

## RECOMMENDED FINDINGS

### Resource Alteration Permit

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#### Community Character Chapter – Heritage Preservation

Policy CC-5.2: Enhance the visual character of the city by preserving diverse as well as harmonious architectural styles and design preferences, which reflect various phases of the City's history and cultural traditions of past and present residents.

1. The proposed project is consistent with the purposes of the Heritage Preservation Ordinance – Finding Met

The proposed modifications to the single-family residence, as conditioned, are consistent with City ordinances and the Taaffe-Frances Heritage Neighborhood Design Guidelines. The proposal, as conditioned, provides an opportunity to add a master bedroom suite and expanded kitchen to the back of the house and alter the flat roof form to a pitched roof form. There are a number of Spanish Revival style homes in the neighborhood as well as on the adjacent South Murphy Avenue and South Sunnyvale Avenue. The roof forms of these homes vary between flat and pitched. The alteration of the roof form at the project site would not diminish the prevalence of flat roofed homes in the neighborhood. The roof alterations at the project site does not reduce the distinguishing characteristics of the Spanish Revival style as the proposed new roofs would be low pitch with red tiles. The proposed modifications, as conditioned, respect the character of the historic Taaffe-Frances Heritage Neighborhood.

2. The proposal will not be detrimental to the significant historical features of the building – Finding Met

The project, as conditioned, enhances the general appearance of the site as well as the surrounding area. The roof alterations at the project site does not reduce the distinguishing characteristics of the Spanish Revival style as the proposed new roofs would be low pitch with red tiles. Other existing characteristics would be retained, such as, stucco walls, recessed entry, prominent chimney, uniquely shaped wing wall, applied decorative details. Some other proposed alterations further enhance the Spanish Revival style with the replacement of the front door, window shutters, and garage door with darker wood doors, shutters, and garage door. The proposed alteration reinforces the prevailing neighborhood patterns, respects the scale and bulk of the neighborhood and would apply quality materials in the project. The proposed modifications, as conditioned, respect the character of the historic Taaffe-Frances Heritage Neighborhood.