



Type



Plans

2PE06-0244

Permit Number

425

Street Number

Bohemian Hwy

Street Name

TW1

Community Code

073-120-030

APN

NOTICE OF PUBLIC HEARING

The Sonoma County Permit and Resource Management Department has received application **ZPE06-0244** from Mary Kirkham and Robin Rossman requesting to construct a side addition to a house on a 0.32 acre parcel in the Freestone Historic District. The site location is 425 Bohemian Highway, Freestone, APN 073-120-030, Zoning: RC SR HD (Rural Commercial, Scenic Resources, Historic District) in Supervisorial District No. 5.

In August of 2003, the Landmarks Commission voted to send notices to all property owners within a County Historic District for any new construction or exterior changes to existing buildings. It was determined that the community should be notified about actions that might potentially affect the particular Historic District.

The Department has determined that this project is exempt from the California Environmental Quality Act. (CEQA).

The **Sonoma County Landmarks Commission** will conduct a public hearing to consider an action on the project and/or conditions of approval at **7:00 P.M. on Wednesday, August 2, 2006** in the hearing room at 2550 Ventura Avenue, Santa Rosa. Their decision is appealable to the Planning Commission within 10 calendar days from the date of decision. Any interested person may appeal with a written appeal and the appropriate fee. (See current schedule for appeal fee).

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Landmarks Commission at the hearing or in written form delivered to the Landmarks Commission prior to or at the hearing.

Prior to the hearing, the project plans may be reviewed at 2755 Mendocino Avenue #203, Santa Rosa; or written comments submitted to 2550 Ventura Avenue, Santa Rosa, CA 95403. For more information contact Lisa Posternak at **(707) 565-7383**.

September 5, 2006 Landmarks Commission Meeting
Partial Minutes

**1. 425 Bohemian Highway, Freestone; APN 073-120-030; ZPE06-0244;
Freestone Historic District**

The proposed project consists of a side addition (garden room, bathroom, and mudroom) to an existing house in the Freestone Historic District. The house was remodeled in 1985. The Architect has provided the plans from the 1985 remodel. A notice about the proposed project and public hearing was mailed to the owners of all properties within the Freestone Historic District.

Commissioner Clark: compare the current plan to the previous 1985 plan; leave the location of the garage the same, use bricks between the proposed addition and the garage

Architect: the original house was wider on each side; it had 2 lean-tos, which were removed and rebuilt; the proposal includes adding another lean-to, a back porch, and 2 dormers

Commissioner DiRicco: 570 square feet is a lot to add to the existing house, which was built around 1890

Commissioner Clark: there is a large difference between the original house and the proposal

Commissioner Clark and others: discuss dimensions; the ratio of the sides and the height is important; the proposal includes an upstairs addition to the original house plus 9 feet; the structure has come before the Landmarks Commission before

Commissioner Clark: the proposal would cause the house to lose its character, it is a serious addition hooked onto a modest house

Architect: the original house was single-story 24' x 36' plus a lean-to on each side; the lean-tos were remodeled - the front one became the entrance and the back one became the kitchen; the proposal is to put an addition upstairs and push out the lean-tos

Commissioner DiRicco: the proposal would result in a total change in the roofline; would like to see only one-story to the rear plus the porch addition

Commissioner Painter: the original house was a straight forward vernacular from that era, typical for the time; lean-tos were utility additions; it appears that the house was added to before 1985; the Commission would not have approved the details, the form would not have been as much of an issue; the current house appears contemporary

Commissioner Painter: the proposal has many details - chimney, balconies, dormers, fencing, etc. - that are a significant difference from a simple box with an addition; the intent of the Freestone Historic District design guidelines would not allow it; the proposal is a radical departure from the original house

Owner: wanted to keep to the old farmhouse look; the proposed addition to the back would do so; is willing to forego the dormers and balconies

Commissioner Painter: what is the view to the house from the road?; the small side of the extension is hidden by trees from Bohemian Highway

Commissioner Clark: an idea to get what they want is to differentiate the existing from the new portion of the house by stepping-in the new portion of the house

Commissioner DiRicco: or stepping-out the new portion of the house

Commissioner Painter: would the chimney be in back? take-off the features of the cozy residential feel, the features that break the box form; the fence design is not appropriate; the tall windows on either side of the chimney are out of character - change the height of the windows to be more in keeping with what was there historically

Commissioner Clark and others: discussion of windows and other openings, and whether to off-set the existing from the new by stepping-on or stepping-out

Commissioner Painter: stepping-out would better keep the character of the building; rework the type of details and their location and the proportions of the windows

Commission: discussion of rooflines on the existing structure and the proposed addition

Commissioner Clark: **MOTION** to direct the architect to redesign the house per the above discussion regarding removing the details, changing the proportions of the windows, and differentiating the existing structure from the new addition

Architect: doesn't want to be able to see an addition - vehemently disagrees with the motion

Commissioner Painter: the differentiation can be subtle, the materials of the addition can be different from the materials of the existing structure

Architect: of what purpose is it to differentiate the addition?

Commissioner Painter: the Secretary of the Interior's standards say to differentiate an addition from an existing structure; the addition would show what is appropriate for the time it was constructed

Commissioner Clark: explained the advantages of differentiation

Commissioner Painter: **seconds MOTION**

Commission: all in favor

JOHNSON "OWL" HOUSE

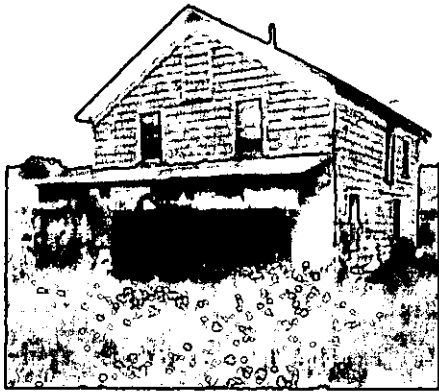
HISTORIC LANDMARK

Bohemian Highway
Freestone, California, U.S.A.
Completed 1988

*SOUTH ELEVATION OF BUILDING
"BEFORE"*



FRONT ELEVATION, "AFTER" VINCENT D SAUNDERS & ASSOCIATE



FRONT ELEVATION, "BEFORE"

VIEW FROM SOUTHWEST



REAR COURTYARD WITH
KITCHEN / DINING BEHIND



FRONT ENTRY PORCH



VIEW FROM BOHEMIAN HWY
 + FREESTONE ST.

4/25/06



VIEW FROM CS FUND
 LAND 6/25/06



Bohemian Hwy 6/25/06
View



VIEW FROM BOHEMIAN HWY 6/25/06
CS FUND FIELD

