

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE CULTURAL HERITAGE BOARD
June 2, 2021

PROJECT TITLE

Rodrigues Renovation and Porch &
Foundation Repair

ADDRESS/LOCATION

659 Pine Street

ASSESSOR'S PARCEL NUMBER

009-263-024

APPLICATION DATE

September 25, 2020

REQUESTED ENTITLEMENTS

Landmark Alteration Permit

PROJECT SITE ZONING

PD 0225-H (Planned Development within
the Historic combining district)

PROJECT PLANNER

Adam Ross

APPLICANT

Paul Larsen, Kadello & Larsen

PROPERTY OWNER

Theodore Rodrigues

FILE NUMBER

LMA20-012

APPLICATION COMPLETION DATE

September 25, 2020

FURTHER ACTIONS REQUIRED

None

GENERAL PLAN DESIGNATION

Low Density Residential

RECOMMENDATION

Approval

Agenda Item #7.1
For Cultural Heritage Board Meeting of: June 2, 2021

CITY OF SANTA ROSA
CULTURAL HERITAGE BOARD

TO: CHAIR MEUSER AND MEMBERS OF THE BOARD
FROM: ADAM ROSS, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: RODRIGUES RENOVATION AND PORCH & FOUNDATION
REPAIR

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Cultural Heritage Board, by resolution, approve the Rodrigues Porch and Foundation Repair, allowing exterior modifications to restore the residential unit at 659 Pine Street similar to its original materials and appearance.

PROJECT DESCRIPTION

The subject property is located within the Burbank Gardens Preservation District and is identified as a contributor to the district. The project site is surrounded on all sides by residential uses, which are also identified as contributors to the district.

The proposed Rodrigues Renovation and Porch & Foundation Repair (Project) includes:

- removing aluminum siding and restoring the original wood siding in kind;
- replacing street-facing vinyl windows with single-hung fiberglass windows;
- siding repair on south wall;
- removal of the shed to construct an Accessory Dwelling Unit (ADU) with reduced setbacks;
- porch foundation, deck and roof framing repairs.

Materials have been selected in keeping with the character of the neighborhood, and original residence including size, shape, materials and configuration and the project has included a District Compatibility Study by John W. Murphey, a qualified Architectural Historian dated February 8, 2021, and included as Attachment 5.

1. Surrounding Land Uses

The Project site is surrounded by residential uses on all sides.

2. Existing Land Use – Project Site

The Project site is currently developed with residential uses.

3. Project History

On September 25, 2020, the subject Landmark Alteration Permit was submitted to Planning and Economic Development.

On February 8, 2021, revised plans were submitted to staff.

On April 9, 2021, the project was noticed in compliance with Zoning Code Section [20-66](#).

On April 21, 2021, the Project was continued to a date certain of May 19, 2021.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The Project site is located within an area designated as Low Density Residential on the General Plan Land Use Diagram, which allows residential development at 2-8 units per acre. This land use designation is primarily intended for single-family residential development, although other land uses are allowed.

The following [General Plan](#) goal is applicable to the Project:

HP-B Preserve Santa Rosa's historic structures and neighborhoods. The Project has been designed with materials that are compatible with the character of the structure and surrounding neighborhood and has been found in compliance with applicable Secretary of the Interior's Standards.

H-A Meet the housing needs of Santa Rosa residents.

Staff Response: The project implements General Plan Policy HP-B and H-A by selecting materials such as the three-lap, rounded-face drop wood siding that will restore the home's original aesthetic on all elevations, while maintaining a quality residence to meet the needs of the community.

2. Zoning

Zoning Code Section [20-28.040\(K\)](#) advises that the Burbank Gardens Preservation District was established in 2003, and identifies the period of significance for the District ranging from 1875 to 1940s. 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 some examples of Italianate, Queen Anne, Colonial, Period Revival, and some post war styles.

Typical lots are narrow and generally measure 40 to 50 feet. Houses typically follow a similar front setback on any given block face. 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 and 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.

The Project site is located within the Burbank Gardens Neighborhood Planned Development District (PD-0225) zoning district and is also within the Santa Rosa Avenue Corridor Priority Development Area (PDA), which is consistent with General Plan land use designation. PD-0225 is divided into various zoning subdistricts. The subject site is identified as R-2-PD, two-family zone.

A Landmark Alteration Permit is required because the project involves substantial modifications to a property within a preservation district specified in Zoning Code Section [20-58.060\(C\)\(2\)](#).

The following sections of the Zoning Code are applicable to the Project:

Zoning Code Section [20-28.040 Historic \(-H\) combining district](#) allows flexibility for reduced setbacks to preserve and enhance existing conditions or character, and may be applied to new buildings or expansions of existing structures. A reduction of setbacks required by the primary zoning district, in this case we would defer to the R-1-6 (Single-family Residential) zoning district, may be approved provided that the review authority first make the following two findings:

1. The reduced setback will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use; and
2. The reduced setback enhances and protects the historic development pattern of the preservation district or any adjacent contributing properties and that approving a reduced setback facilitates a superior project.

Staff Response: As shown on the draft resolution included in this packet to the CHB, as well as the District Compatibility Study dated February 8, 2021, all findings can be met.

Zoning Code Section [20-42.130](#) provides development standards for ADUs, including height, setbacks, floor area, parking, and lot coverage. Generally speaking, this a ministerial process that may be approved at staff level if the project meets those development standards and provides one of the two following requirements:

1. Matching each the color, siding material and pattern, and architectural features of the ADU to the primary dwelling unit; or
2. Through the preparation of a historic resource survey by a qualified professional that concludes the proposed accessory dwelling unit will not negatively impact historic resources on the property and will be consistent with Secretary of the Interior Standards for Treatment of Historic Properties.

When development standards are adhered to, no Landmark Alteration Permit is required to construct an ADU within a preservation district. In this case, because the Project proposes a reduced setback, the CHB may weigh in on the location of the ADU. All other development standards have been met.

Zoning Code [Chapter 20-58](#) discusses Historic and Cultural Preservation. This section of the Zoning Code explains when a Landmark Alteration Permit (LMA) is required and provides the following criteria for the review authority to consider prior to acting on an LMA:

- The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section [20-12.020](#);
- Whether the proposed change implements the General Plan and any applicable specific plan;
- The consistency of the proposed change with the original architectural style and details of the building;
- The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district;
- The consistency and/or compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction;
- Whether the proposed change will destroy or adversely affect important architectural features; and
- Consistency 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).

Staff Response: As shown on the draft resolution and supported by the District Compatibility Report dated February 8, 2021, these items were considered in staff's review.

3. Design Guidelines

The [Design Guidelines](#), Sections 2.5 and 4.7 provide guidelines for development within Santa Rosa's historic districts. The following goals are applicable to the Project:

- Design new development in and adjacent to historic preservation districts to be compatible with existing structures. In terms of mass, materials, color, proportion, and spacing of windows and doors. Refer also to Section 4.7 (Historic Districts). A particular architectural style or design is not specified; however, the scale, mass and size of the building are often more important than the decorative details which are applied.
- Setbacks should be carefully considered in relationship to adjacent structures.
- Preserve Santa Rosa's historic heritage.
- Ensure that alterations to historic buildings are compatible with the character of the structure and the neighborhood.

The following implementation measures are also applicable to the Project:

- Locate a new garage, carport, or accessory building to the side or rear of the property, wherever possible.
- Design an accessory building to be in proper scale for the property and have an appropriate site relation to the main structure as well as surrounding structures.
- Do not replace wood porches and porch steps with brick, ironwork, concrete, or concrete blocks. Porch alteration compromises the overall appearance of a structure and disturbs its size and scale.
- Maintain the same configuration and details as the original windows and doors.
- Ensure that any alterations to window and door openings should remain in proper proportion to the overall design of the building.

Staff Response: While the proposal does not include new development nor does it expand the existing structure and all setbacks are to remain in place, the Project will allow the property to continue to contribute and preserve the overall historic context of the Burbank Gardens Preservation District by removing metal fascia siding and expose the original structure's three-lap, rounded-face drop wood siding. Depending on its condition, the cladding beneath will be repaired and/or replaced with in-kind. While the existing porch is in disarray and is to be replaced with in-kind replacement materials, will feature a Craftsman-type front gable over the porch, and new stone veneer siding to replace the older unidentified vintage stone veneer. The new craftsman-type front gable over the porch is similar to the surrounding residences as evidenced in the District Compatibility Report dated February 8, 2021, where a variety of roof forms including hipped, side-gabled, front-gabled, and double front-gabled subtypes. The massing of the Accessory Dwelling Unit and setbacks match the existing shed to be removed and is similar to other accessory structures in the district and is set back behind the main home. Finally, the removal of the two non-historic vinyl windows on the front façade will be replaced with fiberglass, single-hung windows to better represent the original wood framed windows on the home.

4. Historic Preservation Review Standards

The single-family residence is a contributor in the Burbank Gardens Preservation District. Further details of the home's significance can be found in Attachment 3.

The following guidelines from the City's Processing Review Procedures for Owners of Historic Properties and the Secretary of the Interiors Standards for Rehabilitation of Historic Buildings are applicable to the proposed project:

[Processing Review Procedures for Owners of Historic Properties](#)

Section J Design Guideline – Porches

1. Repair or Replacement - Porch elements which are deteriorated should be repaired or replaced with matching materials, wherever possible.

[Secretary of the Interior's Standards](#)

Pursuant to Zoning Code Section 20-58.060(F), the CHB must consider applicable Secretary of the Interior's Standards:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 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.

- 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.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 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.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Response: The site will continue to be used for its original residential purpose and the proposed changes are intended to preserve the historic character of the house. As indicated in the District Compatibility Report dated February 8, 2021, the proposed façade changes to the main house will remove non-historic metal siding to expose the original wood siding and replace in-kind when the materials are unsalvageable. The porch replacement is compatible with existing porches within the preservation district but will be unique to this home. The stone veneer of unknown vintage has been considered and will be replaced with new similar stone veneer. The project also preserves the wood columns if feasible and replaced in-kind if not. Further, the two vinyl windows being replaced with fiberglass windows keeps with the original bungalow architectural style while also being distinctly different from the historic features of the home. The foundation repair is to ensure the integrity of structure.

The location of the ADU is the same location as the existing shed which will be removed. Because the location is within a required setback area, the CHB must approve the location, pursuant to Zoning Code Chapter 20-28, discussed in the Zoning section of this report.

The 2021, District Compatibility Report by John W. Murphey further explains that the none of the affected materials for the project are character-defining features of the house, streetscape, or district and the project as proposed, meets the Secretary of Interior's Standards for Rehabilitation.

5. Neighborhood Comments

As of the date this report was prepared, no public comments have been received.

6. Public Improvements/On-Site Improvements

Based on review of the preliminary valuation, the project will not be required to implement any offsite public improvements. For a comprehensive list of onsite improvements, refer to Engineering Development Services Exhibit A, prepared by Jesus McKeag, dated January 11, 2021, attached to the draft resolution.

FISCAL IMPACT

Approval of this Project will not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

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.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

All public noticing for the Public Hearing was done in accordance with Zoning Code Chapter 20-66, including a Public Hearing Notice mailed to property owners and occupants within 600 of the Project site, a Public Hearing Notice published in the Press Democrat and a public hearing sign posted on the Project site.

ISSUES

The applicant is proposing fiberglass replacement windows on the front elevation. Staff suggested using wood windows with fiberglass cladding. The applicant had already considered this option, however, due to a significant price difference the applicant is requesting approval of the plan as proposed. Because of the price difference, the alternative to replacing the windows is to keep the existing aluminum windows.

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location & Neighborhood Context Map
- Attachment 3: Department of Recreation and Parks Primary Record
- Attachment 4: Project Narrative, prepared by Kadello & Larsen Architectural Designs, dated February 2,
- Attachment 5: 2021 District Compatibility Study, prepared by Architectural History Services, dated February 8, 2021
- Attachment 6: Project plans, prepared by Kadello & Larsen Architectural Designs, dated January 24, 2021
- Attachment 7: Porch photographs, provided by Kadello & Larsen Architectural Designs
- Attachment 8: Shed photographs, provided by Kadello & Larsen Architectural Designs

- Resolution 1: Landmark Alteration Permit with Engineering Development Services Exhibit A, prepared by Jesus McKeag, dated January 11, 2021

CONTACT

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