

## Jones, Jessica

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**From:** Denise Hill <faire@sonic.net>  
**Sent:** Thursday, November 14, 2024 10:17 AM  
**To:** Jones, Jessica; Murray, Susie  
**Subject:** [EXTERNAL] Follow-up to LMA Process Changes and DRB Meeting  
**Attachments:** Suggested Changes and Additions to the Processing Review Procedures for Landmarks and Districts.docx

Good Morning,

Attached are my suggestions for changes/additions to the documents we reviewed in our meeting earlier this month.

Additionally, I join many others in my concern that the increase in permit fees for residents who live in historic homes and/or districts will result in homeowners by-passing applying for permits and the critical review process. In fact, the recent exorbitant increase could be considered discriminatory since it only applies to a specific group of city residents based on their location within the city. I would strongly urge the city to roll back the fees to what they were prior to July 1, 2024 or eliminate them entirely. The majority of those living in our designated historic districts are young families and seniors – two demographics that do not have significant cash reserves. Maintaining and upgrading a home that is 100+ years old is already more costly for the owner of such a home. Home improvement costs are at an all-time high and insurance companies have started dropping fire insurance coverage for these residents with older homes requiring them to purchase expensive fire insurance from the State. Imposing any additional fees on these home owners becomes a deterrent to maintaining our finite historic home inventory and negatively affects the value of properties along with Santa Rosa's cultural and built history. I would like to suggest that the city remove the term "subsidizing" when covering the cost of the LMA permit process and replace it with "investing". There are many advantages to "investing" in these neighborhoods not the least of which by doing so supports first-time home buyers, senior housing, and the attraction to visitors who enjoy the unique history of a place when traveling typically resulting in a longer stay.

*Please reach out with any questions.*

Best,

*Denise Hill*

*707-332-1966*

Preservation is simply having the good sense to hold on to things that are well designed that link us to our past in a meaningful way.

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**From:** Jones, Jessica <jjones@srcity.org>  
**Sent:** Friday, November 01, 2024 9:02 AM  
**To:** Denise <faire@sonic.net>; Brian Meuser <bmeuser@comcast.net>  
**Cc:** Cappie Garrett <cappiegarrett@gmail.com>; Murray, Susie <SMurray@srcity.org>  
**Subject:** RE: [EXTERNAL] Re: LMA Process Changes

Thank you all for your quick response. In looking at the availability for each of you, looks like the best time will be Tuesday at 1 p.m. I will send an invitation out. I am assuming you would prefer to meet in our office, rather than via Zoom, so I have reserved the conference room in the PED offices. Please come to the front counter at PED and ask for Susie or myself.

# Suggested Changes and Additions to the Processing Review Procedures

## Pages 32 and 33 – Landmark Alteration Guidelines – Demolition

### 1.b. Economic Hardship

- Replace “Design Review Board” with “DRPB” if merge is approved.

### 1.c. Insignificant Accessory Buildings, and 1e. Landmarks and Contributing Buildings

- Where it is stated a submittal of a historic resource survey prepared by a qualified professional
  - Define “qualified professional”
  - Strongly encourage the City staff select the “qualified professional” for all historic resource surveys rather than the applicant as a qualified professional hired by the applicant can easily become unbiased when the applicant is both selecting them and paying them for this service..

### 1.d. Noncontributing Buildings

- Add after “(one whose design is consistent with the Guidelines for new Construction.

**ADD:** and with a complementary, contemporary design and construction) or... based on chapter 20-58.010. E. Purpose. verbiage below:

#### CHAPTER 20-58

#### HISTORIC AND CULTURAL PRESERVATION

##### § 20-58.010. Purpose.

~~This~~~~The purpose of this Chapter is to promote the educational, cultural, economic and general welfare of the community by provides~~~~providing~~ procedures for the identification, protection, enhancement, perpetuation and use of buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features, and significant permanent landscaping, that have special historical, archaeological, cultural, or architectural value in the City that will allow development to proceed while maintaining historic resources~~– for the following reasons:~~

- A. To safeguard the City's heritage as embodied and reflected in such resources;
- B. To encourage public knowledge, understanding, and appreciation of the City's past;
- C. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
- D. To promote the use and enjoyment of cultural resources beneficial to the education and welfare of the people of the City;
- E. To preserve diverse and harmonious architectural styles and design preferences reflecting phases of the City's history and to encourage complementary, contemporary design and construction;

**Page 34 – Mitigation Measures– c. Moving a Building within a Preservation District**

**Add: “Fourth, a housing unit is preserved. Fifth, a large amount of building debris is kept out of our local landfill.”**

**CHAPTER 20-58 – HISTORIC AND CULTURAL PRESERVATION**

**20-58.050 A. What qualifies as a modification of a preservation district?** For example: now that all the historic structures on the entire block in the St. Rose Preservation District owned by Catholic Charities have been destroyed, the district map should be altered. Is this considered a “modification”? Who would pay for the process for modification approval and the cost to revise City documents? Would it be the applicant(s) for the Caritas Center and Caritas Homes development or does the City initiate the modification needed?

**In the case of an application to terminate the landmark designation of a structure, would the applicant need to provide a current historic survey?**

**20-58.050 I. Add: Enforcement performed by City Code Enforcement Department** so surrounding homeowners know who to reach out to if a landmark or other property isn't being maintained.

**20-58.060 C. Change the word “may” to “must” in this sentence:**

“A Major Landmark Alteration Permit may be approved or denied by the DRPB.”

**C.1. Director-Level Landmark Alteration Permit.**

**b. Contributor, #2: Remove this verbiage as it should be at a Major Review Level if visible from the public right-of-way:**

...”or changing the location of existing windows or doors”

**Or add: “if not readily visible from the public right-of-way”**

**C.2. Minor Landmark Alteration Permit.**

a. Painting of previously unpainted materials... **Remove: “stone or brick”**. Based on the Secretary of Interiors Standards for Historic Buildings: **Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance is NOT recommended.**

<https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>

d. “Removing or enclosing an existing porch or adding a new porch on the front elevation...” **should be under Major Landmark Alteration Permit.**

**20.60.060. Design Review and Preservation Board.**

**B. #1-5 Replace “should” with “must”.**

**#3. Further define “interest in local history” by adding or replacing with “by writing articles or books or producing webinars on local history” and/or “participating on the board of a local history organization”, “participating in “new preservation district surveying” and/or “experience in assessing and cataloging historic resources”.**

**I also want to go on record as supporting removing the restriction that council members can’t go outside their district to find community members to serve on the CHB, DRB, and any merged version of these two boards. The qualifications required to perform satisfactory reviews for applicants requires the ability for outreach to a wider scope of candidates.**

**E. Regular meetings. How many meetings can a board member miss before they are removed from the board?**

**G. Authority and duties.**

**3.e. Compile and maintain a current register of all designated landmarks and preservation districts. Add: Available on the CHB/DRB pages of the City website.**

**Table 6-1 – Appeal Review Authority**

**Add: Both the Landmark Alteration Permit Director and Zoning Administrator shall attend at least one course on historic preservation in-person or online annually.**

Such courses are offered by the California Preservation Foundation for a little as \$150. They currently are offering: “Bootcamp: The California Historical Building Code” and had another course offered earlier this year: “Historic Districts Explained”.

<https://californiapreservation.org/programs/webinars/>

Additionally, this seems like the right time for the city to get **Certified Local Government” designation.**