



4. HISTORIC RESOURCES

This Historic Resources Existing Conditions Chapter for the Santa Rosa Downtown Station Area Specific Plan provides a brief historic context of Santa Rosa’s Downtown, summarizes the historic resource regulatory framework and the known historic resources within the planning area, discusses City and state plans and laws that may affect historic resources in the planning area, and outlines key findings and planning considerations.

4.1 Historic Context of Downtown Santa Rosa

The following is a brief history of the physical development of downtown Santa Rosa over time.

The land that now constitutes the City of Santa Rosa was first inhabited by the Southern Pomo tribe. As mentioned in the Santa Rosa General Plan 2035, archaeologists speculate that Native American habitation in the region began approximately 7,000 years ago. The Pomo territory was quite large, extending from the Pacific Coast to the west, inland to Clear Lake, and south to the Russian River Valley. The Pomo relied upon fishing, hunting, and gathering. Acorns were an important staple to their diet, as well as salmon, wild greens, mushrooms, berries, insects, and rodents. They were also known for their intricate basketry made of bark, roots, leaves, and branches with shells and feathers for decoration. Creeks such as Santa Rosa Creek, which runs roughly east-west through the planning area, are significant with respect to prehistoric resources because Native American archaeological sites are often located near waterways as well as adjacent alluvial valleys. According to the 2035 General Plan, given the environmental settings, the archaeologically rich nature of the Santa Rosa area, and the amount of area that has not yet been surveyed for archaeological resources, there is a high potential for discovering additional Native American sites.

By the nineteenth century, Spanish exploration of the Bay Area radically changed Southern Pomo culture. Between 1821 and 1828, Spanish missionaries moved many of the Southern Pomo from the Santa Rosa Plain to Mission San Rafael, at present-day San Rafael. The Pomo suffered from infectious diseases such as measles and smallpox, and fatalities were high. Following Mexican independence in 1821 and secularization of the missions in 1834, large ranchos were established by Mexican citizens.

The future city of Santa Rosa was settled by Dona Maria Carrillo and nine of her adult children in 1837. Carrillo, who was the mother-in-law of General Vallejo and aunt of Mexican governor Pio Pico, was granted an 8,800-acre ranch in 1841, Rancho Cabeza de Santa Rosa, which encompasses most of Santa Rosa today. By the time the United States annexed California from Mexico and established statehood in 1850, numerous settlers occupied farms in the Santa Rosa area.

Oliver Beaulieu, a French-Canadian fur trapper, bought land on the north side of Santa Rosa Creek from a Carrillo heir, Julio Carrillo, in 1850. Beaulieu laid out a town named Franklin near what is now 4th Street and Bryden, east of the planning area. Meanwhile, Santa Rosa was established about a mile and a half west by developers Barney Hoen and Ted Hahman, who platted the town in 1853. Julio Carrillo, Hoen, and Hahman donated the town plaza, and through successful boosterism, they won an election to move the Sonoma County seat from the town of Sonoma to the newly established Santa Rosa in September 1854. The new town was laid out with a rectangular street grid, but subsequent irregular additions and subdivisions have obscured this early plan. Anchored by the town plaza, now known as Courthouse Square, a commercial center formed on 3rd and 4th streets and Mendocino Avenue. The Santa Rosa History blog article “The Jewel in the Boomtown” lists several impressive buildings that were constructed downtown, including the Santa Rosa Athenaeum (an opera house, 1884), the Grand Hotel (ca. 1876), and the Sonoma County Courthouse (1883). None of these buildings remain extant.

In the later nineteenth century, according to the “Historical Overview of Santa Rosa, California” the town flourished as both the county seat and as an agricultural trading center. Potatoes, garden vegetables, grain, apples, and vineyards have all at times bolstered Santa Rosa’s agricultural economy. In 1870, the future Northwestern Pacific Railroad laid tracks through Santa Rosa on a north-south line between Willits and Tiburon (with water connections to San Francisco). Railroad development continued with an 1877 spur of the Northwestern Pacific Line and an 1888 Southern Pacific Line connecting Santa Rosa with the transcontinental railroad, as mentioned in Report: Cultural Heritage Survey of the City of Santa Rosa. As a result, a second commercial area developed adjacent to the railroad depot and associated warehouse buildings, though it was directly connected via 4th Street to Courthouse Square three blocks to the east.

As canneries, wineries, fruit drying, and quarrying became integral to the city’s economic growth, Santa Rosa experienced considerable population growth. Between 1870, when the railroad arrived, and 1900, the population grew from about 900 to 6,673 as reported in the article “Historical Overview of Santa Rosa, California”. Various ethnic groups contributed to this growth in the late nineteenth century, including Irish, German, Japanese, and Chinese inhabitants. A small number of black residents settled in Santa Rosa, and some Native Americans remained mainly as farm laborers. Particularly significant to the city’s development, however, was the arrival of Italian immigrants beginning around 1885. The Cultural Heritage Survey mentions that, in addition to forming majority-Italian neighborhoods, Italian residents contributed to Santa Rosa’s economy through the growing basalt industry as well as through managing various produce, grocery, and wine businesses.

Basalt-block quarrying in Santa Rosa has had a particularly visible impact on the city’s development. Often through the handiwork of Italian residents, locally sourced basalt was used to construct landmark buildings through the 1920s, including the Carnegie Library (1904) and St. Rose Church (1900) as listed in The Cultural Heritage Survey. Several outstanding examples of basalt-block construction are clustered at

Railroad Square. The stone Northwestern Pacific Depot (1904), La Rose Hotel (1907), Western Hotel (1905), and Railway Express Agency Building (1925) are all impressive reminders of Santa Rosa’s basalt quarries. Railroad Square’s stone buildings, along with several adjacent warehouse buildings, were listed on the National Register of Historic Places in 1979.

The 1906 earthquake inflicted serious damage on downtown Santa Rosa’s buildings. While some of Railroad Square’s stone buildings survived, most of the city’s commercial center was decimated during the earthquake and subsequent fires, including the 1883 courthouse. The report “Context: Commercial Development in Santa Rosa, 1906-1947” remarks that the business district was quickly rebuilt in its original location, and numerous one-, two-, and three-story brick commercial buildings proliferated in the subsequent decades, built in a variety of styles common in early twentieth-century American commercial buildings. A streetcar along 4th Street connected downtown with outlying residential areas.

The city’s two commercial cores surrounding Courthouse Square and Railroad Square were bordered by several residential districts of varying esteem, ranging from working-class bungalows to striking Queen Anne dwellings, all built in the late nineteenth to early twentieth centuries. Some residential neighborhoods north of downtown like Cherry Street retained many impressive nineteenth-century houses, while areas to the south and west of the commercial center, like Olive Park and the Saint Rose, developed more rapidly in the early decades of the next century. Santa Rosa continued to grow in the 1910s and 1920s, and a diversified economy cushioned inhabitants from financial collapse during the Great Depression. By the end of the 1930s, the “Historical Overview of Santa Rosa, California” described Santa Rosa as a city that prided itself as a healthy and vibrant small city, with a thriving downtown, a school system, numerous religious institutions, and a range of industries that employed local residents.

The advent of World War II triggered major population growth in Santa Rosa that would continue through the 1980s. Two military airfields opened, the Santa Rosa Army Air Field in 1942 and the Naval Auxiliary Landing Field in 1943, attracting temporary residents from across the country. Many of these newcomers stayed in Santa Rosa after the war, and the population increased by 73 percent in the 1950s and 56 percent in the 1960s, according to the “Historical Overview of Santa Rosa, California.”

In the mid-twentieth century, commercial activity dispersed from Santa Rosa’s historic core as downtowns across the country decentralized in favor of auto-oriented development. In addition to new suburban shopping centers, Santa Rosa experienced physical growth as the city annexed new land for tract housing. A multi-lane freeway was constructed through downtown in 1949, severing the core’s two commercial districts: Courthouse Square and Railroad Square. The city formed the Urban Renewal Agency in 1961 to address perceived downtown blight. In the late 1960s, several landmark buildings and historic commercial structures along Courthouse Square and along Santa Rosa Avenue to Sonoma Avenue were demolished, replaced with Late-Modernist financial buildings, a parking garage, and government buildings. As mentioned in an article in the Press Democrat, the 1910 courthouse was deemed seismically unfit and demolished in 1966; a four-lane road was built through the middle of Courthouse Square to improve traffic through the city center. Courts were relocated to a suburban site several miles north of downtown. The 1913 City Hall, overlooking Courthouse Square, was demolished in 1969 after the construction of the new Brutalist Civic Center at the corner of Santa Rosa and Sonoma Avenues, designed by De Brer, Bell, Heglund & Associates. Another earthquake in 1969 required the demolition of several additional commercial buildings and the reconstruction of US Highway 101, elevating the freeway and further dividing downtown Santa Rosa into two sections. Finally, a large shopping mall, Santa Rosa Plaza, was erected across several downtown blocks in 1983. In 2016, traffic was diverted and the old Courthouse Square was recreated between 3rd and 4th streets. The following year, in 2017, the Santa Rosa Area Rail Transit

(SMART) station opened at Railroad Square, west of Wilson Street between 4th and 5th streets.

4.2 Designated Historic Resources

Historic resources create a distinct sense of place for residents and visitors to Santa Rosa.

As mentioned in the 2035 General Plan’s Historic Preservation Element, Santa Rosa has a rich architectural heritage spanning many periods, with nineteenth-century Gothic, Greek Revival and Italianate houses, turn-of-the-century Stick/Eastlake styles, early twentieth century Craftsman and California bungalows, 1920s Spanish Revival, and 1930s Art Deco buildings. Many of the City’s oldest and most prominent historically significant buildings, structures, and public places are located within the Downtown Station Area planning area. Individually designated resources are dispersed throughout the planning area, and include single-family residences, a church, barn, hotel, and commercial buildings. Construction dates for both individual resources and preservation districts range from the 1870s to 1940s, with Victorian-era residences dominating the preservation districts.

Properties that are officially designated on national, state or local registers are illustrated in Figure 4.1. Definitions of each historic register are included in the Regulatory Framework section, which follows. The 2007 Specific Plan boundary did not extend to Brookwood Avenue, the eastern extent of the General Plan Downtown Area, which is now included as the Specific Plan’s boundary. No designated historic resources are located in the area that was not covered in the 2007 Specific Plan, but there are a number of age-eligible parcels in the extended boundary area.

National

The following properties and historic districts are designated as either National Historic Landmarks or on the National Register of Historic Places:

National Historic Landmarks

The City of Santa Rosa has one property that is designated a National Historic Landmark, and it is located in the planning area:

- Luther Burbank House and Garden, 200 Santa Rosa Avenue (listed in 1964)

National Register of Historic Places

The City of Santa Rosa has 14 properties or districts that are listed in the National Register of Historic Places, of which nine are located in the planning area:

- Luther Burbank House and Garden, 200 Santa Rosa Avenue (listed in 1966)
- Hotel La Rose, 5th and Wilson Streets (listed in 1978)
- Railroad Square District, roughly bounded by 3rd, Davis, Wilson, and 6th Streets (listed in 1979)
- Park Apartments, 300 Santa Rosa Avenue (listed in 1979)
- Old Post Office, 425 7th Street (listed in 1979)
- Cnopius House, 726 College Avenue (listed in 1982)
- Sweet House, 607 Cherry Street (listed in 1988)
- Rosenburg's Department Store, 700 4th Street (listed in 1994)
- De Turk Round Barn, 819 Donahue Street (listed in 2004)



Luther Burbank House, 200 Santa Rosa Avenue



De Turk Round Barn, 819 Donahue Street



Rosenberg's Department Store, 700 4th Street



Cnopius House, 726 College Avenue

Figure 4.1 Individual Historic Resources

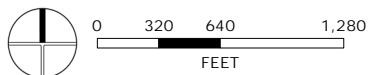
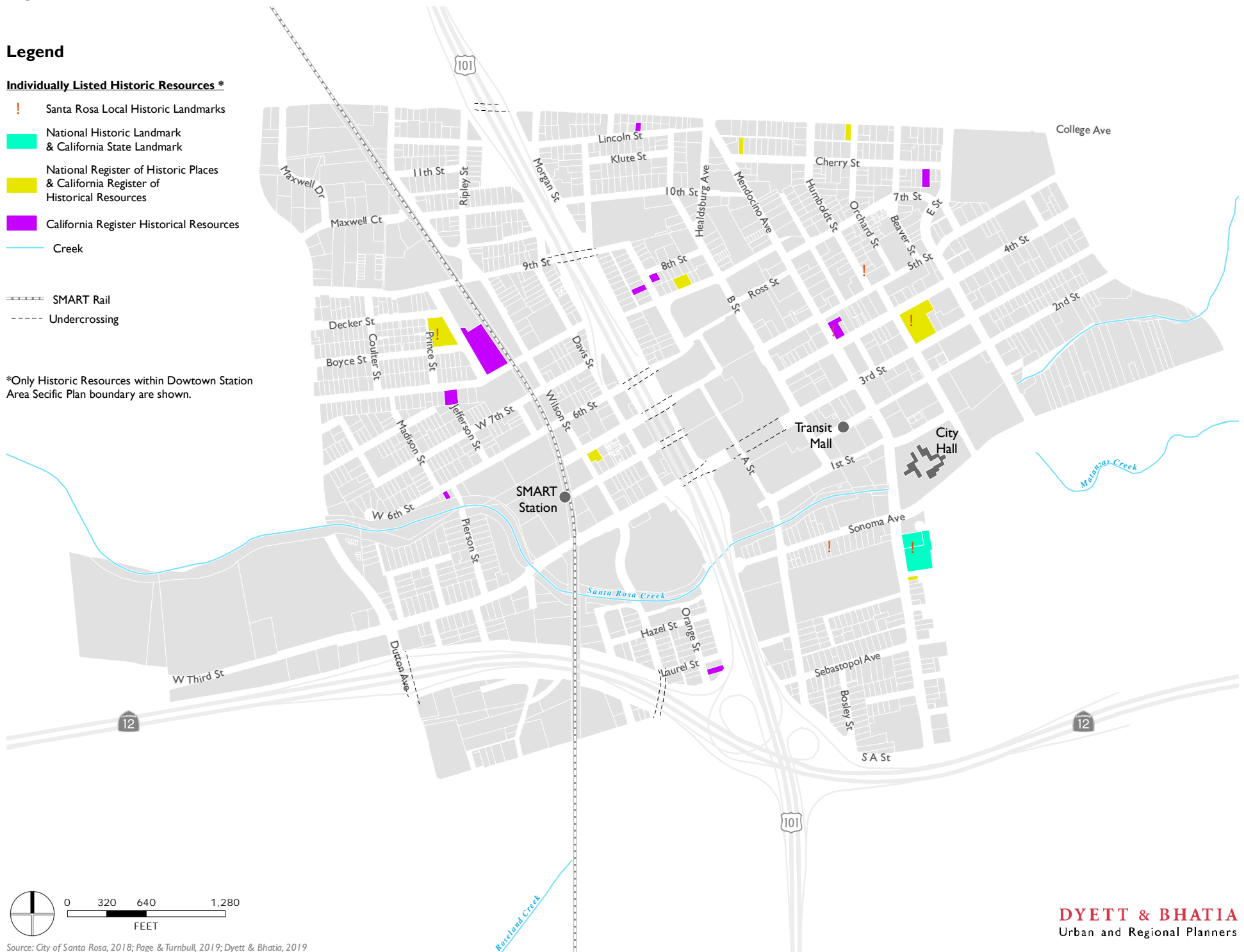
Legend

Individually Listed Historic Resources *

- ! Santa Rosa Local Historic Landmarks
- National Historic Landmark & California State Landmark
- National Register of Historic Places & California Register of Historical Resources
- California Register Historical Resources
- Creek

- SMART Rail
- Undercrossing

*Only Historic Resources within Downtown Station Area Specific Plan boundary are shown.



Source: City of Santa Rosa, 2018; Page & Turnbull, 2019; Dyett & Bhatia, 2019

State

The following properties and historic districts are designated on either the California Register of Historical Resources or as California State Landmarks:

California Register of Historical Resources

All properties and historic districts that are listed above in the National Register are automatically listed in the California Register. According to the California Historical Resources Information System's Directory of Properties in the Historic Property Data File, the following properties are not listed in the National Register but are listed in the California Register.

- 722 Donahue Street, Santa Rosa Wine Cellar, De Turks Winery
- 700 Donahue Street, L.W. Burris Distillery, Cold Storage

Similarly, the following properties were assigned National Register status codes of 2D2 or 2D3, indicating that they are contributing resources to eligible National Register districts and are listed on the California Register. The properties were assigned their codes through HUD Section 106 project reviews.

- Rosenburg Building, 306 Mendocino Avenue
- Timothy Shea House, 511 A Street
- John F. Azevedo House, 306 Orange Street,
- Martin/Hyde McMullen House, 124 W 8th Street
- 421 Lincoln Street
- 918 Cherry Street
- 512 A Street
- 138 W 6th Street

California State Landmarks

The City of Santa Rosa has one property that is designated a California State Landmark, and it is located in the planning area:

- Luther Burbank House and Garden, 200 Santa Rosa Avenue (listed in 1935)

Local

The following properties and historic districts are designated locally as Santa Rosa Landmarks or Preservation Districts:

Santa Rosa Landmarks

According to the Historic and Cultural Preservation Ordinance, a landmark is any site, including significant trees or other significant permanent landscaping located on a site, and/or a place, building, structure, street, street furniture, sign, work of art, natural feature or other object having a specific historical, archaeological, cultural or architectural value in the City and which has been designated a landmark by the Council. Santa Rosa has 22 local landmarks, of which five are located within the planning area:

- De Turk Round Barn, 819 Donahue Street
- Church of One Tree, 492 Sonoma Avenue
- Luther Burbank House & Gardens, 200 Santa Rosa Avenue
- Rosenberg Building, 306 Mendocino Avenue
- Alexander House, 412 Humboldt Street

Santa Rosa Preservation Districts

Santa Rosa's preservation districts are areas that have special historic significance or represent one or more architectural periods or styles typical to the city's history, as shown in Figure 4.2. The Historic (-H) combining district applies to all designated preservation districts, including both contributing and non-contributing parcels, shown in Figure 4.3. There are eight preservation districts in the city, of which six are wholly or partially located in the planning area:

- **Railroad Square** (designated in 1990): Railroad Square has a period of significance of 1888 to 1923. Though the commercial district is now severed from the east portion of downtown by a freeway, the district's homogenous mixture of stores, hotels, warehouses, and railroad buildings characterize rail travel and commerce in the late nineteenth and early twentieth centuries.
- **Saint Rose** (designated in 1990): Saint Rose has a period of significance of 1872 to 1948. This residential district borders Santa Rosa's commercial core and experienced a surge of residential construction in the 1920s. A variety of residential and commercial buildings fill the district, including single-story bungalows, duplexes and small apartment buildings, three Art Deco office buildings, and a Romanesque Revival stone church.
- **Cherry Street** (designated in 1992): Cherry Street has a period of significance of 1870 to 1946. The residential district contains the highest concentration of nineteenth-century buildings in Santa Rosa, including numerous Queen Anne and Stick-Style mansions. The district is also notable for having been the home of many early civic leaders of Santa Rosa.
- **Olive Park** (designated in 1995): Olive Park has a period of significance of 1891 to 1926. This residential district retains an impressive concentration of turn-of-the-century, middle-class housing within a small area.
- **West End** (designated in 1996): West End's period of significance ranges from the 1870s to the 1940s. West End is a historic residential neighborhood traditionally associated with Santa Rosa's Italian immigrants. Many late nineteenth- and early twentieth-century small houses remain.
- Portion of **Burbank Gardens** (designated in 2003): Burbank Gardens' period of significance ranges from 1875 to the 1940s. This residential district exhibits evolving residential construction over more than a half-century in Santa Rosa. The district's northern section is populated with single-story houses over raised basements, while its southern section has many cottages and bungalows.

Figure 4.2 Preservation Districts

Legend

- Burbank Gardens Preservation District (2003)
- Cherry Street Preservation District (1992)
- Olive Park Preservation District (1995)
- Railroad Square Preservation District (1990) & National Register Historic District (1979)
- St. Rose Preservation District (1990)
- West End Preservation District (1996)

- SMART Rail
- Undercrossing

*Only Preservation Districts that are fully or partially within the Downtown Station Area Specific Plan boundary are shown.

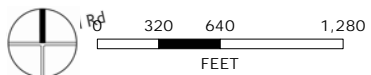
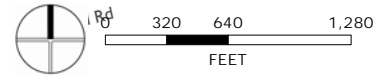
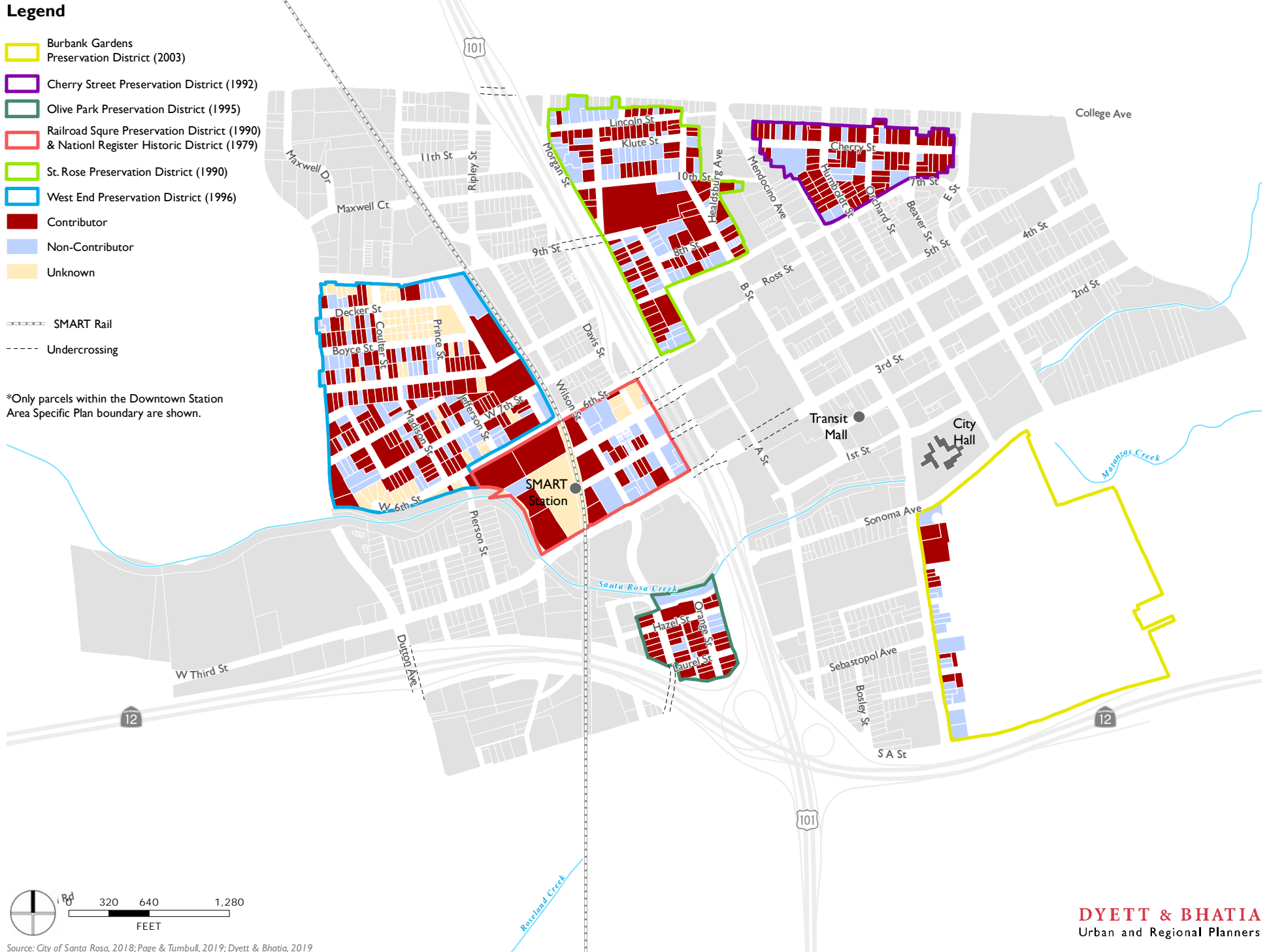


Figure 4.3 Preservation Districts Contributors & Non-Contributors *



Source: City of Santa Rosa, 2018; Page & Turnbull, 2019; Dyett & Bhatia, 2019



Contributors to Cherry Street Preservation District



Contributor to St. Rose Preservation District



Contributor to West End Preservation District



Historic train station – contributor to Railroad Square Preservation District/National Register Historic District



Contributor to Olive Park Preservation District



Contributors to Burbank Gardens Preservation District

Past and Future Survey Efforts

In addition to designated historic resources, there may be potentially historic resources in the planning area that are of a similar age to designated historic resources but have not yet been identified, or are now becoming “age-eligible” for potential historic designation. This section describes those two categories of properties.

Cultural Heritage Survey

One of the earliest efforts to document Santa Rosa’s historic resources was the Cultural Heritage Survey. The first iteration occurred in 1977 when architect Dan Peterson prepared a cultural resource survey for the City of Santa Rosa. He created districts based on geographical and architectural histories. An updated survey was completed in 1989 by Anne Bloomfield for the Cultural Heritage Board (CHB). It provided a historic context and registration requirements for property types associated with residential, commercial, and industrial development and the Italian community. It also provided recommendations for properties and historic districts for the CHB to designate, as well as recommendations for the City to initiate in order to further develop their preservation program.

According to the Survey Report’s methodology section, a windshield survey identified buildings that appeared to have been constructed before 1946, and tentative districts were identified. Volunteers were trained to survey the potential districts. State of California Department of Parks and Recreation (DPR) 523 survey forms were prepared for the districts and for individual properties that were the most researched and/or were deemed the most vulnerable. The Cultural Heritage Survey documented nine historic districts and 20 individual buildings on State of California Department of Parks and Recreation (DPR) 523 survey forms, of which six districts and seven buildings are wholly or partially located in the planning area and remain extant. The Survey Report specifically stated that the survey effort was limited in scope due to time and funding restraints; thus, eligible properties may have been

overlooked. Furthermore, as the documentation is now 30 years old, it does not provide evaluations that use current best practices for CEQA purposes.

Properties 50 Years Old or Older

In addition to the properties that have been previously evaluated for their eligibility for historic listing or are officially designated historic resources, Figure 4.4 shows any property that is at least 50 years or older is potentially historically significant, per the City of Santa Rosa Processing Review Procedures for Owners of Historic Properties (2006) and the California Environmental Quality Act. According to Assessor data, there are 1,011 properties within the planning area that were built up through 1969 (58 percent out of a total of 1,737 properties). Some may have been evaluated in the past and were found eligible for listing in a historic register, but the information may be out of date. Thus, it is possible that many other properties that are not currently designated to the national, state, and local historic registers could be considered historically significant. Also shown in Figure 4.4 are another 102 properties have buildings that are 45 to 49 years old and will therefore soon meet the 50-year threshold.

4.3 Regulatory Framework for Historic Resources

This section examines the national, state, and local regulatory frameworks for the evaluation, designation, and design review of historic resources in Santa Rosa.

Federal

National Historic Preservation Act

The National Historic Preservation Act of 1966, 80 Stat. 915, 16 U.S.C. 470 et seq., as amended, authorizes the Secretary of the Interior to expand and maintain a National Register of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. The National Register is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.

A “historic property” is any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. Historic properties include artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (36 Code of Federal Regulations (CFR) Part 800 Protection of Historic Properties, Section 800.16 Definitions l 1).



101 D Street at 2nd Street



Santa Rosa City Hall, 100 Santa Rosa Avenue



410 – 418 Klute Street



901 4th Street at Hope Street

Figure 4.4 Age-Eligible Properties *

Legend

- Unknown (0)
319 parcels
- 50+ Years Old (1870-1969)
1,011 parcels
- 45-49 Years Old (1970-1974)
102 parcels
- Not Yet Age-Eligible as of 2019 (1975-2016)
305 parcels
- SMART Rail
- Undercrossing

Total # of Parcels in Downtown Station Plan Area: 1,737 parcels

*Year built dates are based on available Sonoma County Assessor data, provided by the City of Santa Rosa.



National Register of Historic Places

Overseen by the National Park Service (NPS), under the Department of the Interior, the National Register was authorized under the National Historic Preservation Act as amended. Its listings encompass all National Historic Landmarks as well as historic areas administered by NPS. The National Register guidance asserts that properties be at least 50 years old to be considered for eligibility. Properties completed less than 50 years before evaluation must be “exceptionally important” (Criteria Consideration G) to be considered eligible for listing.

The Secretary of the Interior’s Standard for the Treatment of Historic Properties

The U.S. Secretary of the Interior has established standards for the treatment of historic properties. The 1995 Secretary of the Interior’s Standard for the Treatment of Historic Properties document outlines specific standards and guidelines for the preservation, rehabilitation, restoration, and reconstruction of historic properties. Preservation standards aim to retain the integrity of a historic resource. Rehabilitation standards guide compatible alterations, additions, and reuse of a historic resource. Restoration standards guide the process of restoring a historic resource to a particular period of time. Reconstruction standards and guidelines apply to new developments that replicate a non-surviving site, landscape, building, structure or object in its historic location. Typically, the Standards for Rehabilitation are used as the benchmark for local design guidelines and design review processes for historic resources.

State

California Register of Historical Resources

The California Register of Historical Resources is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National

Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places. A resource eligible for the California Register must be of sufficient age and retain enough of its historic character or appearance (integrity) to convey the reason for its significance.

California State Landmarks

Designated California Historical Landmarks are numbered sequentially as they are listed by the State Historical Resources Commission. California Historical Landmarks numbered 770 and above are automatically listed in the California Register. According to PRC Section 5031(a), to be eligible for California Historical Landmark designation, a property must be of statewide historical importance and must demonstrate its statewide significance by meeting one of the following three requirements:

1. The property is the first, last, only, or most significant historical property of its type in the region. The regions are Southern California, Central California, and Northern California. If a property has lost its historic appearance (integrity), it may still be listed as a site.
2. The property is associated with an individual or group having a profound influence on the history of California.
3. The property is a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

An architectural landmark must have excellent physical integrity, including integrity of location. An architectural landmark generally will be considered on its original site, particularly if its significance is basically derived from its design relationship to its site.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) is State legislation (*codified at Public Resources Code [PRC] § 21000 et seq.*) which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects. CEQA applies to projects proposed to be undertaken or requiring approval from State or local government agencies. CEQA requires the government agency, also called the lead agency, to determine if a project would have a significant effect on historical resources, unique archaeological resources, or tribal cultural resources.

According to Santa Rosa’s Historic and Cultural Preservation Ordinance, any permit or other City approval that would authorize any change in the exterior of a proposed or designated landmark or the exterior of any structure, building, or significant features within a designated or proposed preservation district, is a discretionary permit or approval under CEQA. (See the following “Local” section for information about the Historic and Cultural Preservation Ordinance, landmarks, and preservation districts.)

Local

Historic and Cultural Preservation Ordinance

Adopted in 1988, the Historic and Cultural Preservation Ordinance (Santa Rosa City Code, Title 20 Zoning, Chapter 20-58) created the Cultural Heritage Board. The ordinance provides definitions for landmarks, preservation districts, and procedures for initiating designation.

Cultural Heritage Board

Related to the Historic and Cultural Preservation Ordinance, the establishment, qualifications, and duties of the Cultural Heritage Board (CHB) are outlined in Santa Rosa City Code, Title 20 Zoning, Chapter 20-60.070. The seven-member Board is comprised of citizen volunteers with special expertise or interest in historic preservation. The Board recommends to the City Council designation of landmarks and preservation districts, reviews permits for alterations to landmarks, and promotes public awareness of historic resources.

Historic (-H) Combining District

The purpose of the -H combining district in the City of Santa Rosa’s Zoning Code (Chapter 20-28.040) is to recognize, preserve, and enhance Santa Rosa’s locally-designated historic resources. Applicability of the -H combining district applies to all properties within designated preservation districts and designated landmark properties (see next section for listed historic resources). The -H combining district may be combined with any primary zoning district. In the event of any conflict between the following standards and those of the primary zoning district, those applicable to the -H combining district apply. The -H combining district zoning chapter outlines the standards for site planning and development, including height limits and setbacks. It directs procedural requirements to the Historic and Cultural Preservation Ordinance (Chapter 20-58), including the use of the *Processing Review Procedures for Owners of Historic Properties* document (2006) and the Secretary of the Interior’s Standards for Rehabilitation.

Santa Rosa General Plan 2035 (2009)

The Santa Rosa Downtown Station Area Specific planning area includes all of the downtown area as defined in the *Santa Rosa General Plan 2035*, in addition to an area to the west that is included in the Specific Plan. Adopted by the City Council in 2009, the *Santa Rosa General Plan 2035* is the result of an extensive planning process, and it provides a

framework for future development in Santa Rosa. Per the General Plan, owners of landmark properties and individual historic properties within a preservation district can take advantage of the State Historic Building Code (which allows safe alternatives to the Uniform Building Code), Housing Rehabilitation Assistance, possible federal income tax credits, technical assistance from the Community Development Department, increased property values, neighborhood protection, and official recognition. The Historic Preservation chapter (Chapter 11) sets forth the following goals (with associated policies) that apply to the planning area:

- HP-A Protect Native American heritage.
- HP-B Preserve Santa Rosa’s historic structures and neighborhoods.
- HP-C Increase public participation in the historic preservation process.

Processing Review Procedures for Owners of Historic Properties (2006)

The *Processing Review Procedures for Owners of Historic Properties* is a document that was adopted by City Council Resolution No. 24694 in January 2001 and numeration was added in September 2006. The document provides a background section on design review procedures in Santa Rosa, including an overview about the California Environmental Quality Act and design review requirements. The second section provides design guidelines for historic properties, including guidelines on accessory buildings, additions, demolition, fences, handicap access, landscaping, new construction, non-contributing building, painting, porches, relocation, repair and replacement, replacement roofing, replacement storefronts, replacement windows and doors, signs, and substitute siding and trim. The third section provides step-by-step procedures for design review and approval.

City of Santa Rosa Design Guidelines (2010)

The purpose of the *City of Santa Rosa Design Guidelines* is to provide a clear set of design policies to project sponsors such as developers, property owners, architects, designers and public agencies including City projects. These are the primary design criteria which the city staff, boards and commissions and the City Council use to evaluate project proposals. The guidelines apply to all projects that require design review, including most new buildings, the design of subdivisions, infill development; and public improvements such as streets. It includes sections on Neighborhood Design; Core Area; Residential, Commercial & Industrial Outside the Core Area; and Special Design Considerations.

The Design Guidelines includes a section on Historic Districts Within the Downtown Area and Station Area (Section 2: Core Area, Chapter 2.4). This section outlines two goals related to new development in or adjacent to historic districts. Both goals, Goals 2.4.1 and 2.4.2, deal with design sensitivity and compatibility of new development in or next to designated historic districts. There is also a more detailed section on Historic Districts in Section 4: Special Design Considerations, Section 4.7. It refers to the Processing Review Procedures for Owners of Historic Properties with guidelines that focus on compatible design and incremental change.

Santa Rosa Downtown Station Area Specific Plan (2007)

The 2007 *Santa Rosa Downtown Station Area Specific Plan* is the current Specific Plan for the area that is being updated through this effort. A Vision for the treatment of historic resources and neighborhoods is outlined in Chapter 3: Vision, “A. Enhance Distinct Identity and Character”:

- Capitalize on Railroad Square’s historic transportation role and reinforce this unique location while strengthening the coherent sense of place.

- Build on the momentum created by the reunification of Courthouse Square and extend the positive pedestrian qualities of 4th Street to other parts of the Courthouse Square area.
- Retain and restore excellent examples of historic industrial character existing in the railway alignment including the historic water tower and the Fitzgerald Building on Roberts Avenue, and use this character as a context for new development in these areas.

Historic resource topics are briefly discussed in Chapter 4: Land Use with regard to the Railroad Square Sub-Area and the Courthouse Square Sub-Area. Historic residential sub-areas are discussed together with other residential sub-areas. Policies from the 2007 Plan related specifically to the City of Santa Rosa’s Preservation Districts or individual historic resources are not discussed individually in this report.

Climate Action Plan (2012)

The purpose of the *Climate Action Plan* is to present measures which will reduce local greenhouse gas emissions, to meet state, regional, and local reduction targets, and to streamline future environmental review of projects within Santa Rosa by following the California Environmental Quality Act (CEQA) Guidelines and meeting the Bay Area Air Quality Management District’s (BAAQMD) expectations for a Qualified GHG Reduction Strategy. There are two measures in the *Climate Action Plan* that specifically address historic resources, the first is Measure 1.2 which deals with energy efficiency in existing or retrofitted historic buildings and the second is Measure 1.5 which focuses on cool roofs and pavement alterations for historic structures.

Housing Action Plan (2016)

The *Housing Action Plan* was prepared in 2016 to address the City’s ongoing unmet housing needs and to implement the City’s General Plan Housing Element. Particular to the planning area, Program action #4

identifies “opportunity sites,” parcels, or groups of parcels with good physical, regulatory, and market potential for multifamily and mixed-use development. The downtown area is targeted for this program because development can utilize existing infrastructure and has the capacity of accommodate density. The *Housing Action Plan* does not discuss historic resources.

Resilient City Design Measures (2018)

Recently adopted in 2018, the Resilient City Design Measures are described in Santa Rosa City Code Title 20 Zoning: Chapter 20-16. They are intended to address housing needs and economic development within the city following the Tubbs and Nuns fires of October 2017. The design measures do not require a prior use permit for a number of uses in specific Planned Development Districts. They also exempt new development and major remodels for child care, lodging, and residential development in Priority Development Areas and the Downtown Core from design review before the Design Review Board for a period of three years (instead, they will go to the Zoning Administrator through a Minor Design Review process). Buildings in the -H Combining District, which include properties within Preservation Districts and individual Santa Rosa landmarks, are not subject to Resilient City Design Measures. However, properties that are designated to national and state historic registers but not locally, or properties that are age-eligible for potential historic significance but not yet evaluated could be affected by Resilient City Design Measures.

4.4 Key Findings and Planning Considerations

- The planning area contains known archaeological and Native American resources and there is a high potential for discovering additional Native American sites, particularly adjacent to Santa Rosa Creek and Springs Creek.
 - The City’s Cultural Heritage Survey (CHS), originally completed in 1977 and updated in 1989, identifies six historic districts and seven historic buildings in the planning area; however, some of the evaluations on which it was based do not conform with current best practices for CEQA.
 - The last update to the CHS was completed 30 years ago, and since that time a number of properties in the planning area have become “age-eligible” for historic designation, meaning they are over 50 years old and require some level of evaluation to determine whether or not they are historically significant.
 - Currently, properties are evaluated on a case-by-case basis for CEQA purposes as development is proposed. A comprehensive update to the CHS that considered "age-eligible" properties and applies current best practices for evaluation would provide more certainty for downtown development and streamline the project approval process.
 - While buildings in the -H Combing District established in the Zoning Code to protect historic resources are exempt from Resilient City Design Measures, “age-eligible” properties that have not yet been evaluated for historic significance could potentially be adversely affected
- Rehabilitation, adaptive reuse, and other measures can be implemented downtown to protect the scale and cohesion of existing older building stock so that the downtown will retain a unique sense of unique place as development and redevelopment occurs.