

ARCHITECTURAL History Services

John W. Murphey
Architectural Historian/Researcher/Planner
San Francisco Bay Area, California
Santa Fe, New Mexico

February 8, 2021

Paul Larsen
659 Pine Street
Santa Rosa, CA 95409

RE: 659 Pine Street: District Compatibility Study

Dear Mr. Larsen:

As requested, I have reviewed drawings for a proposed renovation of a residence and an Accessory Dwelling Unit, replacing an existing shed at 659 Pine Street (APN 009-263-024). These were evaluated for their compatibility with Santa Rosa Preservation Ordinance and the Burbank Gardens Preservation District. The scope of the work was informed by your recent communication which was based on guidance given to you by planner Adam Ross. I have also included a review of the property based on the Secretary of the Interior's *Standards for Rehabilitation*.

Administrative Background

Constructed in c.1923, the Harry and Mary Mitchell House is a one-story, bungalow-type dwelling, designated a Contributing resource to the Burbank Gardens Preservation District. A DPR 523 A form completed in 2005 documented the house with its original façade fenestration. At that time, the windows consisted of two groupings of 1/1 wood sash (Figure 3). They have since been replaced with vinyl windows with grid inserts. The form did not address the shed at the rear of the property.

Existing Conditions

The subject house is an approximately 1,120-square-foot, one-story, single-family residence of wood-frame construction (Figures 6 & 7). The hipped roof dwelling includes a front-façade porch of unknown vintage. On inspection, the porch revealed a combination of older (tongue-and-groove ceiling and battered columns) and new elements (metal fascia and cultured stone veneer). The house is clad in textured metal siding. Its façade windows have been replaced with non-compatible vinyl units (Figure 8).

Character-Defining Features

The surviving character-defining features of the residence include its massing, roof shape, exposed rafter tails, and side-elevation walls and windows.

Shed

At the northeast corner of the property is an approximately 320-square-foot shed structure which may have originated as a garage (Figure 10). It is made of single-wall construction and is capped with a low pitch roof. The east elevation appears to be made of recycled boards; the west wall and soffit are faced with T 1-11 siding. Plywood-faced sliding doors fenestrate its south elevation.

Historical Background

Following its platting in 1908, Wheeler's Second Addition opened several rectilinear residential blocks south of Mill Street to development. This included Pine Street, the subject streetscape. The east-west blocks were divided neatly into 22 interior lots at 40'x120' and 12 reverse corner lots at 40'x110', representing a typical early automobile suburbanization pattern.

From newspaper accounts, development began on the 600 block of Pine Street in the late 1910s. Houses appear to have been erected by builders for speculation. They were uniformly constructed as five-room residences and advertised as bungalows.

Representing this trend was the subject house, built by Harry T. Mitchell, a Kentucky-born homebuilder.¹ Harry and his wife Mary arrived in Santa Rosa in 1922 and he likely erected the house as his first construction. It was advertised for sale starting in 1924.² Mitchell later built other spec homes in the area, including one nearby on Brown Street.

Aside from a few undeveloped lots, construction on the 600 block was completed by the mid-1920s, with the street paved and curbs installed in 1926 (Figures 4 & 5).

Project

Based on an undated drawing set prepared by Kadello & Larsen, Architectural Designs, the project proposes to alter the house's front (south) façade and erect an Accessory Dwelling Unit where the shed stands.

¹ Biographical information on Harry Mitchell was gathered from various primary sources, including newspaper accounts, public records, city directories, and the 1930 federal census enumeration.

² "Real Estate for Sale," *Press Democrat*, September 11, 1924, 11.

Windows

Work includes removing two sets of non-historic vinyl windows on the front façade and replacing them with fiberglass, single-hung units. These will consist of two units west of the front entry and a combination window — made of sash flanking fixed glass — on the east side of the door. The proposed sash are a 1/1 light pattern.

Porch

The street-facing porch will be removed and reconstructed. It will feature a Craftsman-type front gable over the porch. The gable end will be faced with re-sawn plywood with a vertical pattern. Existing wood porch columns will be repaired and incorporated, if feasible, or replaced in-kind with similar supports. The walls will be faced with a manufactured veneer stone.

Siding

The textured metal siding will be removed. Depending on its condition, the cladding beneath will be repaired and/or replaced with an in-kind, three-lap, rounded-face drop wood siding. This siding will be applied to all elevations.

Other Items

Other proposed work includes leveling the residence and repairing and reinforcing the foundation. The current roofing material will be replaced.

Accessory Dwelling Unit

A 315-square-foot Accessory Dwelling Unit is proposed to replace the shed. The front-gabled structure will give the appearance of a c.1920s garage, presenting to the street a set of outswing carriage doors. It will be clad with the same three-lap drop siding as the residence. Its setback is similar to the shed and surviving garages on the street.

Streetscape and District Study

Per staff's instructions, a review was performed of the proposed design's compatibility to the streetscape and the Burbank Gardens Preservation District's character-defining features.

It consisted of a pedestrian survey of Pine Street, between Santa Rosa Avenue at the west and Hendley Street at the east. Conducted on February 5, 2021, the survey documented 52 primary residences regarding their style, roof form, porch type, and historical integrity (Table 1).

Pine Street's 600 block represents a typical auto-oriented bungalow neighborhood. Houses are mostly situated near the front of the lot, almost all at a uniform setback (Figures 11 & 12). Front yards are minimal in size and landscaping. Historically, narrow paved drives along the side lot

line led to a small, one-bay garage (Figure 4). While original garages were observed, many have been removed and replaced with sheds, “granny” units, and other structures.

Style and Form

Houses along the 600 block are almost entirely Craftsman-style bungalows. These ranged in form from Hipped, Side-Gabled, Front-Gabled, and Double Front-Gabled subtypes, with the latter two predominating (Figures 15-20).

Most homes have an original front façade porch. These are generally approached by a few steps and enclosed by the primary roof or a secondary porch roof.

The bungalows are clad in various original materials, including channel, bevel, and three-lap (triple ogee) drop siding. Some of the dwellings’ siding had been replaced with stucco, asbestos shingle, and engineered wood products.

Front façade windows encompass a variety of patterns. Most original windows consist of different groupings of wood double-hung units.

The 700 block displayed a less uniform development, with several architectural styles (Spanish-Colonial Revival and Minimal Traditional) appearing, indicating later construction. The block also has houses that have experienced consequential losses of integrity or have arrived due to infill. Similar conditions were found throughout the district.

Compatibility to Streetscape and District Characteristics

As proposed, the house’s renovation and the construction of the Accessory Dwelling Unit are compatible with the Pine Street streetscape and the character-defining features of the Burbank Gardens Preservation District.

As defined in the code, the Burbank Gardens Preservation District,

is a fairly homogenous district of small single-family homes, predominately Bungalows representing the bulk of development that occurred in the 1920s and 1930s with a mix of other architectural as shown below, as well as some duplexes, apartment buildings, small commercial buildings and Burbank Home and Gardens.

Houses are generally single-story with some exceptions found in the northern portion of the district, closer to Santa Rosa Creek. Architectural detailing is minimal and simple. Double hung wood windows are common.

Typical lots are narrow, generally measuring 40 to 50 feet. Houses generally follow a similar front setback on any given block face and front stoops or small porches create clearly defined entries with orientation to the street. Front yard fencing is generally three-foot tall picket fencing if any at all. Small front yards include informal landscaping. Single car garages are located at the rear of property, often on a side property line with narrow driveway access.

As discussed in the code (20-28.040 Historic (-H) combining district), the proposed design of both the house renovation and Accessory Dwelling Unit will adhere to district character-defining features by their:

- Architectural Styles: Bungalow (6 a)
- Building Materials: three-lap drop wood siding (6 b)
- Building Height: one story (6 c)
- Neighborhood Elements: small houses, predominantly Bungalow-style (6 D)

While silent in the code, garages, set back from the street, behind the residence, is another district characteristic, to which the Accessory Dwelling Unit would adhere.

Taking all into consideration, the project is compatible with the streetscape and district character-defining features.

Secretary of the Interior's *Standards for Rehabilitation*

The Cultural Heritage Review Board applies the federal *Standards for Rehabilitation* to determine if a project is consistent with the goals of the Preservation Ordinance. Applicable to the project under review are Standards 2, 3, and 9.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed changes will involve removing non-historic siding, windows, and the reconstruction of a porch, revealing both probable original and non-historic materials. None of the affected materials are character-defining features of the house, streetscape, or district.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

In order to satisfy the above standard, it is advised that the porch renovation use materials and design elements that will differentiate it from similar historic features in the streetscape and district, to prevent a false sense of historical development. It appears that the proposed materials and design elements will achieve this.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed renovation of the residence will not affect historic character-defining materials. It is again advised that the design and materials of the porch be selected to differentiate it from older portions of the house and similar porches along the streetscape.

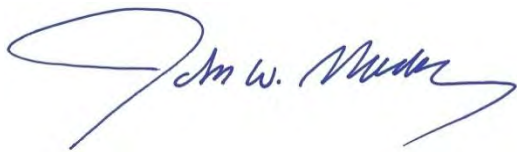
The Accessory Dwelling Unit will replace a shed of unknown origin, and of no historical value. Its placement and design will be compatible with the residence.

Conclusion

The proposed house renovation and Accessory Dwelling Unit will adhere to the Preservation Ordinance and the character-defining features of the Burbank Gardens Preservation District. Therefore, the project will have no significant impact on the historic integrity of the resource and the district. Having met the Secretary of Interior's Standards, in my opinion, the project would be categorically exempt under CEQA.

Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, reading "John W. Murphey". The signature is fluid and cursive, with a large initial "J" and a stylized "M".

John W. Murphey
Architectural Historian
440 Jackson Drive
Santa Rosa, CA 95409
707-583-7819
john@archhistoryservices.com

John W. Murphey meets the Code of Federal Regulations, 36 CFR Part 61 in Architectural History and History, and is listed in the California Historical Resources Information System in the area of Architectural History. Murphey is additionally listed in the New Mexico State Historic Preservation Office Directory as qualified in Architectural History and History and is approved to work in all City of Santa Fe historic and archaeological districts. Murphey is designated on the Oklahoma SHPO Consultant List in the areas of Architectural History and History and is approved to work in the State of Maryland.

Table 1: Streetscape Survey

Survey #	Street	Address	Style	Roof Form	Notes
Block 1					
1.	Santa Rosa	600	Craftsman	Side-Gabled	
2.	Pine	608	Craftsman	Double Front-Gabled	
3.	Pine	612	Craftsman	Side-Gabled	
4.	Pine	615	Craftsman	Hipped w/Front Gable	
5.	Pine	616	Craftsman	Front-Gabled	
6.	Pine	619	Cottage	Side-Gabled	
7.	Pine	621	Craftsman	Hipped	
8.	Pine	625	Craftsman	Hipped	
9.	Pine	626	Craftsman	Front-Gabled	
10.	Pine	629	Craftsman	Front-Gabled	
11.	Pine	630	Craftsman	Front-Gabled	
12.	Pine	633	Minimal Traditional	Hipped/Front-Gabled	
13.	Pine	636	Craftsman	Double Front-Gabled	
14.	Pine	637	Craftsman	Double Front-Gabled	
15.	Pine	640	Craftsman	Front-Gabled	
16.	Pine	641	Craftsman	Double Front-Gabled	
17.	Pine	643	Craftsman	Double Front-Gabled	
18.	Pine	644	Craftsman	Double Front-Gabled	
19.	Pine	645	Craftsman	Hipped/Front-Gabled	
20.	Pine	648	Craftsman	Double Front-Gabled	
21.	Pine	649	Craftsman	Front-Gabled	
22.	Pine	652	Craftsman	Side-Gabled w/Front Gabled Porch	
23.	Pine	659	Craftsman	Hipped w/Hipped Porch	
24.	Pine	665	Craftsman	Side-Gabled w/Front-Gabled Porch	
25.	Brown	514	Craftsman	Front-Gabled	
26.	Brown	600	Craftsman	Side-Gabled	Altered
27.	Brown	601	Craftsman	Double Front-Gabled	
Block 2					
28.	Pine	712	Spanish Colonial Revival	Flat Roof w/Front Gabled Attachment	
29.	Pine	716	Spanish Colonial Revival	Flat Roof w/Front Gabled Attachment	
30.	Pine	719	Craftsman	Front-Gabled	Altered
31.	Pine	720	Spanish Colonial Revival	Double Front-Gabled	
32.	Pine	721	Craftsman-like	Front-Gabled	Probable Recent Construction
33.	Pine	723	Craftsman-like	Front-Gabled	Probable Recent Construction
34.	Pine	724	Craftsman	Front-Gabled	Altered

35.	Pine	728	Spanish Colonial Revival	Front-Gabled	
36.	Pine	729	Craftsman	Double Front-Gabled	
37.	Pine	732	Spanish Colonial Revival	Flat Roof w/Gable Attachments	
38.	Pine	733	Craftsman	Double Front-Gabled	
39.	Pine	735	Cottage	Front-Gabled	
40.	Pine	736	Tudor Revival	Cross-Gabled	
41.	Pine	738	No Style	Cross-Gabled	
42.	Pine	741	Craftsman	Front-Gabled	Altered
43.	Pine	742	Minimal Traditional	Cross-Gabled	
44.	Pine	743	No Style	Hipped	Probable Recent Construction
45.	Pine	748-750	No Style	Hipped	Recent Construction
46.	Pine	751	Craftsman	Front-Gabled w/Cross-Gabled Porch	
47.	Pine	752	Craftsman	Front-Gabled	Altered
48.	Pine	755	Minimal Traditional	Side-Gabled	
49.	Pine	761	Craftsman	Front-Gabled	Altered
50.	Pine	762	Minimal Traditional	Cross-Gabled	
51.	Hendley	521	Craftsman	Double Front-Gabled	
52.	Hendley	601	Craftsman	Side-Gabled w/Front Gabled Porch	
End of Streetscape					

Illustrations

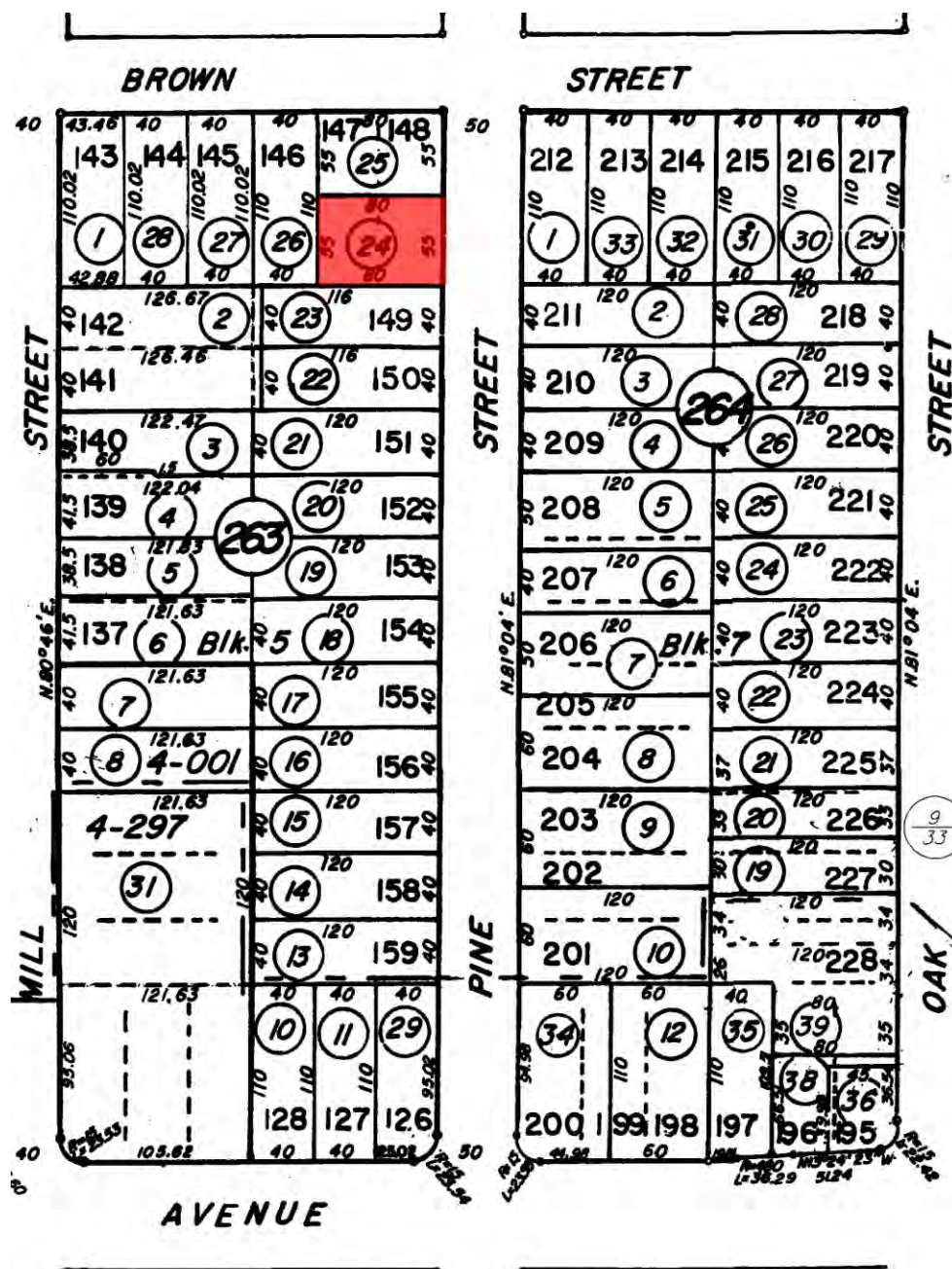


Figure 1: Project Location.

County Assessor's Map, Book, Page 26, updated May 14, 2019.



Figure 2: Project Location Aerial, 2020.
Courtesy City of Santa Rosa GIS Information.



Figure 3: 659 Pine Street, 2005 photograph. Note grouped double-hung windows at façade. Courtesy City of Santa Rosa.

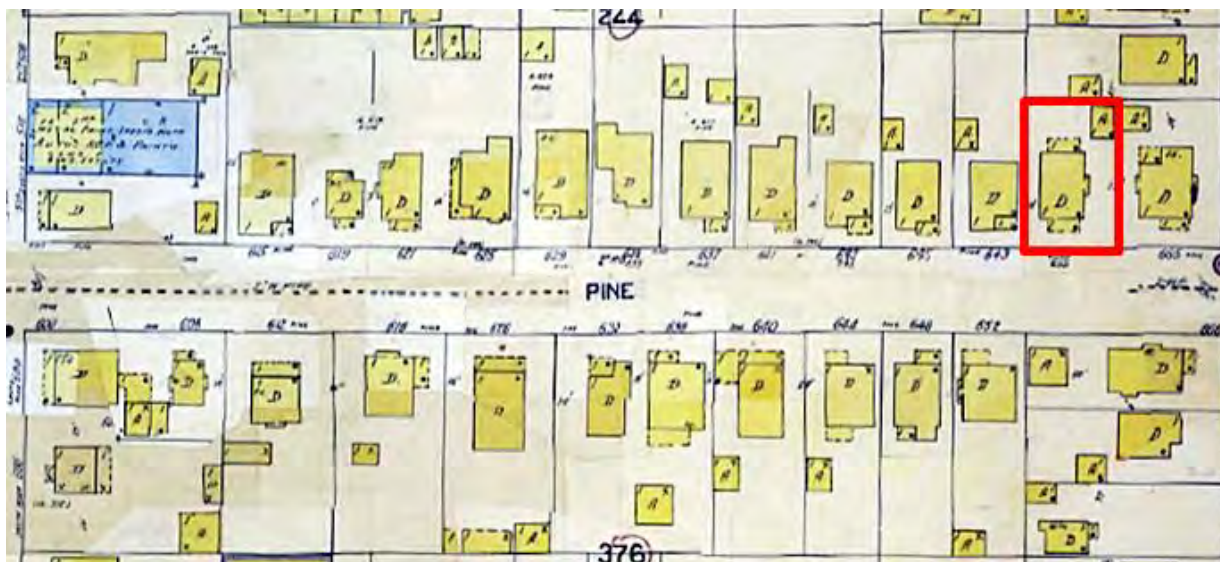


Figure 4: 600 block of Pine Street.
Sanborn Fire Insurance Map, 1908-1950, sheet 30.



Figure 5: 600 block of Pine Street.
2020 aerial photograph. Courtesy City of Santa Rosa GIS Information.

Existing Conditions



**Figure 6: 659 Pine Street, west and south elevations.
Camera facing northeast. February 5, 2021.**



**Figure 7: 659 Pine Street, south and east elevations.
Camera facing northwest. February 5, 2021.**



**Figure 8: 659 Pine Street, porch, east elevation.
Camera facing west. February 5, 2021.**



**Figure 9: 659 Pine Street, south elevation, replaced windows.
Camera facing north. February 5, 2021.**



**Figure 10: 659 Pine Street, shed, south elevation.
Camera facing north. February 5, 2021.**

Comparative Photographs



**Figure 11: Streetscape at 659 Pine Street.
Camera facing west. February 5, 2021.**



**Figure 12: 600 block of Pine Street, line of bungalows.
Camera facing northwest. February 5, 2021.**



Figure 13: 621 Pine Street: Craftsman, Hipped.
Camera facing northwest. February 5, 2021.



Figure 14: 600 Santa Rosa Avenue. Craftsman, Side-Gabled.
Camera facing southeast. February 5, 2021.



Figure 15: 629 Pine Street: Craftsman, Front-Gabled.
Camera facing north. February 5, 2021.



Figure 16: 616 Pine Street: Craftsman, Front-Gabled.
Camera facing southeast. February 5, 2021.



Figure 17: 751 Pine Street: Craftsman, Front-Gabled with Cross-Gabled Porch.
Camera facing north. February 5, 2021.



Figure 18: 659 Pine Street: Craftsman, Double Front-Gabled.
Camera facing north. February 5, 2021.



Figure 19: 604 Brown Street: Craftsman, Double Front-Gabled.
Camera facing east. February 5, 2021.



Figure 20: 737 Mill Street: Craftsman, Double Front-Gabled.
Camera facing north. February 5, 2021.



Figure 21: 665 Pine Street: Craftsman, Side-Gabled with Front-Gabled Porch.
Camera facing northwest. February 5, 2021.



Figure 22: 645 Pine Street: Craftsman, Hipped with Front-Gabled Porch.
Camera facing north. February 5, 2021.