



Agenda Item No. 16.

Staff Report

Date: October 8, 2015

To: Mayor Kathleen Hoertkorn and Council Members

From: Ali Giudice, Contract Planner

Subject: Amalfi Woodside LLC, 9 Woodside Way, Demolition Permit, Design Review, Variance and Tree Removal Permit, File No. 1997

Recommendation

Town Council approval of Resolution 1918 conditionally approving Demolition Permit, Design Review, Variance and Tree Removal Permit to allow demolition of more than 25% of the floor area of the existing residence, relocation of a 418 square foot log cabin within the rear yard setback and construction of a single-family residence resulting in an FAR of 21.6 % and associated tree removal and grading, access, landscape improvements at 9 Woodside.

Project Summary

Owner:	Amalfi Woodside LLC
Design Professional:	David Kotzebue Architecture
Location:	9 Woodside Way
A.P. Number:	73-232-02
Zoning:	R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size)
General Plan:	Medium Low Density (3-6 units per acre)
Flood Zone:	Zone X (outside 1-percent annual chance floodplain)

PROJECT DATA				
	Zoning Requirements	Existing	Proposed Improvements (not including log cabin)	Proposed Residence (including log cabin)
Lot Area	10,000 square feet	24,635 square feet	No change	No change
Floor Area (FAR)	4,927 sq. ft. (20 %)	3,299 sq. ft. (13.4%)	4,912 sq. ft. (19.9%)	5,330 (21.6%)
Lot Coverage	4,927 sq. ft. (20%)	3,362 sq. ft. (13.8%)	4,402 sq. ft. (19.4%)	4,802 (19.5%)
Impervious Surface	-	10,422 sq. ft. (42.3%)	8,632 sq. ft. (35.0%)	9,050 (36.7%)

Background and Discussion

Existing conditions

The property is a 24,635 square foot lot developed with a 3,299 square foot residence, detached garage and swimming pool. The residence includes a 418 square foot log cabin building that was constructed in the early 1900's (see Historic Structure discussion below). A series of additions that were constructed at different times resulted in the 3,299 square foot residence noted above. The date of construction of the original log cabin and the subsequent additions is unknown. The property has a moderate to gentle slope, with the high point at the front property line and sloping down toward the rear of the property. Tree cover includes a mix of mature redwoods, fruit trees and mature oaks.

Proposed Project

The project includes: demolition of most of the of the existing building except for the 418 square foot log cabin portion which will be relocated to the rear of the property; demolition of swimming pool and garage; and construction of a new 4,912 square foot residence (including garage), new swimming pool and associated grading, drainage, and landscape improvements. The proposed work will require the following permits.

- **Demolition Permit** is required to allow demolition of more than 25% of the floor area of the structure. As noted above the project involves demolition of portions of the log cabin that were determine to not have historic significance. The applicant proposes to relocate the log cabin to the rear of the property. Findings for approval of the requested demolition permit can be made and are included in the attached resolution.
- **Variance** is required to allow the original log cabin portion of the existing building to be relocated to the rear of the property within 5.5 feet of the rear property line where 40

feet is required by the applicable zoning district. An FAR Variance is also required to allow accommodation of the 418 square foot log cabin. This additional floor area will result in an FAR of 21.6%. The applicant has proposed relocation of the structure as a method of preserving the historically significant structure. As noted in the Carey and Co. report, to retain its historic significance, relocation of the structure must be done in a way that retained its historic features and in a way that demonstrates a compatible orientation, setting and general environment. The applicant considered the option of relocating elsewhere but was unable to find an qualifying site as outlined in the Historic Resources Report. In order to preserve the historic significance of the log cabin, the applicant is requesting a variance to locate the log cabin in the rear yard within 5.5 feet of the rear property line and a variance to allow the added FAR. To minimize impacts the applicant is proposing that the log cabin would not be habitable space. Findings for a variance can be made and are included in the attached resolution.

- **Design Review is required to allow** construction of a new single-family residence and grading that results in more than 50 cubic yards of cut or fill. The applicant proposes construction of a 4,912 square foot single family residence including 575 square foot attached garage. A swimming pool is proposed in the rear yard. Conditions of approval require pool equipment to be will be located in an enclosed structure to minimize noise impacts. The residence is a modern design that is designed to appear as a single story from the front of the property (along Woodside Way) and stepping down following the slope of the lot, creating different interior levels. The structure proposes a mix of horizontal cedar siding with copper fascia trim, stone features and a flat “living” roof. The garage door would be copper to match the fascia trim. A wood deck (ipe) will be constructed in the rear and is designed around an existing grove of redwood trees. A series of steps provide access from the front of the property to the front entry. Steps also follow the north and south side of the proposed residence providing exterior access to the rear deck and pool area. A solid 6-foot high redwood fence is proposed along the northerly side property line. Perimeter screening landscaping is proposed along the south and north property lines. The applicant has submitted letters from neighboring property owners in support of the project. Findings for approval of design review can be made and are included in the attached resolution.
- **Tree Removal Permit** required to allow removal of 2 trees require tree removal permit under the City’s Tree Protection Ordinance. The ordinance requires tree replacement to occur on-site or payment of in lieu fees. The applicant proposes to retain a grove of redwoods and has proposed a deck that wraps around redwoods trees. Preliminary landscape plan proposes installation of shrubs to provide screening between the property and existing neighboring properties. Due to the amount of tree cover that will remain and the additional shrubs proposed for screening, staff does not recommend additional trees nor payment of in-lieu fee. If additional tree removal is found to be necessary the applicant may be required to return to Town Council and/or pay in-lieu fees.

Historic Structure

The property is developed with an early 1900's log cabin with multiple additions. In 2006, Carey & Co. prepared a Preliminary Historic Resources evaluation of the property and concluded that the property may be eligible for listing with the California Registry of Historic Resources, due to its potential association with an important person and its unique construction method. That report also concluded that additional information was necessary to provide a more positive determination. In May 2015, the Town of Ross retained Carey & Co. to conduct a more definitive Historic Resource Evaluation as a follow-up to the Preliminary evaluation prepared in 2006. The 2015 report (completed in August 2015) concluded that a definitive association with an important person could not be made. However, the report concluded the original log cabin building reflects a unique construction method and therefore may be eligible for listing with the California Registry of Historic Resources and that demolition of the structure could result in a potentially significant impact. The report also noted that relocation of the structure would not result in an impact if the structure were relocated in a way that retained its historic features and in a way that demonstrates a compatible orientation, setting and general environment.

The applicant proposes to relocate the cabin to the rear of the property where mature trees will also be retained. The structure will retain its historic features, will be oriented toward the redwoods to reflect the original setting and general environment of the log cabin as it existed. Verbal discussion with the Historian confirm that this relocation would be compatible with the buildings orientation, setting and general environment and therefore would not result in a significant impact to a historic resource. The applicant did not propose relocation of the fireplace as part of the application proposal. On September 29, 2015, representatives from Carey & Co. visited the site again and confirmed that relocation of the fireplace was not necessary retain its historical significance. Therefore, relocation of the fireplace will not be required. However, prior to issuance of building permit, the applicant will need to provide more information regarding the method proposed for relocation of the building.

Advisory Design Review

The project was reviewed by the Advisory Design Review group at 3 meetings. On May 26, 2015, the ADR concluded that the applicant had made the necessary changes to allow the project to move forward. At that meeting the applicant also received neighborhood support of the proposed project noting the applicant had made substantial changes from the original proposal in a way that addressed their concerns.

Public Comment

The applicant has submitted letters from neighboring property owners noting their support of the proposed project. Staff has received communication from one property owner requesting assurance that adequate screening and a noise barrier will be provided to minimize noise from the pool equipment. Staff has added a condition of approval that requires submittal of a final landscape plan that proposes screening on the north, east, and south property boundaries. In addition the applicant will be required to submit a noise study from an acoustical engineer that confirms the pool equipment has been adequately house to minimize noise impacts to

neighboring properties. Said landscape plan and noise study will be required as part of the building permit submittal packet.

Fiscal, resource and timeline impacts

If approved, the project would be subject to one-time fees for a building permit, and associated impact fees, which are based in part on the valuation of the work proposed. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town's property tax revenues. The Town currently serves the site and there would be no operating or funding impacts associated with the project.

Alternative actions

1. Continue the project for modifications; or
2. Make findings to deny the application.

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303 –new construction, because it involves construction of new single family residence with no potential for impacts as proposed. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources.

Attachments

1. Resolution No. 1918
2. Project History
3. Historic Analysis
4. Applicant project information
5. Project plans

TOWN OF ROSS

RESOLUTION NO. 1918

**A RESOLUTION OF THE TOWN OF ROSS CONDITIONALLY APPROVING
DEMOLITION PERMIT, DESIGN REVIEW, VARIANCE AND TREE REMOVAL PERMIT
TO ALLOW DEMOLITION OF MORE THAN 25% OF THE FLOOR AREA OF THE
EXISTING RESIDENCE, RELOCATION OF A 418 SQUARE FOOT LOG CABIN WITHIN
THE REAR YARD SETBACK AND CONSTRUCTION OF A 4,912 SINGLE-FAMILY
RESIDENCE RESULTING IN AN FAR OF 21.6 % AND ASSOCIATED IMPROVEMENTS
AT 9 WOODSIDE WAY,
APN 73-232-02**

WHEREAS, Amalfi Woodside LLC, submitted an application for, Demolition Permit, Design Review, Variance and Tree Removal Permit, Pursuant to Title 18 of the Ross Municipal Code to allow demolition of more than 25% of the floor area of the existing residence, relocation of a 418 square foot log cabin within the rear yard setback and construction of a 4,912 single-family residence resulting in an far of 21.6 % and associated improvements at 9 Woodside Way, Assessor's Parcel Number 073-232-02. (the "project"); and

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15303 – *New Construction*, because it involves construction of new single family residence with no potential for impacts as proposed and as outlined in the staff report and no exception set forth in Section 15300.2 of the CEQA Guidelines (including but not limited to subsection (a) which relates to impacts on environmental resources; subsection (b) which relates to cumulative impacts, subsection (c) which relates to unusual circumstances; or subsection (f) which relates to historical resources) was found to apply to the project; and

WHEREAS, on October 8, 2015, the Town Council held a duly noticed public hearing to consider the proposed project; and

WHEREAS, the Town Council has carefully reviewed and considered the staff reports, correspondence, and other information contained in the project file, and has received public comment; and

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit "A", and approves Demolition Permit, Design Review, Variance and Tree Removal Permit for the project described herein, located at 9 Woodside Way, subject to the Conditions of Approval attached as Exhibit "B".

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 8th day of October 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kathleen Hoertkorn, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
Findings in Support of Project Approval
9 Woodside Way, APN 73-232-02

A. Findings

1. Variance (RMC § 18.45.050) – Approval for setback and FAR Variance to allow an existing 418 square foot log cabin to be located within 5.5 feet of the rear property line and to allow a FAR of 21.6% to accommodate the area created by preservation of the cabin, as shown on plans submitted for Town Council Review, dated September 3, 2015, is based on findings outlined in Ross Municipal Code Section 18.45.050 as described below:

a) That there are special circumstances or conditions applicable to the land, building or use referred to in the application;

The property is developed with an early 1900's log cabin. Carey & Co. prepared a Historic Resources evaluation of the property and concluded that the log cabin is considered eligible for listing with the California Registry of Historic Resources, due to its unique construction method. The applicant has proposed relocation of the structure as a method of preserving the historically significant structure. As noted in the Carey and Co. report, to retain its historic significance, relocation of the structure must be done in a way that retained its historic features and in a way that demonstrates a compatible orientation, setting and general environment. The applicant considered the option of relocated elsewhere but was unable to locate a willing property owner with a property the met the criteria for relocation outlined in the Historic Resources Report. Because of the special circumstances associated with the historic significance of the log cabin, the applicant is requesting a variance that will allow the log cabin to be moved away from the front property boundary and to be located in the rear yard within 5.5 feet of the rear property line and to allow the added floor area to accommodate the additional square footage necessary to accommodate the log cabin. To minimize impacts conditions of approval prohibit the use of the log cabin as habitable space.

b) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights;

The 418 square foot log cabin is an older building that does not provide adequate space for a single family residence. The property is zoned R-1:B-10 which allows an FAR of 20%. Granting of the variance to allow relocation of the log cabin will allow opportunities for development of the site with a single-family residence with a 20% FAR (not including the log cabin) and in a manner consistent with current development standards as permitted for other properties with identical zoning.

c) That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

As stated above, granting of the variance to allow relocation of the log cabin will allow

opportunities for development of the site with a single-family residence with a 20% FAR (not including the log cabin) and in a manner consistent with current development standards as permitted for other properties with identical zoning. The new residence will comply with setbacks on all sides and will result in visual improvement to the property. Neighboring property owners have submitted verification letters in support of the proposed residence.

2. Tree Removal Permit (RMC Chapter 12.24) Approval of a Tree Removal Permit is based on the following findings:

- a) The alteration or removal is necessary to allow the economic enjoyment of the property, such as construction of improvements because some of the trees are located over the most feasible development area;
- b) The alteration or removal will not adversely impact the subject property or neighboring properties because a large number of trees will remain;
- c) Tree removal will not result in significant erosion or the diversion of increased flows of surface water because engineered fill will be placed where stumps are removed;
- d) The alteration or removal is necessary due to fire hazards-The Ross Valley Fire Department has approved a Vegetation Management Plan that includes tree removal that is required to comply with defensible space criteria.

3. Design Review (RMC § 18.41.070(b))-Approval of Design Review for construction of a new single family residence with associated exterior improvements is based on the findings outlined in the Ross Municipal Code Section 18.41.070(b) as described below:

a) The project is consistent with the purposes of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010:

(1) To preserve and enhance the “small town” feel and the serene, quiet character of its neighborhoods are special qualities to the town. The existing scale and quality of architecture, the low density of development, the open and tree-covered hills, winding creeks and graciously landscaped streets and yards contribute to this ambience and to the beauty of a community in which the man-made and natural environment co-exist in harmony and to sustain the beauty of the town’s environment.

(2) Provide excellence of design for all new development which harmonizes style, intensity and type of construction with the natural environment and respects the unique needs and features of each site and area. Promote high-quality design that enhances the community, is consistent with the scale and quality of existing development and is harmoniously integrated with the natural environment;

(3) Preserve and enhance the historical “small town,” low-density character and identity that is unique to the Town of Ross, and maintain the serene, quiet character of the town’s neighborhoods through maintaining historic design character and scale, preserving natural features, minimizing overbuilding of existing lots and retaining densities consistent with existing development in Ross and in the surrounding area;

(4) Preserve lands which are unique environmental resources including scenic resources (ridgelines, hillsides and trees), vegetation and wildlife habitat, creeks, threatened and endangered species habitat, open space and areas necessary to protect community health and safety. Ensure that site design and intensity recognize site constraints and resources, preserve natural landforms and existing vegetation, and prevent excessive and unsightly hillside grading;

(5) Enhance important community entryways, local travel corridors and the area in which the project is located;

(6) Promote and implement the design goals, policies and criteria of the Ross general plan;

(7) Discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression;

(8) Preserve buildings and areas with historic or aesthetic value and maintain the historic character and scale. Ensure that new construction respects and is compatible with historic character and architecture both within the site and neighborhood;

(9) Upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site.

(10) Preserve natural hydrology and drainage patterns and reduce stormwater runoff associated with development to reduce flooding, streambank erosion, sediment in stormwater drainage systems and creeks, and minimize damage to public and private facilities. Ensure that existing site features that naturally aid in stormwater management are protected and enhanced. Recognize that every site is in a watershed and stormwater management is important on both small and large sites to improve stormwater quality and reduce overall runoff.

The single-family residence located to comply with setback and height limits and has been designed to step down the slightly sloping lot to follow the site topography. Existing vegetation will be maintained to the maximum extent possible. Colors and materials are natural materials that blend with the natural setting of the site and are compatible with existing development. Drainage will be accomplished via drain inlets and will be directed to a dissipater feature. Final Drainage plan will be required to demonstrate compliance with the Town Stormwater Management Ordinance prior to Building Permit approval.

b) The project is in substantial compliance with the design criteria of Ross Municipal Code Section 18.41.100.

(1) Preservation of Natural Areas and Existing Site Conditions.

(a) The existing landscape should be preserved in its natural state by keeping the removal of trees, vegetation, rocks and soil to a minimum. Development should minimize the amount of native vegetation clearing, grading, cutting and filling and maximize the retention and preservation of natural elevations, ridgelines and natural features, including lands too steep for development, geologically unstable areas, wooded canyons, areas containing significant native flora and fauna, rock outcroppings, view sites, watersheds and watercourses, considering zones of defensible space appropriate to prevent the spread of fire.

The project is proposed on the least sloping portion of the lot and will require removal of two (2) trees to accommodate development. The project has been designed around a grove of redwood trees and mature oaks.

(b) Sites should be kept in harmony with the general appearance of neighboring landscape. All disturbed areas should be finished to a natural-appearing configuration and planted or seeded to prevent erosion.

The general appearance of the existing landscaping will be maintained. Additional landscaping will be added to provide privacy screening and to mimic the lush landscaped character of Woodside Way.

(c) Lot coverage and building footprints should be minimized where feasible, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. Environmentally sensitive areas, such as areas along streams, forested areas, and steep slopes shall be a priority for preservation and open space.

With exceptions made by the approval of the FAR Variance, Lot coverage and building footprints will be well below the 20% permitted for the site. The project is sited in the least sloping portion of the lot. The remainder of the property will remain heavily vegetated with dense tree cover.

(2) Relationship Between Structure and Site. There should be a balanced and harmonious relationship among structures on the site, between structures and the site itself, and between structures on the site and on neighboring properties. All new buildings or additions constructed on sloping land should be designed to relate to the natural land forms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site.

The residence is designed as a terraced structure following the natural topography.

(3) Minimizing Bulk and Mass.

(a) New structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves.

(b) To avoid monotony or an impression of bulk, large expanses of any one material on a single plane should be avoided, and large single-plane retaining walls should be avoided. Vertical and horizontal elements should be used to add architectural variety and to break up building plans. The development of dwellings or dwelling groups should not create excessive mass, bulk or repetition of design features.

The proposed improvements and residence are designed as terraces that follow the natural topography. The residence is in compatible with its setting and other dwellings in the neighborhood.

(4) Materials and Colors.

(a) Buildings should use materials and colors that minimize visual impacts, blend with the existing land forms and vegetative cover, are compatible with structures

in the neighborhood and do not attract attention to the structures. Colors and materials should be compatible with those in the surrounding area. High-quality building materials should be used.

(b) Natural materials such as wood and stone are preferred, and manufactured materials such as concrete, stucco or metal should be used in moderation to avoid visual conflicts with the natural setting of the structure.

(c) Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate.

High quality materials are proposed including horizontal cedar siding, copper fascia and garage door and stone features.

(5) Drives, Parking and Circulation.

(a) Good access, circulation and off-street parking should be provided consistent with the natural features of the site. Walkways, driveways, curb cuts and off-street parking should allow smooth traffic flow and provide for safe ingress and egress to a site.

(b) Access ways and parking areas should be in scale with the design of buildings and structures on the site. They should be sited to minimize physical impacts on adjacent properties related to noise, light and emissions and be visually compatible with development on the site and on neighboring properties. Off-street parking should be screened from view. The area devoted to driveways, parking pads and parking facilities should be minimized through careful site planning.

(c) Incorporate natural drainage ways and vegetated channels, rather than the standard concrete curb and gutter configuration to decrease flow velocity and allow for stormwater infiltration, percolation and absorption.

The project includes a driveway providing access to a 2 car garage as required by the zoning district. Drainage will be directed around the north and south side of the building to a dissipater feature. Final drainage plans will be required prior to issuance of building permit.

(6) Exterior Lighting. Exterior lighting should not create glare, hazard or annoyance to adjacent property owners or passersby. Lighting should be shielded and directed downward, with the location of lights coordinated with the approved landscape plan. Lamps should be low wattage and should be incandescent.

Lighting fixtures will be required prior to building permit approval. Lighting will need to be shielded and directed downward. Lamps will be low wattage.

(7) Fences and Screening. Fences and walls should be designed and located to be architecturally compatible with the design of the building. They should be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse when viewed from adjacent vantage points. Front yard fences and walls should be set back sufficient distance from the property line to allow for installation of a landscape buffer to soften the visual appearance.

The site will be well screened by existing and proposed vegetation. New fencing consist of a 6-foot high solid redwood fence along the northerly boundary.

(8) Views. Views of the hills and ridgelines from public streets and parks should be preserved where possible through appropriate siting of improvements and through selection of an appropriate building design including height, architectural style, roof pitch and number of stories.

The project will not impact views from public streets and parks.

(9) Natural Environment.

(a) The high-quality and fragile natural environment should be preserved and maintained through protecting scenic resources (ridgelines, hillsides, trees and tree groves), vegetation and wildlife habitat, creeks, drainageways threatened and endangered species habitat, open space and areas necessary to protect community health and safety.

(b) Development in upland areas shall maintain a setback from creeks or drainageways. The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards.

(c) Development in low-lying areas shall maintain a setback from creeks or drainageways consistent with the existing development pattern and intensity in the area and on the site, the riparian value along the site, geologic stability, and the development alternatives available on the site. The setback should be maximized to protect the natural resource value of the riparian area and to protect residents from geologic and flood hazards.

(d) The filling and development of land areas within the one-hundred-year flood plain is discouraged. Modification of natural channels of creeks is discouraged. Any modification shall retain and protect creekside vegetation in its natural state as much as possible. Reseeding or replanting with native plants of the habitat and removal of broom and other aggressive exotic plants should occur as soon as possible if vegetation removal or soil disturbance occurs.

(e) Safe and adequate drainage capacity should be provided for all watercourses.

The residence is not located near a creek or watercourse and is not in a flood zone.

(10) Landscaping.

(a) Attractive, fire-resistant, native species are preferred. Landscaping should be integrated into the architectural scheme to accent and enhance the appearance of the development. Trees on the site, along public or private streets and within twenty feet of common property lines, should be protected and preserved in site planning. Replacement trees should be provided for trees removed or affected by development. Native trees should be replaced with the same or similar species. Landscaping should include planting of additional street trees as necessary.

(b) Landscaping should include appropriate plantings to soften or screen the appearance of structures as seen from off-site locations and to screen architectural and mechanical elements such as foundations, retaining walls, condensers and transformers.

(c) Landscape plans should include appropriate plantings to repair,

reseed and/or replant disturbed areas to prevent erosion.

(d) Landscape plans should create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire.

(e) Wherever possible, residential development should be designed to preserve, protect and restore native site vegetation and habitat. In addition, where possible and appropriate, invasive vegetation should be removed.

The applicant has submitted a preliminary landscape plan that provides screening along the north and south property boundaries. Final landscape plan will be required prior to building permit issuance.

(11) Health and Safety. Project design should minimize the potential for loss of life, injury or damage to property due to natural and other hazards. New construction must, at a minimum, adhere to the fire safety standards in the Building and Fire Code and use measures such as fire-preventive site design, landscaping and building materials, and fire-suppression techniques and resources. Development on hillside areas should adhere to the wildland urban interface building standards in Chapter 7A of the California Building Code. New development in areas of geologic hazard must not be endangered by nor contribute to hazardous conditions on the site or on adjoining properties.

The project must comply with the current Fire and Building Codes.

(12) Visual Focus.

(a) Where visibility exists from roadways and public vantage points, the primary residence should be the most prominent structure on a site. Accessory structures, including but not limited to garages, pool cabanas, accessory dwellings, parking pads, pools and tennis courts, should be sited to minimize their observed presence on the site, taking into consideration runoff impacts from driveways and impervious surfaces. Front yards and street side yards on corner lots should remain free of structures unless they can be sited where they will not visually detract from the public view of the residence.

(b) Accessory structures should generally be single-story units unless a clearly superior design results from a multilevel structure. Accessory structures should generally be small in floor area. The number of accessory structures should be minimized to avoid a feeling of overbuilding a site. Both the number and size of accessory structures may be regulated in order to minimize the overbuilding of existing lots and attain compliance with these criteria.

The log cabin will be located in the rear yard. The primary residence will be the primary feature on this property.

(13) Privacy. Building placement and window size and placement should be selected with consideration given to protecting the privacy of surrounding properties. Decks, balconies and other outdoor areas should be sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping should be provided to protect privacy between properties.

The project is sited up with adequate setback separation and tree cover to ensure privacy is

maintained.

(14) Consideration of Existing Nonconforming Situations. Proposed work should be evaluated in relationship to existing nonconforming situations, and where determined to be feasible and reasonable, consideration should be given to eliminating nonconforming situations as a condition of project approval.

Not applicable.

(15) Relationship of Project to Entire Site.

(a) Development review should be a broad, overall site review, rather than with a narrow focus oriented only at the portion of the project specifically triggering design review. All information on site development submitted in support of an application constitutes the approved design review project and, once approved, may not be changed by current or future property owners without town approval.

(b) Proposed work should be viewed in relationship to existing on-site conditions. Pre-existing site conditions should be brought into further compliance with the purpose and design criteria of this chapter as a condition of project approval whenever reasonable and feasible.

The new residence and associated improvements are appropriate for the site and reflect a holistic approach to combining development with the natural environment.

(16) Relationship to Development Standards in Zoning District. The town council may impose more restrictive development standards than the standards contained in the zoning district in which the project is located in order to meet these criteria.

The project complies with development standards. More restrictive standards are not deemed necessary.

(17) Project Reducing Housing Stock. Projects reducing the number of housing units in the town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units, are discouraged; nonetheless, such projects may be approved if the council makes findings that the project is consistent with the neighborhood and town character and that the project is consistent with the Ross general plan.

The project does not reduce housing stock.

(18) Maximum Floor Area. Regardless of a residentially zoned parcel's lot area, a guideline maximum of ten thousand square feet of total floor area is recommended. Development above guideline floor area levels may be permitted if the town council finds that such development intensity is appropriate and consistent with this section, the Ross municipal Code and the Ross general plan. Factors which would support such a finding include, but are not limited to: excellence of design, site planning which minimizes environmental impacts and compatibility with the character of the surrounding area.

The proposed floor area is less than 10,000 square feet.

(19) Setbacks. All development shall maintain a setback from creeks, waterways and drainageways. The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards. A minimum fifty-foot setback from the top of bank is recommended for all new buildings. At least twenty-five feet from the top of bank should be provided for all improvements, when feasible. The area along the top of bank of a creek or waterway should be maintained in a natural state or restored to a natural condition, when feasible.

No creek is near the development.

(20) Low Impact Development for Stormwater Management. Development plans should strive to replicate natural, predevelopment hydrology. To the maximum extent possible, the post-development stormwater runoff rates from the site should be no greater than pre-project rates. Development should include plans to manage stormwater runoff to maintain the natural drainage patterns and infiltrate runoff to the maximum extent practical given the site's soil characteristics, slope, and other relevant factors. An applicant may be required to provide a full justification and demonstrate why the use of Low Impact Development (LID) design approaches is not possible before proposing to use conventional structural stormwater management measures which channel stormwater away from the development site.

(a) Maximize Permeability and Reduce Impervious Surfaces. Use permeable materials for driveways, parking areas, patios and paths. Reduce building footprints by using more than one floor level. Pre-existing impervious surfaces should be reduced. The width and length of streets, turnaround areas, and driveways should be limited as much as possible, while conforming with traffic and safety concerns and requirements. Common driveways are encouraged. Projects should include appropriate subsurface conditions and plan for future maintenance to maintain the infiltration performance.

(b) Disperse Runoff On Site. Use drainage as a design element and design the landscaping to function as part of the stormwater management system. Discharge runoff from downspouts to landscaped areas. Include vegetative and landscaping controls, such as vegetated depressions, bioretention areas, or rain gardens, to decrease the velocity of runoff and allow for stormwater infiltration on-site. Avoid connecting impervious areas directly to the storm drain system.

(c) Include Small-Scale Stormwater Controls and Storage Facilities. As appropriate based on the scale of the development, projects should incorporate small-scale controls to store stormwater runoff for reuse or slow release, including vegetated swales, rooftop gardens or "green roofs", catch-basins retro-fitted with below-grade storage culverts, rain barrels, cisterns and dry wells. Such facilities may be necessary to meet minimum stormwater peak flow management standards, such as the no net increase standard. Facilities should be designed to minimize mosquito production.

The project will be required to comply with the Town Stormwater Management Ordinance.

c) **The project is consistent with the Ross general plan and zoning ordinance.**

(1) Ross General Plan Policy (RGP) 1.1 Protection of Environmental Resources. Protect environmental resources, such as hillsides, ridgelines, creeks, drainage ways, trees and tree groves, threatened and endangered species habitat, riparian vegetation, cultural places, and other resources. These resources are unique in the planning area because of their scarcity, scientific value, aesthetic quality and cultural significance.

The site is previously disturbed, is not located near ridgeline, creek or drainage way and will not impact other natural or cultural resources. The historic log cabin will be relocate and retained on the property.

(2) RGP 1.2 Tree Canopy Preservation. Protect and expand the tree canopy of Ross to enhance the beauty of the natural landscape. Recognize that the tree canopy is critical to provide shade, reduce ambient temperatures, improve the uptake of carbon dioxide, prevent erosion and excess stormwater runoff, provide habitat for wildlife and birds, and protect the ecosystem of the under-story vegetation.

The existing mature vegetation will be retained to the maximum extent possible.

(3) RGP 1.3 Tree Maintenance and Replacement. Assure proper tree maintenance and replacement.

See (2) above.

(4) RGP 1.4 Natural Areas Retention. Maximize the amount of land retained in its natural state. Wherever possible, residential development should be designed to preserve, protect and restore native site vegetation and habitat. In addition, where possible and appropriate, invasive vegetation should be removed.

See (2) above.

(5) RGP 2.1 Sustainable Practices. Support measures to reduce resource consumption and improve energy efficiency through all elements of the Ross General Plan and Town regulations and practices, including:

(a) Require large houses to limit the energy usage to that of a more moderately sized house as established in design guidelines.

(b) Choose the most sustainable portion of a site for development and leaving more of a site in its natural condition to reduce land impacts on the natural environment.

(c) Use green materials and resources.

(d) Conserve water, especially in landscaping.

(e) Increase the use of renewable energy sources, including solar energy.

(f) Recycle building materials.

(6) RGP 2.2 Incorporation of Resource Conservation Measures. To the extent consistent with other design considerations, public and private projects should be designed to be efficient and innovative in their use of materials, site construction, and water irrigation standards for new landscaping to minimize resource consumption, including energy and water.

The project is sited in an area of the site that will result in the least amount of grading and tree removal. The project will need to comply with Title 24 applicable Calgreen requirements. The landscaping is required to comply with Marin Municipal Water District (MMWD) water conserving landscape requirements.

(7) RGP 2.3 Reduction in the Use of Chemicals and Non-Natural Substances. Support efforts to use chemical-free and toxic-free building materials, reduce waste and recycle building waste and residential garbage. Encourage landscape designs that minimize pesticide and herbicide use.

Construction and demolition debris must be recycled under existing Town regulations.

(8) RGP 2.4 Footprints of Buildings. Utilize smaller footprints to minimize the built area of a site and to allow the maximum amount of landscaped and/or permeable surfaces. *The project will not exceed a lot coverage of 20 percent in compliance with the zoning district.*

(9) RGP 3.1 Building and Site Design. Design all structures and improvements to respect existing natural topographic contours. Open areas and buildings shall be located to protect land forms and natural site features, including cultural places and resources, wherever possible. Where feasible, site development must avoid intact or previously disturbed cultural resources during excavation and grading.

The project largely maintains existing topographic contours. The historic log cabin will be relocate and retained on the property.

(10) RGP 3.2 Landscape Design. Where appropriate, encourage landscape designs that incorporate existing native vegetation, enhance the cohesiveness of the Town's lush, organic landscape and integrate new planting with existing site features. Plans shall recognize the importance of open space on a lot and shall address the look and feel of the space between structures so as to avoid overbuilding.

Existing mature landscaping will be maintained.

(11) RGP 3.3 Buildings on Sloping Land. New buildings and additions to existing residential buildings constructed on sloping land should be designed to relate to the current landforms with the goal of integrating the building with the site (e.g., step with the slope). Low retaining walls are encouraged where their use would minimize uphill cutting, and large single-plane retaining walls should be avoided. Cut and fill areas and on/off-hauling should be minimized, especially in locations of limited or difficult access. Special care should be taken to final grade all disturbed areas to a natural appearing configuration and to direct stormwater runoff to areas where water can naturally infiltrate the soil.

The project will direct site drainage into drain inlets that are directed to dissipater feature. The residence has been designed to step down the slope following the natural slope of the property.

(12) RGP 3.4 Bulk, Mass and Scale. Minimize the perception of building bulk and mass so that homes are not out of scale, visually or structurally, with neighboring residences and their setting. Consider building bulk and mass during the design review process, and when applying requirements and guidelines addressing Floor Area Ratio (FAR), maximum home floor

area and other development standards. Building heights should stay in scale with surrounding vegetation and buildings.

The project has been designed to appear as a single story structure when viewed from Woodside Way. The residence steps down slope following the natural topography of the lot. With exception of the additional floor area allowed for the log cabin, the project complies with the maximum allowable floor area limits established by zoning district. The building mass has been reduced through the use of site terraces and interior floors that step of the natural topography.

(13) RGP 3.5 View Protection. Preserve views and access to views of hillsides, ridgelines, Mt. Tamalpais and Bald Hill from the public right-of-way and public property. Ensure that the design look and feel along major thoroughfares maintains the “greenness” of the Town.

The project is not along major thoroughfare and does not impair views of hillsides and ridgelines.

(14) RGP 3.6 Windows, Roofs, and Skylights. Window and skylight size, placement and design should be selected to maximize the privacy between adjacent properties. To the extent consistent with other design considerations, the placement and size of windows and skylights should minimize light pollution and/or glare.

The size, height and design of the home and proposed improvements are compatible with the neighboring structures. Light fixtures will be directed downward. Existing and new vegetation provide adequate screening to minimize privacy impacts.

(15) RGP 3.7 Materials and Colors. Buildings should be designed using high-quality materials and colors appropriate to their neighborhood and natural setting.

The project incorporates high quality materials appropriate for the natural setting.

(16) RGP 3.8 Driveways and Parking Areas. Driveways and parking areas should be designed to minimize visibility from the street and to provide safe access, minimal grading and/or retaining walls, and to protect water quality. Permeable materials should be used to increase water infiltration. Driveways and parking areas should be graded to minimize stormwater runoff.

The site driveway and parking areas will not be prominent and has been designed to face away from direct view from existing development.

(17) RGP 4.1 Historic Heritage. Maintain the historic feel of Ross by preserving and maintaining historic buildings, resources and areas with recognized historic or aesthetic value that serve as significant reminders of the past.

The existing historic log cabin will be relocated elsewhere on the property.

(18) RGP 4.2 Design Compatibility with Historic Resources. Require new construction to harmonize with existing historic buildings and resources, and ensure a compatibility of landscaping with Ross’ historic character.

The existing historic log cabin will be relocated elsewhere on the property and will be sited to face the redwood grove. The new residence is designed with natural wood materials that are compatible with existing development.

(19) RGP 4.4 Preservation of Existing Housing Supply. Discourage the demolition or combining of existing residential units that will reduce the supply of housing in Ross.

The project will not eliminate any housing units.

(20) RGP 4.5 Archaeological Resources. Implement measures to preserve and protect archaeological resources. Whenever possible, identify archaeological resources and potential impacts on such resources. Provide information and direction to property owners in order to make them aware of these resources. Require archaeological surveys, conducted by an archaeologist who appears on the Northwest Information Center's list of archaeologists qualified to do historic preservation fieldwork in Marin County, in areas of documented archaeological sensitivity. Develop design review standards for projects that may potentially impact cultural resources.

The discovery of cultural resources is unlikely due to the location of the site and known archaeological areas.

(21) RGP 5.2 Geologic Review Procedures. At the time a development is proposed, Ross geologic and slope stability maps should be reviewed to assess potential geologic hazards. In addition, suitability for development must be based on site-specific geotechnical investigations.

The project site is not located in a geologic hazard area.

(22) RGP 5.3 Fire Resistant Design. Buildings should be designed to be fire defensive. Designs should minimize risk of fire by a combination of factors including, but not limited to, the use of fire-resistant building materials, fire sprinklers, noncombustible roofing and defensible landscaping space.

The structure will be required to comply with Ross Valley Fire Department including sprinklers and maintaining defensible landscaping.

(23) RGP 5.4 Maintenance and Landscaping for Fire Safety. Ensure that appropriate fire safety and landscaping practices are used to minimize fire danger, especially in steeper areas. Due to the high fire hazard in the steeper areas of Town, special planting and maintenance programs will be required to reduce fire hazards in the hills and wildland areas, including removal of invasive non-native vegetation such as broom, acacia and eucalyptus.

Applicant will be required to ensure an effective firebreak around the structure is provided as required by Ross Valley Fire Department.

(24) RGP 5.5 Fire Safety in New Development. New construction will adhere to all safety standards contained in the Building and Fire Code. Hazards to life and property shall be minimized by such measures as fire preventive site design, fire resistant landscaping and building materials, and the use of fire suppression techniques and resources.

This finding can be made as noted under finding #22 above.

(25) RGP 5.12 Access for Emergency Vehicles. New construction shall be denied unless designed to provide adequate access for emergency vehicles, particularly firefighting equipment.

Ross Valley Fire Department has reviewed and approved the proposed plans, subject to final fire review during the building permit phase.

(26) RGP 6.4 Runoff and Drainage. Stormwater runoff should be maintained in its natural path. Water should not be concentrated and flow onto adjacent property. Instead, runoff should be directed toward storm drains or, preferably to other areas where it can be retained, detained, and/or absorbed into the ground.

Preliminary drainage plan has been submitted and preliminarily approved by the Town Engineer.

(27) RGP 6.5 Permeable Surfaces. To the greatest extent possible, development should use permeable surfaces and other techniques to minimize runoff into underground drain systems and to allow water to percolate into the ground. Landscaped areas should be designed to provide potential runoff absorption and infiltration.

The project complies with the maximum lot coverage allowed for this property. Site drainage will be directed to a dissipater.

EXHIBIT "B"
200 Hillside
Conditions of Approval

1. The following conditions of approval shall be reproduced on the cover sheet of the plans submitted for a building permit. The property owner shall certify on the building permit plans that they have read and agree to the following conditions.
2. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Town Council approval dated September 3, 2015. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
3. Prior to issuance of building permit, the applicant shall submit a noise study that demonstrates that the pool equipment will comply with the City's noise ordinance.
4. A final Landscape Plan shall be submitted prior to building permit approval. Final Landscape Plan shall include:
 - irrigation plans;
 - patio, terrace, and pathways materials
 - fence design and materials
 - railing details

Landscaping shall be installed in substantial conformance with the approved landscape plan prior to project final. The Town staff reserves the right to require modifications to the landscape to protect mature trees and to comply with MMWD water conserving landscape requirements or fire code clearance requirements. The Town Council reserves the right to require additional landscape screening for up to three (3) years from project final.

5. Relocation of the log cabin shall incorporate the following:
 - Use the Carey & Co. reports combined with a structural/civil engineer's structural evaluation to have on record the existing condition of the log cabin prior to its relocation.
 - Thoroughly photo-document the fireplace and additions prior to relocating the log cabin. The documentation should be filed with the Town of Ross and other repositories (such as the historical society and the public library) as appropriate.
 - Require the moving contractor to have prior experience in moving historic buildings.
 - Require the preparation of rehabilitation plans for the log cabin on its new site including, but not limited to a foundation design, and a design for the south elevation since the addition will not be moved. If the bay window will not be retained as compatible infill, then a design for a replacement window or other infill must be provided. The rehabilitation should follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

6. A tree protection plan for all protected trees on or near the project site is required with the building permit application. The plan shall comply with the requirements of Ross Municipal Code Section 12.24.100. The applicants'/project arborist shall review the final construction-level drawings and landscape plans, including civil, structural, grading, drainage, irrigation and utility plans (arborist should note the dates of the plans reviewed). All tree protection conditions recommended by the project arborist shall be included on all relevant sheets of the building permit plans to ensure compliance with the arborist recommendations. The plan shall include a schedule of when the consulting arborist will inspect the site or be present for activities such as trenching in the tree protection area. The applicant shall submit a deposit to cover the cost of town arborist review of the Tree Protection Plan and periodic site inspections.
7. Tree protection fencing and other tree protections, such as mulch, steel plates or other protection against compaction around un-fenced trees, shall be installed prior to building permit issuance as recommended by the project arborist on the tree protection plan. Tree protection fencing shall be constructed of sturdy material and identified with signs that include the words, "tree protection fence" and "do not remove without permission from the Town of Ross." The project arborist shall inspect the site prior to issuance of a building permit to determine if tree protection fencing has been properly installed and shall submit written confirmation to the town planner that the tree protection is in place prior to building permit issuance.
8. Prior to Building Permit Issuance, the applicant shall submit window samples for review and approval by the Planning Department. Window samples shall focus on reducing glare to the maximum extent possible.
9. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.
10. Exterior Lighting shall be consistent with the fixtures approved by the Town Council. Lighting shall be shielded (no bare bulb light fixtures or down lights that may be visible from down-slope sites). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public right-of-ways is prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as to strictly control the direction and pattern of light and eliminate spill light to neighboring properties or a glowing night time character.
11. Applicants shall comply with all requirements of PG&E prior to project final. Letter or email confirming compliance shall be submitted to the building department prior to project final.
12. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation. Indoor plumbing

fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 - Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559. Letter or email confirming compliance shall be submitted to the building department prior to project final.

13. The project shall comply with the Fire Code and all requirement of the Ross Valley Fire Department (RVFD) as outlined in their memo dated August 5, 2015.
14. Based on the scope of the project, the Town shall require sprinklers to be installed in the structures.
15. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any roof projections that are not identified on the plans submitted for Town Council review. Where a roof area is visible from off site, roof projections shall be located to minimize their appearance. Exposed galvanized material is discouraged. All vents and flue pipes shall utilize a finish to blend into adjacent surfaces. If possible, vents may be concealed from view in forms compatible with the structure. Vents for cooking appliances should be located or directed to avoid noise and odor impacts to adjacent sites and shall be located out of required setback areas.
 - b. The plans submitted for the building permit shall detail the gutter and downspout design and location for review and approval by the Town. Applicants may be required to return for additional Town Council review, which requires payment of additional application fees, for any gutters or downspouts that are not identified on the plans submitted for Town Council review. A specification sheet shall be provided and the proposed color and finish material shall be specified. Downspouts should be located to minimize their appearance from off site locations. Gutters and downspouts should have a finish to blend into adjacent surfaces or underlying trim. Exposed galvanized material is not permitted.
 - c. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.
 - d. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
 - e. Prior to foundation inspections, property lines and location of foundation relative to property line shall be physically identified (string line or equal) and must be certified by a licensed land surveyor to be in compliance with the approved plans

at the time of the first foundation-related inspection. The building inspector shall not provide foundation-related inspections until the information is provided.

- f. Floor elevation shall be physically surveyed and certified by a licensed land surveyor to be in compliance with the approved plans after the floor(s) are completed.
- g. Upon completion of roof framing, the applicant shall provide the building inspector with written evidence, prepared by a licensed land surveyor, confirming the height of the structure(s) comply with approved plans.
- h. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the project. Any additional costs incurred by the Town, including costs to inspect or review the project, shall be paid as incurred and prior to project final.
- i. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a “back-up” system (ie temporary seedin nd mulching or straw matting).
- j. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.
- k. The drainage design shall comply with the Town’s stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director, who may consult with the town hydrologist at the applicants’ expense (a deposit may be required). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Applicants are encouraged to submit a drainage plan designed to produce peak runoff from the site that is the same or less than estimated natural, predevelopment conditions which existed at the site prior to installation of impermeable surfaces and other landscape changes (natural predevelopment rate standard). Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter

of certification shall be provided to the Town building department prior to project final.

- l. An Encroachment Permit is required for all improvements, work activities, and staging or storage of equipment and materials within the public right of way, subject to approval of the Director of Public Works
- m. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.
- n. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).
- o. The project will require a Construction Management Plan identifying the following: estimated project duration, construction schedule of milestones (excavation, grading, and offhaul duration; foundation work; framing; flatwork/paving; punch list/final inspection), excavation and disposal methods and equipment to be used, the site access location, materials storage location, truck loading area, and haul route. A Final construction management plan shall be submitted in time to be incorporated into the job.
- p. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the project and the construction management plan.
- q. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- r. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.
- s. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- t. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall

be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

- u. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved. (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.
- v. A final geotechnical engineering report, containing all recommended geotechnical design criteria for the project, shall be submitted with the building permit plans for review by the building official. All geotechnical aspects of the proposed project and preliminary development of plans shall continue to be evaluated by the project geotechnical consultant. A letter from the project geotechnical consultant shall be prepared that approves all geotechnical aspects of the proposed site development layout, verifies project geotechnical feasibility, and verifies conformance with the geotechnical consultant's design recommendations.
- w. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- x. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.
- y. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.
- z. The project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit, including but not limited to the following:
 - i. Verify that spa and pool complies with at least one of the seven safety features listed under the 2013 CRC Appendix G AG 100.2. Pool shall either have a safety cover all all access gates shall meet the requirements of 2013 CRC Appendix G AG 100.3.

- ii. Verify all exterior stairways shall be properly illuminated, have approved handrails (if more than four steps) and comply with 2013 CRC R311
- iii. verify that exterior and interior stairways with four or more raisers, have aproed handrails/guardrails.
- iv. Verify all gutters with downspouts drain into a storm drain system or onto a splash block. Downspouts shall have clean out prior to entering horizontal drainage pipe of a storm drainage system.
- v. Verify that fireplace complies with EPAII and Town of Ross Ordinance 15.42 for outside fireplaces. Gas shut off (if any) shall be located in a readily accessible area per 2013 CPC.
- vi. Verify that existing main piping can handle the new demand. Provide single line drawing showing all gas appliance and pipe size and feeder pipe size for the total gas piping system.
- vii. The CFM for the hood exhaust fan shall meet the requirements of the BTU for the new gas stove.
- viii. Verify bathrooms have exhaust fan the complies with CI Green Building Standards Code Division 4.5 for humidity control exhaust fans, energy star rated, separately control switch from lighting in the bathroom and duct to the exterior of the building.
- ix. Verify water features motors and pumps are protected by GFI weather proof receptacles that have weather proof covers and are tamper resistant.
- aa. All smoke detectors in the residence shall be provided with AC power nd be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms in the immediate vicinity of the bedroom and over the center of the stairways with a minimum of one detector per story of the occupied portion of the residence.
- bb. Carbon monoxide alarms shall be provided outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit.
- cc. Address numbers at least 4" tall shall be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. The address numbers shall be internally illuminated or illuminated by an adjacent light controlled by a photocell and switched only by a breaker so the numbers will remain illuminated all night.
- dd. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- ee. Prior to Issuance of a Building Permit, a qualified engineer shall prepare a report on the condition of Woodside Avenue for construction vehicles. The Town Engineer may limit the size and/or weight of construction vehicles and may require the applicant to make any repairs necessary to ensure road stability for construction vehicles or to post a bond, in an amount to be fixed by the Town

Engineer, guaranteeing that the applicant will repair damage to the roadway. The Town may require bonding to protect the public infrastructure in case of contractor damage, depending on the method of hauling and likely impact on the street. The Town may also require the applicant to submit a certificate of responsible insurance company showing that the applicant is insured in an amount to be fixed by the Town against any loss or damage to the persons or property arising directly or indirectly from the construction project.

- ff. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- gg. A Grading Permit is required from Department of Public Works for site grading. The applicant shall comply with the requirements of Chapter 15.24 of the Ross Municipal Code
- hh. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- ii. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The plan shall include a signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediments controls as a “back-up” system. (Temporary seeding and mulching or straw matting are effective controls.).
- jj. The Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
- kk. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc, are implemented
- ll. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.
- mm. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.
- nn. The project will require a Utility Plan (if not shown on the Site Plan) identifying the existing site utilities and their alignment and locations, along with any proposed

new locations or alignments for sewer, water, irrigation, gas, electrical, telephone, cable TV, etc.. (If the site is currently served by overhead utilities, indicate proposed routing of underground utilities to the nearest utility pole).

22. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding (“action”) against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

Phone (415) 453-1453, Ext. 121 Fax (415) 453-1950

Web www.townofross.org

Email esemonian@townofross.org

Staff Use Only

Received By: _____

Date: _____

Fees Paid: _____

Date: _____

VARIANCE/DESIGN REVIEW/DEMOLITION APPLICATION

Parcel Address and Assessor's Parcel No. 9 Woodside Way 073-232-02

Owner(s) of Parcel Amalfi Woodside LLC

Mailing Address (PO Box in Ross) 836 Fawn Drive

City San Anselmo State CA ZIP 94960

Day Phone 415 272 4954 Evening Phone _____

Email lowelljstrauss@gmail.com

Architect (Or applicant if not owner) David Kotzebue

Mailing Address 29 Holly Lane

City El Sobrante State CA ZIP 94803

Phone 415 286 3233

Email david@dkarchitecture.com

Existing and Proposed Conditions (For definitions please refer to attached fact sheet.)

Gross Lot Size 24,635 sq. ft. Lot Area 24,635 sq. ft.

Existing Lot Coverage 3,362 sq. ft. Existing Floor Area 3,299 sq. ft.

Existing Lot Coverage 13.8 % Existing Floor Area Ratio 13.4 %

Coverage Removed 3,362 sq. ft. Floor Area Removed 3,299 sq. ft.

Coverage Added _____ sq. ft. Floor Area Added _____ sq. ft.

Net Change- Coverage +1,563 sq. ft. Net Change- Floor Area +2,038 sq. ft.

Proposed Lot Coverage 4,925 sq. ft. Proposed Floor Area 5,337 sq. ft.

Proposed Lot Coverage 20.0 % Proposed Floor Area Ratio 21.7 %

Existing Impervious Areas 9,656 sq. ft. Proposed Impervious Areas 8,721 sq. ft.

Existing Impervious Areas 39.2 % Proposed Impervious Areas 35.4 %

Proposed New Retaining Wall Construction _____ ft. (length) _____ ft. (max height)

Proposed Cut 800 cubic yards Proposed Fill 800 cubic yards

Written Project Description – *may be attached.*

A complete description of the proposed project, including all requested variances, is required. The description may be reviewed by those who have not had the benefit of meeting with the applicant, therefore, be thorough in the description. For design review applications, please provide a summary of how the project relates to the design review criteria in the Town zoning ordinance (RMC §18.41.100).

Demolish existing residence, garage, pool, and miscellaneous site structures and features. Construct new 2-story residence with new pool, terraces, deck, spa and landscaping.

Existing structures are in the setback areas and are non-conforming. New work will be located in the prescribed building area and be conforming.

All existing mature redwood trees to remain and be protected during construction.

New residence and landscape design is organized around the existing redwoods with the primary focus to the interior of the lot.

Relocate existing log cabin to area where an existing shed structure exists.

Mandatory Findings for Variance Applications

In order for a variance to be granted, the following mandatory findings must be made:

Special Circumstances

That because of special circumstances applicable to the property, including size, shape, topography, location, and surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. **Describe the special circumstances that prevent conformance to pertinent zoning regulations.**

Refer to attached.

Substantial Property Rights

That the variance is necessary for the preservation and enjoyment of substantial property rights. **Describe why the project is needed to enjoy substantial property rights.**

Refer to attached.

Public Welfare

That the granting of a variance will not be detrimental to the public welfare or injurious to other property in the neighborhood in which said property is situated. **Describe why the variance will not be harmful to or incompatible with other nearby properties.**

Refer to attached.

Special Privilege

That the granting of this variance shall not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Describe why the variance would not be a grant of special privilege.

Refer to attached.

Consultant Information

The following information is required for all project consultants.

Landscape Architect

Firm Studio Green
 Project Landscape Architect John Merten
 Mailing Address 232 Sir Francis Drake Blvd
 City San Anselmo State CA ZIP 94960
 Phone 415 721 0905 Fax 415 721 0910
 Email john@studiogreen.com
 Town of Ross Business License No. _____ Expiration Date _____

Civil/ Geotechnical Engineer

Firm _____
 Project Engineer _____
 Mailing Address _____
 City _____ State _____ ZIP _____
 Phone _____ Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

Arborist

Firm Urban Forestry Associates, Inc.
 Project Arborist Benjamin Anderson
 Mailing Address 8 Willow Street
 City San Rafael State CA ZIP 94901
 Phone 415 454 4212 Fax _____
 Email info@urbanforestryassociates.com
 Town of Ross Business License No. _____ Expiration Date _____

Other

Consultant Michael Ford Land Surveying, Inc.
 Mailing Address 8910 Sonoma Hwy. Suite 12b
 City Sonoma State CA ZIP 95452
 Phone 707 833 6468 Fax 707 833 5744
 Email dnommay@michaelfordinc.com
 Town of Ross Business License No. _____ Expiration Date _____

Other

Consultant _____
 Mailing Address _____
 City _____ State _____ ZIP _____
 Phone _____ Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

Project Architect's Signature

I HEREBY CERTIFY under penalty of perjury that I have made every reasonable effort to ascertain the accuracy of the data contained in the statements, maps, drawings, plans, and specifications submitted with this application and that said information is true and correct to the best of my knowledge and belief. I understand that any permit issued in reliance thereon may be declared by the Town Council to be null and void in the event that anything contained therein is found to be erroneous because of an intentional or negligent misstatement of fact.

I further certify that I have read the attached Variance/ Design Review/ Demolition Fact Sheet and understand the processing procedures, fees, and application submittal requirements.

Signature



Date

3 September 2015

Owner's Signature

I HEREBY CERTIFY under penalty of perjury that I have made every reasonable effort to ascertain the accuracy of the data contained in the statements, maps, drawings, plans, and specifications submitted with this application and that said information is true and correct to the best of my knowledge and belief. I further consent to any permit issued in reliance thereon being declared by the Town Council to be null and void in the event that anything contained therein is found to be erroneous because of an intentional or negligent misstatement of fact.

I further certify that I have read the attached Variance/ Design Review/ Demolition Fact Sheet and understand the processing procedures, fees, and application submittal requirements.

Signature of Owner

Date

Signature of Co-Owner (if applicable)

Date

Notice of Ordinance/Plan Modifications

- ☐ Pursuant to Government Code Section 65945(a), please indicate, by checking this box, if you would like to receive a notice from the Town of any proposal to adopt or amend the General Plan, a specific plan, zoning ordinance, or an ordinance affecting building permits or grading permits, if the Town determines that the proposal is reasonably related to your request for a development permit:

Variance/ Design Review/ Demolition approvals expire 365 days after the granting thereof.

3 September 2015

Alicia Giudice
Contract Planner
Town of Ross
31 Sir Francis Drake Boulevard
Ross, CA 94957
Hand Delivered

Re: 9 Woodside Way: Demolition and Design Review; File #1997

Ms. Giudice,

We are submitting the following documents for the above referenced application. In these documents we are proposing the relocation of the existing log cabin on site. In addition, these documents include duplicates as requested, and address incompleteness items in your letter of August 21, 2015.

- Variance/Design Review/Demolition Application that includes revised *Existing and Proposed Conditions* for the relocation of the existing log cabin and requisite variance findings.
- Architectural Drawings
Three (3) full size and Six (6) half size sheets A1.1; A1.2; A2.1; A2.2; A2.3; A3.1; A3.2; A3.3; A3.4; A3.5; A3.6; A4.1, with issue date 3 September 2015.
- Landscape Drawings
Three (3) full size and Six (6) half size sheets L0.0; L0.1; L1.0; L2.0; L3.0; L4.0.
- Response letter from Studio Green.

Regarding the relocation of the existing log cabin, we would like the application to include the following.

Proposed condition of approval: The applicant proposes to relocate the log cabin to an area on the property where a shed structure already exists. Because this area is in the setback, the following condition of approval is proposed to alleviate any concerns neighbors may have about the use of the relocated cabin:

The relocated cabin shall be permitted in the setback on the condition that it is never converted to habitable space. The cabin shall never contain electrical, plumbing, or other utilities, and shall only be utilized for a passive use, such as storage.



Landscape Architecture
232 Sir Francis Drake Blvd.
San Anselmo, CA 94960
Tel: 415.721.0905
Fax: 415.721.0910
www.studiogreen.com

Town of Ross

Response Letter

9 Woodside Residence

9 Woodside Way, Ross CA, 94957 APN 073-232-02

09/01/15

Studio Green Responses to Comments by Alicia Giudice (dated 8/21/15)

Comments/ Responses:

1. **Comment:** The plans do not identify the cut and fill limits near the pool area and rear lawn area. The plans either need additional spot elevations and/or contours to identify the proposed grading. Also, there appears to be two low points (one at the front door and another at a side door east of the garage) that do not have overland release routes. Please revise or clarify.

Response: *The limits of cut and fill are identified on the plans. Please see sheet L3.0 – Grading and Drainage Plan. This sheet indicates fill contours near the pool. Additionally, grades are called out within the lawn area that are (roughly) within 12" of the existing grade area. Contours by the lawn have also been placed.*

Regarding the low points at the doors, a sump/pump system has been proposed on sheet L3.0 on the Drainage and Grading Legend "LP". This proposed system will provide relief of any accumulated water should the storm drain system fail. Water from surrounding landscape is sloped away from door areas and does not move toward those drain areas. Additional Trench Drains has been proposed by the main entry way and has replaced the Drain Inlet along the Butlers Kitchen entry.

Additionally, roof over hangs are designed by the doors and cover more than 70% of exposed areas.

2. **Comment:** Please clarify the total amount of tree removal proposed and the number and size of replacement trees proposed.

Response: *(1) Walnut tree will be removed located near the existing pool area on the front side of the property. To replace that tree, (3) Acer Rumrums @48"box and (2) Magnolia 'Elizabeth' @36" box will be proposed. See Vegetation Management Plan L0.1 (Additional Notes) and Planting Plan L4.0 for information and locations.*

3. **Comment:** The lawn area extends into the dripline of the existing oak. The lawn area needs to be modified to avoid the drip line. Although this item can be included as a condition of approval, I highly advise revision of plans as part of addressing item 1 above.

Response: *The lawn area has been modified and is outside the dripline of the existing oak tree.*

Advisories

Comment: In light of the conclusion reached in the Historic Resource Evaluation prepared by Carey and Company, which states that the existing log cabin is eligible for listing in the California Register of Historic Resources, a proposal to demolish the building would result in an impact on historic resource and would require an Environmental Impact Report under the California Environmental Quality Act (CEQA). However, based on our recent discussions, it appears you may be able to relocate the building, either on site or another suitable location. I look forward to continuing to work with you on options to avoid demolition of the building.

Response: We will mitigate the Requirement for an EIR in order to demolish an apparently historic structure by moving it to the rear of the property. The Location of the cabin will be located where the current survey shows a garden shed. The cabin will be rebuilt / refurbished which will be in accordance with guidelines set by the California Secretary of State for the refurbishment of historic structures.

Please feel free to contact Ray Papa at 415-721-0905, if anything further is needed.

E N D

John Merten
Studio Green



8 Willow Street San Rafael, CA 94901
(415) 454-4212 info@urbanforestryassociates.com

INITIAL ARBORIST'S ASSESSMENT
for
9 Woodside Way, Ross CA

PURPOSE

I, Benjamin Anderson of Urban Forestry Associates (UFA), was hired to perform an initial consult on the design of a proposed development at 9 Woodside in Ross CA by John Merten of Studio Green on March 23, 2015.

SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment.

OBSERVATIONS

All the redwood trees on site appear to be healthy and in fair to good structural condition. They are all very likely quite young given the area's logging and fire history and are not likely to be more than approximately 80 years old, given the excellent growing conditions and their size. All trees appear to be growing vigorously, evidenced by the exfoliation of large plates of bark around their bases.

There are two main stands on the lot, one adjacent to the proposed swimming pool (Stand 1) and another just east of the existing pool and bedroom wing of the proposed home (Stand 2). The spacing of both stands is relatively tight, suggesting they are both rings of second growth from old stumps. The largest tree in Stand 2 is a twin stem tree, with the crotch very close to grade. As this is essentially two stems coming together at the base, it makes the tree appear to be much more significant based solely on DBH.

CONCLUSIONS

The impact of the proposed pool to Stand 1 is significant, but not serious enough to substantially impact the long-term health or structural stability of the Stand and can be mitigated through supplemental irrigation during and for a short time after the development process. The tree roots pose a greater risk to the pool and pool deck than the pool poses to the trees. The risk of damage to the pool can be mitigated for a guaranteed period of 15 years by using Bio-Barrier to line the pool, which will cause the roots to grow in a different direction.

Two of the five trees in Stand 2 are currently proposed for removal to accommodate the new home (west most of the trees). Given the tight spacing of the stands, it is likely that the removal of the two trees will improve the health of the remaining trees through reduced competition for water, light and nutrients. The trees are also arranged roughly in two lines, parallel with the street, so that the overall silhouette of the stand, when viewed from the street, will not change with their removal. The use of pier and grade beam construction for the portions of the foundation adjacent to the trees, along with additional tree protection measures, should sufficiently mitigate impact of development to the remaining trees. The exact location of the piers should be determined onsite to avoid severing significant structural roots.

A handwritten signature in dark ink, appearing to read "Ben Anderson", is written over a horizontal line.

Benjamin Anderson, Urban Forester
ISA Certified Arborist



CAREY & CO. INC.
ARCHITECTURE

August 3, 2015

Log Cabin
9 Woodside Way
Ross, California

HISTORIC RESOURCE EVALUATION

INTRODUCTION

The Town of Ross has asked Carey & Co. to complete a historic significance assessment of the property at 9 Woodside Way in Ross, California (Figure 1). A Preliminary Historic Resource Evaluation was submitted in December 2006 (See Appendix). The report found that the log cabin may potentially possess a level of historic significance to be eligible for listing on the California Register of Historical Resources under Criterion 1, its association with an important person and Criterion 3, its architecture.

METHODOLOGY

Carey & Co. conducted a site visit on June 24, 2015 to evaluate the existing conditions, historic features, and architectural significance of the property. Additional research was completed including Marin County deed records, building permits, Sanborn maps, Planning Department archives, Ross Historical Society Library, Marin County Directories, U.S. Census records and other vital records.

SUMMARY OF DECEMBER FINDINGS & EVALUATION

The 2006 Carey & Co. report found that the log cabin at 9 Woodside Way may be potentially eligible for listing on the California Register of Historic Resources at the local level for its association with an important person and for its architecture.¹

The report stated that the earliest date associated with the log cabin is 1897 which came from a note in the town's planning file: "Log Cabin, 1897 redwood cabin, Sarah Dix Hamlin – summer cottage." The property was also present on 1914 and 1942 Sanborn maps which showed that it is over 50 years old.

¹ Carey & Co., *Preliminary Historic Resource Evaluation Report, Log Cabin, 9 Woodside Way Ross, California*, December 2006.

The ownership history of the property dates back to 1949 when it was sold by Florence G. Deute to Horace G. and Ruth N. Hunt. The property remained in the Hunt family until 1995 when it was sold to Trevor and Melody Schultz.

The 2006 report has a very detailed description and a construction history. The one-story log cabin sits on a brick foundation and has a side-gable roof. It was constructed of redwood logs by using the saddle-notch technique. The cabin has undergone major additions in time: a shallow shed spanning the width of the south elevation, a small den on the east, a bedroom on the west, and a small bedroom extending from the south side of the previous addition. All additions were made after 1942, probably around 1950s or 1960s, and altered the footprint of the log cabin. Other minor additions/alterations include two skylights, metal hood above the brick chimney, and floor renovation. A garage, a secondary dwelling unit and a swimming pool are among the changes that have been made to the site. The 2006 report found the property well-kept and in good condition. The report also suggested that the log construction, rustic feel and modest design of the cabin were a matter of aesthetics rather than necessity.

The 2006 evaluation of the property at 9 Woodside Way follows the California Register of Historic Resources criteria:

- Criterion 1 (Event): The property was not associated with any important historic events; therefore, it was not thought to be significant under Criterion 1.
- Criterion 2 (Person): The property was thought to be associated Sarah Dix Hamlin, a noted intellectual and advocate for women's education, which might make the cabin significant under Criterion 2.
- Criterion 3 (Design/Construction): The relatively unique log construction and age of the subject property were found contributing to its historic significance. The report brings up two other log cabins in Ross (189 Lagunitas Road and the Phoenix Lake Cabin) both of which would contribute to a context for log cabins and rustic seasonal homes in Ross. Therefore, the cabin at 9 Woodside Way may be significant under Criterion 3 at the local level.
- Criterion 4 (Information potential): The property was not thought to be significant under Criterion 4.

Carey & Co. concluded in 2006 that the log cabin might be eligible for the CRHR under Criteria 2 and 3 but recommended further research to determine true eligibility.

CONTEXT: TOWN OF ROSS

The area now known as the Town of Ross was originally part of the Rancho Punta de Quentin, an 8,877 acre land grant owned by Juan Bautista Rogers Cooper. Cooper was a prominent American figure in Mexican California and was originally a sea captain from Boston who was granted Mexican citizenship. He owned the rancho from 1840 to 1852, when he sold the land to Benjamin Bucklew. Bucklew used the land primarily for lumber production due to the vast quantities of timber in the area. In 1857, the Rancho Punta de Quentin was purchased by James Ross, a Scottish immigrant who had come to California for the Gold Rush. Ross continued

harvesting timber from the land and established Ross Landing, a port for packet schooners from San Francisco. James Ross' influence in the area eventually led to the naming of the town in his honor. Though the rancho was quite large, the Town of Ross is centered around the location of James Ross' home, which stood on today's Redwood Drive.²

After his death, James Ross' property was inherited by his widow. A portion of the rancho was given to his daughter, Annie Ross, and her husband, George Austin Worn. Their property was known as Sunnyside and was located where the Marin Art and Garden Center is today. By the late 1860s, the Rancho Punta de Quentin began to be divided and sold to various parties. This subdivision of the property was further prompted by probate proceedings on James Ross' will, as well as financial difficulties encountered by the Worns in 1872. This forced division and sale of the land, however, led to the establishment of a community which would become the Town of Ross.³

Ross continued to develop in the late 19th and early 20th centuries: North Pacific Railroad acquired right-of-way through Ross Valley for a steam railroad in 1873; San Anselmo Chapel, the first church in Ross was built in 1881; the first Post Office was erected in 1887; and many families from San Francisco purchased lands to establish country properties or decided to reside permanently in Ross.⁴

BUILDING AND PROPERTY DESCRIPTION / SITE HISTORY

The property at 9 Woodside Way has not gone through any major alterations and/or additions since 2006, so the "Architecture" section of previous report is accurate. The fence and stone wall along Woodside Way are present but not visible behind the high bushes. Bushes also hide the log cabin, making only the roof visible to passersby. The property is well kept in general but the deterioration issues, such as dry-rot, termite and beetle damage, are more apparent. (See Figures 2, 3 and 4.)

The 2006 report dates the log cabin back to 1897 through a note found in the town's planning file. The note that reads "Log Cabin, 1897 redwood cabin, Sara Dix Hamlin – summer cottage" could not be located during our research in June 2015. The earliest record of the building is the 1914 Sanborn Map which makes the cabin over 100 years old (Figure 7).

The Ross Historical Society Library had 1909 and 1921 maps of the Town of Ross. The 1909 map shows that development along Lagunitas Road and on the west side of Woodside Way. The east side of Woodside Way, where the subject property is located today, was a single lot owned by J. S. Wilson. By 1921, the lot was more developed at the northern end and was called "Lagunitas Terrace." The 1921 map of Ross has later development marked on: the lot boundaries were outlined and the name "J.L. Cockburn" was noted within (Figure 9).

² Excerpted from Carey & Co., December 2006, 1.

³ Excerpted from Carey & Co., December 2006, 1-2.

⁴ Ross Historical Society, "A Ross History Timeline," <http://www.moya-rhs.org/history.html> (accessed on July 1, 2015).

Deed search at the Marin County Recorder's Office did not provide any information about the pre-1949 ownership history of the property. See Owner/Occupant History section for the most recent information.

Architectural Style: Log Cabin

The Preservation Brief No. 26 by the National Park Service presents the history of American log cabins and provides guidance about their preservation and maintenance. The Brief defines a log building as "a building whose structural walls are composed of horizontally laid or vertically positioned logs." The key points of the Brief concerning the context of this report are quoted below:

- "One and two-story log houses were built in towns and settlements across the country until about the middle of the 19th century, and in many areas, particularly in the West, as well as the Midwest and southern mountain regions, log continued to be a basic building material despite the introduction of wooden balloon frame construction. By the early 20th century, the popularity of "rustic" architecture had revived log construction throughout the country, and in many areas where it had not been used for decades."⁵
- "A distinction should be drawn between the traditional meanings of "log cabin" and "log house." "Log cabin" generally denotes a simple one, or one-and-one-half story structure, somewhat impermanent, and less finished or less architecturally sophisticated. A "log cabin" was usually constructed with round rather than hewn, or hand-worked, logs, and it was the first generation homestead erected quickly for frontier shelter. "Log house" historically denotes a more permanent, hewn-log dwelling, either one or two stories, of more complex design, often built as a second generation replacement."⁶
- "Log buildings are too often viewed as portable resources. Like other historic buildings, moved or relocated log structures can suffer a loss of integrity of materials and of setting. Historic buildings listed in the National Register of Historic Places may be subject to loss of that status if moved. Despite the popularity of dismantling and relocating log buildings, they should be moved only as a last resort, if that is the only way to save them from demolition. If they must be moved, it is preferable that they be moved intact—that is, in one piece rather than disassembled. Disassembling and moving a log building can result in considerable loss of the historic building materials. While the logs and roof framing members can be numbered for reassembly, dismantling a log building can result in loss of such features as foundation and chimney, chinking and daubing, exterior cladding, and interior finishes. Furthermore, log buildings can rarely be put back together as easily as they were taken apart."⁷

⁵ Excerpted from Bruce D. Bomberger, *Preservation Briefs 26, The Preservation and Repair of Historic Log Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, 1991), 2.

⁶ *Ibid.*, 2.

⁷ *Ibid.*, 14.

As mentioned in the 2006 report, there are two other log buildings in Ross: the “Porteous Log Cabin” at Phoenix Lake and the log building at 189 Lagunitas Road. The Porteous Cabin was built around 1894 by the Porteous family for their ranch manager as part of their Hyppolite Ranch (Figure 6).⁸ The log building at 189 Lagunitas Road was built before 1914, exact date unknown. Both 1914 and 1942 Sanborn maps show a one-story, rectangular log dwelling with porches on three sides. Today, 189 Lagunitas is a two story plus attic building with its log construction visible on the main façade. None of these buildings are modest cabins, they are both larger and more elaborate structures compared to the log cabin at 9 Woodside Way.

OWNER/OCCUPANT HISTORY

Ownership History

Dates of Ownership	Owner	Occupation
... – July 12, 1949	Florence G. Deute ⁹ (Deutz/Deuts/Dentz)	
July 12, 1949 – January 2, 1985	Horace (G./P.) Hunt	Music director ¹⁰
January 2, 1985 – October 9, 1995	Ruth M. Hunt (formerly known as Ruth Pettit)	Wife of H. Hunt (music director); formerly wife of Albert V. Pettit (physician) ¹¹
October 9, 1995 – December 22, 2004	Trevor Stanley and Melody-Anne Schultz ¹²	
December 22, 2004 – July 18, 2008	Melody-Anne Schultz ¹³	
July 18, 2008 – February 9, 2015	Melody-Anne Schultz Trust ¹⁴	
February 9, 2015 – Present	Amalfi Woodside LLC ¹⁵	

ARCHITECT/BUILDER

No design professionals are associated with the property. The original building permit was not located for the log cabin. No information was found regarding the designer of the property.

⁸ Bob Battersby and Susan Nielsen, *Ross, California: the people, the places, the history* (Ross, CA: Jose Moya del Pino Library – Ross Historical Society, 2008), 166; Jack Gibson, *Mount Tamalpais and the Marin Municipal Water District* (Charleston, SC: Arcadia Pub., 2012), 23.

⁹ Marin County Recorder's Office.

¹⁰ Marin County Official Records, Marin County Recorder's Office. A.P. # 073-232-02; *San Rafael, California City Directory, 1954-1955*, www.ancestry.com (accessed on June 30, 2015).

¹¹ Marin County Official Records, Marin County Recorder's Office. A.P. # 073-232-02; *San Rafael, California City Directory, 1954-1955, 1962 and 1966*, www.ancestry.com (accessed on June 30, 2015); *1940 United States Federal Census, San Francisco, 38-545*, www.ancestry.com (accessed on June 30, 2015).

¹² Marin County Official Records, Marin County Recorder's Office. A.P. # 073-232-02.

¹³ Marin County Official Records, Marin County Recorder's Office. A.P. # 073-232-02.

¹⁴ Marin County Official Records, Marin County Recorder's Office. A.P. # 073-232-02.

¹⁵ Marin County Official Records, Marin County Recorder's Office. A.P. # 073-232-02.

CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

Regulatory Framework – State of California Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.¹⁶

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.¹⁷

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.¹⁸

¹⁶ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

¹⁷ Ibid., 1.

¹⁸ Ibid., 2.

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.¹⁹

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."²⁰ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."²¹ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:²²

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.²³

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To retain historic integrity, a property does not need to possess all seven qualities as long as the

¹⁹ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process, Technical Assistance Series 5*, (Sacramento, n.d.) 1.

²⁰ United States Department of the Interior, *National Register Bulletin, No. 15, How to Apply the National Register Criteria for Evaluation*, (Washington, D.C., 1997), 3.

²¹ *Ibid.*, 44.

²² *Ibid.*, 1.

²³ *Ibid.*, 44-45.

overall sense of time and place is evident. The property must retain its essential physical features that define why a property is significant and when it was significant.²⁴

It is also important to distinguish between integrity and condition. Condition is an assessment of the physical state of the property: a building could be in poor condition, but could still possess historic integrity if its physical features continue to convey its significance.

California Register, Special Criteria Considerations

The CRHR has a special criterion for moved buildings, structures, or objects:

The SHRC [State Historical Resources Commission] encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. A historical resource should retain its historic features and compatibility in orientation, setting, and general environment.²⁵

Evaluation – Individual Significance

Criterion 1 – Association with significant events

Under Criterion 1, archival research yielded no evidence that the log cabin at 9 Woodside Way is associated with any important historic events. It was constructed during the early development of the Town of Ross; however, the property is not associated with the history of the area in an individually significant way. No other events have been shown to have happened on the property. Therefore, the cabin is not eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

The 2006 report cited a note from the town's planning file that might show a connection to Sarah Dix Hamlin but our 2015 research did not find anything to support this claim: the original note was not located and none of the primary or secondary sources verified this connection. There is no indication that the log cabin at 9 Woodside Way was associated with significant persons. Therefore, the cabin is not eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The log cabin at 9 Woodside Way is an example of log construction. Log buildings from early and mid-19th century usually indicate early settlement of an area but in this case, development had already taken place in Ross by that time. Log construction was used for rustic vacation retreats in the second half of the 19th century, so although not confirmed, the subject property

²⁴ United States, *How to Apply the National Register Criteria for Evaluation*, 46.

²⁵ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 3.

might be an example of this. Its refined architectural details such as the brick foundation, fireplace and chimney, and stone porch indicate more sophisticated building methods than would be used by early settlers. The property is also one of three log buildings in Ross which adds to its significance. The scale and use of other log buildings are not similar to the subject property, so it is hard to make a conclusion of “the context of vacation retreats in Ross” as it was mentioned in the 2006 report. However, the unique construction and age of the log cabin contributes to its historic significance, therefore, the log cabin appears eligible for listing under Criterion 3.

The later additions to the original log cabin (described in detail in 2006 report), dated back to mid-20th century, do not exemplify characteristics of a type, period, or method of construction or do not possess high artistic values; therefore, they are not considered significant.

Criterion 4 – Information Potential

Archival research provided no indication that the property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The property does not appear eligible for listing in the CRHR under Criterion 4.

Integrity

The log cabin at 9 Woodside Way is largely intact and retains a good level of physical integrity.

- Location: The log cabin retains integrity of location, as the building has not been moved.
- Design: The exterior of the building has undergone alterations over the years, but retains significant and discernable features. The additions built after 1942 are well-distinguished from the original log cabin. Although the southern additions resulted in the loss of an original elevation, the cabin retains other three elevations that illustrate its original design, architectural style, materials and construction technique. The property retains integrity of design.
- Setting: The log cabin was constructed in southwest Ross in a residential neighborhood that has preserved its character. Although a garage, a secondary unit and a swimming pool were added in time, the retention of landscape features, like the redwoods, helps the property maintain its original environment. (See Figures 5 and 8) The property therefore retains integrity of setting.
- Materials: The property largely retains its original exterior materials.
- Workmanship: The log cabin retains a majority of its rustic construction including brickwork and woodwork. It thus retains integrity of workmanship.
- Feeling: The subject property continues to express the aesthetic and historic sense of log cabin architecture. It retains integrity of feeling.
- Association: The cabin was not linked to an important historic event or person but it continues to be used for residential purposes, so it retains integrity of association.

Moved building

The log cabin at 9 Woodside Way would still be eligible for listing in the CRHR if it is moved to prevent its demolition and if the new location is compatible with the residential character and the landscape features of the original location and use of the log cabin. As stated by the SHRC, the log cabin should retain its historic features and compatibility in orientation, setting, and general environment after the move.

CONCLUSION

The log cabin at 9 Woodside Way appears eligible for the CRHR under Criterion 3 as a 100-year old intact example of log construction. The cabin retains a good level of physical integrity.

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- Marin County, Recorder's Office.
- Official Map of the Town of Ross, Marin Co., California. Compiled by Chas. M. Fanning, engineer Draftsman. April 1921, Sheet 8.
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- Sanborn Fire Insurance Map, San Francisco 1914, Sheet 1.
- Sanborn Fire Insurance Map, San Francisco 1914 updated 1942, Sheet 1.
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FIGURES



Figure 1. Aerial view of the log cabin at 9 Woodside Way. (Google Maps, retrieved on June 25, 2015).

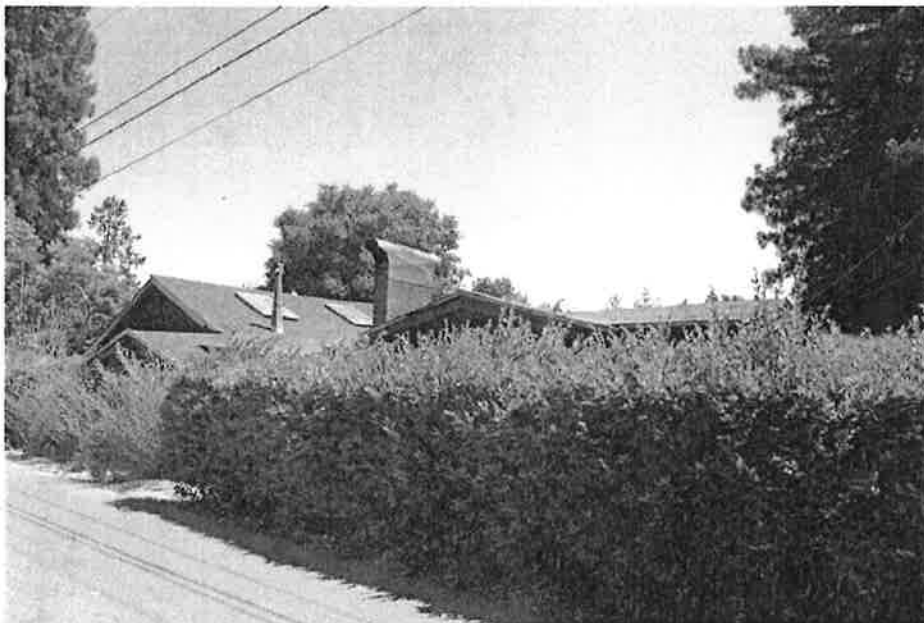


Figure 2. The property seen from Woodside Way.



Figure 3. From left to right, the second residential building, the log cabin, and the garage.



Figure 4. North elevation of the log cabin.



Figure 5. Later additions on the south, the swimming pool and the current setting.



Figure 6. Porteous cabin at Phoenix Lake.²⁶

²⁶ Bob Battersby and Susan Nielsen, Ross, *California: the people, the places, the history*, 166.

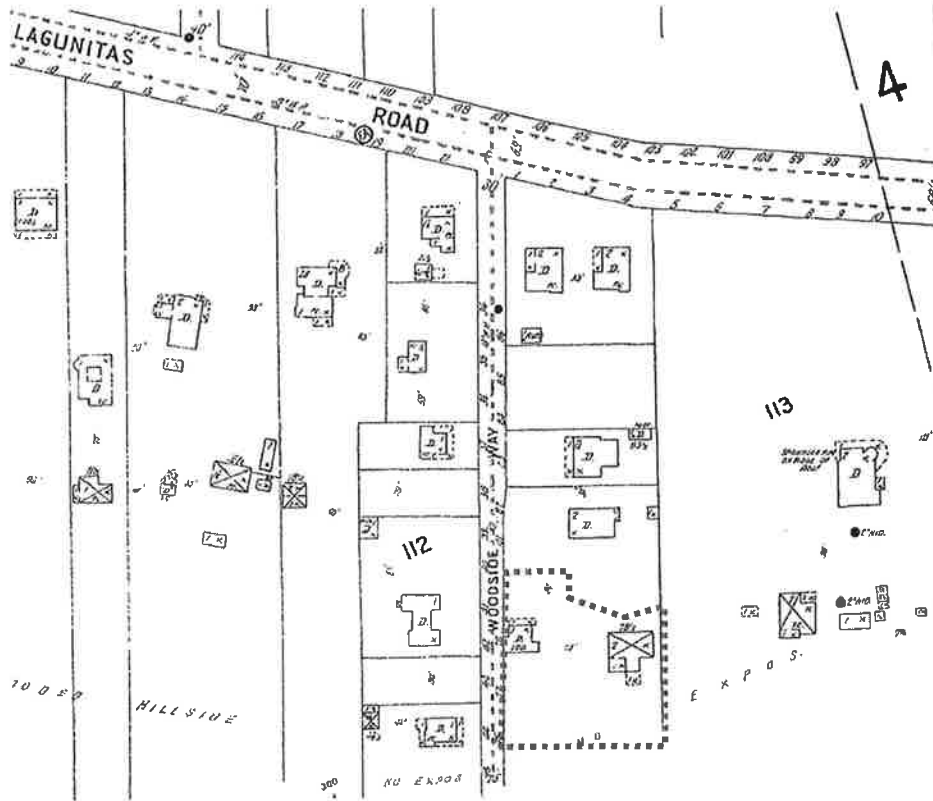


Figure 7. 1914 Sanborn map. For full page Sanborn maps see Appendix.

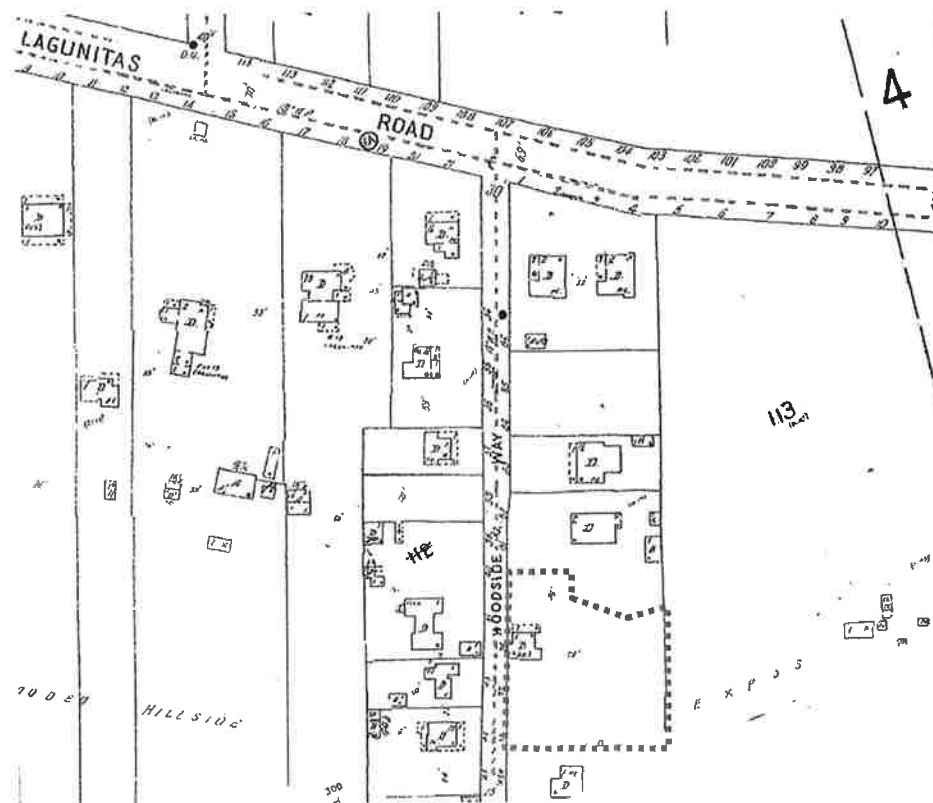


Figure 8. 1942 Sanborn map. For full page Sanborn maps see Appendix.

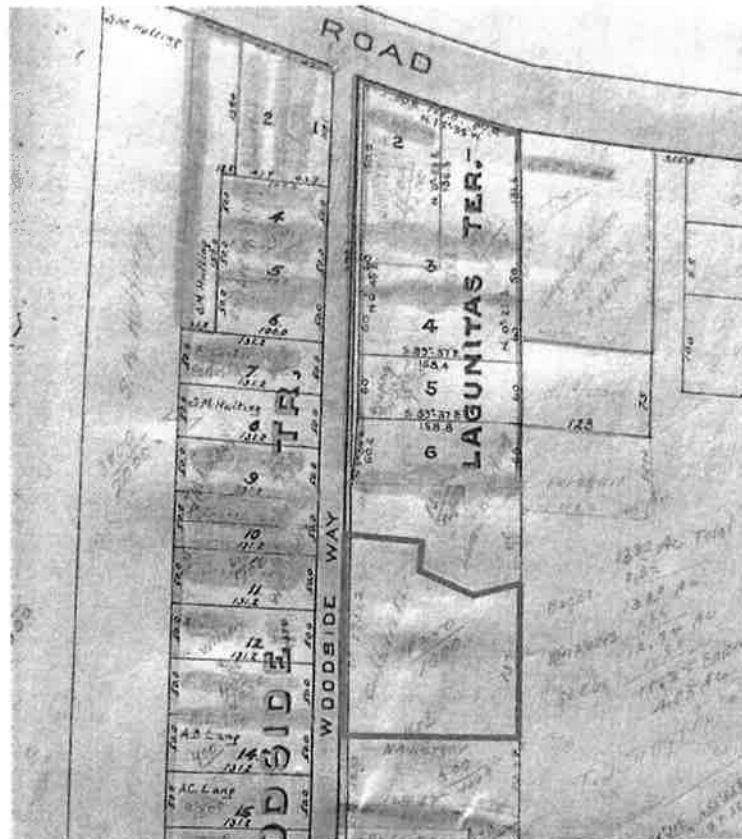


Figure 9. 1921 Official Map of Town of Ross, Sheet 8. The lot boundaries are probably penciled in later.²⁷

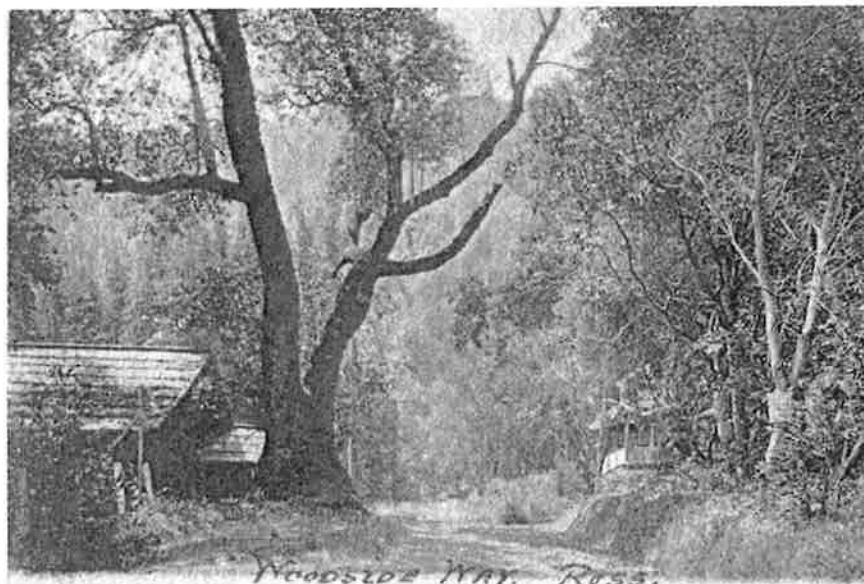
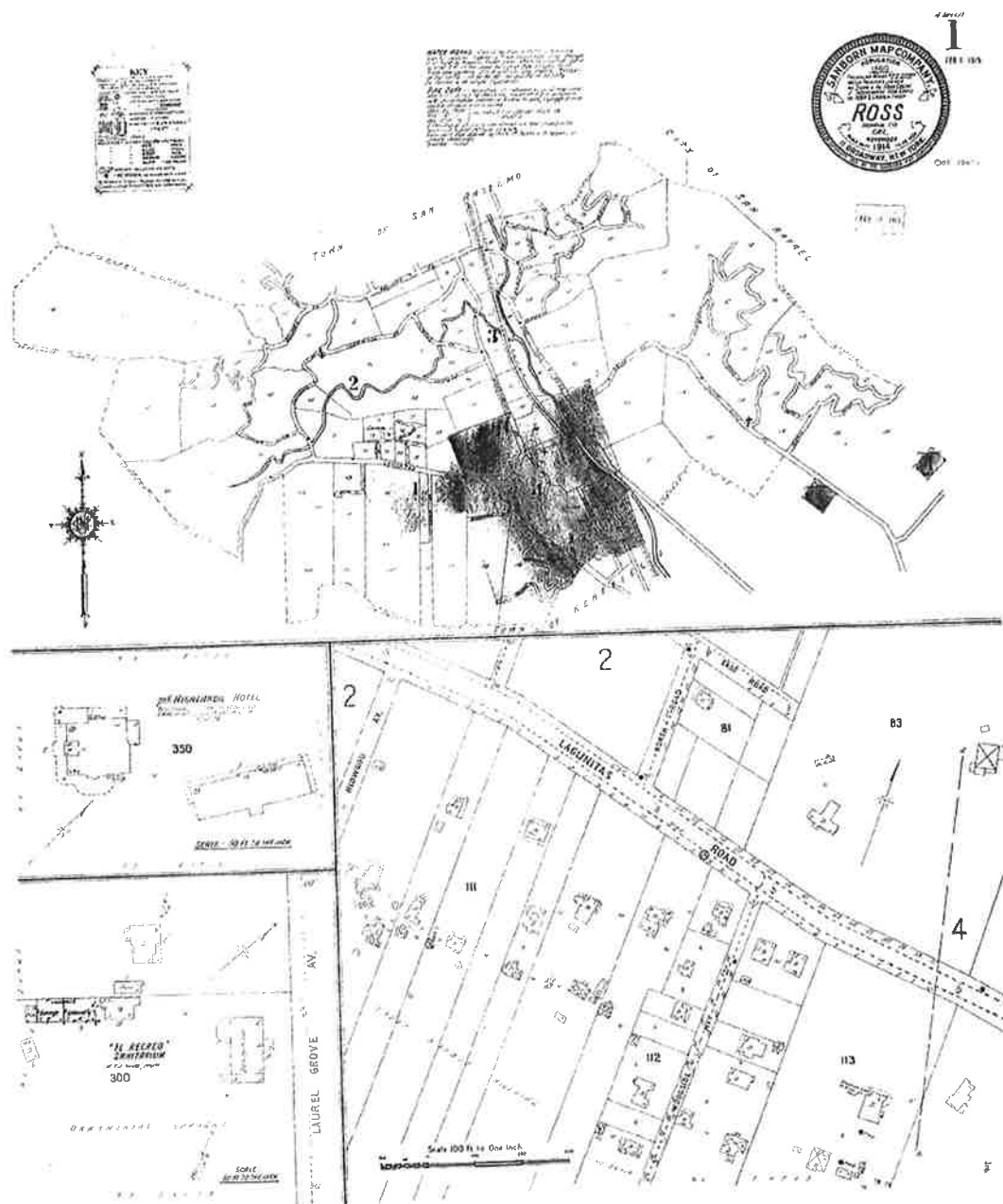


Figure 10. Woodside Way, date unknown.²⁸

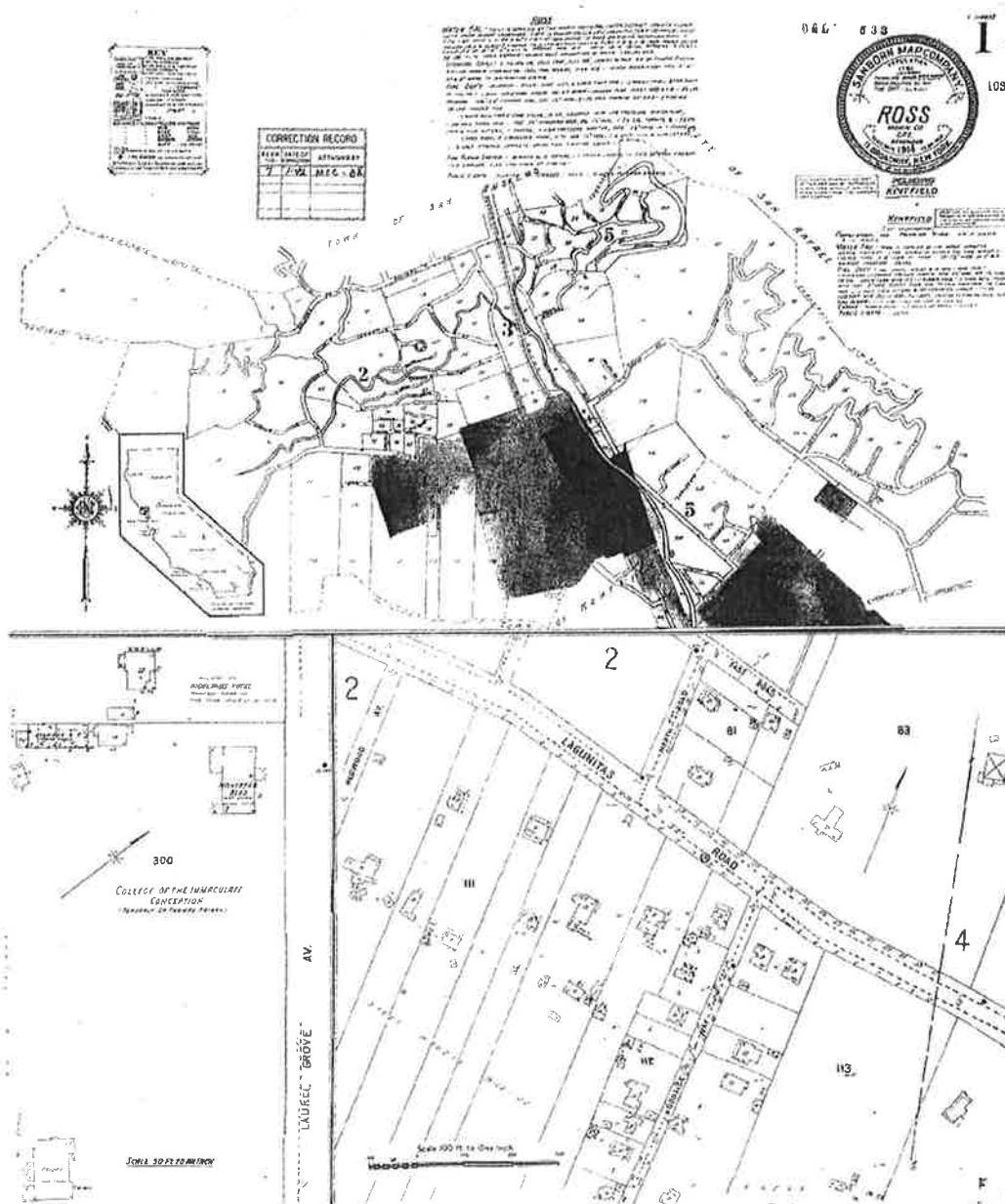
²⁷ Ross Historical Society, Jose Moya del Pino Reference Library.

²⁸ Bob Battersby and Susan Nielsen, *Ross, California: the people, the places, the history* (Ross, CA: Jose Moya del Pino Library – Ross Historical Society, 2008), 106.

APPENDIX



Sanborn Map of Ross, Marin County, California, November 1914, Sheet 1.



Sanborn Map of Ross, Marin County, California, January 1942, Sheet 1.



CAREY & CO. INC.
ARCHITECTURE

**Log Cabin
9 Woodside Way
Ross, California**

December 2006

PRELIMINARY HISTORIC RESOURCE EVALUATION

Carey & Co., Inc. has been asked to prepare a Preliminary Historic Resource Evaluation for the property located at 9 Woodside Way in Ross, California. We conducted a site visit and undertook archival research including deed records, building permits, Sanborn maps, Marin County Directories, U.S. Census records and other vital records, Marin County biography files, the California Office of Historic Preservation's Directory of Historic Properties for Marin County and the National and California Registers.

CONCLUSION

It is Carey & Co.'s professional opinion that the log cabin at 9 Woodside Way may potentially possess a level of historic significance to be eligible for listing on the California Register of Historical Resources (CRHR). It may be considered significant at the local level for its association with an important person and for its architecture. The proposed demolition of the cabin could cause a substantial adverse effect to a potential historic resource.

BACKGROUND & SETTING

Ownership

The area now known as the Town of Ross was originally part of the Rancho Punta de Quentin, an 8,877 acre land grant owned by Juan Bautista Rogers Cooper. Cooper was a prominent American figure in Mexican California and was originally a sea captain from Boston who was granted Mexican citizenship. He owned the rancho from 1840 to 1852, when he sold the land to Benjamin Bucklew. Bucklew used the land primarily for lumber production due to the vast quantities of timber in the area. In 1857, the Rancho Punta de Quentin was purchased by James Ross, a Scottish immigrant who had come to California for the Gold Rush. Ross continued harvesting timber from the land and established Ross Landing, a port for packet schooners from San Francisco. James Ross' influence in the area eventually led to the naming of the town in his honor. Though the rancho was quite large, the Town of Ross is centered around the location of James Ross' home, which stood on today's Redwood Drive.

After his death, James Ross' property was inherited by his widow. A portion of the rancho was given to his daughter, Annie Ross, and her husband, George Austin Worn. Their property was known as Sunnyside and was located where the Marin Art and Garden Center is today. By the late 1860s, the Rancho Punta de Quentin began to be divided and sold to various parties. This subdivision of the property was further prompted by probate proceedings on James Ross' will, as well as financial difficulties encountered by the Worns in 1872. This forced division and sale of the land, however, led to the establishment of a community which would become the Town of Ross.

The early ownership of the subject property at 9 Woodside Way is somewhat uncertain. An uncited note in the town's planning file for this property reads "Log Cabin, 1897 redwood cabin, Sara Dix Hamlin – summer cottage". This may refer to the original owner of the cabin and, if so, suggests an association with a prominent Bay Area figure. Sarah Dix Hamlin is probably best known as the principal and namesake of San Francisco's Hamlin School, which began as a finishing school for girls and, under Miss Hamlin's leadership, developed into a prominent college preparatory school that promoted the education of young women. The Hamlin School was founded in 1863 and still operates today.

Sarah Dix Hamlin was a teacher at the school and later served as principal from 1896 to 1923. She was born in Westford, Massachusetts in 1844. She taught school in New England, before becoming one of the few women to be enrolled at the University of Michigan. She graduated from the University in 1874 and spent some time teaching in Detroit and at a Nevada mining camp school before going to San Francisco. The 1880 U.S. Federal Census records that Miss Hamlin was working as a music teacher at that time. She also spent some time in India, where she established a school for child widows. Presumably, Miss Hamlin returned to San Francisco by the mid to late 1890s, when a city directory lists her as a teacher at the Van Ness Seminary.¹ She later purchased this school in 1896 and under her proprietorship it became known as the Hamlin School. She directed the school for 27 years, until her death in 1923. She is called a "leader in intellectual circles of San Francisco at the turn of the century" and is noted to have conducted one of the earliest studies defending the importance of education for girls and young women.²

Though Miss Hamlin's life and career were focused primarily on her educational mission in San Francisco, it is quite possible that she would have maintained a secondary residence in Marin County, which has long held a reputation as a bucolic, pleasure destination within reach of the city. Census records and directories throughout the years note that Miss Hamlin's primary residence was at the school and might support the speculation that she maintained a vacation home in Ross. The date of 1897, would place Sarah Dix Hamlin's ownership of the cabin around the time that she obtained ownership of the Hamlin School. This period marks her transition from teacher to administrator and indicates that she obviously had the financial means to invest in valuable property.

The note in the planning file is the only evidence tying the property at 9 Woodside Way to Sarah Dix Hamlin. The scope of this evaluation was not adequate to cover the deeper research needed to positively determine Ms. Hamlin's ownership of the property; however, it may be possible to determine such a connection through further research.

County deed records revealed names of owners only as far back as 1949. At that time, the property was sold by Florence G. Deute, who had owned it for an unspecified amount of time prior to that date. It is unclear whether Ms. Deute may have purchased the property from Ms. Hamlin, who could have only owned it up until her death in 1923. Research revealed no biographical information about Florence Deute.

In 1949, the property was purchased by Horace G. and Ruth N. Hunt. Various city directory listings for the Hunts appear from that date through the 1970s, though their residence is listed at 33 Woodside Way rather than 9 Woodside Way. This may indicate that the street was renumbered at some time, or perhaps

¹ 1889-1891 San Francisco city directory.

² The Hamlin School. Internet: www.hamlin.org.

that the Hunts resided at a neighboring property on the street. The former is more likely, based on a letter written by the Hunt's daughter, which states that Ruth Hunt "lived in her little house in Ross for almost 50 years" and indicates that the cabin was the primary Hunt residence.³ Vital records indicate that Horace Hunt was born in 1886 outside of the United States and died in 1981 in Ross. All city directory listings for the Hunts during their residence on Woodside Way note that Mr. Hunt was retired, therefore his occupation is unknown. Mrs. Hunt apparently lived on the property until around 1995, at which time she was 97 years old.

In 1995, the property at 9 Woodside Way was considered for purchase and redevelopment (including the construction of a large house and the conversion of the log cabin into an office) by Tom and Judith Shipsey. Deed records do not indicate that the property was ever actually purchased by the Shipseys and the redevelopment project was eventually halted. Ultimately, the property was sold to Melody and Trevor Schultz in October 1995 and continues to be owned by the Schultz family today.

Architecture

The aforementioned note, which was found in the planning file for the subject property, mentions the date 1897. This is the earliest date associated with the cabin; however, it is unclear whether this is a construction date or the date that the cabin may have come into the ownership of Sarah Dix Hamlin. In either case, the log cabin at 9 Woodside Way was likely constructed on or before this date, making it at least 109 years old.

The cabin is a one-story structure, which originally had a generally square plan. It sits on a brick foundation and has a broad side-gable roof covered with composition shingles. The cabin is made of log construction, which consists of unhewn redwood logs. The cabin was built using the saddle-notch technique of log construction, wherein curved indentations are carved out of the ends of the log so that each log meshes tightly with the adjoining logs, leaving little space between. This is the most common and rudimentary method of log construction, in contrast with techniques like square or dove-tail notching, which require more carpentry work.⁴ The walls of this cabin appear to be chinked (spaces between the logs filled) with a twisted fiber material. The rounded logs, which maintain their bark, act as both the exterior and interior surface of the cabin walls. The cabin has fixed, wood sash windows; most with a four-pane configuration. Windows and doors are trimmed with small diameter split logs. A stone porch spans the front of the cabin and is overhung by a continuation of the main roof, which is supported by vertical logs. A large brick fireplace is located within an inglenook on the south side of the cabin. The fireplace has a wide brick chimney and the hearth, which makes up the floor of the inglenook, consists of brick laid in a herringbone pattern.

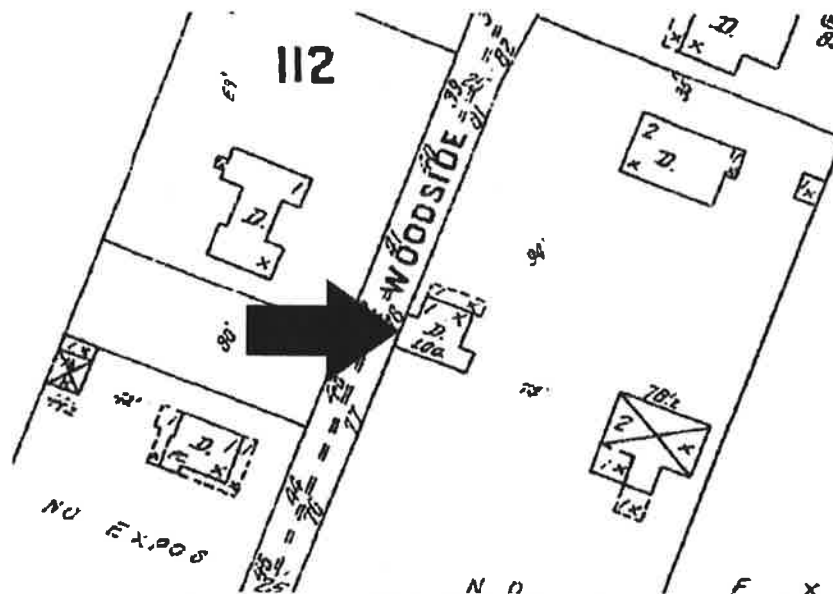
Though this cabin has the rustic feel of a pioneer cabin, and is modest in design, it is probably not such a necessity-driven construction. If ownership history is accurate, the cabin was probably built as a secondary, vacation residence in a town that had already seen much development by the late 19th century. It may have been built to achieve an antique and rustic feeling appropriate to the informal nature of a summer cottage. Though redwood logs were easy to come by in the region, they would not have been the

³ Letter from Julianna Pettit Hazard to Ross Town Council, regarding the potential purchase and redevelopment of the property at 9 Woodside Way by the Shipsey family. July 11, 1995.

⁴ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.

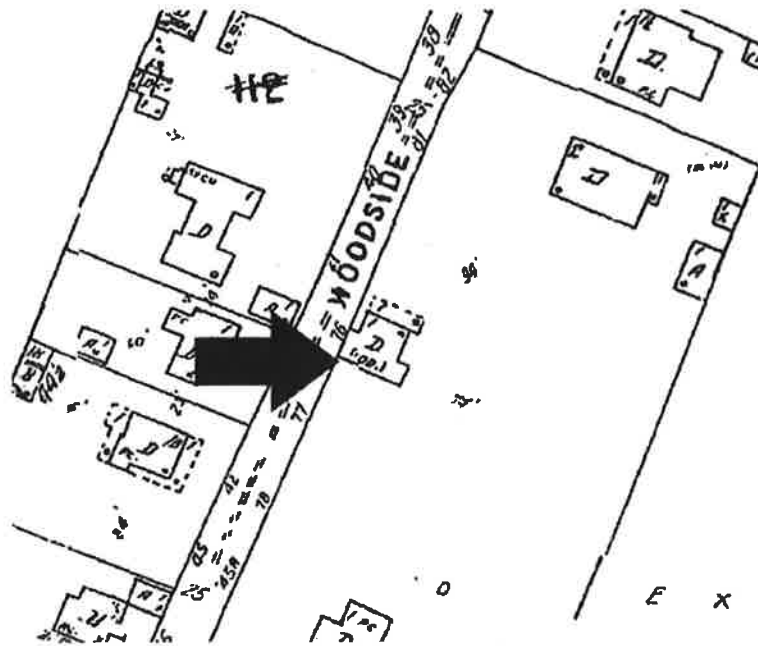
only building material present in the 1890s. Milled lumber was available in the area as early as the 1830s and is seen utilized on other houses in Ross that have similar or earlier construction dates than this log cabin. This suggests that the log construction was a matter of aesthetics rather than necessity. In addition, the brick foundation, fireplace and chimney, stone porch and other details indicate more sophisticated building methods than would probably be used for a wilderness cabin.

A Sanborn Fire Insurance map dating to November, 1914 is the earliest Sanborn map available for the Town of Ross. It shows a log dwelling on the east side of Woodside Way that is identical in plan to the log portion of the cabin that exists today. It is described as a one-story building with a wood shingle roof. A full-width porch crosses the north elevation. The map depicts a two-story stable or barn located to the east of the cabin and another two-story house located to the northeast. No property lines are shown between these structures and it is possible that the log cabin was associated with the larger house and barn.



Sanborn map image, 1914. Arrow indicates log cabin.

A second edition of the Sanborn map dates to 1942 and shows no physical alterations to the log cabin, other than a change from wood shingle roofing to composition shingle. The house to the northeast still stands, though the neighboring barn is no longer present.



Sanborn map image, 1924. Arrow indicates log cabin.

The cabin has undergone major additions; however, the original log structure is intact. Building permits date back only to 1995 and therefore the date of various additions must be deduced from physical appearances alone. It is difficult to determine whether the kitchen and bathroom at the southeast and southwest corner of the cabin are additions or original to the house. If they are additions, they must date to before 1914. Log construction is difficult to modify and the act of adding log additions to the main log structure would have been a complicated procedure. However, the windows in the kitchen and bathroom wings, as well as the interior finishes, set them apart from the main mass of the cabin. It can be speculated that the southwest addition may have originally been a bedroom. In terms of use, it would be logical to assume that this and the kitchen were original to the house in order to give the cabin the niceties appropriate to a vacation home. A bay window on the east elevation of the cabin can be positively identified as an early addition. Seams in the interior materials around the window indicate that it was added after the initial construction of the cabin. Bay windows were popular Victorian stylistic conventions, and so it is likely that the addition was made around the turn of the twentieth century.

Multiple large additions have been made to the south side of the cabin, all dating to after 1942. From the exterior, the south additions are clad in wood lap siding and have both gable and shed roof forms with varying orientations. They have slightly overhanging eaves with exposed rafter tails and moderately wide fascia boards. The architectural style of the additions is rather simple and is probably intended to be compatible with the rustic nature of the cabin. These traits broadly indicate a mid-century construction date.

The first of the southern additions was a shallow shed addition of frame construction. It spans the width of the south elevation of the log cabin and contains two rooms. The eastern room incorporates a small brick fire box that is located adjacent to the large fireplace that faces into the cabin's main room, but appears to be made of more modern bricks and is does not appear to be structurally integrated with the

original fireplace. (The brick foundation of the firebox, seen in the crawlspace beneath the house, also shows indications that the firebox is newer than the large fireplace.) The interior walls and ceilings of the shed addition are finished with plywood and battens. Wood sash casement windows with leaded glass and glazed wood exterior doors are present. Wood panel doors divide the two rooms and provide access into added rooms to the south.

The next series of additions consists of a small den (on the east) and a bedroom (on the west). Interior materials indicate that these rooms were added at a later date than the shed addition. The den is finished with wood paneling on both the walls and ceiling and a scalloped crown molding is located along the tops of the walls. This suggests a 1950s or 60s stylistic aesthetic. This room also has wood, one-over-one, double-hung windows, though they do not appear to be of great age. The bedroom has walls and a coved ceiling finished with plaster or drywall. The windows in this room are large, multi-pane, wood sliders that occupy the majority of the south and west walls. These finishes and window types suggest a mid-century construction date similar to that of the den. A small bathroom is also located within this addition, between the den and bedroom. The fixtures, cabinetry and tile work present there have a mid-century aesthetic.

Lastly, a small bedroom addition extends from the south side of the previous addition. Though the walls are covered by wallpaper, the ceiling is finished with plywood and battens. Windows on this bedroom addition consist of wood six-over-six, double-hung windows, though they do not appear to be of any great age. The age of this bedroom addition is difficult to determine; however, it obviously dates to the same time or later than the bedroom/den addition to which it is attached.

More minor alterations to the cabin include the addition of skylights in the main roof of the original log cabin. Two skylights made of wire glass are located on the southern plane of the roof. The wire glass, a fairly modern convention, seems to indicate that these were added sometime after World War II; likely at the time that some of the southern additions were being constructed. A large metal hood was also added to the top of the original brick chimney; however this is a relatively superficial alteration. It appears that the floor of the cabin was renovated at some point. By viewing the crawlspace under the house, one can see a system of large square beams and posts supporting the floor joists. These posts sit on concrete piers that appear to be of fairly recent installation (perhaps associated with the installation of a plastic moisture barrier also found in the crawlspace). Knob and tube wiring (commonly dating from 1880-1930) is attached to the original floor joists, however; indicating that the joists are probably original to the house. The brick foundation shows a few instances of material replacement, but the historic masonry is generally intact. In addition to the crawlspace under the log structure, a full basement with two rooms and a bathroom is located under the southern additions. It is accessed by way of an entrance under the deck on the east side of the dining room and den additions.

In addition to alterations to the house, various changes have been made to the site around the house. The relatively large property is characterized by a slightly sloping grade, stands of large redwoods and other trees, and undergrowth. A small lawn is located to the northeast of the cabin. The lot is bounded along Woodside Way by a fence of sharpened vertical poles made of small diameter logs. A stone wall is located on either side of the asphalt driveway that provides entrance to the property. Paths wind through the yard and a brick cooking area/fire pit is located to the southeast of the cabin. Structures on the lot now consist of a garage that is located to the immediate northeast of the cabin, and a secondary dwelling unit located immediately adjacent to the cabin's east façade. A swimming pool is also located to the south of the house.

The garage is a rectangular, one-story building with a gable roof. The roof has exposed rafter tails and is covered with both asphalt shingles and rolled asphalt roofing materials. Wood shiplap siding covers the exterior walls. The building sits on a board formed, poured concrete foundation. A small utility room is attached to the rear of the building and is probably original to the structure. Two hinged doors made of vertical wood boards provide access to the garage, while a wood panel personnel door provides access to the utility room. Windows consist of diamond paned, leaded glass, fixed sashes and one-over-one, double-hung, wood sashes with lambs tongues. The garage does not appear on the 1942 Sanborn map, however, the age of these windows and the general architectural characteristics of the garage indicate that it was likely built at the same time as the first of the southern additions to the cottage. Interesting features of the garage are the two stone pillars that make up the front corners of the building and which the garage doors are located between. They are tall, square pillars made of rough stonework held together by mortar. It seems possible that these pillars existed prior to the construction of the garage and may have acted as gate posts flanking a formal entry to the property. In fact, they are of a similar masonry construction to the low stone wall along the street. Though the garage did not exist prior to 1942, the stone pillars and wall may have, and would not necessarily have been shown on Sanborn maps. If this is the case, the pillars and wall could be considered a significant contributing feature of the property.

The secondary residential building located next to the cabin, is of more recent construction than the garage and may date to the same era as the subsequent southern additions to the cabin. It is a one room, rectangular structure with a flat roof. It is clad in wood lap siding and appears to sit on concrete piers.

The property as a whole is generally well kept and in good condition. The structures are also in good condition, though certain deterioration issues are apparent. The cabin's log construction presents unique preservation challenges. Rot, especially in the end grain of those logs most exposed to the weather, is present in the structure. There are also places where the fibrous chinking between the logs has become dislodged, leaving the interior of the cabin susceptible to moisture and other climate concerns. The brick of the foundation and chimney appear to be in good condition, though the mortar appears loose in some places. The windows appear to be in good condition. The garage encounters problems in the area of the utility room, where the floor is subsiding. This may be due to the lack of an adequate foundation. The siding on the garage is also warped and pulling away from the walls in some places.

EVALUATION

This report evaluates the historic significance of the property at 9 Woodside Way based on guidelines established by the California Register of Historical Resources. The log cabin at 9 Woodside Way is not listed on the CRHR, but in Carey & Co.'s professional opinion may be significant at the local level and possess a level of significance to be eligible for that register. Discussion of its qualification for the various criteria of significance follows.

To be potentially eligible for *individual* listing on the CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The cabin at 9 Woodside Way was likely constructed approximately 109 years ago, and therefore meets the age requirement. In terms of historic significance, the CRHR evaluates a resource based on the following four criteria:

Criterion 1 (Event): Resources associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources associated with the lives of persons important to local, California or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region or method of construction, or that represent the work of a master or possess high artistic values.

Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

Criterion 1 (Event)

Under Criterion 1, archival research yielded no evidence that 9 Woodside Way is associated with any important historic events. It was constructed during the early development of the Town of Ross, but was not particularly elemental in that development. Many other structures of varying styles and uses were constructed around the same time and all contribute to the context of Ross' early growth. No other events have been shown to have happened on the property. Therefore, the cabin is not significant under Criterion 1.

Criterion 2 (Person)

Under CRHR Criterion 2, archival research shows that 9 Woodside Way may be associated with a person of historical significance. Though the evidence to this end is minimal and unable to be cited, the property's possible association with Sarah Dix Hamlin, a noted intellectual and advocate for women's education could constitute a significant association. Therefore, the property may be significant under Criterion 2.

The scope of this evaluation did not allow for the depth of research needed to prove this property's connection with Sarah Dix Hamlin. Carey & Co. recommends further investigation of this subject to positively determine such an association.

Criterion 3 (Design/Construction)

The log cabin at 9 Woodside Way is an example of log construction, which is a relatively unusual construction type among California's historic architectural resources. Log construction often indicates early and rudimentary methods of building used during the early settlement of an area. Research suggests, however, that this cabin was built as a seasonal residence at a time when much settlement and development had already taken place in the surrounding area. This cabin is therefore somewhat unique due to the dichotomy between its rustic construction and refined use. Archival research was unable to yield the name of an architect, or builder.

Only two other log cabins are known to exist in the vicinity of Ross, creating an interesting context for an otherwise unusual building type. The best documented example is located near Phoenix Lake and was constructed around 1893 by the Porteous family as part of their Hyppolite Ranch. The cabin is thus slightly older than the cabin at 9 Woodside Way, but can be considered to be of the same era. Another cabin is located at 189 Lagunitas Road in the Town of Ross. The scope of this evaluation did not allow for detailed research into either of these cabins, but their existence may provide a context to support the significance of the cabin at 9 Woodside Way. Like the subject cabin, the Phoenix Lake Cabin was built as a secondary residence to a large house in which the Porteous' lived. This cabin is listed in the California Office of Historic Preservation's Directory of Properties in the Historic Resources Database for the County of Marin. Though the Phoenix Lake Log Cabin is rated 7 in this database, meaning that it should be reevaluated, this indicates that it likely has some historic merit. The similarities between this cabin and the subject property, suggest that the cabin at 9 Woodside Way could also be considered significant. Little information on the cabin at 189 Lagunitas Road was gathered for this report; however, it too could prove to be of similar vintage and use. If so, it would contribute to a context for log cabins and rustic seasonal homes in Ross.

The relatively unique construction and age demonstrated by the cabin at 9 Woodside Way contributes to its historic significance. In comparison to the few other examples like it, it also seems to be an important piece of a historic context in the Town of Ross. Therefore, the cabin at 9 Woodside Way may be significant under Criterion 3 at the local level.

Criterion 4 (Information Potential)

Archival research provided no indication that 9 Woodside Way has the potential to yield exceptionally significant information important to prehistory or history, therefore the property is not significant under Criterion 4.

Determination

The evaluation of historic significance under the CRHR is a two step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination of its physical integrity is conducted; that is, its authenticity as evidenced by the survival of characteristics that existed during the resource's period of significance (1897). Since the house has possible local significance for its association with an important person and for its architecture, the question of its physical integrity is pertinent.

The cabin at 9 Woodside Way retains a fairly good level of physical integrity. The original 1897 log cabin is largely intact, retaining its form, massing, materials, and detailing. Multiple additions made to the south side of the house sometime after 1942 are the only real detractor from the cabin's integrity. It is important to take into consideration, however, that some, if not all of these additions are nearly 50 years old themselves and that they do not affect the appearance of the cabin's primary façade. They are also well distinguished stylistically from the original log portion of the cabin and maintain a low profile that allows the original cabin portion to act as the focal point of the building. Other aspects of the property retain some integrity. The stone wall and pillars, believed to be original to the property, are still in existence, though the construction of the garage around the pillars reduces their integrity and does not

allow them to convey their original purpose or intent. The retention of important landscape features, like the redwoods, helps the property maintain the original appearance of a wooded lot.

A records check verified that 9 Woodside Way is not listed on the National or California Registers, or in the California Office of Historic Preservation's Directory of Properties in the Historic Resources Database for the County of Marin. The Town of Ross does not maintain a list of historic resources or operate any program for designation on the local level. In light of this information and the discussion of significance found above, it is Carey & Co.'s opinion that 9 Woodside Way has potential to be historically significant and may be eligible for the California Register of Historic Resources. However, a full understanding of this significance was limited by the scope of this evaluation and Carey & Co. recommends that further research be undertaken in order to determine true eligibility.

CONCLUSION

In Carey & Co.'s professional opinion, the log cabin at 9 Woodside Way may possess a level of historic significance to make it eligible for the California Register of Historic Resources. The cabin retains a good level of physical integrity. The impact of demolishing the cabin could potentially constitute a significant effect on a historic resource.

PHOTOGRAPHS



Photo 1. Front (north) façade. (Carey & Co. November, 2006)



Photo 2. Rear (south) elevation, showing multiple additions. (Carey & Co. November, 2006)



Photo 3. West elevation, showing stone wall along street. (Carey & Co. 2006)

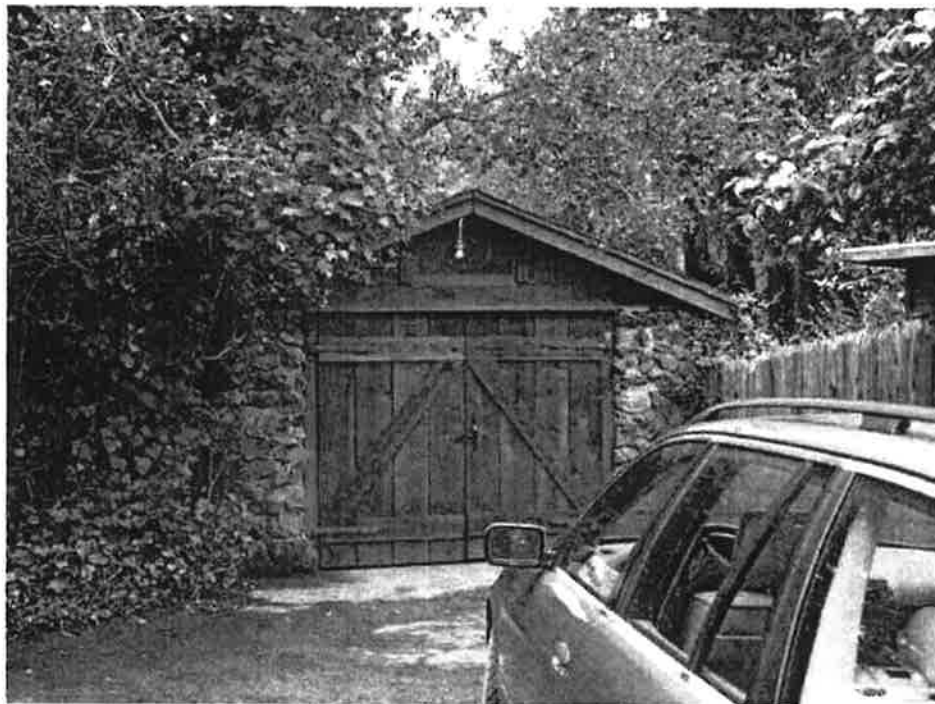


Photo 3. Garage (looking east), showing possible stone gate posts. (Carey & Co. November, 2006)



Photo 4. Interior, main room, showing inglenook and fireplace. (Carey & Co. November, 2006)



Photo 5. Northwest corner of cabin, showing deteriorated log ends. (Carey & Co. November, 2006)

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