

SONOMA COUNTY LANDMARKS COMMISSION

2550 Ventura Avenue # Santa Rosa, California 95403 # (707) 525-7383 # FAX (707) 525-8343

GUIDELINES FOR RELOCATION OF HISTORIC STRUCTURES

(Adopted May 15, 1979)

(Revised June 30, 2008)

Relocation of an Historic Landmark structure may endanger its status, therefore all applications for relocation of Historic Landmark structures must be reviewed and approved by the Landmarks Commission before the building permit is issued.

Whenever possible, an historic structure should be rehabilitated in its original location for the following reasons:

- Relocation involves additional costs not involved in on-site rehabilitation, including utility line removal, moving expenses, additional Building Code requirements, tree removal/trimming, and traffic control.
- The structure may become damaged or weakened in transit.
- The appearance of the original neighborhood may be damaged by the removal of one of its integral elements.

However, the Landmarks Commission recognizes that under certain circumstances the relocation of an historic structure may be necessary in order to preserve it. To preserve the characteristics of the historic structure that contribute to or provide its significance, it is important that the proposed relocation site enhance these qualities.

Criteria

The Landmarks Commission will evaluate the proposed relocation of an historic structure according to the following criteria:

- **Compatibility of Recipient Neighborhood:** The recipient site or neighborhood shall contain an environment and structures which are compatible with the structure to be relocated with respect to architectural period or style, height, bulk, setback, materials, landscaping, and overall street scene.
- **Tree Removal/Trimming:** Damage to trees at the relocation site shall be minimized. Recommendations from the City or County Parks Department relative to potential impacts on trees as a result of relocating the structure shall be considered.

- **Landscaping:** Landscaping at the relocation site shall be designed with regard for the aesthetic qualities of the natural terrain and landscape by minimizing tree and soil removal. Any changes in grade shall be in keeping with the general appearance of adjacent developed areas. Landscaped areas shall not be limited to providing open space, but shall also be developed for the purpose of separating or screening storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from streets and adjoining sites, and separating building areas from paved areas.
- **Relation to Environment:** The structure shall be located so as to relate harmoniously to the terrain and to existing buildings located within the same viewshed. This relation to the environment may include the enclosure or space in which the structure is located; existing buildings and other proposed buildings; and the creation of focal points with respect to avenues of approach, terrain features, and buildings.
- **Drives, Parking, and Circulation:** Vehicular and pedestrian circulation at the relocation site shall be considered, including the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient. Vehicular and pedestrian circulation shall not detract from the design of the structure to be relocated and other proposed structures, existing structures, and adjacent properties.
- **Utility Service:** Electric and telephone lines at the relocation site may be undergrounded. Any utility installations remaining above ground shall be located to be harmonious with the relocation site and adjacent properties.
- **Advertising Structures/Features:** The size, location, design, color, texture, lighting, and materials of all permanent signs and outdoor advertising structures or features at the relocation site shall not detract from the design of the structure to be relocated and adjacent properties. The location, size, and height of the structures/features shall not inhibit the view of adjacent buildings and streets. The design, color, and texture of the structures/features shall be coordinated with the building on the site that it advertises. All signs shall conform to the regulations for any applicable redevelopment area or special sign district.
- **Special Features:** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures to be developed at the relocation site shall be subject to setbacks, screen landscaping, or other screening methods such that they are harmonious with the environment of the relocation site and adjacent properties.
- **Lighting:** Lighting for the exterior of the structure to be relocated, including free-standing pole signs and lights, shall be arranged or shielded to prevent glare or reflection onto adjacent properties and public rights-of-way.