

RESOLUTION NUMBER to be entered by secretary

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR RODRIGUES RENOVATION AND PORCH & FOUNDATION REPAIR LOCATED AT 659 PINE STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-263-024, FILE NUMBER LMA20-012

WHEREAS, on September 25, 2020, a Landmark Alteration Permit was submitted to Planning and Economic Development for the proposed exterior modifications to the residence located at 659 Pine Street, which includes:

- Remove existing porch and replace with new craftsman-type front gable over the porch, replace stone veneer with new, and restore existing wood porch columns or replace in-kind if unsalvageable;
- Removing textured metal siding, exposing the original three-lap, rounded face drop wood siding, and restore and replace in kind as necessary;
- Replacing street-facing vinyl windows with single-hung fiberglass windows;
- Removal of the shed to construct an Accessory Dwelling Unit (ADU) with reduced setbacks;
- Roof repair; and

WHEREAS, on April 21, 2021, the Cultural Heritage Board of the City of Santa Rosa considered the Landmark Alteration Permit, at which time it received written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Cultural Heritage Board of the City of Santa Rosa, after due consideration, investigation, and study made by itself and on its behalf and due consideration of all evidence and reports offered at said hearing does find and determine the following:

- A. The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section [20-12.020](#), in that the Project may construct an Accessory Dwelling Unit within the required setback area if approved by the Cultural Heritage Board. All other proposed exterior changes will not alter existing conditions in terms of development standards; and
- B. The proposed exterior changes implement the General Plan and any applicable specific plan in that the General Plan land use designation is Low Density Residential, which allows residential development at a density of two-eight units per acre and there is no change proposed the residential use. The project implements General Plan Goal HP-B and H-A by selecting appropriate materials that will restore the home's original aesthetic on all elevation while maintaining a quality residence to meet the needs of the community. The property is not within a Specific Plan boundary; and

- C. The proposed exterior changes are consistent with the original architectural style and details of the building in that the renovation includes removal of non-historic metal fascia siding to expose original wood siding and replace in-kind when the siding is not salvageable. The non-historic vinyl windows will be replaced with single-hung fiberglass windows that are in keeping with the bungalow styled residence in terms of size, placement and configuration. The repairs to the porch steps and foundation are necessary to make the porch structurally sound, and the new design is similar to the original, but differentiated with new materials. The existing wood columns are to remain and the pitched and gabled roof as part of the porch replacement is similar to the surrounding residences, which ranges in form from Hipped, Side-Gabled, Front-Gabled, and Double Front-Gabled subtypes as identified in the District Compatibility Study by John W. Murphey, dated February 8, 2021. Further, the Accessory Dwelling Unit (ADU) will match the primary residence's architectural style; and
- D. The proposed exterior changes are compatible with any adjacent or nearby landmark structures or preservation district structures in that the proposed location of the ADU is consistent with setbacks found within the Burbank Gardens Preservation District and is located in the same location and of similar size as the shed to be removed and is set back behind the primary residence, which is part of the character defining elements of the Burbank Gardens Preservation District identified in Zoning Code Section [20-28.040\(K\)](#). The proposed renovation at the front of the primary dwelling has been designed with the same and/or similar materials, including siding, windows and roof. The District Compatibility Study, prepared by John Murphy, a qualified Architectural Historian dated February 8, 2021, concluded that the proposed project is compatible with the existing Burbank Gardens Preservation District; and
- E. The proposed colors, textures, materials, fenestration, decorative features and details are consistent and/or compatible with the time period of the building's construction, and/or adjacent structures in that the project's District Compatibility Study dated February 8, 2021, concluded that the project use of original three-lap, rounded face drop wood siding or the replacement in kind when necessary is consistent with the time period of the residence's construction. Additionally, the new craftsman-type front gable over the new porch is consistent with decorative features of the surrounding craftsman-bungalow homes of the preservation district. Additionally, utilizing existing wood columns or replacing in-kind further identifies original features of the existing residence; and
- F. The proposed change will not destroy or adversely affect an important architectural feature or features in that the metal fascia siding to be removed will be replaced with the three-lap wood siding beneath to be restored and replaced in-kind is more specific to the architectural features, the new stone veneer to replace the existing stone veneer of unknown vintage will not adversely affect an important architectural feature, and the new windows will be closer to the original architectural feature than the existing vinyl windows. The District Compatibility Study by John W. Murphey concluded that the project as proposed, including 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., which is a contributing structure to the Burbank Gardens Preservation District; and

- G. The proposed exterior changes are consistent with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision) in that the Project included a District Compatibility Report by John W. Murphey, a qualified Architectural Historian, dated February 8, 2021, and concluded that the Project as proposed meets all applicable Secretary of the Interior's Standards; and
- H. The Project has been reviewed in compliance with the Environmental Quality Act (CEQA):
- Pursuant to CEQA Guidelines Section 15301, the Project qualifies for a categorical exemption because it proposes repairs to an existing structure.
 - Pursuant to CEQA Guidelines Section 15303, the Project qualifies for a categorical exemption because it involves the elimination/demolition of a shed and the new construction of an Accessory Dwelling Unit (ADU).
 - Pursuant to CEQA Guidelines Section 15331, the Project qualifies for a categorical exemption because it involves the restoration of a historic resource in a manner consistent with the Secretary of the Interior's Standards.

NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated April 7, 2021.
2. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. Obtain a building permit for the proposed project.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 21st day of April 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
Brian Meuser, Chair

ATTEST: _____
Susie Murray, Secretary