



**City of Sonoma
Design Review and Historic
Preservation Commission
AGENDA**

**Regular Meeting of November 15, 2016 - 6:30 P.M.
Community Meeting Room, 177 First Street West
Sonoma, CA 95476**

Meeting Length: No new items will be heard by the Design Review and Historic Preservation Commission after 10:30 PM, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

CALL TO ORDER – Micaelia Randolph Chair

Commissioners: Kelso Barnett
Christopher Johnson
Leslie Tippell
Bill Essert
Robert Cory (Alternate)

COMMENTS FROM THE PUBLIC

Presentations by audience members on items not appearing on the agenda.

CORRESPONDENCE

ITEM #1 – CONSENT CALENDAR	<u>Request:</u>	<u>RECOMMENDED ACTION:</u>
These items will be acted upon in one motion unless removed from the Consent Calendar for discussion by Commissioners or any interested party.	Request to install banners on Plaza light standards – 2017 Sonoma Valley Mentoring Alliance.	Approve.
Staff: Wendy Atkins		
ITEM #2 –Design Review	<u>Project Location:</u>	<u>RECOMMENDED ACTION:</u>
<u>REQUEST:</u> Consideration of new external lighting for a commercial building (Sweet Scoops Homemade Ice Cream).	408 First Street East	Commission discretion.
<u>Applicant:</u> Sweet Scoops Homemade Ice Cream	<u>General Plan Designation:</u> Commercial (C)	<u>CEQA Status:</u> Categorically Exempt
	<u>Zoning:</u> Downtown District	
	<u>Planning Area:</u> Downtown District	
	<u>Base:</u> Commercial (C)	
	<u>Overlay:</u> Historic (/H)	
Staff: Wendy Atkins		

<p>ITEM #3 – Landscape Review</p> <p><u>REQUEST:</u> Consideration of a landscape plan for a new single family residence.</p> <p><u>Applicant:</u> Rozanski Design</p> <p>Staff: Wendy Atkins</p>	<p><u>Project Location:</u> 557 Fourth Street East</p> <p><u>General Plan Designation:</u> Low Density Residential (LR)</p> <p><u>Zoning:</u> <u>Planning Area:</u> Central-West Area</p> <p><u>Base:</u> Low Density Residential (R-L)</p> <p><u>Overlay:</u> Historic (/H)</p>	<p><u>RECOMMENDED ACTION:</u> Commission discretion.</p> <p><u>CEQA Status:</u> Categorically Exempt</p>
<p>ITEM #4 – Design Review</p> <p><u>REQUEST:</u> Consideration of site design, architectural review, and a landscape plan for a new single-family residence, secondary residence, and accessory structures.</p> <p><u>Applicant:</u> Glenn Ikemoto</p> <p>Staff: Wendy Atkins</p>	<p><u>Project Location:</u> 314-324 Second Street East</p> <p><u>General Plan Designation:</u> Medium Density Residential (MR)</p> <p><u>Zoning:</u> <u>Planning Area:</u> Northeast Area</p> <p><u>Base:</u> Medium Density Residential (R-M)</p> <p><u>Overlay:</u> Historic (/H)</p>	<p><u>RECOMMENDED ACTION:</u> Commission discretion.</p> <p><u>CEQA Status:</u> Categorically Exempt</p>
<p>ITEM #5 – Discussion Item</p> <p><u>ISSUE:</u> Discussion of Sonoma Historic Train District.</p> <p>Staff: Wendy Atkins</p>	<p><u>RECOMMENDED ACTION:</u> Discuss and provide direction.</p>	
<p>ITEM #6 – Discussion Item</p> <p><u>ISSUE:</u> Discussion of Story Pole Requirements and Guidelines.</p> <p>Staff: Wendy Atkins</p>	<p><u>RECOMMENDED ACTION:</u> Discuss and provide direction.</p>	

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on November 10, 2016.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: **Any decision of the Design Review and Historic Preservation Commission may be appealed to the City Council.** Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Design Review and Historic Preservation Commission’s decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall.

Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Design Review and Historic Preservation Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the Design Review and Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.

In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Memo

DATE: November 15, 2016

TO: Design Review and Historic Preservation Commissioners

FROM: Wendy Atkins, Associate Planner

SUBJECT: Request to install banners on Plaza light standards—2016 StandByMe

The Sonoma Valley Mentoring Alliance is proposing to install banners on Plaza light standards from January 1, 2017, to January 31, 2017. The banners are consistent with the Plaza Banner Administrative Policy approved by the City Council on May 21, 2008.

If approved, the applicant shall submit a fee in the amount of \$1,380 to the City of Sonoma. This fee will cover the costs of installing and removing the banners, the staff time required to support installing and removing banners, and associated City administrative expenses.

Attachments

1. *Plaza Banner Form*
2. *Sample of proposed banners*

cc: Sonoma Valley mentoring Alliance
Attn: Lee Morgan Brown
916 First Street West
Sonoma, CA 95476

Terry Melberg, Parks Supervisor

Colleen Pratt, Public Works Administrative Assistant

RECEIVED

OCT 26 2016

CITY OF SONOMA



**Banners Proposal for Sonoma Valley Mentoring Alliance
For January 2017 – National Mentoring Month**

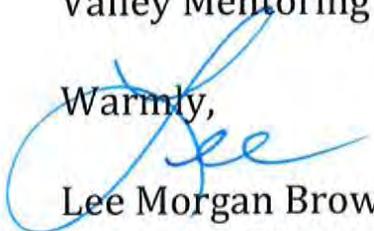
Thanks for your consideration of our proposal.

Notes:

- 1) Each banner would have the same template but show a different photo of a Mentor/Mentee Match.
- 2) The Center banner on each side of the four sides of the plaza would be the 20th Anniversary banner.

This will be a great way to share Mentoring and the Sonoma Valley Mentoring Alliance with the Community of Sonoma.

Warmly,


Lee Morgan Brown
Executive Director

OCT 26 2015

CELEBRATING 20 YEARS OF MENTORING IN SONOMA VALLEY

STAND BY ME
SonomaMentoring.org

BE A HERO

MENTOR

STAND BY ME
SonomaMentoring.org

INSPIRE

MENTOR

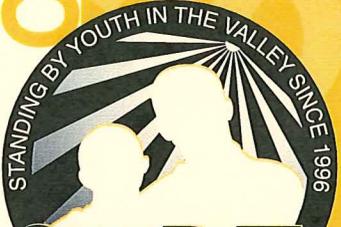
STAND BY ME
SonomaMentoring.org

ENCOURAGE

MENTOR

STAND BY ME
SonomaMentoring.org

CELEBRATING
20
YEARS OF
MENTORING
IN SONOMA
VALLEY



STAND BY ME
SonomaMentoring.org

BE A HERO



MENTOR



STAND BY ME
SonomaMentoring.org

INSPIRE

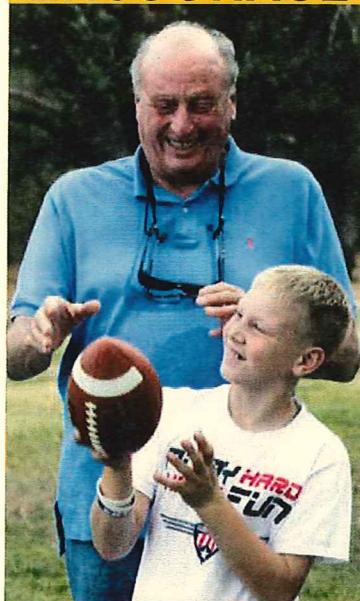


MENTOR



STAND BY ME
SonomaMentoring.org

ENCOURAGE



MENTOR



STAND BY ME
SonomaMentoring.org



City of Sonoma
***Design Review and Historic
Preservation Commission***
Agenda Item Summary

**DRHPC Agenda
Item: 2**

Meeting Date: 11/15/16

Applicant

Sweet Scoops Homemade Ice Cream

Project Location

408 First Street East

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (See notes)
- Listed on California Register of Historic Resources (See notes)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (See notes)

NOTES: The structure, referred to as the Pinelli building lies within the Sonoma Plaza National Register Historic District, and is designated as a National Register Contributing Building. The building was constructed in 1891 and is described as a vernacular one-story building. Architectural details on the front façade include a leaded glass transom over the entrance along with a metal eyebrow cornice and dentils.

Request

Application for design review of new external lighting for a commercial building (Sweet Scoops Homemade Ice Cream) located at 408 First Street East.

Summary

Background: On July 21, 2015, the Design Review and Historic Preservation Commission (DRHPC) approved a new awning and signs for a commercial building (Sweet Scoops Homemade Ice Cream) located at 408 First Street East.

At this time, the applicant would like to incorporate a LED light within the existing awning for two reasons: 1) to provide a safe illumination of the shop's entrance; and, 2) to illuminate the custom water jet cut decorative ice cream-shaped panel onto the concrete below. The applicant is proposing to illuminate the awning from 12 p.m. to 9 p.m. Sunday through Thursday and 12 p.m. to 10 p.m. Friday and Saturday; these are also the normal business hours for the ice cream business. Staff would note that this application was submitted in response to a code enforcement action.

Findings for Project Approval: For projects within the Historic Overlay zone or a Local Historic District and projects involving historically significant resources, the DRHPC may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).
7. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020.
8. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.

Other permits required: In addition to the requirements of this title, all building improvements shall be in conformance with applicable requirements of the 2013 California Building Code and where required by the 2013 California Building Code, shall obtain a building permit prior to installation. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Lisa Sevilla at (707) 933-2205 for information regarding City Encroachment Permits.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments

1. *Project narrative*
2. *Historic Resources Inventory*

cc: Sweet Scoops Homemade Ice Cream
408 First Street East
Sonoma, CA 95476

Redbird Investment Group LLC
Attn: Bruce Cardinal, Trustee
1 Gate 5 Rd #C
Sausalito, CA 94965-1578

Mary Martinez, via will call at City hall

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

RE: LIGHTING ON EXTERIOR AWNING

Sweet Scoops Homemade Ice Cream, located at 408 1st St E, Sonoma, requests approval for exterior lighting on our previously approved and installed awning.

The previous tenants had a flood light plus three lights on the exterior of 408 1st St E. We seek to replace those lights with LED lights that are installed within the existing awning. The benefit of these LED lights is that they require less energy which is better for the environment. Visually, they create a more inviting and safe illumination of the shop's entrance. In addition, our custom awning which was designed and created by local company Well Design, includes ice cream cone cut outs and with proper illumination, the cones can illuminate the concrete below, creating another source of visual interest to Sonoma Plaza.

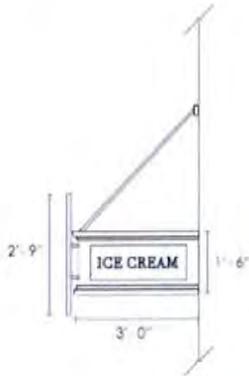
Sweet Scoops Homemade Ice Cream has been warmly embraced by the Sonoma community and in 14 months of business has been honored with the Sonoma Index Tribune's People's Choice award for Best Ice Cream and has been mentioned in over 15 blogs, news articles, and other press. Hours of operation are 12pm daily until 9pm Sunday through Thursday and until 10pm Friday and Saturday. These hours require adequate lighting for staff and customer safety as well as communication to customers that we are open later than many of the businesses on the Plaza. Sweet Scoops is honored to provide the town of Sonoma a fun place to visit in the evening hours and is hoping that the LED lighting is approved so that we may continue to serve our customers in an appropriately lit space while doing our part to cut down on unnecessary energy usage.

See photos taken by our customers and shared on social media - sharing the value and visual interest that the LED light within the awning provide.



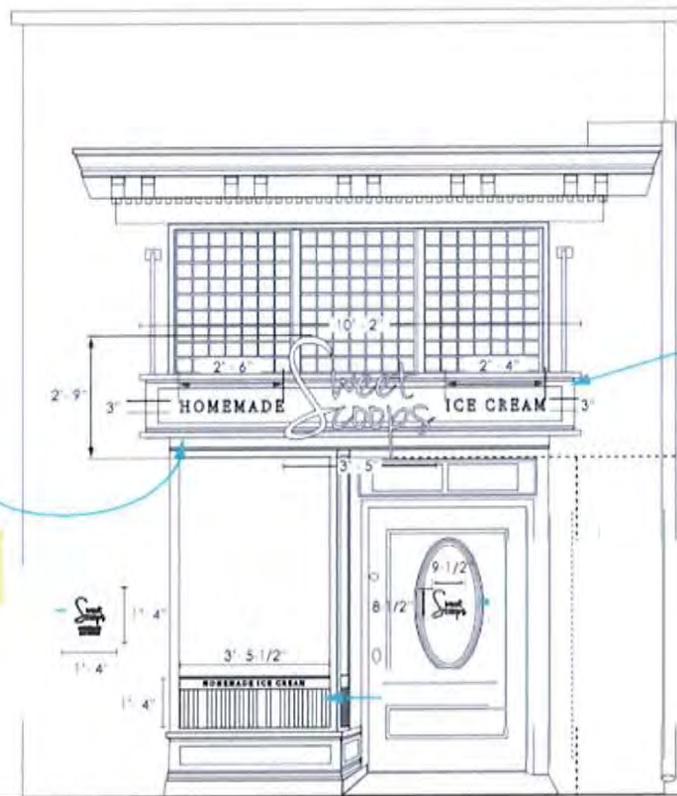
408 1st St E, Sonoma Plaza
Sweet Scoops Homemade Ice Cream :: Design Review Application

SIDE PROFILE



SOFFIT UNDERSIDE FEATURES CUSTOM SWEET SCOOPS WATER JET CUT ARTWORK

With lighting, ice cream cones are illuminated onto concrete below



LED lights to be installed inside fabricated awning

FABRICATED AWNING FEATURING DECORATIVE WOOD TRIM DETAILS ALUMINUM DIMENSIONAL LOGO LETTERS STUD MOUNTED TO AWNING RETURN SIDES FEATURE ADDITIONAL COPY

90" CLEARANCE

408 1st St E, Sonoma Plaza
Sweet Scoops Homemade Ice Cream :: Design Review Application

October 2016
City of Sonoma
Page 3



HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

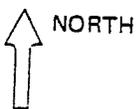
- Common name: El Paseo
- Historic name, if known: Pinelli Building
- Street or rural address: 408, 412, 414 First Street East
 City: Sonoma, Ca. ZIP: 95476 County: Sonoma
- Present owner, if known: AL GARDEN Address: 414 1st Street East
 City: Sonoma ZIP: 95476 Ownership is: Public Private
- Present Use: Commercial Shops, Offices upstairs Original Use: Residence upstairs, Bakery in north end, Saloon in South end.
 Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This commercial building is situated across from the east side of the Plaza and is of Renaissance Revival Style. It is built of heavy hand-cut basalt stone locally referred to as "Plum Stone" because of its color. The same stone is featured in the sidewalk in front. The roof is flat. The original structure, built in 1880's & completed in 1890, is a large rectangular two-story building with a small single story addition to the north in 1916. Top of building features a metal cornice with dentils painted to resemble concrete. Double hung windows have stone arches and brick sills. Lower windows on south end have stone voussoirs with keystone. North commercial entrance has leaded glass transom with metal eyebrow cornice and dentils. Entrance to courtyard has stone voussoir with keystone

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



See City Map Area 10

UTM (SONOMA QUAD)
 10/549,300/4,238,740
 10/548,280/4,238,400
 10/548,210/4,238,070
 10/547,230/4,238,180

8. Approximate property size: 71 - E. Spain St.
 Lot size (in feet) Frontage 67 - E. 1st St.
 Depth 247 ;
 or approx. acreage _____

9. Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): October 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1880 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): August Pinelli
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This building was built in 1880's by August Pinelli, completed in 1890. The single story addition to the north was built in 1916 from lumber out of school once located behind the Community Center. August Pinelli was a stone worker from Italy. When he arrived in Sonoma he received a contract from General Vallejo to get stone out of his property. Later he worked with Mr. Schocken who owned Schocken hill. Mr. Pinelli had 8-10 stone workers who worked for him building several of the commercial buildings in Sonoma. The family made wine at the Blue Wing Inn which they owned at the time. In 1911 building was gutted by fire but was re-built. This unusual commercial building built of stone from the local quarries has the typical store front windows of the period. The relationship of its facade is significant to the other commercial buildings on the block.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Interview: August Pinelli, January 1979.

23. Date form prepared: Oct. 1978 By (name): Johanna M. Patri
Address: 621 Napa Road City: Sonoma, Ca. ZIP: 95476
Phone: 996-6412 Organization: Sonoma Historic Preservation League

(State Use Only)



1972



City of Sonoma
**Design Review and Historic
 Preservation Commission**
Agenda Item Summary

DRHPC Agenda Item: 3

Meeting Date: 11/15/16

Applicant

Rozanski Design

Project Location

557 Fourth Street East

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- Listed on California Register of Historic Resources (Significant)
- Listed within Local Historic Resources Survey (Potentially Significant)
- Over 50 years old (Potentially Significant)

Year Built:

Request

Consideration of a landscape plan for a new single family residence located at 557 Fourth Street East.

Summary

Background: On June 16, 2015, the Design Review and Historic Preservation Commission approved an application to demolish a single-family residence and to approve design review of a new single family residence on the property at 557 Fourth Street East.

Landscaping Plan: A planting plan has been provided including a comprehensive plant list identifying trees, grasses, ferns, and groundcovers. A total of 2 trees are proposed for the site consisting of strawberry trees. Tree sizes are 36-inch box size.

Water Efficient Landscape Ordinance: A planting plan listing proposed species and planting sizes is provided for reference. In addition, water budget calculations prepared by the landscape architect (attached) demonstrate compliance with Sonoma Municipal Code §14.32, Water Efficient Landscaping. The calculations indicate that the proposed landscaping would utilize 16,320 gallons or 58% of the associated annual water budget allotment of 28,092 gallons.

Commission Discussion

Design Review and Historic Preservation Commission Action

- Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments

1. *Irrigation Methods*
2. *City of Sonoma Maximum Applied Water Allowance Form, Estimated Total Water Use Calculations, and Hydrozone Table Form*
3. *Planting Plan*

cc: Rozanski Design
20820 Broadway
Sonoma, CA 95476

Alicia and Marty Herrick
557 Fourth Street East
Sonoma, CA 95476

Patricia Cullinan, via email

Alice Duffee, via email

SLHP Historic Survey, via email

Mary Martinez, via will call at City Hall

November 1, 2016

Herrick Residence
557 4th St. East
Sonoma, CA 95476

Irrigation system shall be installed in accordance to Section 492.7 of the Model Water Efficient Landscape Ordinance.

Irrigation Methods:

1. Hunter i-core irrigation controller will be installed to control the irrigation schedule.
2. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be installed for irrigation scheduling.
3. Sensors for unfavorable weather conditions will be installed for the i-core controller.
4. Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply.
5. Flow sensors that detect high flow conditions will be installed.
6. Master shut-off valves will be installed.
7. Low volume irrigation will be used in mulched planting areas.
8. All valves will be anti-siphon and pressure regulated.



9. All trees to be placed on a separate valve.
10. Check valve and back flow valve to be installed.
11. All plants are to be irrigated with 1/2" drip tubing and 2 gpm emitters.
12. A meter dedicated to landscape use will be installed.

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

A handwritten signature in black ink that reads 'Paul Rozanski'.

Paul Rozanski
(707) 495-7985





City of Sonoma
 No. 1 The Plaza, Sonoma, CA
 95476

WATER EFFICIENT LANDSCAPE WORKSHEET

Prepared 12/11/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 46.1

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
Low Water	.2	Drip	.81	.25	1,443	361	10,318
Moderate Water	.5	Drip	.81	.61	344	210	6,002
				Totals	(A)	(B)	
Special Landscape Areas							
					1,787	571	
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	16,320
						Maximum Allowed Water Allowance (MAWA)^e	28,096 <i>28090</i>

^aHydrozone #/Planting Description

- E.g
 1.) front lawn
 2.) low water use plantings
 3.) medium water use planting

^bIrrigation Method

- overhead spray
 or drip

^cIrrigation Efficiency

- 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required) =

$Eto \times 0.62 \times ETAF \times Area$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = $(Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Plant Factor (PF)

- 0 to 0.1 Very Low Water Use Plants
 0.1 to 0.3 Low Water Use Plants
 0.4 to 0.6 Moderate Water Use Plants
 0.7 to 1.0 High Water Use Plants

Plant factors cited are derived from the publication "Water Use classification of Landscape Species".

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

$MAWA = (46.1)(0.62) [(0.55 \times 1787) + ((1 - 0.55) \times 344)] = 28090$

$ETWU = 46.1 \times 0.62 \times 571 = 16,320$

PLANT LIST

QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE
2	36" BOX	ARBUTUS MARINA	STRAWBERRY TREE	LOW
40	1 GAL	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	MED
5	1 GAL	CALAMAGROSTIS 'KARL FORESTER'	FEATHER WEED	MED
40	1 GAL	LAVANDULA 'HIDCOTE'	LAVANDER	LOW
9	1 GAL	LOMANDRA LONGIFOLIA	BREEZE	MED
8	1 GAL	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	MED
5	15 GAL	RHODODENDRON SPP	RHODODENDRON	MED
13	5 GAL	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	LOW
42	5 GAL	WESTRINGIA FRUTICOSA	ROSEMARY	LOW

PLANTING NOTES

- LAYOUT OF PLANTING IS DIAGRAMATIC AND MAY NEED ADJUSTING IN THE FIELD DEPENDING ON SITE CONDITIONS AND PLANT AVAILABILITY.
- ALL PLANTS TO BE PLACED IN THE FIELD BY ROZANSKI DESIGN.
- ALL PLANTS TO BE PLANTED WITH PREMIUM PLANTING MIX.
- ALL PLANTS TO BE SELECTED BY ROZANSKI DESIGN.
- PLANTED AREAS SHALL BE COVERED WITH AT LEAST 3" OF ARBOR MULCH.

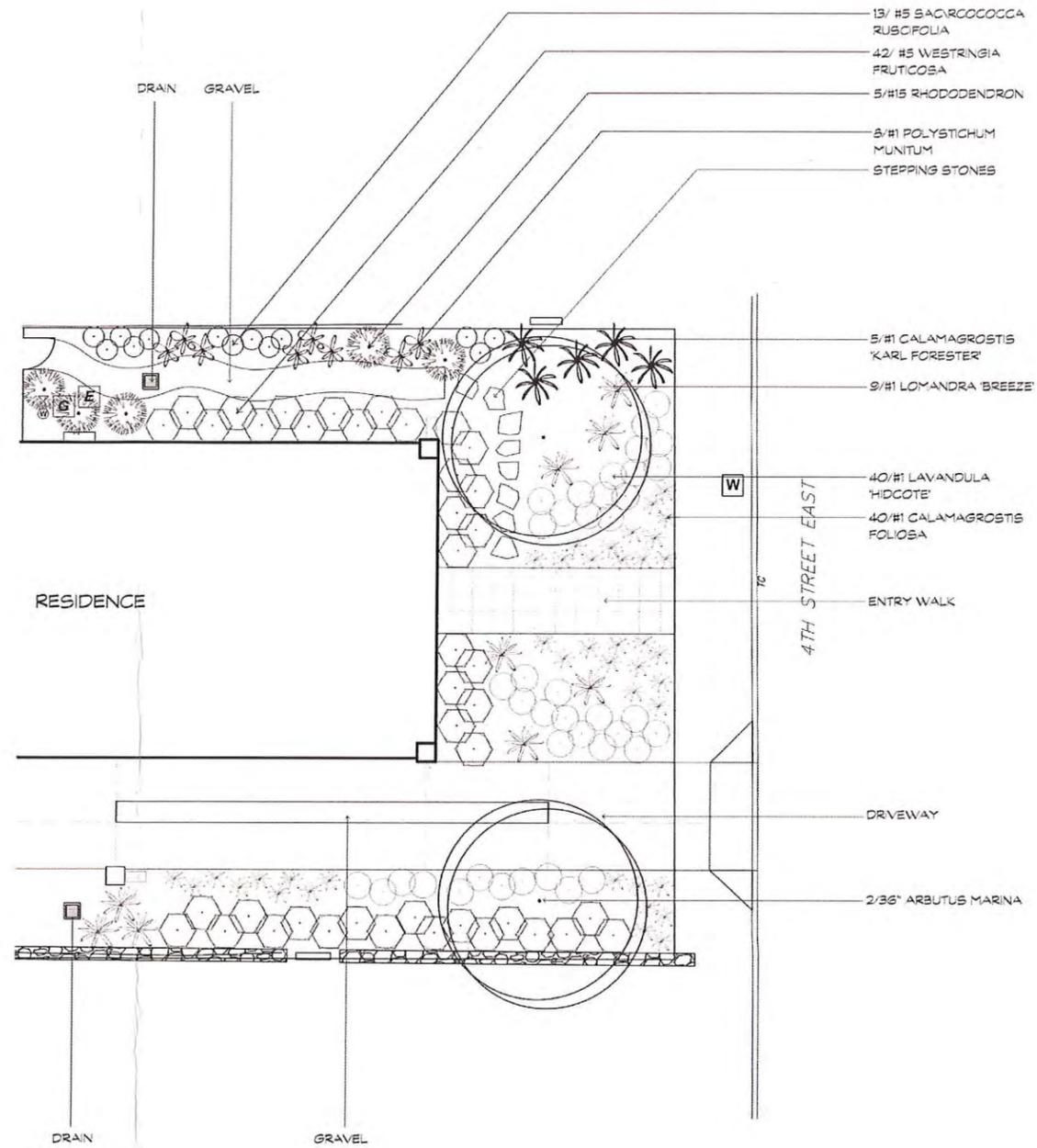
SOIL & MULCH NOTES

- THERE SHALL BE A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL IN PLANTED AREAS FOR WATER ABSORPTION AND ROOT GROWTH.
- COMPOST SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF AT LEAST 8".
- ALL EXPOSED SOIL SURFACES OF PLANTED AREAS SHALL BE COVERED WITH ARBOR MULCH AT A DEPTH OF AT LEAST 3".

WATER USE BREAKDOWN:

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
TOTAL LANDSCAPE AREA:	1767 SQ. FT.
SPECIAL LANDSCAPE AREA:	0 SQ. FT.
MAXIMUM APPLIED WATER ALLOWANCE:	28,036 GAL
ESTIMATED TOTAL WATER USE (ETWU):	
LOW WATER USE AREA	1443 SQ. FT.
MEDIUM WATER USE AREA	344 SQ. FT.
HIGH WATER USE AREA	0 SQ. FT.
ESTIMATED TOTAL WATER USE	16,320 GAL

*SEE ATTACHED FORMS FOR COMPLETE WATER USE BREAKDOWN



rozanski design

20820 broadway, suite c
sonoma, ca, 95476
707.343.1932

License #963723
www.rozanskidesign.com

herrick residence
PLANTING PLAN

SCALE: 1/16" = 1' - 0" DATE: 11/1/16

557 4th St. East
Sonoma, CA 95476

NOV 04 2016



City of Sonoma
***Design Review and Historic
Preservation Commission***
Agenda Item Summary

DRHPC Agenda Item: 4

Meeting Date: 11/15/16

Applicant

Glenn Ikemoto

Project Location

314-324 Second Street East

Historical Significance

- Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
 - Listed on California Register of Historic Resources (Significant)
 - Listed within Local Historic Resources Survey (Potentially Significant)
 - Over 50 years old (Potentially Significant)
-

Request

Consideration of site design, architectural review, and a landscape plan for a new single-family residence, additional residence, and accessory structures and a landscape plan located at 314-324 Second Street East.

Summary

Background: On March 10, 2016, the Planning Commission approved a Use Permit to convert part of an existing detached garage and workshop into guestrooms/residential use. On May 31, 2016, the Design Review and Historic Preservation Commission approve applications for the following: 1) demolish a single-family residence on the property; and, 2) approve the site design and architectural review of a new single-family residence, additional residence, and accessory structures, including a landscape plan. The DRHPC decision was subsequently appealed to the City Council and on September 7, 2016, the City Council approved Resolution number 27-2016 (attached) upholding the appeal, thereby denying the site design and architectural review of a new single-family residence, and accessory structures including a landscape plan.

Site Characteristics: The project site is comprised of two adjoining parcels on the east side of Second Street East just south of the bike path (the parcels would be merged to accommodate the overall development plan). The parcel fronting Second Street East has an area of $\pm 7,361$ square feet and is largely paved over. The larger interior parcel has an area of $\pm 28,700$ square feet and is developed with a residence, swimming pool, and a detached garage/workshop. It should be noted that no changes to the larger interior parcel have been made since the DRHPC review on May 31, 2016. Numerous trees are located on the site, including a large oak and rows of Italian cypresses.

Project Description: The overall development plan for the site involves a number of elements including:

1. Demolition of the existing residence (constructed in 1955 per Assessor's records). The Demolition Permit was approved by the DRHPC on May 31, 2016, and not appealed
2. Construction of a one-story replacement residence with covered porch and patio.
3. Partial conversion of an existing $\pm 1,900$ -square foot detached garage and workshop into guestrooms/residential use (the structure would be linked to the main residence by a covered breezeway).
4. Construction of a two-story additional residence and a detached garage in the front/vacant portion of the site.
5. Construction of various detached accessory structures including a new swimming pool, pool house, gym, and pump house with arbor.
6. Access and landscaping improvements throughout.
7. Merging the two parcels into a single lot.

In general, the intent of the overall project is to create a residential complex for use by the owners and their family. Further details can be found in the attached project narrative and accompanying material.

It is the responsibility of the DRHPC to review and act upon the project site plan, building massing, building elevations, elevation details, exterior materials, landscaping (including fences and walls), lighting, and site details. All proposed building/site improvements will be subject to this review, including the new pool house and exterior renovation of the existing accessory building.

Building Elevations & Exterior Materials:

Guest House and Garage: A new two-story two-bedroom second residence, and detached garage are proposed on the western portion of the property (near Second Street East). The structure would be clad with plywood, V-grooved at eight

inches on center and a raised seam metal roof with matching gutter (see attached manufacturer specification sheet). The garage doors are proposed to be a four section fold-up type, faced in smooth plywood with V groove vertical joints (the spacing will approximate that of 1x4 boards), and painted with a low gloss finish (darker than the board and batten walls). The proposed front door and the pair of ground level storage space doors will be faced with 1x4 vertical boards with V groove joints. The applicant is proposing Casement windows throughout (see attached specification sheets). Staff would note that this unit is considered a second residence (not a second unit) and the density requirements allow for the construction of two single-family residences on the property.

Garage and Bedroom Wing: The existing detached garage and workshop will be converted into a two-story two-bedroom garage and bedroom wing. Proposed exterior materials consist of a stucco base with board and batten siding above and a raised seam metal roof with matching gutter (see attached manufacturer specification sheet). The garage doors and entry doors will consist of painted wood. The applicant is proposing Casement windows throughout (see attached specification sheets). The Planning Commission approved a Use Permit to allow the conversion of part of an existing detached garage and workshop into guestrooms/residential use (including a second story element).

Main Residence: A new one-story main residence is proposed in the middle of the property. The main residence and the guest house and garage are proposed to be linked by a covered breezeway. Proposed exterior materials consist of a stucco material and a raised seam metal roof with matching gutter (see attached manufacturer specification sheet). Loewen narrow style terrace doors are proposed on the east, west, north, and south elevations (see attached manufacturer specification sheet). Casement style windows are proposed throughout the building with double hung windows in the kitchen and the den.

Pool House: A new pool house is proposed in the northwest corner of the property. Proposed exterior materials consist of a stucco material featuring plywood and batten barn doors on the east elevation. The proposed roofing materials consist of a Universal protective coating, CS-401 Polyurethane Elastomeric Traffic Topping-Deck 70 material and the color coat will be a light grey to closely match the color of the raised seam metal roofing material (see attached manufacture specification sheet).

Pump House: A new pump house is proposed in the northeast corner of the property. Proposed exterior materials consist of a dark green metal siding. The proposed roofing materials consist of a Universal protective coating, CS-401 Polyurethane Elastomeric Traffic Topping-Deck 70 material and the color coat will be a light grey to closely match the color of the raised seam metal roofing material (see attached manufacture specification sheet).

Gym: A new gym building is proposed south of the pump house on the eastern portion of the property. Proposed exterior materials consist of a dark green metal siding. The proposed roofing materials consist of a Universal protective coating, CS-401 Polyurethane Elastomeric Traffic Topping-Deck 70 material and the color coat will be a light grey to closely match the color of the raised seam metal roofing material (see attached manufacture specification sheet).

Exterior Lighting: A number of light fixtures are proposed within the project, including the following: A) 27 each FX Luminaire LED path lights; B) 8 each FX Luminaire LED well lights; C) 44 each FX Luminaire LED uplights; and, D) 4 each FX Luminaire LED step lights. Fixture locations and details are indicated on the Landscape Plans L1 drawing.

Fencing: The Landscape Details plan L2.1 (attached) indicates that six-foot tall, wooden fencing would be installed along the south and east boundaries of the project. In addition, four-foot tall, board form concrete wall is proposed to the north of the pool.

Required Findings: As set forth in §19.54.080.G of the Development Code, in order to approve an application for site design and architectural review in the Historic Overlay Zone, the Design Review and Historic Preservation Commission must make the following findings:

1. *The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan.*

The project complies with the applicable policies and regulations set forth in the Development Code. It meets all relevant requirements associated with residential development in the Medium Density Residential zone, including limits on height, setbacks, Floor Area Ratio, and lot coverage.

2. *On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.*

It is staff' opinion that the project is consistent with the intent of design guidelines for the northeast planning area. The structures comply with both the setback requirements and the Site Planning Standards for the Northeast Planning area.

3. *The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.*
The project proposes residential and accessory structures, which are compatible with adjacent development and consistent with height and setback requirements.
4. *The project will not impair the historic character of its surroundings.*
The existing garage and bedroom wing is not over 50 years old; indeed, it was constructed 21 years ago.
5. *The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.*
Staff is not aware of any significant historic features on the site.
6. *The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone).*
In staff's view, the project complies with SMC 19.42 in that the project is consistent with the Guidelines for infill development in that the project meets the setback requirements and architectural considerations.
7. *The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through SMC 19.42.020.*
The project is not located within a local historic district.
8. *The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties.*
The project is not subject to the Secretary of Interior Standards or Guidelines

Landscape Plan: A landscape plan has been provided (Sheet L1) including a comprehensive tree list.

Tree Plantings: The landscape plan indicates that 64 trees would be planted on the site (5 each 60" BB, 26 each 48" Box, 2 each 36" Box, and 31 each 20"BB).

Water Budget Calculations: In compliance with the Water Efficient Landscape Ordinance, Hydrozone and Maximum Applied Water Allowance (MAWA) forms have been provided. Calculations on the MAWA form indicate that the project would use 146,654 gallons or 55% of the annual water allowance of 265,840 gallons.

Any approvals that the DRHPC may consider shall be contingent upon merging the two lots together prior to the submittal of any building permits.

Commission Discussion

Design Review and Historic Preservation Commission Action

Approved Disapproved Referred to: _____ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRHPC Conditions or Modifications

Attachments:

1. Table of Contents
2. Owner's Narrative
3. Architect's Narrative
4. Landscape Design Narrative
5. Water Efficient Landscape Worksheets
6. Table of Contents from March Application
7. Picture of Raised Seam Metal Roofing
8. Roofing Information
9. Tree Preservation and Mitigation Report
10. Window and Door Information
11. Planning Commission Approval Letter and Conditions of Approval
12. Drawings

cc: Glen Ikemoto
324 Second Street East
Sonoma, CA 95476

Magrane Associates
746 Broadway
Sonoma, CA 95476

Claudia Ranniker
300 Second Street East
Sonoma, CA 95476

Eileen Armstrong
312 Second Street East
Sonoma, CA 95476

Ronald Albert, via email

Molly Rolig, via email

Patricia Cullinan, via email

Alice Duffee, via email

SLPH Historic Survey, via email

Mary Martinez, via will call at City Hall

CITY OF SONOMA

RESOLUTION # 27 - 2016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA UPHOLDING THE APPEAL OF RON ALBERT, THEREBY DENYING THE SITE DESIGN AND ARCHITECTURAL REVIEW OF A NEW SINGLE-FAMILY RESIDENCE, ADDITIONAL RESIDENCE, AND ACCESSORY STRUCTURES LOCATED AT 314-324 SECOND STREET EAST

WHEREAS, on March 29, 2016, Glen Ikemoto filed a Design Review application for a new single-family residence, additional residence, and accessory structures; and,

WHEREAS, this application was considered by the Design Review and Historic Preservation Commission in a public hearing held on May 31, 2016, at which time the Commission voted 4-0 to approve the design review application; and,

WHEREAS, this decision was appealed to the City Council by Ron Albert; and,

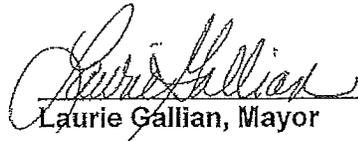
WHEREAS, the City Council considered the appeal in a duly noticed public hearing held on August 15, 2015.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sonoma hereby finds and declares as follows:

- A. Analysis of Findings Required for Project Approval for Design Review of Projects located within the Historic Overlay Zone.
1. Pursuant to section 19.54.080 of the Sonoma Municipal Code, the approval of an application of design review of a project located within the Historic Overlay Zone, may only be granted subject to the review authority making specified findings.
 2. These findings include the determination that "The project substantially complies with the applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone)."
 3. The "Guidelines for Infill Development" set forth in section 19.42.050 include "Guidelines for Compatibility" that identify site plan considerations, as follows: "New development should continue the functional, on-site relationships of the surrounding neighborhood. For example, common patterns that should be continued are entries facing the public right-of-way, front porches, and garages/parking areas located at the rear of the parcel."
 4. The placement of the proposed second residence does not comply with the direction set forth above, as its front setback would be substantially greater than that of other residences on the block, which would create a visual discontinuity and depart from the functional relationship between the residence, the front yard, and the street established by adjoining development.
 5. As a result of this discontinuity, the required finding of substantial consistency with the applicable guidelines set forth in Chapter 19.42 cannot be made.
- B. Determination of Appeal. Because not all of the findings required for approval of a Design Review Permit may be made, the City Council hereby upholds the appeal, thereby denying the application.

The foregoing Resolution was duly adopted this 7th day of September 2016, by the following roll call vote:

AYES: Hundley, Cook, Agrimonti, Edwards, Gallian
NOES:
ABSENT:



Laurie Gallian, Mayor

ATTEST:


Rebekah Barr, MMC, City Clerk

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314-324 SECOND ST E

Design Review and Historic Preservation Application #2

Table of Contents

1. Application Form
2. Owners' Narrative
3. Architect's Narrative
4. Landscape Narrative
5. Revised Water Efficient Landscaping Worksheet
6. Contents of Prior March Application
7. 11' X 17" Drawings
 - Complete Project Site Plan
 - Rendering of Second Residence
 - Rendering of Garage
 - Plate A10 – Second Residence Floor Plan and Elevations
 - Plate A11 – Second Residence Interior Elevations and Garage
 - Front Lot Site Plan
 - Front Lot Materials
 - Front Lot Dimensions
 - Front Lot Plant Selection

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314-324 2nd St Application #2

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Owner's Narrative

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On September 7, 2016, the City Council adopted a resolution denying the Applicants' previous Design Review and Historic Preservation Commission approval. During its deliberations and in its subsequent resolution, it is clear that the Council's priority is to unify the front setbacks along the street.

The Applicants, Kim Belchamber and Glenn Ikemoto, are pleased to submit this revised project which complies with the Council's direction. The previously proposed 2-story Garage/Guest House has been separated into two structures: a 1-story Garage and a 2-story Second Residence. The latter structure is placed exactly as directed by the Council. It fully complies with the guidelines on front setbacks in Section 19.42.050.1.c of the Code.

The Second Residence is 2-stories in order to provide some landscaping and guest parking space between it and the Garage. The first floor is setback 7 feet from the northern side property line. The second story is setback an additional 11 feet. The smaller second story, treatment of the stairwell and shed roof on the garage are intended to reduce the overall mass of the two structures.

The project is located on two lots, which will be merged prior to construction. The larger rear lot is APN 018-172-011. The smaller front lot is APN 018-172-017. The original DRHP application for this project was filed on March 29, 2016. There are no proposed changes to the plan for the rear lot, which was approved unanimously by the DRHP Commission. Therefore, for ease of review, materials related to that portion of the project are not being resubmitted. The original Table of Contents is attached for easy reference.

All materials submitted by the Applicants in connection with their March 29, 2016 DRHP filing are hereby incorporated into this Application by reference. If there are any conflicts between the current and prior applications, the current Application shall prevail. All doors, windows, roofing and other materials not specifically addressed in this Application are the same as those submitted with the March Application.

The Water Efficient Landscape Worksheet and Floor Area Ratio for the full project have been recalculated for this Application.

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314-324 2nd St Application #2

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Architect's Narrative

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In redesigning the project to comply with the City Council's decision, we endeavored to retain our concept of a farm compound that evolved over time. The buildings relate to each other without having identical finishes.

One of the major challenges of the new plan was to fulfil the owners' family needs while avoiding the appearance of long, linear, similar buildings stretching the length of the front lot. To maximize the space between the Garage and Second Residence and to minimize the visual impact of the structures, we chose a 2-story configuration for the guest house, with a smaller second floor, and a shed roof for the Garage.

The adjacent properties have different setbacks. Therefore, we designed the Second Residence with a stepped setback. The northern portion lines up with the with the face of the property to the north and the southern portion lines up with the face of the property to the south. Per the Code's suggestion, we incorporated a porch in the setback area. The structure will be clad with plywood, V-grooved at 8 inches on center. It will be stained Dove Grey, a light color similar to other homes on the street. The roof will be a light grey metal raised seam type.

The two car Garage and storage area will be used by the primary residence and will remain close to it. It has been moved closer to the Main House to provide more landscaping and guest parking area in the front lot. The rear wall of the Garage is only 9 feet high, allowing a 5 foot side yard setback. The structure will be clad in board and batten, similar in color to the material previously approved for the board and batten upper portion of the Bedroom Wing. The roofing material will be CS-401 Polyurethane by Universal Protective Coatings, as previously submitted for the Gym, Pool House and Pump Shed.

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314-324 2nd St Application #2

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Landscape Design Narrative

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The proposed landscape design considers both parcels as one visual and environmental entity. Inspiration for the site design is found in the city of Sonoma's iconic residential streetscape and in neighboring buildings as well as the area's rural heritage. The design achieves a balance of visual integration with the neighborhood and the establishment of privacy for the owners' family and the adjacent neighbors.

Landscape materials extend the rural theme. Much of the paving will consist of Granitecrete, a pervious material that resembles decomposed granite. Featured fences will be board and batten wood, typical of California ranch houses, or of hog wire construction. The planting scheme will feature 160-year old Olive trees suggesting an orchard that may have been under continued stewardship on the site for many years. As a stand of mature Olives is currently planted on the same side of the street further to the south, the new trees will add continuity to the streetscape.

The Second Residence has been located in a manner that reflects the typical alignment of the historic district and harmoniously maintains the existing building fabric of the historic district.

A 3'-0" high reinforced concrete stucco wall borders the front parcel, with low plantings to soften the wall in a planter abutting the sidewalk. The driveway will not be gated, creating an open and welcoming feel and allowing views into the property and for interaction between public and private spaces.

The mature Olive trees in the front parcel will soften the effect of the buildings, parking and pavement as seen from the street while providing sufficient privacy for the owners. The overall effect is intended to be friendly and visually inviting, in keeping with the generally established ambience of the City of Sonoma. Views will extend further into the property through a vine-covered arbor to the canopy of the large existing Coast Live Oak, the newly planted meadow grasses, the stand of existing Evergreen Conifers and fruit trees.

Landscape lighting will be LED-type and dimmable.

Wendy Atkins

From: Desiree Garon <dgaron@magrane.com>
Sent: Wednesday, November 02, 2016 3:00 PM
To: Wendy Atkins
Cc: Glenn; Penney Magrane; Tim Berkley
Subject: Ikemoto Residence Information
Attachments: Ikemoto Proposed Tree Count Final.xls; Ikemoto Proposed Tree Count Final.pdf

Categories: Planning

Hi Wendy!

Per your request, attached is a list of all of the proposed trees, their container sizing and quantity for the DRB package/324 Second Street East. I've included both xls and pdf versions – however you need to incorporate this into your text. Let me know if you need another format.

Also, below is a statement of compliance to the new California State Model WELO, using terminology as suggested in the MWELo:

"This project complies with the criteria of the State Model Water Efficiency Landscape Ordinance (MWELo). Criteria has been applied accordingly for the efficient use of water in the irrigation design plan."

We have a soils analysis underway, as you requested, and will have that to you by 11/15.

Please give me a call with any questions or if you need any more information!

Thanks,
Des

Desiree Garon, RLA #5216
Magrane Associates
(707) 935-7309 p
(707) 935-6380 f
(707) 694-6139 c

324 Second Street East, Sonoma

Proposed New Site Trees

<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Quantity</u>
Cotinus coggygia 'Royal Purple'	Smoke Tree	36" Box	2
Ilex attenuata	Holly Tree	48" Box	5
Lagerstoremia 'Tuscarorra'	Crape Myrtle	48" Box	4
Malus floribunda	Japanese Crabapple	48" Box	6
Olea europeae 'Sevilliano'	Field-grown Olive	60" BB	5
Podocarpus gracilior	Fern Pine	48" Box	5
Taxus x media 'H.M. Eddie'	Fruitless English-Japanese Yew	20" BB	31
Tristanopsis laurina	Water Gum	48" Box	4
Magnolia 'Little Girl Series'	Deciduous Magnolia	48" Box	2

Existing Trees to Remain/Transplant on Site

<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Quantity</u>
Diospyros kaki	Persimmon Tree	--	3
Quercus agrifolia	Coast Live Oak	--	2
Ficus carica	Edible Fig	--	2
Citrus variety	Varied Species Citrus Tree	--	5
Curpessus sempervirens	Italian Cypress	--	4

Rec. 11/2/16



City of Sonoma
 No. 1 The Plaza, Sonoma, CA
 95476

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WATER EFFICIENT LANDSCAPE WORKSHEET

Prepared 12/1/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

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Reference Evapotranspiration (ET_o) 46.1

Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Low Water	.2	Drip	.81	.25	10,690	2,672	76,371
Moderate Water	.4	Drip	.81	.49	1,750	857	24,494
Fescue Lawn	.7	Drip (sub+)	.81	.86	.670	576	16,470
Drought-Tol Meadow	.2	Spray (if needed)	.75	.27	3,800	1,026	29,325
					Totals (A)	(B)	146,660
Special Landscape Areas							
Water Feature 1				1	15	15	429
Water Feature 2				1	15	15	429
				1			
					Totals (C)	(D)	858
						ETWU Total	147,518
						Maximum Allowed Water Allowance (MAWA)^e	265,826

146,654
265840

^aHydrozone #/Planting Description
 E.g
 1.) front lawn
 2.) low water use plantings
 3.) medium water use planting

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required) =
 Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion
 factor that converts acre-
 inches per acre per year to
 gallons per square foot per
 year.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)
 + ((1-ETAF) x SLA)]
 where 0.62 is a conversion factor that converts acre-
 inches per acre per year to gallons per square foot per
 year. LA is the total landscape area in square feet, SLA
 is the total special landscape area in square feet,
 and ETAF is .55 for residential areas and 0.45 for non-
 residential areas.

Plant Factor (PF)
 0 to 0.1 Very Low Water Use Plants
 0.1 to 0.3 Low Water Use Plants
 0.4 to 0.6 Moderate Water Use Plants
 0.7 to 1.0 High Water Use Plants
 Plant factors cited are derived from the publication "Water Use
 classification of Landscape Species".

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

All irrigation water
 to be well-supplied.

ETWU = 46.1 x 0.62 x 5161 = 147,512
 MAWA = (46.1 / 0.62) [(0.55 x 16910) + ((1 - 0.55) x 30)] = 265840

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Design Review and Historic Preservation Application

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3. Architect's Narrative
4. Landscape Narrative
5. Neighbors' Concerns
6. Shade Study
7. Arborist Letter on Tree Protection During Construction
8. Materials (Roof, Doors, Windows)
9. Historical Review
10. Arborist Report

11' X 17" Drawings

11. Architectural Drawings
 - Cover Sheet - Renderings
 - A1 West End of Main House Plan
 - A2 Master Suite and Framing of Open Structures
 - A3 Main House Elevations
 - A4 Section of Open Structures
 - A5 Main House Section
 - A6 Main House Interior Elevations
 - A7 Bedroom Wing Plans and Exterior Elevations
 - A8 Bedroom Wing Exterior and Interior Elevations
 - A9 Poolhouse, Gym, Pumphouse
 - A10 Guest House Plan and Exterior Elevations
 - A11 Guest House Interior Elevations and Stairs
12. Neighboring Properties

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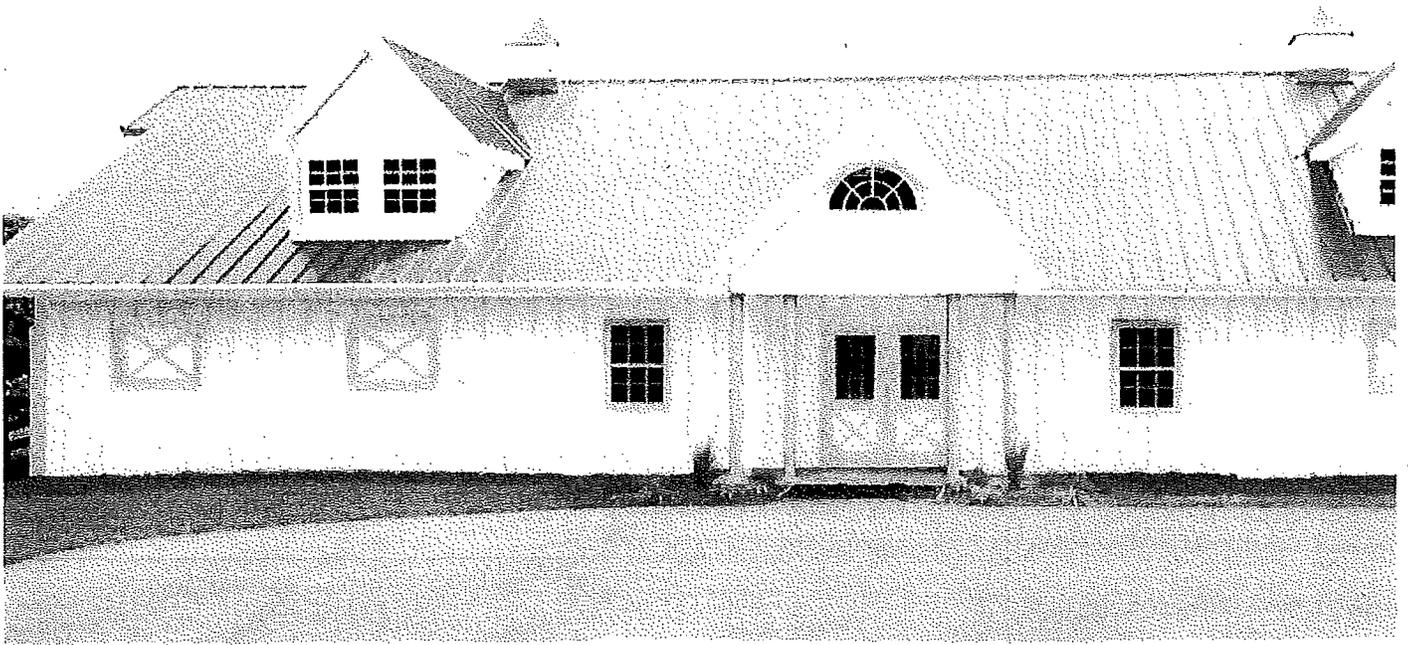
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24" X 36" Drawings

13. Landscape Drawings

- Cover Sheet - Renderings
- L1 Site Development Plan
- L1.1 Landscape Materials Plan
- L1.2 Landscape Dimensions
- L1.3 Landscape Plants
- L2 Landscape Details
- L2.1 Landscape Details

FROM MARCH APPLICATION



ROOF



LIGHT GREY RAISED SEAM METAL ROOFING
W/ MATCHING GUTTER MATERIAL

MAR 29 2016

**Metal Sales
Manufacturing Corporation**

This specification data sheet is provided by Metal Sales Manufacturing Corporation as a technical support tool incident to the sale of its Image II, 1" Mini-Batten, 1.5" Mini-Batten, Curved 1" Mini-Batten, and Stile products. Contact Metal Sales for more information on these and other products.
Telephone: 800.406.7387
www.metalsales.us.com

Section 07 41 13 - METAL ROOF PANELS

1. PRODUCT NAMES

Image II, 1" Mini-Batten, 1.5" Mini-Batten, Curved 1" Mini-Batten, and Stile architectural metal roof panels.

2. MANUFACTURER

Metal Sales Manufacturing Corporation
545 South 3rd Street, Suite 200
Louisville, KY 40202
Toll Free: 800.406.7387
Phone: 502.855.4300
Fax: 502.855.4200
Web: www.metalsales.us.com
E-Mail: info@metalsales.us.com

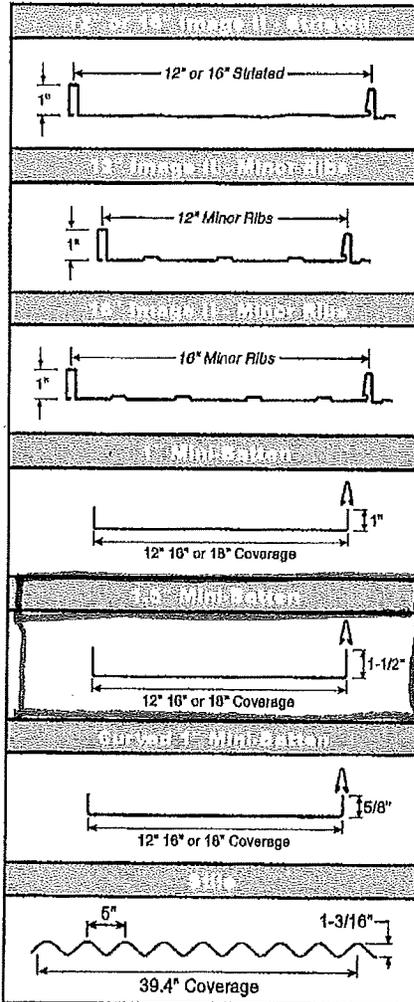
3. PRODUCT DESCRIPTION

Basic Use

For more than 50 years, Metal Sales has earned a reputation as the premier provider of metal building components and accessories. Metal Sales maintains the industry's largest professional sales and service team, supported by 21 branches located throughout the United States, and offers a full line of high quality metal roof and wall panels for agricultural, commercial, architectural, industrial, and residential projects of every shape and size for both new construction and retrofit applications. Metal Sales is dedicated to leading the metal building component industry, by setting new standards for operating efficiency, product design, active service management and lasting value.

Manufacturer Memberships and Affiliations

CRRCC - Cool Roof Rating Council
MCA - Metal Construction Association
CSI - Construction Specifications Institute
MRA - Metal Roofing Alliance
NRCA - National Roofing Contractors Association
USGBC - United States Green Building Council
ENERGY STAR® Partner

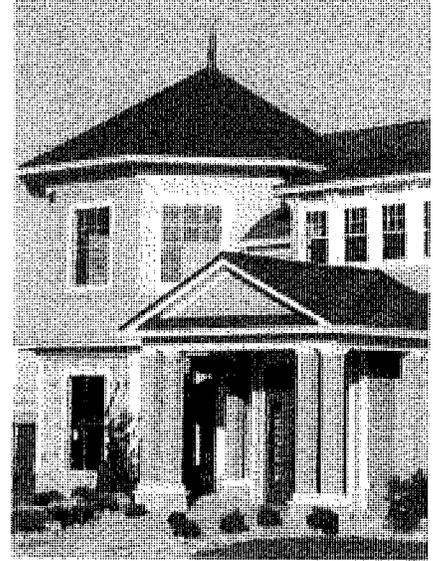


4. TECHNICAL DATA

Applicable Standards

ASTM International (ASTM):

- ASTM A 653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- ASTM A 792 - Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
- ASTM A 1011 - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength.
- ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.



Danzinger Dentist Office, New Albany, IN

- ASTM D 2244 - Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
 - ASTM D 4214 - Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.
 - ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
 - ASTM E 1514 - Standard Specification for Structural Standing Seam Steel Roof Panel Systems.
 - ASTM E 1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference.
 - ASTM E 1637 - Standard Specification for Structural Standing Seam Aluminum Roof Panel Systems.
 - ASTM E 1646 - Standard Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference.
 - ASTM E 1680 - Standard Test Method for Rate of Air Leakage through Exterior Metal Roof Panel Systems
 - ASTM E 2140 - Standard Test Method for Water Penetration of Metal Roof Panel Systems by Static Water Pressure Head.
- Underwriters Laboratories (UL):
- UL 263 - Fire Tests of Building Construction and Materials.
 - UL 580 - Tests For Uplift Resistance of Roof Assemblies.

•UL 790 - Standard Test Methods for Fire Tests of Roof Coverings.

•UL 2218 - Impact Resistance of Prepared Roof Covering Materials.

Approvals

Miami-Dade County: Code Approvals, Notice of Acceptance (NOA).

State of Florida: Florida Building Code 2010 Test Protocols for High-Velocity Hurricane Zones

Texas Windstorm Evaluation.

Physical Properties:

Test reports are available to design professionals upon request.

Note: Industry designation for material thickness is moving away from "gauge" to decimal thickness in inches. Metal Sales Manufacturing Corporation recommends use of a minimum thickness requirement of 0.018-inch (0.46-mm) instead of 26 gauge, 0.0236-inch (0.60-mm) instead of 24 gauge, and 0.0296-inch (0.75-mm) instead of 22 gauge.

Technical Properties for Image II Products:

► Panel Coverage: 12 inches (304.8 mm) or 16 inches (406.4 mm).

► Rib Height: 1 inch (25.4 mm).

► Material: Aluminum-zinc alloy-coated steel sheet, ASTM A 792, Class AZ50 or AZ55 coating designation, structural quality, Grade 50, 0.0236-inch (0.60-mm) minimum thickness. Select AZ50 for painted material or AZ55 for unpainted material.

► Material: Aluminum sheet, ASTM B 209, 0.032 inch (0.813 mm) or 0.040 inch (1.016 mm) thick.

► Minimum Roof Slope Capability: 3:12 over solid substrate.

► Side Lap: Snap seamed.

► Attachment: Concealed direct fastened panel.

► Application: Designed for application over solid substrate.

► Panel Surface Configuration: Striations or minor ribs.

► Surface Finish: PVDF (Kynar 500 or Hylar 5000), MS Colorfast45 or Acrylic Coated Galvalume.

► Color: Contact Metal Sales Manufacturing Corporation for information on color availability.

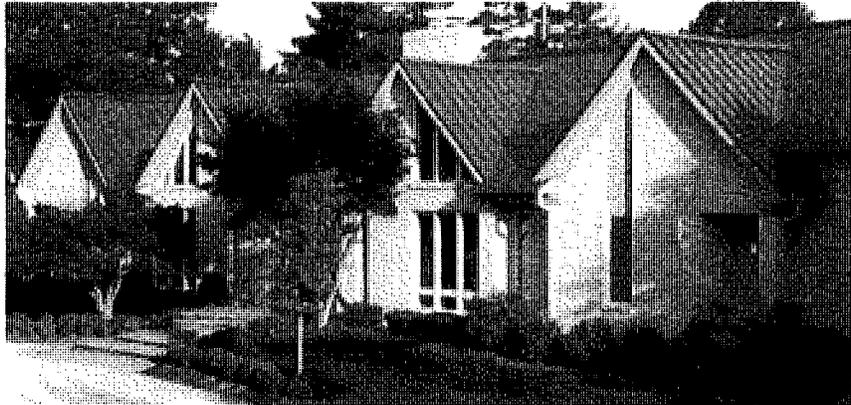
► Testing: Fire Resistance Rating: Designed for compliance with UL 263 and UL 790 Class A Fire Resistance Ratings.

Impact Resistance: Complies with UL 2218, Class 4.

Water Infiltration: No leakage when tested according to Florida Building Code TAS 100.15.

Wind Uplift Resistance: Complies with UL 580, Class 90 Wind Uplift, Construction 529.

Code and Testing Agency Approvals: Complies with Miami-Dade County Approval NOA 08-0229.12.



Residence, Louisville, KY

Complies with 2010 State of Florida Building Code Approval: 11560.2, 11560.3, 11560.4 and 14645.10. Complies with Texas Windstorm Evaluation RC-162.

Technical Properties for 1" Mini-Batten, 1.5" Mini-Batten or Curved 1" Mini-Batten Products:

► Panel Coverage: 12 inches (304.8 mm), 16 inches (406.4 mm) or 18 inches (457.2 mm).

► Rib Height: 1 inch (25.4 mm) or 1-1/2 inches (38.1 mm).

► Material: Aluminum-zinc alloy-coated steel sheet, ASTM A 792, [AZ50] [AZ55] coating designation, structural quality, Grade 50, [minimum thickness].

► Minimum Roof Slope Capability: 3:12.

► Minimum Convex Radius Capability (barrel shape): 4'-0".

► Minimum Concave Radius Capability (u-shape): 4'-0".

► Side Lap: Snap-on batten cap.

► Attachment: Concealed clip designed for thermal movement.

► Application: Designed for application over solid substrate.

► Surface Finish: PVDF (Kynar 500 or Hylar 5000), MS Colorfast45, Acrylic Coated Galvalume.

► Color: Contact Metal Sales Manufacturing Corporation for information on color availability.

► Testing: Fire Resistance Rating: Complies with UL 263 and UL 790 Class A Fire Resistance Ratings.

Impact Resistance: Complies with UL 2218 Class 4.

Wind Uplift Resistance: Comply with UL 580, Class 90 Wind Uplift, Construction 397, 397A, and 430. (Applies to 1" Mini-Batten panels.)

Wind Uplift Resistance: Comply with UL 580, Class 90 Wind Uplift, Construction 352. (Applies to 1.5" Mini-Batten panels.)

Technical Properties for Side Products:

► Panel Coverage: 39.4 inches (1000 mm).

► Rib Height: 1-3/16 inches (30.2 mm).

► Material: Galvanized steel sheet, ASTM A 653, G90 coating designation, structural quality, Grade 40, minimum thickness.

► Minimum Roof Slope Capability: 3:12 over solid substrate.

► Side Lap: Mechanically fastened.

► Attachment: Exposed direct fastened panel.

► Application: Designed for application over solid substrate.

► Surface Finish: PVDF (Kynar 500 or Hylar 5000).

► Color: Spanish Clay, Slate Grey, Ocean Blue, Classic Green, Regal Red, Tudor Brown, White.

► Testing: Fire Resistance Rating: Complies with UL 790 Class A Fire Resistance Ratings.

Impact Resistance: Complies with UL 2218 Class 4.

Water Penetration: No leakage when tested according to Florida Building Code TAS 100.

Wind Uplift Resistance: Complies with UL 580, Class 90 Wind Uplift, Construction 533.

Code and Testing Agency Approvals: Complies with Miami-Dade County Approval NOA 08-0229.11.

Complies with 2010 State of Florida Building Code Approval: 11560.7, 11560.8.

Complies with Texas Windstorm Evaluation RC-163.

Environmental Considerations

Construction metals generally are readily recyclable at the end of their service life. The raw materials used in manufacture of standing seam panels also come from recycled sources. Post industrial and post consumer recycled content varies.

Fire Performance

Flame-Spread Index: 25 or less (Class A).

Smoke-Developed Index: 450 or less.

5. INSTALLATION

Handling and Storage

Handle and store product according to Metal Sales recommendations. Deliver materials in original, unopened, undamaged containers with identification labels intact. Store materials above ground, under waterproof covering, protected from exposure to harmful weather conditions and at temperature and humidity conditions recommended by manufacturer. Provide proper ventilation of metal panel system to prevent condensation build-up between each panel and trim or flashing component. Store metal panel products in manufacturer's unopened packaging until ready for installation. Exercise caution in unloading and handling metal panel system to prevent bending, warping, twisting and surface damage.

Preparation

Install substrate boards over roof deck and sheathing over entire roof surface using recommended fasteners. Install furring, eave angles, sub-purlins, and other miscellaneous roof panel support members and anchor according to metal roof panel manufacturer's recommendations.

Underlayment Installation

Install self-adhering sheet underlayment and felt underlayment as required. Apply slip sheet over underlayment prior to installing metal roof panels. Install flashing in compliance with requirements in Division 07 Section "Sheet Metal Flashing and Trim."

Thermal Insulation Installation

Install polyethylene vapor retarder if required. Install board insulation if required, in compliance with installation requirements in Division 07 Section "Thermal Insulation."

Install blanket insulation if required, in compliance with installation requirements in Division 07 Section "Thermal Insulation."

Metal Roof Panel Installation

Verify that site conditions are acceptable for installation. Do not proceed with installation until unacceptable conditions are corrected. Comply with panel manufacturer's installation instructions including but not limited to special techniques, interface with other work, and integration of systems. Fasten metal roof panels to supports with concealed clips at each standing-seam joint at location, spacing, and using proper fasteners as recommended by panel manufacturer. Comply with installation tolerances as required.

Accessory Installation

Install accessories using techniques recommended by manufacturer and which will assure positive

anchorage to building and weather tight mounting. Provide for thermal movement. Coordinate installation with flashings and other components. For Flashing and Trim, comply with performance requirements, manufacturer's written installation instructions, and the SMACNA "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and install units to true level. Install work with laps, joints, and seams that will be permanently watertight.

Field Quality Control

If requested by Owner, provide manufacturer's field service consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.

Precautions, Cleaning and Protection

Touch-up paint is used to cover and protect unexpected scratches on the paint finish that may occur during installation of panel. Touch-up paint will not weather as well or at the same rate as the original system. Test in an area that will not be noticeable. Metallic paint colors are available at an additional charge. Minor differences in color and appearance are normal and to be expected.

To minimize possible differences in appearance, an entire project should be painted at one time, from one batch of paint, using the same application equipment. Additionally, fabricated panels, flat sheet, and flashings should be oriented in the same direction.

After installation remove temporary coverings and protection of adjacent work areas. Repair or replace any installed products that have been damaged. Clean installed panels in accordance with manufacturer's instructions prior to Owner's acceptance. Remove and lawfully dispose of construction debris from Project site. Protect installed product and finish surfaces from damage during construction.

Building Codes

Current data on building code requirements and product compliance may be obtained from Metal Sales technical support specialists. Installation must comply with the requirements of authority having jurisdiction.

6. AVAILABILITY AND COST

Availability

Metal Sales products are nationally distributed and supported from 21 convenient locations nationwide, including Alaska. Metal Sales has the ability to ship worldwide. Contact Metal Sales for information on local availability.

Cost

Budget installed cost information may be obtained from a local Metal Sales distributor or through the manufacturer.

7. WARRANTIES

Paint Finish Warranty

Metal Sales' standard PVDF (Kynar 500®) Fluorocarbon System Warranty for film integrity, chalk rating and fade rating in which manufacturer agrees to repair or replace panels that show evidence of deterioration within specified warranty period. Deterioration shall include but is not limited to color fading of more than 5 Hunter units when tested according to ASTM D 2244, chalking in excess of a No. 8 rating when tested according to ASTM D 4214 or cracking, checking, peeling or failure of paint to adhere to bare metal. Warranty Period for film integrity is 45 years and for chalk and fade rating is 35 years.

8. MAINTENANCE

No specific maintenance is required for properly installed Metal Sales standing seam panel products. Periodic roof inspection to verify system integrity, drainage functionality and repair of storm damage is advised.

9. TECHNICAL SERVICES

Technical assistance, including more detailed information, product literature, test results, project lists, assistance in preparing project specifications and arrangements for application supervision, is available by contacting Metal Sales.

10. FILING SYSTEMS

Additional product information is available from the manufacturer upon request.

1. McGraw-Hill Sweets
2. ARCAT



Residence

IRA KURLANDER

1403 SHRADER ■ SAN FRANCISCO ■ CALIFORNIA ■ 94117 ■ 415 564-9937
IRAKURLANDER@EARTHLINK.COM

ARCHITECT

FAX 564-0513

WE WILL BE USING WOOD FRAMED DOORS +
WINDOWS WITH "BRONZE" COLOR METAL
CLAD EXTERIOR THROUGHOUT THE PROJECT.

TERRACE DOORS @ ENTRY OF MAIN HOUSE
+ LIVING ROOM + DOORS TO OUTDOOR LIVING
@ NORTH TERRACE + N. BEDRM

CASEMENT WINDOWS IN MAIN HOUSE,
BEDROOM WING + GUEST HOUSE

DOUBLE HUNG WINDOWS IN KITCHEN +
GLENN'S DEN.

SLIDING DOORS IN BEDROOM WING +
GUEST HOUSE

AWNING WINDOWS TO PROVIDE CROSS VENT,
IN BEDROOM WING + GUEST HOUSE

ALL DOORS + WINDOWS SHALL BE DOUBLE
GLAZED

MAR 29 2016

IRA KURLANDER

ARCHITECT

1403 SHRADER ■ SAN FRANCISCO ■ CALIFORNIA ■ 94117 ■ 415 564-9937
IRAKURLANDER@EARTHLINK.COM FAX 564-0513

April 1, 2016

Glenn Ikemoto,

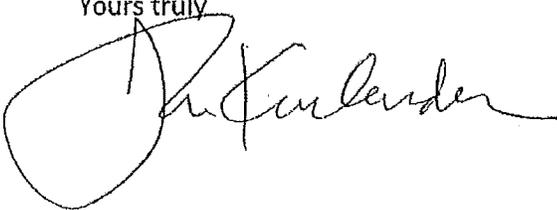
These are the additional specifications request by the City of Sonoma for your project at
324 Second Street East:

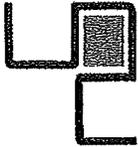
The roofing material for the Pool House, the Gym and the Pump House shall be UNIVERSAL PROTECTIVE COATINGS, CS-401 POLYURETHANE ELASTOMERIC TRAFFIC TOPPING - DECK 70. It will be applied per manufacturers specifications on 3/4" T+G solid face plywood. The finish color coat will be a light grey closely matching the color of the raised seam metal roofing used on the rest of the project. The finish is matte and will contain sand to prevent slipping.

The front door of the Guest Apartment and the pair of doors at the ground level storage space will be faced with 1x4 vertical boards, with V groove joints. They will be painted with a low gloss finish, darker than the board and batten walls.

The garage doors will be 4 section fold-up type, faced in smooth plywood with V groove vertical joints, the spacing will approximate that of 1x4 boards. They will be painted with a low gloss finish, darker than the board and batten walls.

Yours truly

A handwritten signature in black ink, appearing to read "Ira Kurlander". The signature is fluid and cursive, with a large loop at the beginning.



**UNIVERSAL
PROTECTIVE
COATINGS**

3175 Kerner Boulevard, Suite F
San Rafael, CA 94901
(415) 457-9800

CS-401 POLYURETHANE ELASTOMERIC TRAFFIC TOPPING -- DECK-70

1. **Type:** Liquid-applied POLYURETHANE membrane with traffic finish.
2. **Surface:** Prepared concrete or plywood.
3. **Surface Preparation:** All surfaces should be accepted by manufacturer.
Wood: (Plywood only). Must be well fitted, blocked and screw with exterior galvanized deck screws. Use A-C grade, tongue-and-groove, plugged and sanded, smooth side up, 5/8" minimum thickness plywood. Deflection not to exceed 1/16" on-center at maximum loading.
Concrete: Remove dirt, oil, laitance and other contamination by acid etch, sandblast, scarification or hot detergent cleaner. Dry completely prior to starting work.

4. Coating System: CS-401 -- Deck-70

Dry Film Thickness

<p>1st Step: Primer, when required, shall be 210 WETEPOX. Prime entire area, including flashing. ... within 24 hours ...</p> <p>2nd Step: Perform all repairs, flashing, caulking and joint treatments in accordance with manufacturer's recommendations and apply Step 3.</p> <p>3rd Step: #571 PLASTO-SEAL POLYURETHANE ELASTOMER (Gray). Roll or trowel apply.</p> <p>4th Step: #571 PLASTO-SEAL POLYURETHANE ELASTOMER (Gray). Roll or trowel apply.</p> <p>5th Step: #572 PLASTO-SEAL POLYURETHANE ELASTOMER (Tan). Roll or trowel apply.</p> <p>6th Step: Broadcast selected 30-mesh aggregate into wet elastomeric coat. When cured, remove excess aggregate (See Note #1.)</p> <p>7th Step: Surface coat as selected. (See Note #2.)</p>	<p>20.0 -- 25.0 mils</p> <p>20.0 -- 25.0 mils</p> <p>15.0 -- 20.0 mils</p> <p>5.0 -- 10.0 mils</p> <p>Approximate DFT: 60.0 -- 80.0 mils (Membrane Only)</p>
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Note #1: Specify mesh size if other than 30-mesh. Available in 30- to 60-mesh Lapis sand. For special size and type aggregates, consult your UPC representative.

Note #2: Specify type of color coat. Apply by squeegee, brush or roller.
 A. Use #579 KOLOR-LOK ALIPHATIC POLYURETHANE color coat for the very best color retention and a higher sheen. Available in six colors.
 B. Use #847 ADVANTAGE ACRYLIC EPOXY LATEX ELASTOMERIC color coat for a long-lasting, low-sheen surface. Available in eight colors.

5. Application and Cure Requirements

<u>Application Surface Temperature:</u>	#571 Min. 45° F, Max. 90° F
	#572 Min. 45° F, Max. 90° F
	#579 Min. 45° F, Max. 90° F
	#847 Min. 55° F, Max. 90° F

Cure Coat:

#571 Min. 24 hours at 70° F, 50% RH, no Max.
#572 Min. 24 hours at 70° F, 50% RH, no Max.
#579 Min. 4 hours at 70° F, 50% RH, 18 hours
#847 Min. 4 hours at 70° F, 50% RH, no Max.

6. Use and Performance Characteristics

A fluid-applied weatherproof waterproof coating for decks, balconies, walkways, machine rooms or other spaces where a tough, attractive, traffic-bearing surface is required. Available in fourteen (14) colors with UPC #579 Polyurethane color coat and eight (8) colors in UPC #847 Acrylic Epoxy Latex color coat.

7. Maintenance and Repair

DECK-70 and DECK-50 Elastomeric Traffic Toppings are essentially free of maintenance other than sweeping and cleaning. Slight water-straining may occur in low spots if water is permitted to stand and evaporate. If after a period of years of hard service or abuse a refresher coat is needed, apply one coat of #579 KOLOR-LOK ALIPHATIC POLYURETHANE or #847 ADVANTAGE ACRYLIC EPOXY LATEX to restore the original attractive appearance.

8. Limitations

Maximum service temperature 150°F. Do not use for immersion. Do not use for sump lining. Do not use for heavy vehicular traffic. Concrete must be clean and dry. Surface must be approved for system by manufacturer.

9. Related Deck Systems

UNIVERSAL PROTECTIVE COATINGS manufactures and installs a complete line of waterproof decking systems. See also:

CS-402 -- POLYURETHANE ELASTOMERIC WATERPROOF SYSTEM (DECK-50)

A lighter version of DECK-70. Use on open balconies, over garages and other less critical areas.

10. Safety

Provide adequate ventilation. Wear a chemical-type respirator. Upon contact, wash contaminated skin immediately with soap and water. Launder soiled clothing before re-using. May cause eye and skin irritation.

The information furnished is true and accurate to the best of our knowledge. However, no guarantee of accuracy is given or implied. We assume no responsibility for coverage, performance or injuries resulting from use. Liability, if any, is limited to replacement of products Rev. 7/08

**Urethane Shelf Life:
6 Months Unopened**

**FOR YOUR SAFETY
RESPIRATOR, GOGGLES AND GLOVES
REQUIRED**

HORTICULTURAL
Associates

Consultants in Horticulture and Arboriculture

**TREE PRESERVATION AND
MITIGATION REPORT**

342 2nd Street East
Sonoma, CA

Prepared for:

Magrane Associates
Landscape Design
746 Broadway
Sonoma, California 95476

Prepared by:

John C. Meserve
Consulting Arborist and Horticulturist
ISA Certified Arborist, WE #0478A
ISA Tree Risk Assessment Qualified

February 10, 2016

MAR 29 2016

February 10, 2016

Penny Magrane
Magrane Associates
Landscape design
746 Broadway
Sonoma, CA 95476

Re: Completed *Tree Preservation and Mitigation Report*, 342 2nd Street East, Sonoma

Penny,

Attached you will find our completed *Tree Preservation and Mitigation Report* for the above noted site in Sonoma. A total of 100 trees were evaluated on the property, and this includes all trees that are present and covered by the Sonoma Tree Ordinance.

Each tree in this report was evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also includes information about expected impacts of the proposed development plan and recommendations for action based on the plan reviewed.

The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. *Tree Protection Guidelines* and *Tree Pruning Standards* are also provided for reference.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their condition.

EXISTING SITE CONDITION SUMMARY

The project site consists of an urban property with a residence and associated structure. Existing landscaping is present throughout the site.

The tree population is found throughout the entire property.

Other residential properties surround the site.

EXISTING TREE SUMMARY

Native species present include Coast Live Oak (*Quercus agrifolia*), Valley Oak (*Quercus lobata*), Coast Redwood (*Sequoia sempervirens*) and Black Walnut (*Juglans nigra*).

MAR 29 2016

Penny Magrane
2/10/16
Page 2 of 2

Ornamental trees include Sweetgum, Italian Cypress, and Mexican Fan Palm. A Blue Atlantic Cedar and American Elm are located on adjacent properties with canopies that overhang the project site.

Fruit trees include Plum, Asian Pear, Persimmon, Cherry, Japanese Loquat, Apple, Olive, Orange, Tangerine, Lemon, Kumquat, and Fig.

CONSTRUCTION IMPACT SUMMARY

Proposed project construction and landscape re-design will require the removal of 21 trees, 15 trees are recommended for removal due to existing poor condition, 17 trees will be preserved by transplanting to another area of the site, and the remaining 47 trees will be preserved in their current locations.

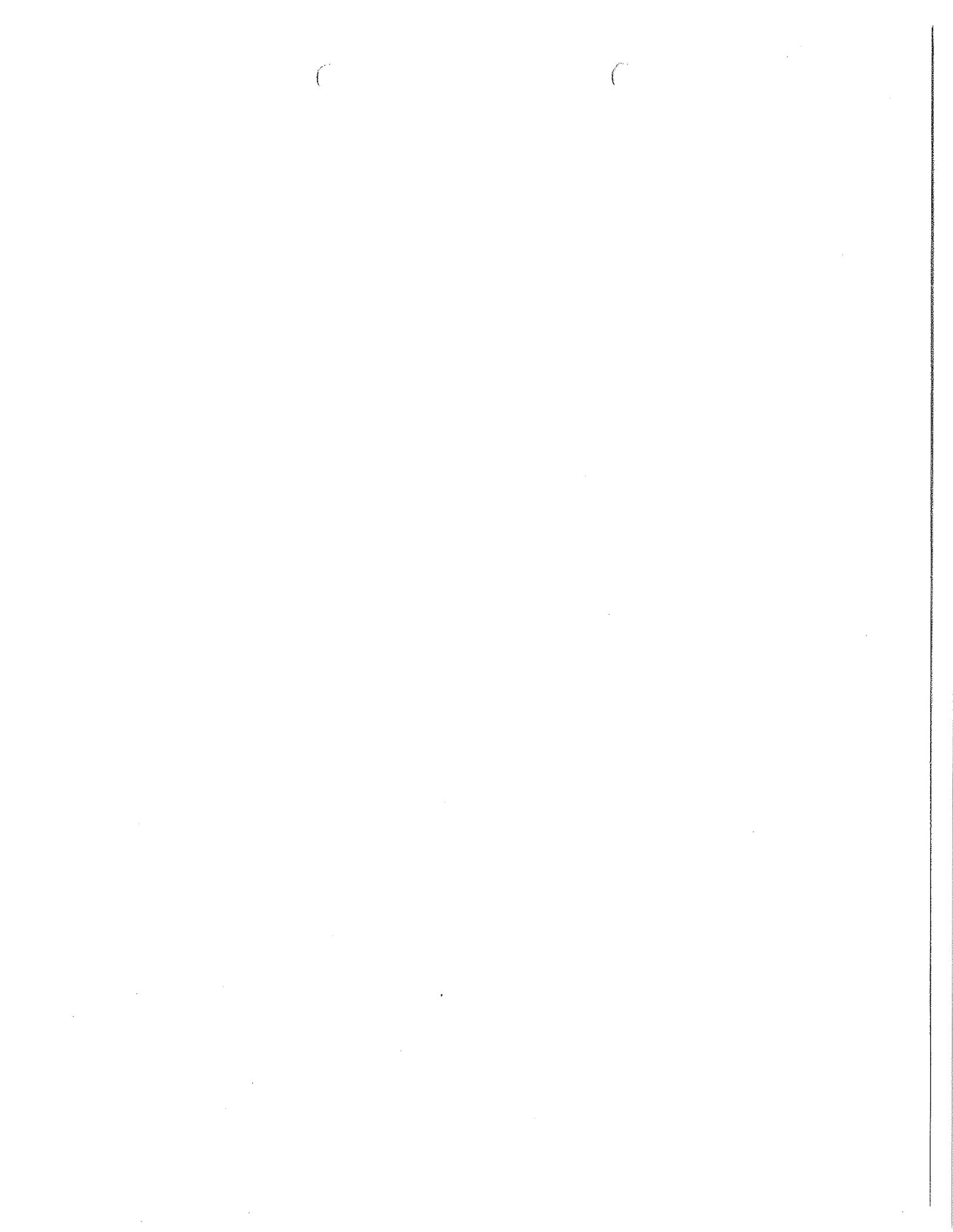
Please feel free to contact me if you have questions regarding this report, or if further discussion would be helpful.

Regards,


John C. Meserve
Consulting Arborist and Horticulturist
American Society of Consulting Arborists
ISA Certified Arborist, WE #0478A
ISA Tree Risk Assessment Qualified



MAR 29 2016



TREE INVENTORY CHART

MAR 29 2016

February 10, 2016

TREE INVENTORY
 342 2nd Street East
 Sonoma, California

Tree #	Species	Common Name	Trunk (dbh inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
1	<i>Quercus agrifolia</i>	Coast Live Oak	2-2	8	3	5	4	13
2	<i>Cedrus atlantica</i> 'Glauca'	Blue Atlantic Cedar	14	45	15	4	3	1, 15
3	<i>Liquidambar styraciflua</i>	Sweetgum	5	20	8	3	3	13
4	<i>Pyrus pyrifolia</i>	Asian Pear	4	15	6	5	3	13
5	<i>Quercus agrifolia</i>	Coast Live Oak	29	45	18	4	3	1, 6, 7, 8
6	<i>Prunus domestica</i>	Plum	6-4	12	10	3	2	3
7	<i>Diospyros kaki</i>	Persimmon	5-5	16	10	4	3	1, 6, 7, 8
8	<i>Prunus avium</i>	Cherry	6-5-5-4	18	12	3	2	3
9	<i>Prunus avium</i>	Cherry	6	15	9	3	2	3
10	<i>Prunus avium</i>	Cherry	5-4-3	18	12	3	2	3
11	<i>Diospyros kaki</i>	Persimmon	7	18	12	5	4	13
12	<i>Prunus domestica</i>	Plum	4	12	6	3	2	3
13	<i>Quercus lobata</i>	Valley Oak	8	25	12	5	4	13
14	<i>Eriobotrya japonica</i>	Japanese Loquat	4-4	14	8	5	4	13
15	<i>Prunus domestica</i>	Plum	3x6'+2x4'	16	18	4	2	3
16	<i>Diospyros kaki</i>	Persimmon	5	16	10	4	3	1, 14, 6, 8

HORTICULTURAL ASSOCIATES
 P.O. Box 1261, Glen Ellen, CA 95442
 707.935.3911

February 10, 2016

TREE INVENTORY
 342 2nd Street East
 Sonoma, California

Tree #	Species	Common Name	Trunk (dbh inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
17	<i>Malus domestica</i>	Apple	2	8	5	3	3	13
18	<i>Diospyros kaki</i>	Persimmon	3	12	8	4	4	13
19	<i>Prunus domestica</i>	Plum	5	14	6	3	3	13
20	<i>Olea europaea</i>	Olive	4	12	2	2	2	5
21	<i>Ficus carica</i>	Fig	3-2	10	6	4	3	13
22	<i>Malus domestica</i>	Apple	3	12	6	2	3	3
23	<i>Diospyros kaki</i>	Persimmon	6	18	12	4	3	1, 6, 7, 8
24	<i>Prunus domestica</i>	Plum	8	20	12	4	3	13
25	<i>Cupressus sempervirens</i>	Italian Cypress	6	18	3	5	4	1, 14, 6, 8
26	<i>Cupressus sempervirens</i>	Italian Cypress	6	18	3	5	4	1, 14, 6, 8
27	<i>Cupressus sempervirens</i>	Italian Cypress	6	18	3	5	4	1, 14, 6, 8
28	<i>Cupressus sempervirens</i>	Italian Cypress	6	16	3	5	4	1, 14, 6, 8
29	<i>Ulmus americana</i>	American Elm	42	50	30	4	3	1, 15
30	<i>Quercus agrifolia</i>	Coast Live Oak	8	18	12	4	3	13
31	<i>Malus domestica</i>	Apple	3	10	5	4	3	13
32	<i>Washingtonia robusta</i>	Mexican Fan Palm	15	14	6	5	4	13

HORTICULTURAL ASSOCIATES
 P.O. Box 1261, Glen Ellen, CA 95442
 707.935.3911

February 10, 2016

TREE INVENTORY
 342 2nd Street East
 Sonoma, California

Tree #	Species	Common Name	Trunk (±dbh inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
33	<i>Washingtonia robusta</i>	Mexican Fan Palm	18	45	8	4	4	13
34	<i>Washingtonia robusta</i>	Mexican Fan Palm	18	50	8	4	4	13
35	<i>Washingtonia robusta</i>	Mexican Fan Palm	15	14	8	5	4	13
36	<i>Citrus species</i>	Orange	3+3	8	6	5	4	1, 14, 6, 8
37	<i>Citrus species</i>	Tangerine	2+2	8	6	5	4	1, 14, 6, 8
38	<i>Citrus species</i>	Lemon	1+1+1+1	4	4	3	4	1, 14, 6, 8
39	<i>Citrus species</i>	Kumquat	3	5	3	4	4	13
40	<i>Citrus species</i>	Lemon	1+1+1+1	4	4	4	3	1, 14, 6, 8
41	<i>Ficus carica</i>	Fig	5+3+2	12	12	4	3	2
42	<i>Citrus species</i>	Citrus	2+2+2	8	4	2	2	3
43	<i>Citrus species</i>	Orange	3+3+2+2	14	8	4	3	1, 14, 6, 8
44	<i>Washingtonia robusta</i>	Mexican Fan Palm	15	15	6	5	4	2
45	<i>Sequoia sempervirens</i>	Coast Redwood	41	50	15	2	2	3
46	<i>Juglans nigra</i>	Black walnut	14	40	18	4	3	2
47	<i>Washingtonia robusta</i>	Mexican Fan Palm	15	14	6	5	4	2
48	<i>Ficus carica</i>	Fig	10	15	12	4	3	1, 14, 6, 8

HORTICULTURAL ASSOCIATES
 P.O. Box 1261, Glen Ellen, CA 95442
 707.935.3911

TREE INVENTORY
 342 2nd Street East
 Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (d.b.h. inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
49	<i>Ficus carica</i>	Fig	4+4+4	10	10	2	2	3
50	<i>Ficus carica</i>	Fig	6	10	8	4	3	1, 6, 7, 8
51	<i>Malus domestica</i>	Apple	5+2+1+1	10	6	3	2	3
52	<i>Malus domestica</i>	Apple	4+2	6	2	2	2	3
53	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
54	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
55	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
56	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
57	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
58	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	13
59	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
60	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
61	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
62	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
63	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
64	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8

HORTICULTURAL ASSOCIATES
 P.O. Box 1261, Glen Ellen, CA 95442
 707.935.3911

February 10, 2016

TREE INVENTORY
 342 2nd Street East
 Sonoma, California

Tree #	Species	Common Name	Trunk (± dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Recommendations
65	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
66	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
67	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
68	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
69	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
70	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
71	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
72	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
73	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
74	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
75	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
76	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
77	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
78	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
79	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
80	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8

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TREE INVENTORY
342 2nd Street East
Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (± dbh inches)	Height (± feet)	Radius (± feet)	Health 1-5	Structure 1-4	Recommendations
81	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
82	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
83	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
84	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	2	4	3
85	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	2	4	3
86	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
87	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
88	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	3	4	1, 6, 7, 8
89	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
90	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
91	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
92	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
93	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
94	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
95	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
96	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8

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TREE INVENTORY
 342 2nd Street East
 Sonoma, California

February 10, 2016

Tree #	Species	Common Name	Trunk (± dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Recommendations
97	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 5, 7, 8
98	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 6, 7, 8
99	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	1, 5, 7, 8
100	<i>Cupressus sempervirens</i>	Italian Cypress	8	18	3	4	4	13

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KEY TO TREE
INVENTORY CHART

KEY TO TREE INVENTORY CHART

342 2nd Street East
Sonoma, CA

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered tree.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

Each trunk has been measured or estimated, in inches, to document its diameter, at 4.5 feet above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

- (5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.
- (4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.
- (3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.
- (2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.
- (1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

- (4) Good structure - minor structural problems may be present which do not require corrective action.
- (3) Moderate structure - normal, typical structural issues which can be corrected with pruning.
- (2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.
- (1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

- (1) Preservation appears to be possible.
- (2) Removal is required due to significant development impacts.
- (3) Removal is recommended due to poor health or hazardous structure.
- (4) Removal is required due to significant development impacts and poor existing condition.
- (5) Removal is recommended due to poor species characteristics.
- (6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.
- (7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.
- (8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.
- (9) Prune to clean the canopy, per International Society of Arboriculture pruning standards.
- (10) Prune to thin the canopy, per International Society of Arboriculture pruning standards.
- (11) Prune to raise the canopy, per International Society of Arboriculture pruning standards.

(12) Prune to provide clearance for adjacent improvements, per International Society of Arboriculture pruning standards.

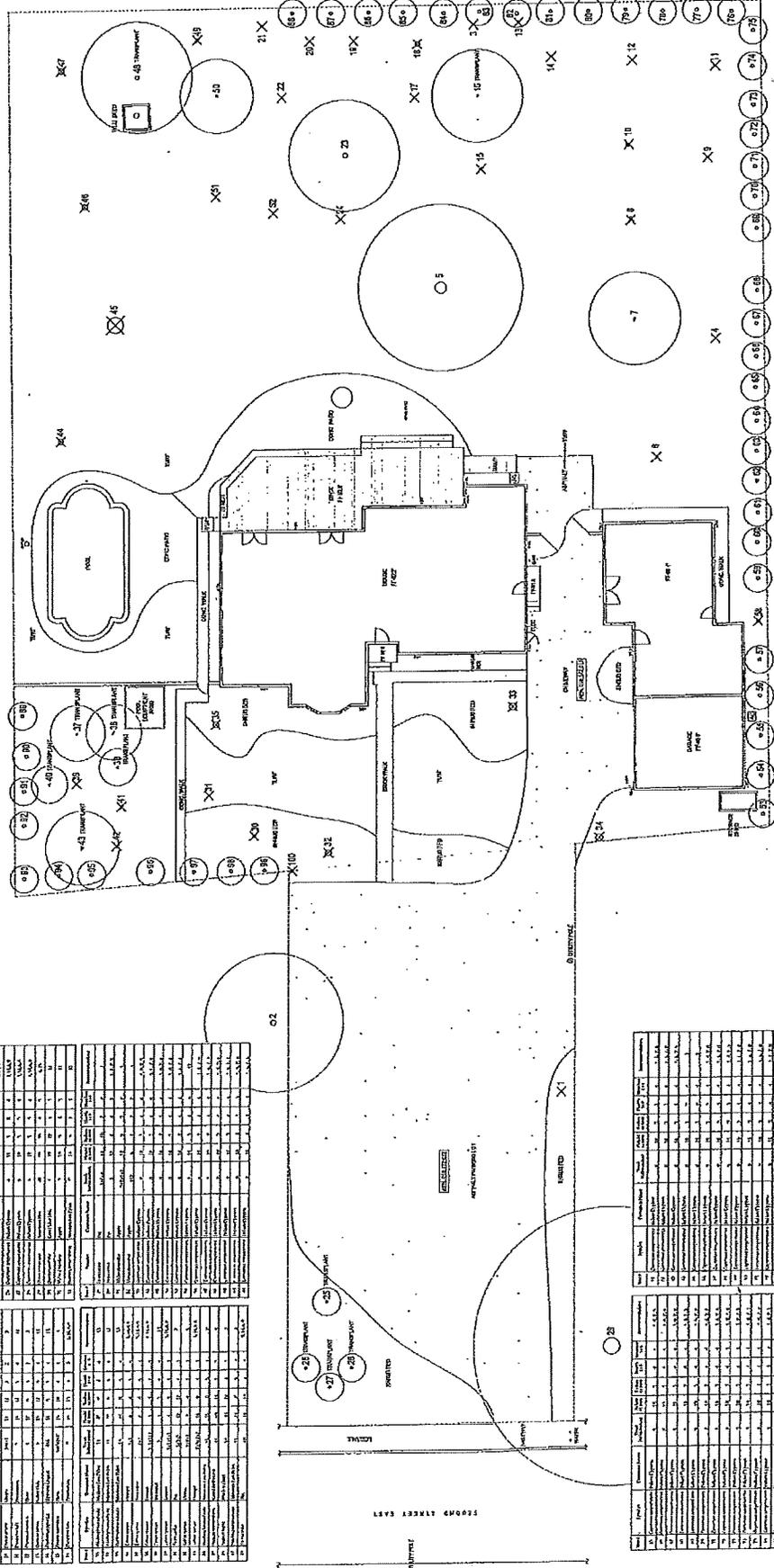
(13) Removal required due to conflict with new landscape design.

(14) Transplant and utilize in another location on site.

(15) This is an off-site tree that overhangs the project site.

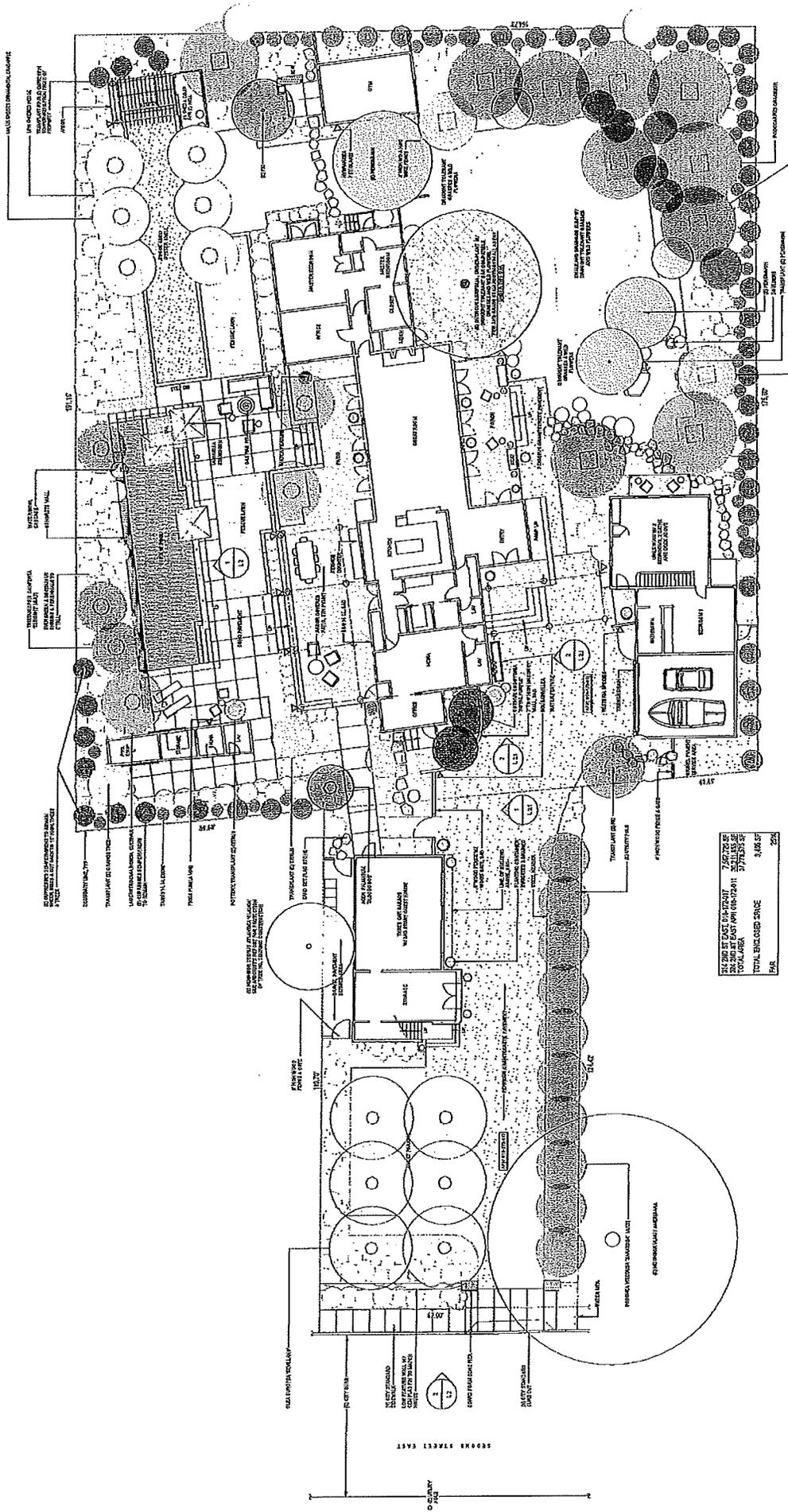
TREE LOCATION PLAN

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
X01
X02
X03
X04
X05
X06
X07
X08
X09
X10
X11
X12
X13
X14
X15
X16
X17
X18
X19
X20
X21
X22
X23
X24
X25
X26
X27
X28
X29
X30
X31
X32
X33
X34
X35
X36
X37
X38
X39
X40
X41
X42
X43
X44
X45
X46
X47
X48
X49
X50
X51
X52
X53
X54
X55
X56
X57
X58
X59
X60
X61
X62
X63
X64
X65
X66
X67
X68
X69
X70
X71
X72
X73
X74
X75
X76
X77
X78
X79
X80
X81
X82
X83
X84
X85
X86
X87
X88
X89
X90
X91
X92
X93
X94
X95
X96
X97
X98
X99
X100



NOTE: ALL FEATURES SHOWN ARE EXISTING

<p>MAGRANE ARCHITECTS SAN FRANCISCO, CA WWW.MAGRANE.COM LIC. 843748</p>	<p>SAN FRANCISCO SONOMA CALIFORNIA 94140 TEL: 415.774.8888 FAX: 415.821.2418</p>	<p>SONOMA 145 BURNHAY CALIFORNIA 94965 TEL: 707.535.0000 FAX: 707.535.0000</p>	<p>1.2</p>
<p>DATE: 2/12/16 SCALE: 1" = 10'-0" DRAWING:</p>		<p>REVISIONS:</p>	
<p>IKEMOTO RESIDENCE 324 SECOND STREET EAST CITY OF SONOMA SONOMA, CA 95471</p>		<p>EXISTING TREES</p>	



24.00' BY 100.00' (2400 SF) 24.00' BY 100.00' (2400 SF) TOTAL BUILT-UP SPACE 2400 SF	7.50' BY 20.00' (150 SF) 3.00' BY 10.00' (30 SF) 3.00' BY 10.00' (30 SF) TOTAL BUILT-UP SPACE 210 SF
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SONOMA
 746 BROADWAY
 SONOMA, CALIFORNIA 94976
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 FAX: 707.235.6350

IKEMOTO RESIDENCE
 324 SECOND STREET EAST
 CITY OF SONOMA
 SONOMA, CA 95471

DATE: 3/23/16
 SCALE: 1" = 10'-0"
 DRAWING

L1
 SITE DEVELOPMENT PLAN



TREE PRESERVATION GUIDELINES

TREE PROTECTION GUIDELINES
FOR CONSTRUCTION AROUND PRESERVED TREES
342 2nd Street East
Sonoma, CA

TREE PROTECTION ZONE

The Tree Protection Zone is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the Tree Protection Zone is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.

The protected area beneath the canopy of each tree will be designated by the project arborist as the Tree Protection Zone at a location determined to be adequate to ensure long term tree viability and health. The Tree Protection Zone may not be consistent with the canopy dripline in many locations.

TREE PROTECTION FENCING

Prior to initiating any construction activity on a construction project, including demolition, vegetation or approved tree removal, grubbing, or grading, temporary protective fencing shall be installed at each site tree or group of trees. Fencing shall be located at the edge of the Tree Protection Zone as specifically designated by the project arborist.

Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.

Fencing shall be installed in a professional manner using standard quality farm "T" posts that are placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties. Fencing shall be stretched tightly between posts in all locations. See fencing detail.

Fencing shall serve as a barrier to prevent encroachment of any type by construction activities including equipment, building materials, storage, outhouses, or personnel.

All encroachment into the fenced Tree Protection Zone must be approved in writing and supervised by the project arborist. Fencing relocation from original

placement must also be approved in writing and be approved by the project arborist. Approved Tree Protection Zone encroachment may require additional mitigation or protection measures that will be determined by the project arborist at the time of the request.

Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation. All contractors and subcontractors are notified by this specification that there will be no exceptions without prior written approval.

Fencing shall be upright and functional at all times prior to demolition and grading and through completion of construction in the specific area of protected trees. If the project is to occur in phases fencing may be removed as each phase is completed.

GRADING AND TRENCHING

Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non-conformance may generate stop-work orders.

The designated Tree Protection Zone is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

Trenching should be routed around the Tree Protection Zone whenever possible. Where trenching has been designated within the Tree protection Zone, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

Retaining walls are effective at holding grade changes outside the area of the Tree Protection Zone and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within the Tree Protection Zone.

Placement of fill soils is generally discouraged within the Tree Protection Zone, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the Tree Protection Zone. Type of fill soil and placement methods shall be specified by the project arborist.

Grade changes near or within the Tree Protection Zone shall be designed so that surface drainage will not be diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

Approved fill soils within the Tree Protection Zone may also be mitigated using aerated gravel layers as specified by the project arborist.

Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Fill soil shall be site topsoil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is required prior to soil importation to evaluate import soil for these criteria.

Grade reduction within the designated Tree Protection Zones shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

Foundations or footings of any type within the Tree Protection Zone shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures.

TREE DAMAGE

Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected

MULCHING

Trees will generally benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the greater root zone area. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, or chipped lumber are not acceptable. Rock and gravel mulches are also not acceptable due to their minimal benefit.

Chipped bark mulch may not originate from any tree infected with, or exhibiting symptoms of, Sudden Oak Death (SOD) due to the potential of infecting existing site trees.

TREE PRUNING AND TREATMENTS

All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.

All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur under the direct supervision of an arborist certified by the International Society of Arboriculture.



TREE PRUNING STANDARDS

*ANSI A300 (Part 1)-2008 Pruning
Revision of ANSI A300 (Part 1)-2001*

American National Standard

*for Tree Care Operations —
Tree, Shrub, and Other Woody Plant
Management —
Standard Practices (Pruning)*

*ANSI A300 (Part 1)-2008 Pruning
Revision of ANSI A300 (Part 1)-2001*



American National Standard for Tree Care Operations —

Tree, Shrub, and Other Woody Plant Management — Standard Practices (Pruning)

1 ANSI A300 standards

1.1 Scope

ANSI A300 standards present performance standards for the care and management of trees, shrubs, and other woody plants.

1.2 Purpose

ANSI A300 performance standards are intended for use by federal, state, municipal and private entities including arborists, property owners, property managers, and utilities for developing written specifications.

1.3 Application

ANSI A300 performance standards shall apply to any person or entity engaged in the management of trees, shrubs, or other woody plants.

2 Part 1 – Pruning standards

2.1 Purpose

The purpose of Part 1 – *Pruning* is to provide performance standards for developing written specifications for pruning.

2.2 Reasons for pruning

The reasons for tree pruning may include, but are not limited to, reducing risk, managing tree health and structure, improving aesthetics, or achieving other specific objectives. Pruning practices for agricultural, horticultural production, or silvicultural purposes are exempt from this standard unless this standard, or a portion thereof, is expressly referenced in standards for these other related areas.

2.3 Implementation

2.3.1 Specifications for pruning should be written and administered by an arborist.

2.3.1.1 Specifications should include location of tree(s), objectives, methods (types), and extent of pruning (location, percentage, part size, etc).

2.3.2 Pruning specifications shall be adhered to.

2.4 Safety

2.4.1 Pruning shall be implemented by an arborist, familiar with the practices and hazards of pruning and the equipment used in such operations.

2.4.2 This performance standard shall not take precedence over applicable industry safe work practices.

2.4.3 Performance shall comply with applicable Federal and State Occupational Safety and Health standards, ANSI Z133.1, Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and other Federal Environmental Protection Agency (EPA) regulations, as well as state and local regulations.

3 Normative references

The following standards contain provisions, which, through reference in the text, constitute provisions of this American National Standard. All standards are subject to revision, and parties to agreements based on this American National Standard shall apply the most recent edition of the standards indicated below.

ANSI Z60.1, Nursery stock
ANSI Z133.1, Arboriculture – Safety requirements
29 CFR 1910, General industry ¹⁾
29 CFR 1910.268, Telecommunications ¹⁾
29 CFR 1910.269, Electric power generation, transmission, and distribution ¹⁾
29 CFR 1910.331 - 335, Electrical safety-related work practices ¹⁾

4 Definitions

4.1 **arboriculture:** The art, science, technology, and business of commercial, public, and utility tree care.

¹⁾ Available from U.S. Department of Labor, 260 Constitution Avenue, NW, Washington, DC 20210

4.2 arborist: An individual engaged in the profession of arboriculture who, through experience, education, and related training, possesses the competence to provide for or supervise the management of trees and other woody plants.

4.3 arborist trainee: An individual undergoing on-the-job training to obtain the experience and the competence required to provide for or supervise the management of trees and other woody plants. Such trainees shall be under the direct supervision of an arborist.

4.4 branch: A shoot or stem growing from a parent branch or stem (See Fig. 4.4).

4.4.1 codominant branches/codominant leaders: Branches or stems arising from a common junction, having nearly the same size diameter (See Fig. 4.4).

4.4.2 lateral branch: A shoot or stem growing from another branch (See Fig. 4.4).

4.4.3 parent branch or stem: A tree trunk or branch from which other branches or shoots grow (See Fig. 4.4).

4.4.4 scaffold branch: A primary branch that forms part of the main structure of the crown (See Fig. 4.4).

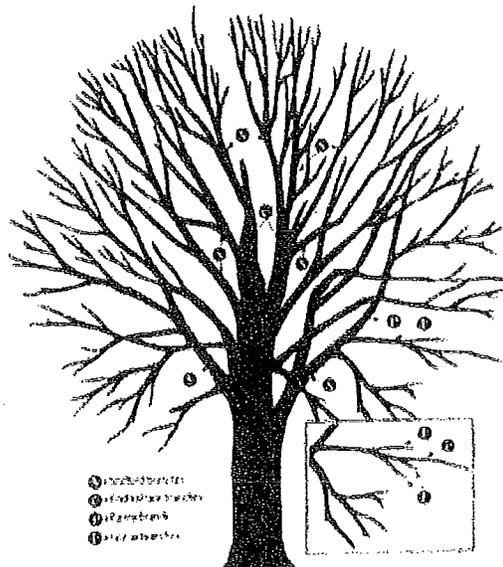


Figure 4.4 Standard branch definitions.

4.5 branch bark ridge: The raised area of bark in the branch crotch that marks where the branch and parent stem meet. (See Figs. 5.3.2 and 5.3.3).

4.6 branch collar: The swollen area at the base of a branch.

4.7 callus: Undifferentiated tissue formed by the cambium around a wound.

4.8 cambium: The dividing layer of cells that forms sapwood (xylem) to the inside and inner bark (phloem) to the outside.

4.9 clean: Selective pruning to remove one or more of the following non-beneficial parts: dead, diseased, and/or broken branches (7.2).

4.10 climbing spurs: Sharp, pointed devices strapped to a climber's lower legs used to assist in climbing trees. (syn.: gaffs, hooks, spurs, spikes, climbers)

4.11 closure: The process in a woody plant by which woundwood grows over a pruning cut or injury.

4.12 crown: Upper part of a tree, measured from the lowest branch, including all the branches and foliage.

4.13 decay: The degradation of woody tissue caused by microorganisms.

4.14 espalier: The combination of pruning, supporting, and training branches to orient a plant in one plane (6.5).

4.15 establishment: The point after planting when a tree's root system has grown sufficiently into the surrounding soil to support growth and anchor the tree.

4.16 facility: A structure or equipment used to deliver or provide protection for the delivery of an essential service, such as electricity or communications.

4.17 frond: A leaf structure of a palm.

4.18 heading: The reduction of a shoot, stem, or branch back to a bud or to a lateral branch not large enough to assume the terminal role.

4.19 interfering branches: Crossing, rubbing, or upright branches that have the potential to damage free structure and/or health.

4.20 internode: The area between lateral branches or buds.

4.21 job briefing: The communication of at least the following subjects for arboricultural operations: work specifications, hazards associated with the job, work procedures involved, special precautions, electrical hazards, job assignments, and personal protective equipment.

4.22 leader: A dominant, typically upright, stem - usually the main trunk. There can be several leaders in one tree.

4.23 lion's tailing: The removal of an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice (6.1.7).

4.24 live crown ratio: Crown height relative to overall plant height.

4.25 mechanical pruning: A pruning technique where large-scale power equipment is used to cut back branches (9.3.2).

4.26 method: A procedure or process for achieving an objective.

4.27 peeling: The removal of dead frond bases without damaging living trunk tissue at the point they make contact with the trunk. (syn.: shaving)

4.28 petiole: A stalk of a leaf or frond.

4.29 pollarding: Pruning method in which tree branches are initially headed and then reduced on a regular basis without disturbing the callus knob (6.6).

4.30 pruning: The selective removal of plant parts to meet specific goals and objectives.

4.31 qualified line-clearance arborist: An individual who, through related training and on-the-job experience, is familiar with the equipment and hazards in line clearance and has demonstrated the ability to perform the special techniques involved. This individual may or may not be currently employed by a line-clearance contractor.

4.32 qualified line-clearance arborist trainee: An individual undergoing line-clearance training under the direct supervision of a qualified line-clearance arborist. In the course of such training, the trainee becomes familiar with the equipment and hazards in line clearance and demonstrates ability in the performance of the special techniques involved.

4.33 raise: Pruning to provide vertical clearance (7.3).

4.34 reduce: Pruning to decrease height and/or spread (7.4).

4.35 remote area: As used in the utility pruning section of this standard, an unpopulated area.

4.36 restoration: Pruning to redevelop structure, form, and appearance of topped or damaged trees (6.3).

4.37 rural area: As used in the utility pruning section of this standard, a sparsely populated place away from large cities, suburbs, or towns but distinct from remote areas.

4.38 shall: As used in this standard, denotes a mandatory requirement.

4.39 shoot: Stem or branch and its leaves, especially when young.

4.40 should: As used in this standard, denotes an advisory recommendation.

4.41 specifications: A document stating a detailed, measurable plan or proposal for provision of a product or service.

4.42 sprouts: New shoots originating from epicormic or adventitious buds, not to be confused with suckers. (syn.: watersprouts, epicormic shoots)

4.43 standard, ANSI A300: The performance parameters established by industry consensus as a rule for the measure of extent, quality, quantity, value or weight used to write specifications.

4.44 stem: A woody structure bearing buds, foliage, and giving rise to other stems.

4.45 structural pruning: Pruning to improve branch architecture (6.2).

4.46 stub: Portion of a branch or stem remaining after an internodal cut or branch breakage.

4.47 subordination: Pruning to reduce the size and ensuing growth rate of a branch or leader in relation to other branches or leaders.

4.48 sucker: Shoot arising from the roots.

4.49 thin: pruning to reduce density of live branches (7.5).

4.50 throw line: A small, lightweight line with a weighted end used to position a climber's rope in a tree.

4.51 topping: Reduction of tree size using internodal cuts without regard to tree health or structural integrity. Topping is not an acceptable pruning practice (6.1.7).

4.52 tracing: The removal of loose, damaged tissue from in and around the wound.

4.53 trunk: The main woody part of a tree beginning at and including the trunk flare and extending up into the crown from which scaffold branches grow.

4.54 trunk flare: 1. The area at the base of the plant's trunk where it broadens to form roots 2 The area of transition between the root system and trunk (syn.: root flare).

4.55 urban/residential areas: Populated areas including public and private property that are normally associated with human activity.

4.56 utility: A public or private entity that delivers a public service, such as electricity or communications.

4.57 utility space: The physical area occupied by a utility's facilities and the additional space required to ensure its operation.

4.58 vista/view prune: Pruning to enhance a specific view without jeopardizing the health of the tree (6.4).

4.59 wound: An opening that is created when the bark of a live branch or stem is cut, penetrated, damaged, or removed.

4.60 woundwood: Partially differentiated tissue responsible for closing wounds. Woundwood develops from callus associated with wounds.

5 Pruning practices

5.1 Tree inspection

5.1.1 An arborist or arborist trainee shall visually inspect each tree before beginning work.

5.1.2 If a condition is observed requiring attention beyond the original scope of the work, the condition should be reported to an immediate supervisor, the owner, or the person responsible for authorizing the work.

5.1.3 Job briefings shall be performed as outlined in ANSI Z133.1, subclause 3.1.4.

5.2 Tools and equipment

5.2.1 Equipment, tools, and work practices that damage living tissue and bark beyond the scope of normal work practices shall be avoided.

5.2.2 Climbing spurs shall not be used when entering and climbing trees for the purpose of pruning.

Exceptions:

- when branches are more than throw-line distance apart and there is no other means of climbing the tree;
- when the outer bark is thick enough to prevent damage to the inner bark and cambium;
- in remote or rural utility rights-of-way.

5.3 Pruning cuts

5.3.1 Pruning tools used in making pruning cuts shall be sharp.

5.3.2 A pruning cut that removes a branch at its point of origin shall be made close to the trunk or parent branch without cutting into the branch bark ridge or branch collar or leaving a stub (see Figure 5.3.2).

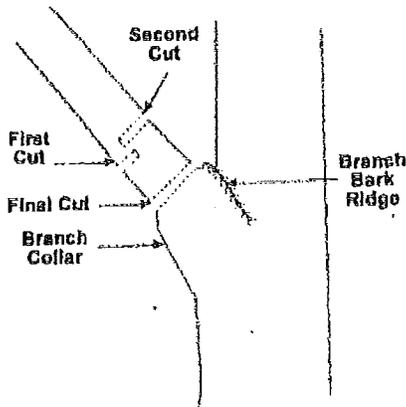


Figure 5.3.2. A cut that removes a branch at its point of origin. (See Annex A – Pruning cut guideline).

5.3.3 A pruning cut that reduces the length of a branch or parent stem shall be made at a slight downward angle relative to the remaining stem and not damage the remaining stem. Smaller cuts shall be preferred (see Fig. 5.3.3).

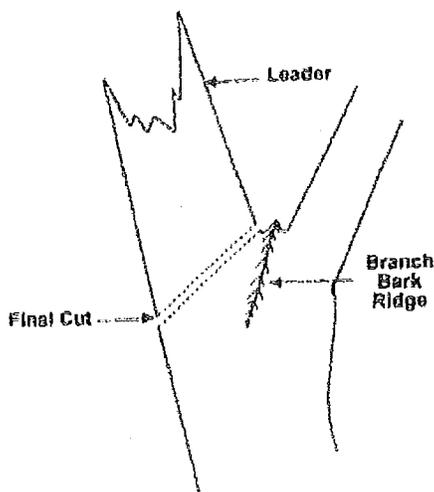


Figure 5.3.3. A cut that reduces the length of a branch or parent stem.

5.3.4 When pruning to a lateral, the remaining lateral branch should be large enough to assume the terminal role.

5.3.5 The final cut should result in a flat surface with adjacent bark firmly attached.

5.3.6 When removing a dead branch, the final cut shall be made just outside the collar of living tissue.

5.3.7 Tree branches shall be removed in such a manner so as to avoid damage to other parts of the tree or to other plants or property. Branches too large to support with one hand shall be pre-cut to avoid splitting of the wood or tearing of the bark (see Figure 5.3.2). Where necessary, ropes or other equipment shall be used to lower large branches or portions of branches to the ground.

5.3.8 A cut that removes a branch with a narrow angle of attachment should be made from the outside of the branch to prevent damage to the parent branch (see Figure 5.3.8).

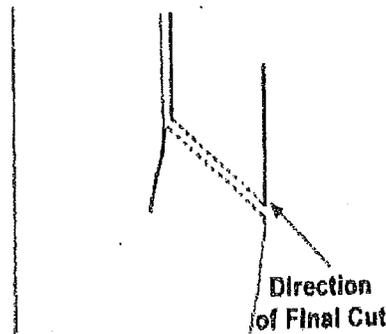


Figure 5.3.8. A cut that removes a branch with a narrow angle of attachment.

5.3.9 Severed branches shall be removed from the crown upon completion of the pruning, at times when the tree would be left unattended, or at the end of the workday.

5.4 Wound treatment

5.4.1 Wound treatments shall not be used to cover wounds or pruning cuts, except when necessary for disease, insect, mistletoe, or sprout control, or for cosmetic reasons.

5.4.2 Wound treatments that are damaging to tree tissues shall not be used.

5.4.3 When tracing wounds, only loose, damaged tissue shall be removed.

6 Pruning objectives

6.1 Pruning objectives shall be established prior to beginning any pruning operation.

6.1.1 Objectives should include, but are not limited to, one or more of the following:

- Risk reduction
- Manage health
- Clearance
- Structural improvement/correction
- View improvement/creation
- Aesthetic improvement
- Restoration

6.1.2 Established objectives should be specified in writing (See Annex B – *Specification writing guideline*).

6.1.3 To obtain the defined objective, the growth cycles, structure, species, and the extent of pruning to be performed shall be considered.

6.1.4 Not more than 25 percent of the foliage should be removed within an annual growing season. The percentage and distribution of foliage to be removed shall be adjusted according to the plant's species, age, health, and site.

6.1.5 When frequent excessive pruning is necessary for a tree to avoid conflicts with elements such as infrastructure, view, traffic, or utilities, removal or relocation of the tree shall be considered.

6.1.6 Pruning cuts should be made in accordance with section 5.3 *Pruning cuts*.

6.1.7 Topping and lion's tailing shall be considered unacceptable pruning practices for trees.

6.2 **Structural:** Structural pruning shall consist of selective pruning to improve tree and branch architecture primarily on young- and medium-aged trees.

6.2.1 Size and location of leaders or branches to be subordinated or removed should be specified.

6.2.2 Dominant leader(s) should be selected for development as appropriate.

6.2.3 Strong, properly spaced scaffold branch structure should be selected and maintained by reducing or removing others.

6.2.4 Temporary branches should be retained or reduced as appropriate.

6.2.5 Interfering, overextended, defective, weak, and poorly attached branches should be removed or reduced.

6.2.6 At planting, pruning should be limited to cleaning (7.2).

6.3 **Restoration:** Restoration shall consist of selective pruning to redevelop structure, form, and appearance of severely pruned, vandalized, or damaged trees.

6.3.1 Location in tree, size range of parts, and percentage of sprouts to be removed should be specified.

6.4 **Vista/view:** Vista/view pruning shall consist of the use of one or more pruning methods (types) to enhance a specific line of sight.

6.4.1 Pruning methods (types) shall be specified.

6.4.2 Size range of parts, location in tree, and percentage of foliage to be removed should be specified.

6.5 Espalier

6.5.1 Branches that extend outside the desired plane of growth shall be pruned or tied back.

6.5.2 Ties should be replaced as needed to prevent girdling the branches at the attachment site.

6.6 Pollarding

6.6.1 Consideration shall be given to the ability of the individual tree to respond to pollarding.

6.6.2 Management plans shall be made prior to the start of the pollarding process for routine removal of sprouts.

6.6.3 Heading cuts shall be made at specific locations to start the pollarding process. After the initial cuts are made, no additional heading cuts shall be made.

6.6.4 Sprouts growing from the cut ends of branches (knuckles) should be removed annually during the dormant season.

7 Pruning methods (types)

7.1 One or more of the following methods (types) shall be specified to achieve the objective.

7.2 **Clean:** Cleaning shall consist of pruning to remove one or more of the following non-beneficial parts: dead, diseased, and/or broken branches.

7.2.1 Location of parts to be removed shall be specified.

7.2.2 Size range of parts to be removed shall be specified.

7.3 **Raise:** Raising shall consist of pruning to provide vertical clearance.

7.3.1 Clearance distance shall be specified.

7.3.2 Location and size range of parts to be removed should be specified.

7.3.3 Live crown ratio should not be reduced to less than 50 percent.

7.4 **Reduce:** Reducing shall consist of pruning to decrease height and/or spread.

7.4.1 Consideration shall be given to the ability of a species to tolerate this type of pruning.

7.4.2 Location of parts to be removed or clearance requirements shall be specified.

7.4.3 Size of parts should be specified.

7.5 **Thin:** Thinning shall consist of selective pruning to reduce density of live branches.

7.5.1 Thinning should result in an even distribution of branches on individual branches and throughout the crown.

7.5.2 Not more than 25 percent of the crown should be removed within an annual growing season.

7.5.3 Location of parts to be removed shall be specified.

7.5.4 Percentage of foliage and size range of parts to be removed shall be specified.

8 Palm pruning

8.1 Palm pruning should be performed when fronds, fruit, or loose petioles may create a dangerous condition.

8.2 Live healthy fronds should not be removed.

8.3 Live, healthy fronds above horizontal shall not be removed. Exception: Palms encroaching on electric supply lines (see Fig. 8.3a and 8.3b).

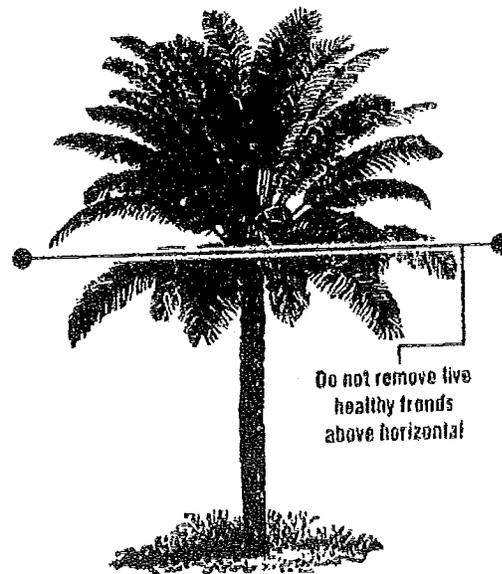


Figure 8.3a Frond removal location.

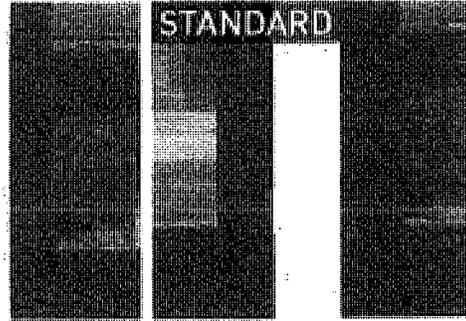
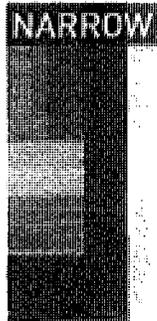


CONTEMPORARY

3-INCH NARROW STILE TERRACE DOOR

Are you looking for a solution for your contemporary design challenges? Look no further. Loewen has the perfect product option for you. We have created 3" Narrow Stile Door options that are available for Terrace Doors, French Terrace Doors and BiFold Doors. The standard panel thickness of the new Contemporary Narrow Stile Door is 1 3/4". It comes with 3" stiles, a 3" top rail and a 4 5/16" bottom rail. (optional 7 7/8" bottom rails)

These doors are designed to give maximum views with minimal sash framework. The Narrow Stile Door options have slim profiles on all four sides of the door, which creates a less obstructive door that frames exterior views beautifully. By using square interior glazing stops, trending clad colors and one of our many contemporary handle sets, this narrow stile option is the perfect complement for modern architecture.



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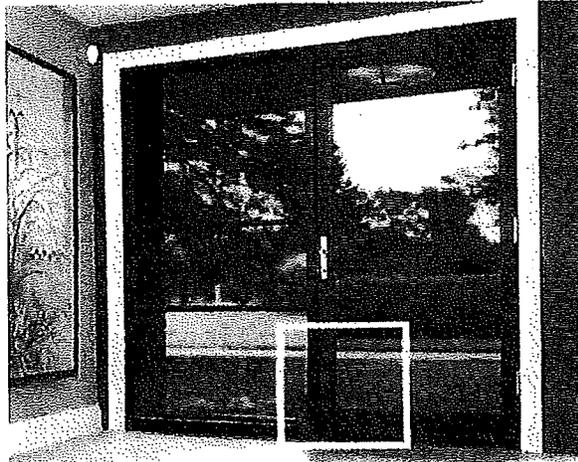
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LOEWEN NARROW STILE TERRACE DOOR

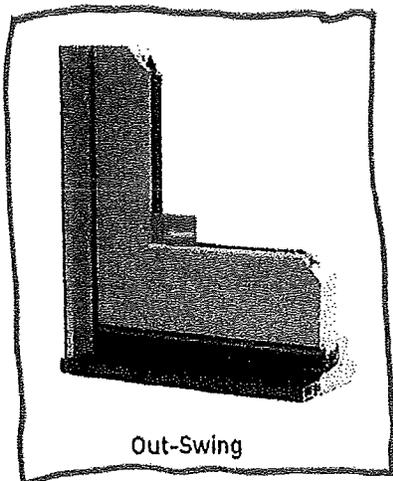
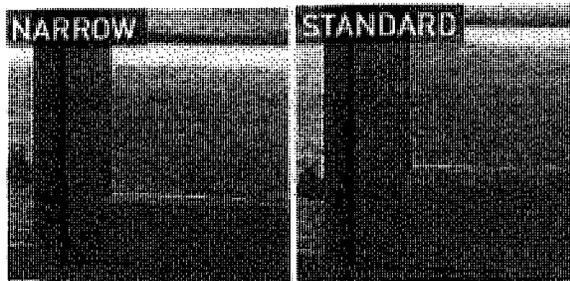
FEATURES

- Narrower stiles and rails compared to standard Terrace Door panels
- Incorporates standard Terrace Door frame and sill
- Available as inswing, outswing, and fixed Terrace Doors
- Available for BiFold
- Metal Clad only in all current finishes with the exception of Cyprium
- Not available in shaped units, rectangle only

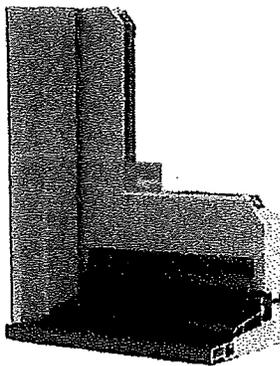


SIZES

- Maximum sizes for a single Terrace Door (TD1) is a width of $36 \frac{7}{8}$ " (924mm) and a height of $106 \frac{5}{16}$ " (2700mm) or a width of $40 \frac{5}{16}$ " (1024mm) and a height of $94 \frac{1}{2}$ " (2400mm)
 - Rough Opening and OSM remains the same as a standard Terrace Door; refer to TD1-0927 and TD1-1024 in the Loewen Technical Guide
- Maximum sizes for a French Door (FD2) is a width of 72" (1829mm) and a height of $106 \frac{5}{16}$ " (2700mm) or a width of $79 \frac{7}{8}$ " (2029mm) and a height of $94 \frac{1}{2}$ " (2400mm)
 - Rough Opening and OSM remains the same as a standard Terrace Door; refer to FD2-1827 and FD2-2024 in the Loewen Technical Guide



Out-Swing

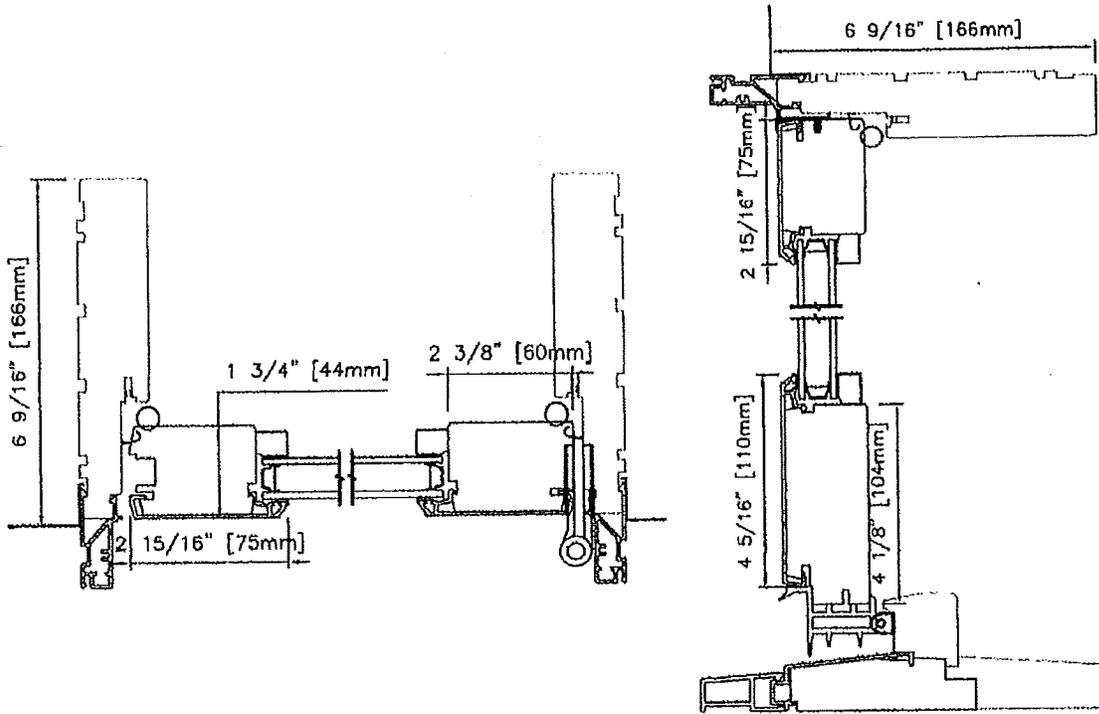


In-Swing

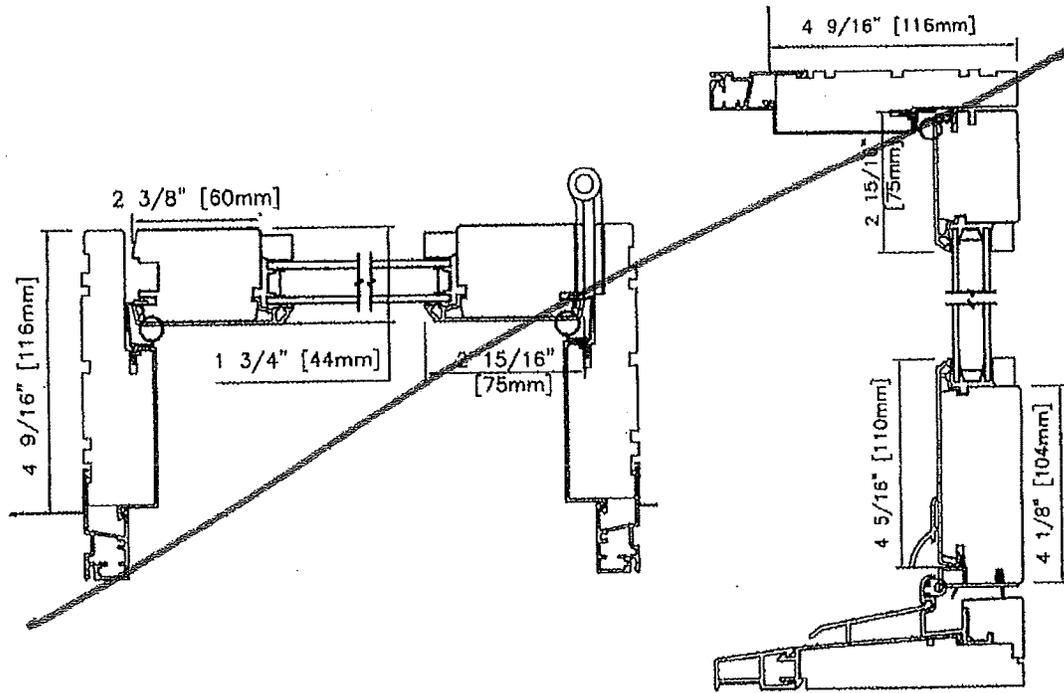
OPTIONS

- Optional $7 \frac{7}{8}$ " bottom rail to align with other Terrace Door / French Door units on the job
- Ogee, Putty, Square interior glazing stops are all available along with complementary SDL bars
- All current Terrace Door handle sets are available, including the new Dallas handle set

LOEWEN NARROW STILE TERRACE DOOR



3-in Generic Out-Swing



3-in Generic In-Swing



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TERRACE DOORS

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EXPAND YOUR HORIZONS

No other hinged door can capture as expansive a view as a Loewen Terrace door, thanks to our large glass areas and sturdy all wood construction.

We offer you two styles to choose from: Traditional and French. Traditional Terrace doors hinge in the middle so that one panel is fixed and the other operates. By contrast, French Terrace doors are hinged on the outside to allow both doors to operate from the middle. Outswing versions of both styles are available as option.

PRODUCT OPTIONS:

[product-features/#colors-cladding](#)
[product-features/#glazing](#)

[/loewen-product-features/#wood-species](#)

[/loewen-product-features/#door-hardware](#)

[/loewen-product-features/#lites-grilles](#)
[product-features/#casing](#)

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HIGHLIGHTS

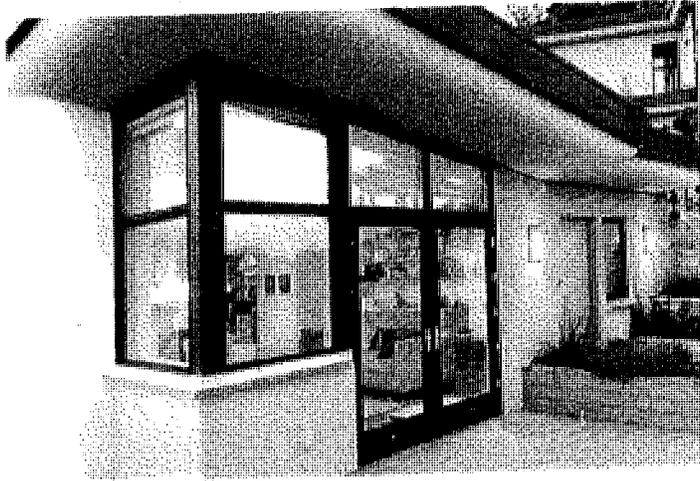
- Doweled stile and rail sash for rugged dependability
- Available fixed or operable
- Ideal for high traffic areas
- Inswing or outswing versions available
- Low profile sill available

3-inch Narrow Stile options available for a contemporary look. To view the information sheet, please click here. ([/wp-content/uploads/2015/11/3-inch-Narrow-Stile-Terrace-Door.pdf](#))

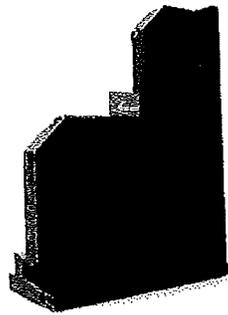
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Terrace Doors | Loewen Windows



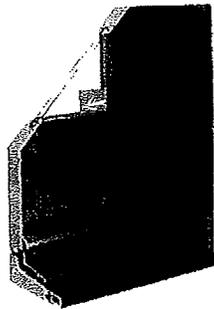
TERRACE DOOR CROSS SECTIONS



Terrace Door Outswing

(Tuscany Brown)

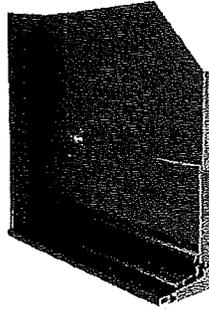
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Terrace Door Inswing

(Tuscany Brown)

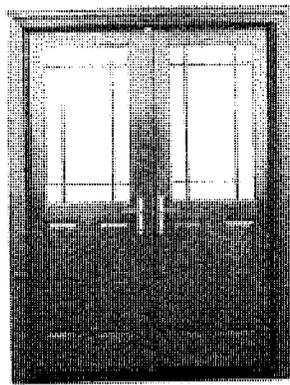
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Terrace Door Inswing Raised Panel

(Tuscany Brown)

Click for 360° view

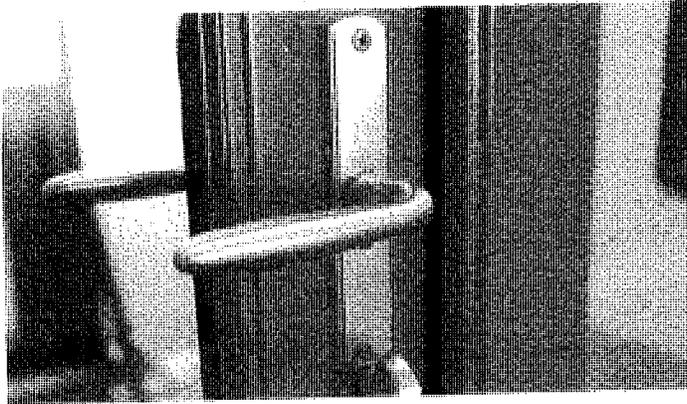


STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](#)



HARDWARE

Multi point locking hardware — complete with brass handle set and escutcheon — and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.
 Note: French doors with handle activated shoot bolts on inactive panel.

DOOR SWINGS

Traditional Terrace Door: Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

French Terrace Doors: Hinged on the jambs to allow both doors to open/close from the middle.
 Note: Outswinging versions of both door styles are available as options.

See our extensive selection of beautiful hardware (</loewen-product-features/#door-hardware>)

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CASEMENT WINDOWS

<http://www.loewen.com> Product Portfolio <http://www.loewen.com/product-portfolio/> Casement Windows



CLASSIC STYLE WITH REMARKABLE VERSATILITY

Casement windows swing open like a door to provide superior ventilation and easy operation. Suitable for many home styles, Casements shut tightly and provide a firm, lasting seal and one of the highest thermal performance ratings of any window style. Practical and beautiful, Casements are easy to combine with other Loewen window styles for a distinctive look. It's no wonder the Casement is one of the most popular window styles in markets around the world. Part of what makes our Casement windows unique is the wide variety we offer. Loewen makes four distinct styles of Casement windows.

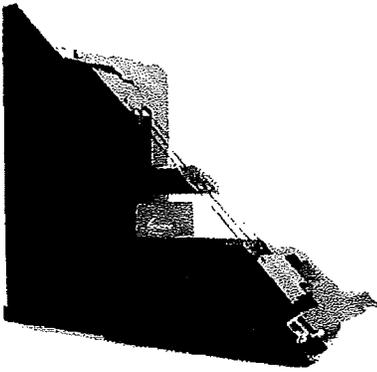
PRODUCT OPTIONS: [/loewen-product-features/#wood-species](#) [/loewen-product-features/#hardware](#) [/loewen-product-features/#colors-cladding](#) [/loewen-product-features/#lites-grilles](#) [/loewen-product-features/#glazing](#) [/loewen-product-features/#casing](#)

HIGHLIGHTS

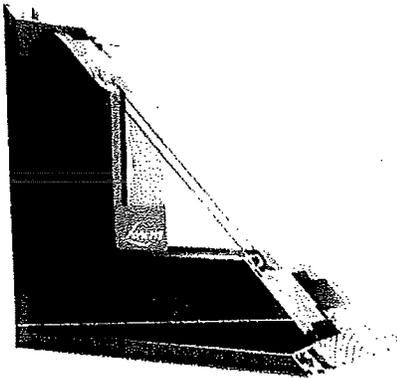
- Optimal thermal performance
- Exceptional sound attenuation characteristics
- Standard Loewen Traditional Casements measure to a Sound Transmission Coefficient (STC) of 33 for Dual Glaze Heatsmart, and 34 for Triple Glaze Heatsmart. This is exceptionally high for Casement windows and speaks of the product's high level of fit and finish. Our special Tranquility Glazing Systems offer an STC of 40, in an operable unit (no storm sash required)
- Opportunity for large, unobstructed views
- Concealed locking system for added security and weatherproofing. Apart from providing a secure lock, the concealed locks on Loewen Casements are flush with the frame edge and blend into the segment for an unobtrusive, clean appearance — won't snag drapes and the low mounting position makes them easy to reach and operate
- Folding crank handle allows window treatments to hang freely



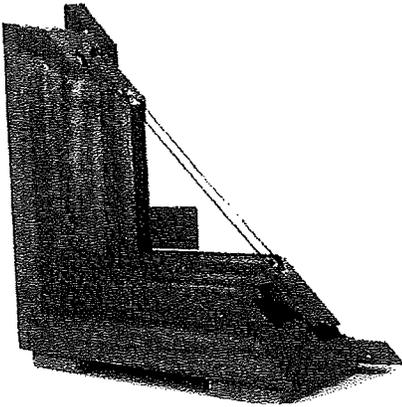
CASEMENT CROSS SECTIONS



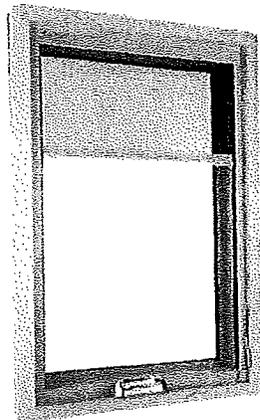
Casement Triple Pane SDL, Brickmould
(Tuscany Brown)
Click for 360° view



Awning/Casement
(Black)



Mahogany Casement with Brickmould
Click for 360° view



STYLES

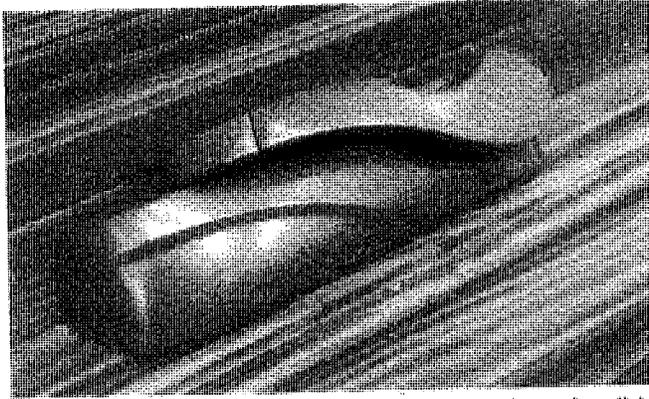
- Traditional, Mission®, French Chateau and Push Out models
- Quarter Round, Full Radius and Camber Top options

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (116 mm) jamb
- Low E2 insulated glazing with 1/2" (12 mm) airspace
- Roto gear operator and concealed sash locks available in standard bronze, sandstone and white and a range of optional finishes
- Extruded aluminum cladding in a variety of Standard and Architectural Palette colors, primed wood, or clear fir exterior
- Interior and exterior also available primed or clear fir
- Extensive weatherstripping system for a durable, form-fitting seal
- Insect screens available with High Transparency mesh option

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](#)



Loewen prides itself on having an outstanding Casement window, made even better by our long list of quality features: Douglas Fir, double-strength glass, extruded aluminum and 36 Kynar based metal clad paint colors to name just a few.

Part of what makes our Casement special is the wide variety we offer. Loewen makes four distinct styles of Casement windows: Traditional, Mission®, French Chateau, and Push Out.

All Loewen Casement windows feature authentic stile and rail sash corner joinery – no weak miter joints to rob your window of its aesthetic and structural integrity.

See our extensive selection of beautiful hardware [\[loewen-product-features/#hardware\]](#)

PUSHOUT CASEMENT WINDOW

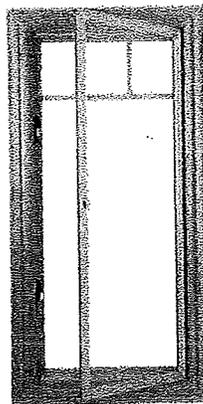
The minimalist appeal and ease of operation of a simple Push Out Casement sash paired with exceptional sealing characteristics and the advanced thermal performance of the Loewen Traditional Casement — that's the Loewen Push Out Casement.

The ease of opening a Push Out Casement Window hides the sophistication of its technology — and eliminates the need for a crank handle that can interfere with window treatments.

Closing with an effortless click, the quality construction imparts the sensual feel of a finely designed piece of custom joinery.

The pioneering Push Out Casement Window is available with a traditional or Mission sash; double or triple-glazing and standard rectangular or Camber Top shapes. It incorporates an optional, swinging wood screen to complete the refined Old World look and feel.

All Push Out Casements are quipped with quality, heavy duty stainless steel friction hinges and available in clear wood or metal clad exterior models.



MISSION CASEMENT WINDOW

Mission® Casement windows are an identical twin to Traditional Casements with the exception of the bottom sash rail.

The "sash" is the portion of the window that operates. In traditional joinery, the bottom horizontal wood segment (the "rail") would be constructed of a wood component slightly larger than the other pieces of wood around the glass.

3/26/2016

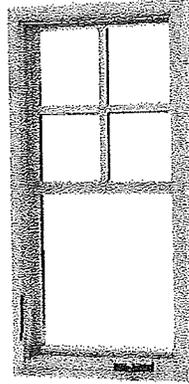
Casement Windows | Loewen Windows

Artisans around the world built window sash this way for hundreds of years — imparting strength and a uniform interior sash “reveal.” Built for those with an appreciation for quality and accuracy, this design element adds richness to many architectural styles, including Craftsman and Spanish Mission.

The enlarged, eye-pleasing 3 1/16” (78 mm) tall bottom rail is clearly visible on the exterior and makes for a stylish uniform reveal on the interior — all four sides of the closed sash are visible.

And of course, there are no mitered sash joints — only genuine stile and rail construction.

Note that a Mission® sash is also available on Loewen Awning windows.



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Architizer™

<http://architizer.com/brands/loewen/>

WHERE TO BUY

[//dealer-locator/](#)

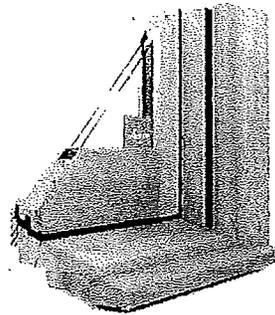
Loewen 2015 |

[/privacy-policy](#)

[net http://deelnert.loewen.com/](http://deelnert.loewen.com/)

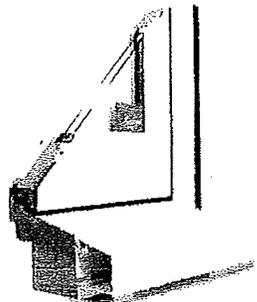


DOUBLE HUNG CROSS SECTIONS



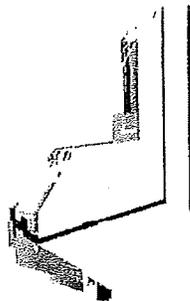
Double Hung Clear

[Click for 360° view](#)

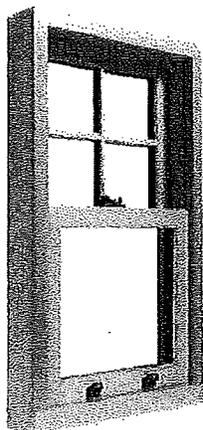


Double Hung Adams Brickmould with Heritage Subsill

[Click for 360° view](#)



Double / Single Hung Windows | Loewen Windows
Double Hung Triple Glazed Grand Sash
(Linen)
Click for 360° view



STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Extruded aluminum cladding in a variety of Standard and Architectural Palette colors, primed wood, or clear fir exterior
- Interior and exterior also available primed or clear fir
- Insect screens
- Wood exterior windows are supplied with linen, bronze or sandstone screen frame at no additional charge. Screen frame color is matched to exterior finish on metal clad units

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](#)



Superior Design

- Integrated profiled glazing leg
- Extruded aluminum cladding
- Authentic stile and rail aesthetics
- Hidden corner and sill keys
- Full and half-screen options

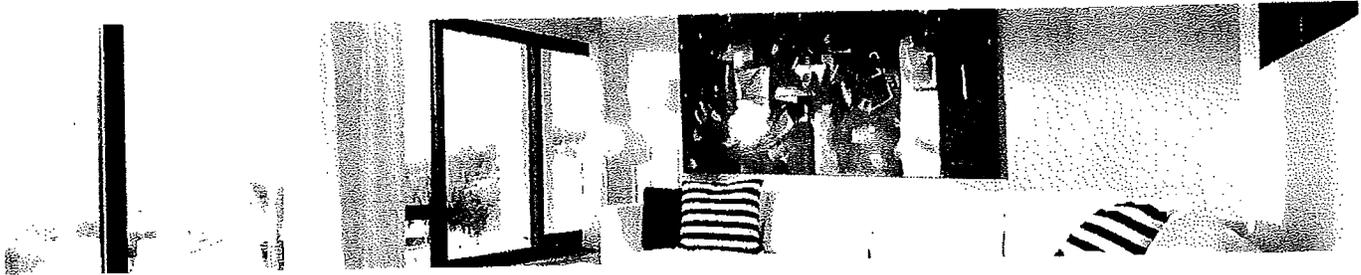


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info@loewen.com (<mailto:info@loewen.com>) WHERE TO BUY ([/dealer-locator/](#))

SLIDING PATIO & FRENCH PATIO DOORS

(<http://www.loewen.com>) Product Portfolio (<http://www.loewen.com/product-portfolio/>) Sliding Patio & French Patio Doors



OPEN UP NEW POSSIBILITIES

The epitome of leisure living, easy-operating Sliding Patio doors bring the outside in with style.

Functioning like large moving windows, Loewen Sliding Patio doors can open up the walls in your home to new possibilities — imagine our spectacular seven-panel, 24' wide model, for example.

PRODUCT OPTIONS:

[product-features/#colors-cladding](#)
[product-features/#glazing](#)

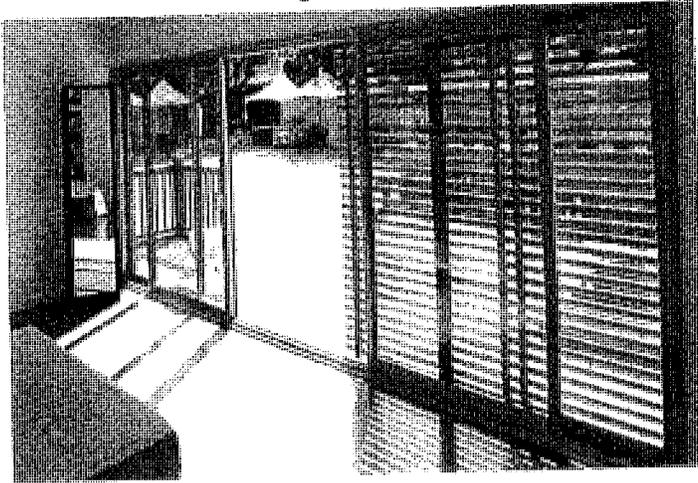
[/loewen-product-features/#wood-species](#)

[/loewen-product-features/#hardware](#)
[/loewen-product-features/#lites-grilles](#)
[product-features/#casing](#)

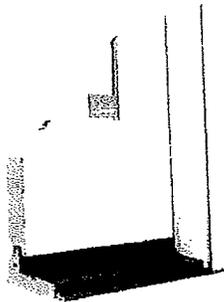
[/loewen-](#)
[/loewen-](#)
[/loewen-](#)

HIGHLIGHTS

- Tempered glass
- Two to seven panels wide
- Tandem ball bearing rollers
- Anti-lift device
- Optional foot lock mechanism
- Zero clearance required
- Standard integral sliding screens available
- Optional multipoint locking hardware

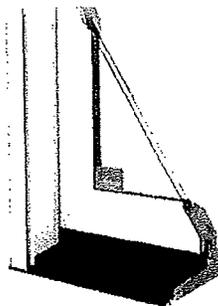


SLIDING PATIO DOOR CROSS SECTIONS



French Patio Door
(Linen)

[Click for 360° view](#)



Patio Door
(Linen)

[Click for 360° view](#)

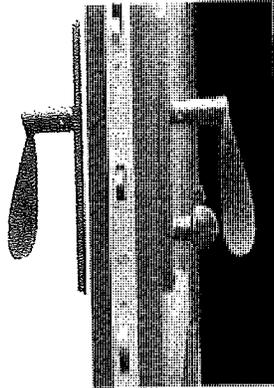


STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (116 mm) jamb
- 4 9/16" (116 mm) and 6 9/16" (166 mm) jamb construction
- Low E insulated tempered glazing
- 2 1/4" (58 mm) thick sliding panels
- Interior/exterior signature handle in linen, bronze with thumb latch
- Extruded aluminum cladding in nine standard colors, primed wood or clear Fir exterior
- Extruded aluminum-frame insect screen with high transparency mesh option

For information on sizes, drawings and options:

View our [TECHNICAL GUIDE \(/about/literature/\)](#)



To make our doors safe, secure and easy to operate, Loewen uses laminated sash construction, thick, tempered safety glass and smooth tandem rollers. For added security, Loewen builds an anti-lift device into every patio door. An optional foot lock is also available, as is manual three-point hardware.

See our extensive selection of beautiful hardware ([/loewen-product-features/#hardware](#))

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AWNING WINDOWS

(<http://www.loewen.com>) Product Portfolio (<http://www.loewen.com/product-portfolio/>) Awning Windows



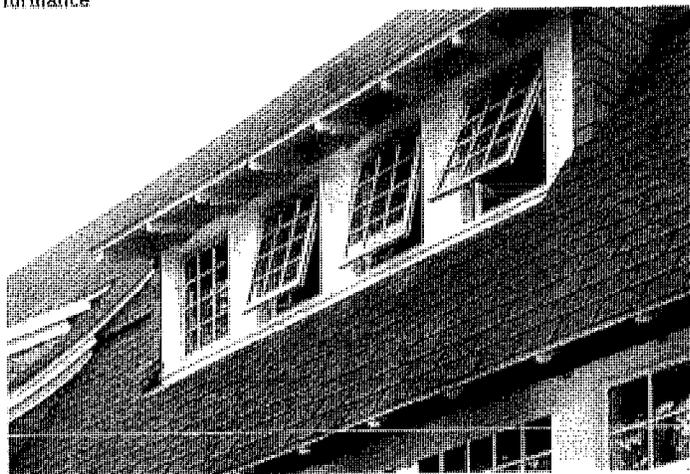
APPROPRIATE FOR ANY STYLE

Awning windows open out from the bottom, letting air circulate freely while providing a unique protective shield to keep rain out.

PRODUCT OPTIONS:	(/loewen-product-features/#wood-species)	(/loewen-
product-features/#colors-cladding)	(/loewen-product-features/#hardware)	/loewen-
product-features/#glazing)	(/loewen-product-features/#lites-grilles)	/loewen-
	product-features/#casing)	

HIGHLIGHTS

- Suitable for any architectural style
- Interior insect screen available with High Transparency mesh option. Push Out Awnings have a hinged screen
- Optional concealed locking system
- Effective ventilator, "spilling" hot air and generating air circulation
- Excellent sound attenuation properties
- Optimal thermal performance



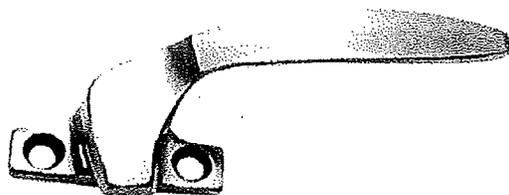


STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E, insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system
- Insect screens
- Metal handle, cover and locks

For information on sizes, drawings and options:

[View our TECHNICAL GUIDE \(/about/literature/\)](#)



You can order Loewen Awning windows single, stacked, side-by-side or matched with picture windows — letting you create the look and function you need. Loewen Awning windows are available with quick release sashes and heavy-duty sash locks that provide a snug, weather tight seal and outstanding thermal performance.

All Loewen Casement windows feature authentic stile and rail sash corner joinery — no weak miter joints to rob your window of its aesthetic and structural integrity.

See our extensive selection of beautiful hardware [\(/loewen-product-features/#hardware\)](#)

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City of Sonoma

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March 14, 2016

Glenn Ikemoto
324 Second Street East
Sonoma, CA 95476

Subject: Application for: 1) a Use Permit to convert part of an existing detached garage and workshop into guestrooms/residential use; and 2) an Exception from the front yard setback standard for a new pool house at 314 and 324 Second Street East.

Dear Mr. Ikemoto:

On Thursday, March 10, 2016, the Planning Commission considered your application for 1) a Use Permit to convert part of an existing detached garage and workshop into guestrooms/residential use; and 2) an Exception from the front yard setback standard for a new pool house at 314 and 324 Second Street East. After discussion and public testimony, the Planning Commission voted 4 to 3 to approve the Use Permit for the guest room conversion while denying the setback Exception for the new pool house.

If you have any questions regarding this matter, do not hesitate to contact me at 933-2202.

Sincerely,

Rob Gjestland
Senior Planner

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Ikemoto Use Permit for Guestrooms
314 and 324 Second Street East

March 10, 2016

1. The existing accessory building shall be converted and used in conformance with the project narrative, and approved floor plan and elevation concepts (Sheets 8 dated 12/2/15 and Sheet 9 dated 11/4/15).

Enforcement Responsibility: Planning Department; Building Department
Timing: Prior to issuance of a building permit; Prior to final occupancy

2. The overall infill project shall be subject to site design and architectural review by the DRHPC as normally required. The DRHPC shall be responsible for reviewing and acting upon the project site plan, building massing, building elevations, elevation details, exterior colors and materials, landscaping (including fences and walls), lighting, and site details. All proposed building/site improvements shall be subject to this review.

Enforcement Responsibility: Planning Department; DRHPC
Timing: Prior to the issuance of a building permit

3. All Building Department requirements shall be met, including Building Code requirements related to compliance with CALGreen standards. A building permit shall be required.

Enforcement Responsibility: Building Department
Timing: Prior to construction

4. All Fire Department requirements shall be met, including the provision of fire sprinklers if necessary.

Enforcement Responsibility: Fire Department; Building Department
Timing: Prior to issuance of a building permit; Prior to final occupancy

5. The following agencies must be contacted by the applicant to determine permit or other regulatory requirements of the agency prior to issuance of a building permit, including the payment of applicable fees:

- a. Sonoma County PRMD, Engineering Division [For sewer connections and modifications and interceptor requirements];
- a. Sonoma Valley Unified School District [For school impact fees]

Enforcement Responsibility: Building Department
Timing: Prior to issuance of a building permit

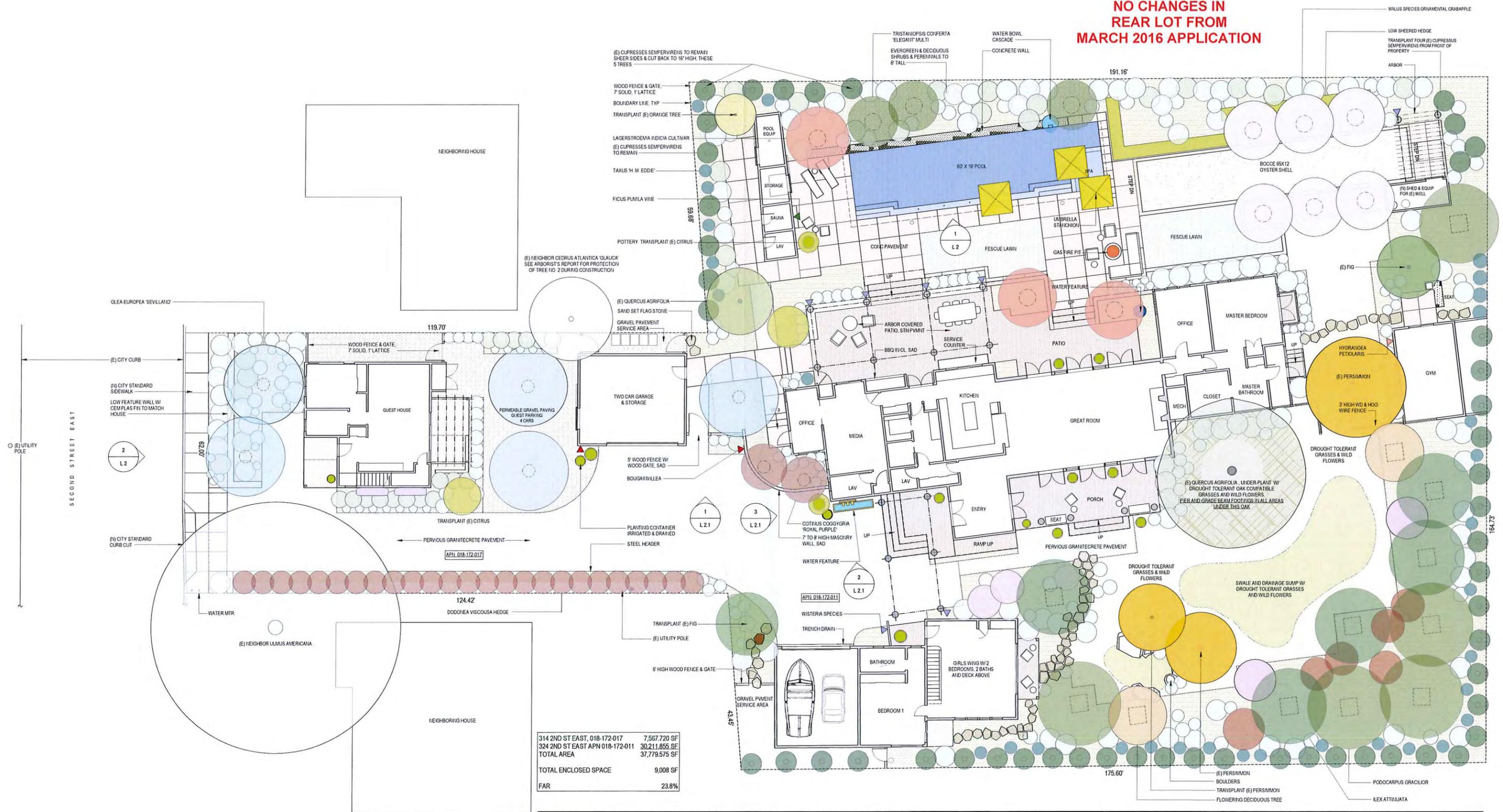
6. A sewer clearance shall be provided to the City of Sonoma Building Division verifying that all applicable sanitary sewer fees have been paid prior to the issuance of a building permit for the new pool house and the exterior renovation of the existing accessory building. Note: Substantial fees may apply for new sewer connections and/or the use of additional ESDs from an existing sewer connection. The applicant is encouraged to check with the Sonoma County PRMD, Engineering Division immediately to determine whether such fees apply.

Enforcement Responsibility: Building Department
Timing: Prior to the issuance of a building permit

7. The Applicant shall pay any required increased water fees applicable to the new uses and changes in use in accordance with the latest adopted rate schedule.

Enforcement Responsibility: Public Works Dept.; Water Operations Supervisor; City Engineer
Timing: Prior to finaling any building permit

**NO CHANGES IN
REAR LOT FROM
MARCH 2016 APPLICATION**



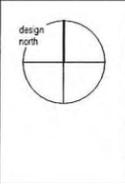
314 2ND ST EAST, 018-172-017	7,567,720 SF
324 2ND ST EAST APN 018-172-011	30,211,855 SF
TOTAL AREA	37,779,575 SF
TOTAL ENCLOSED SPACE	9,008 SF
FAR	23.8%

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LANDSCAPE DESIGN
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FAX. 415.821.7438

SONOMA
746 BROADWAY
SONOMA,
CALIFORNIA 95476
TEL. 707.935.7309
FAX. 707.935.6380

IKEMOTO RESIDENCE
324 SECOND STREET EAST
CITY OF SONOMA
SONOMA, CA 95471



REVISIONS

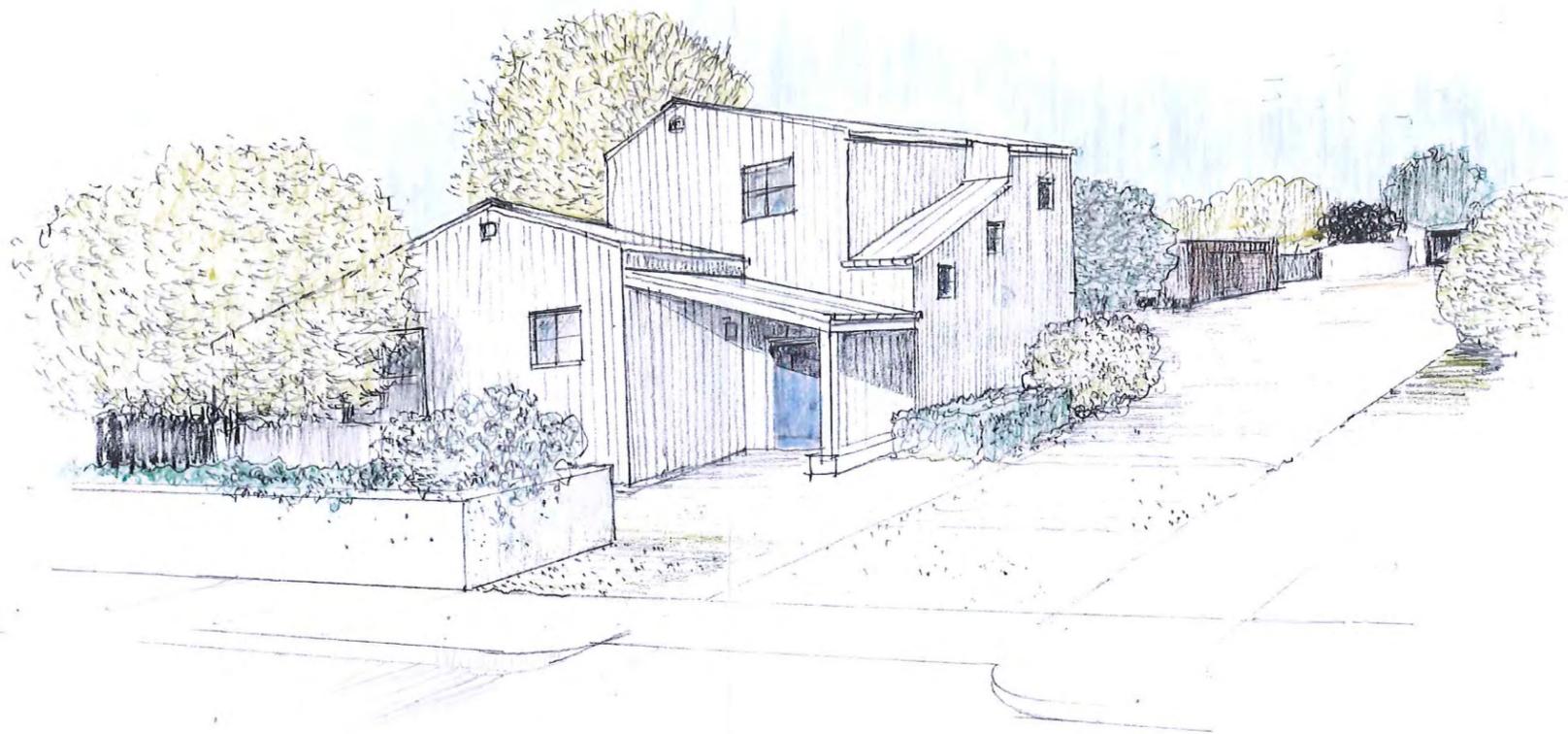
DATE:	10/18/16
SCALE:	1" = 10'-0"
DRAWN:	

SITE DEVELOPMENT PLAN

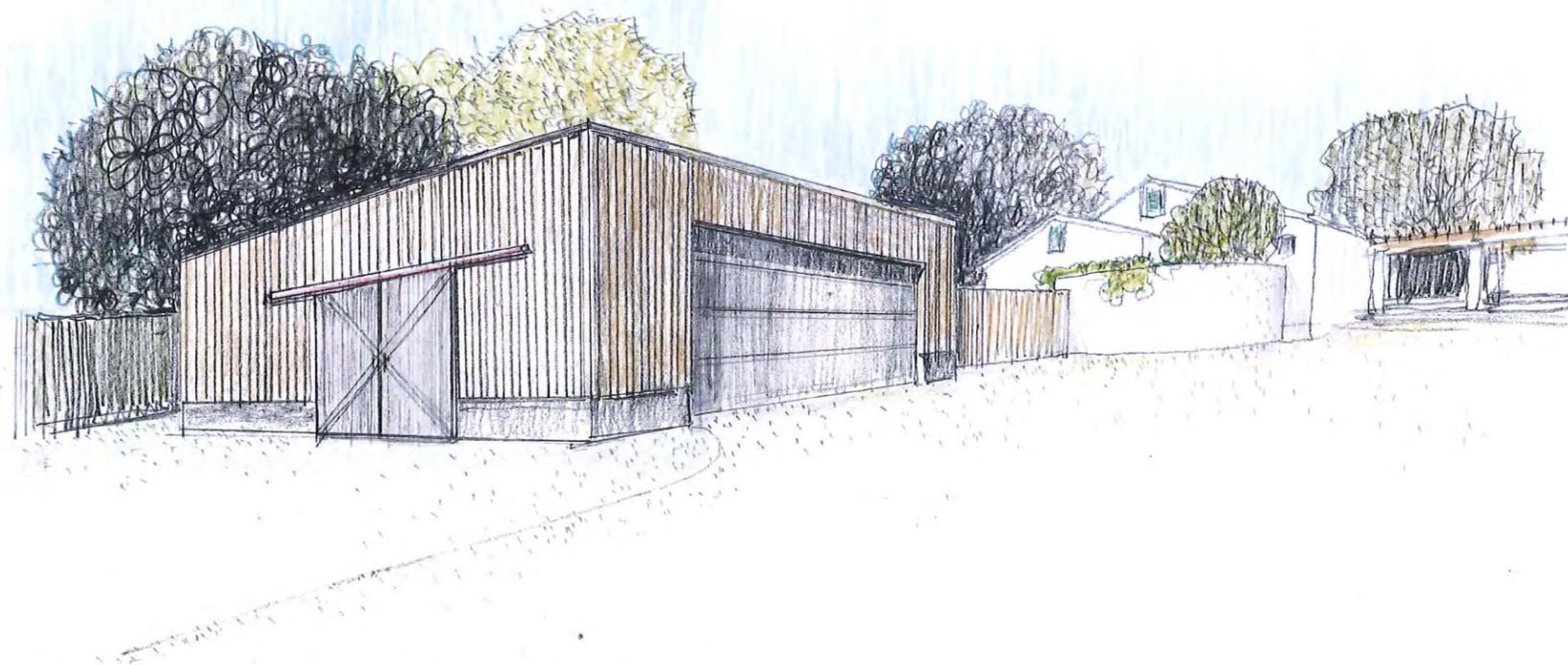
L 1

All written material appearing herein constitutes original unperfected work of the landscape architect and may not be duplicated, used or disclosed without the written consent of the landscape architect.

OCT 17 2016

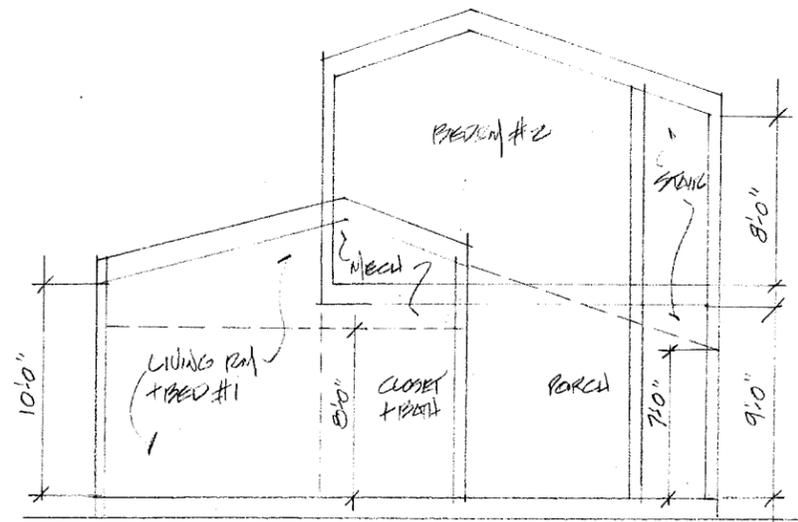


9/6/16 324 HOOVER ST. EAST SODATA CA

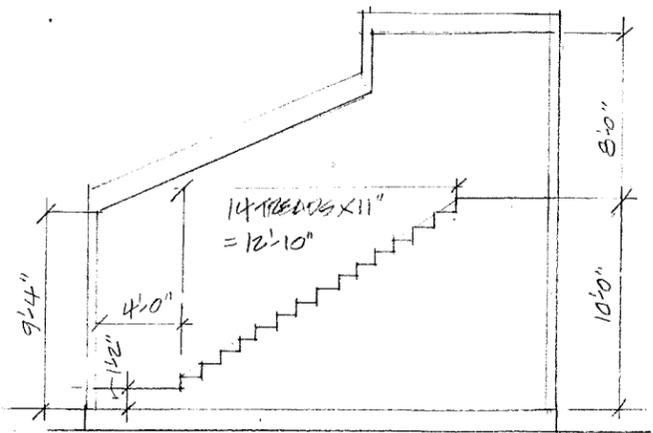


GARAGE w/ BOARD & BATTEN EXTERIOR 5/8" PLYWOOD GARAGE DOOR PAINTED
9/6/16 11'0" WIDE @ SOUTH 9'0" @ NORTH

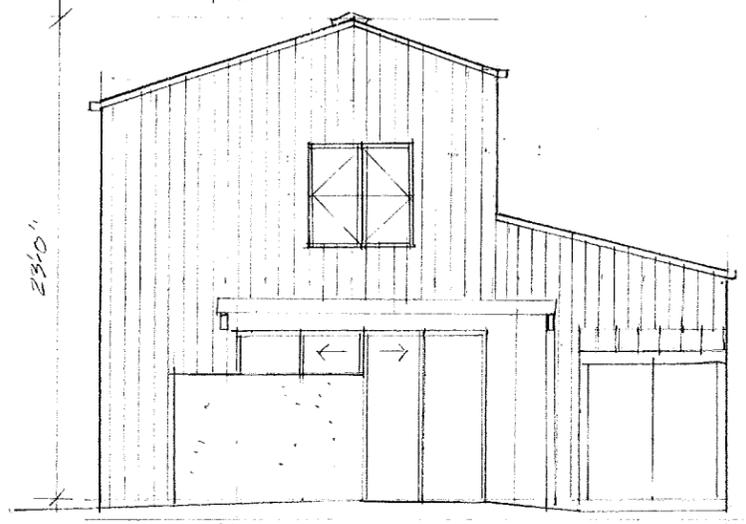
REVISIONS	BY



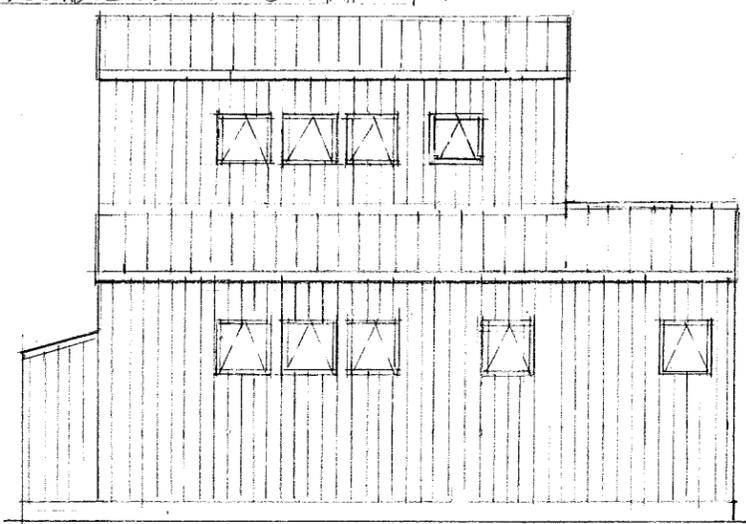
NORTH SOUTH SECTION 1/4"=1'-0"



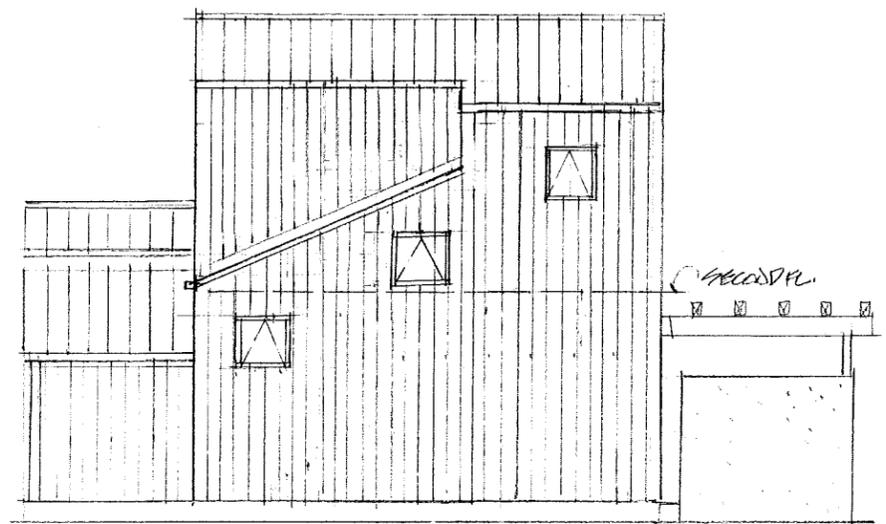
SECTION @ SOUTH SIDE OF STAIR 1/4"=1'-0"



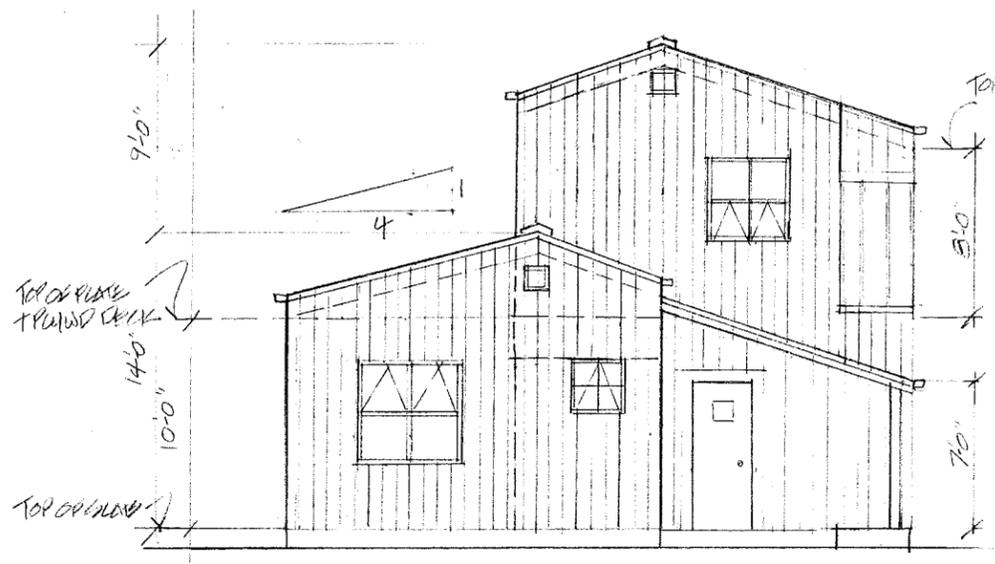
EAST ELEV.



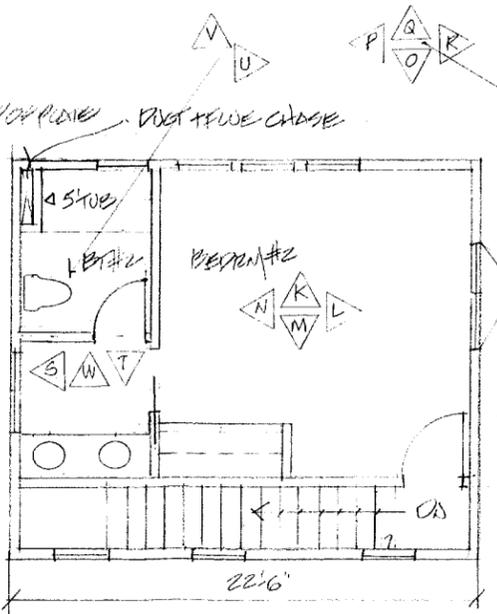
NORTH ELEV.



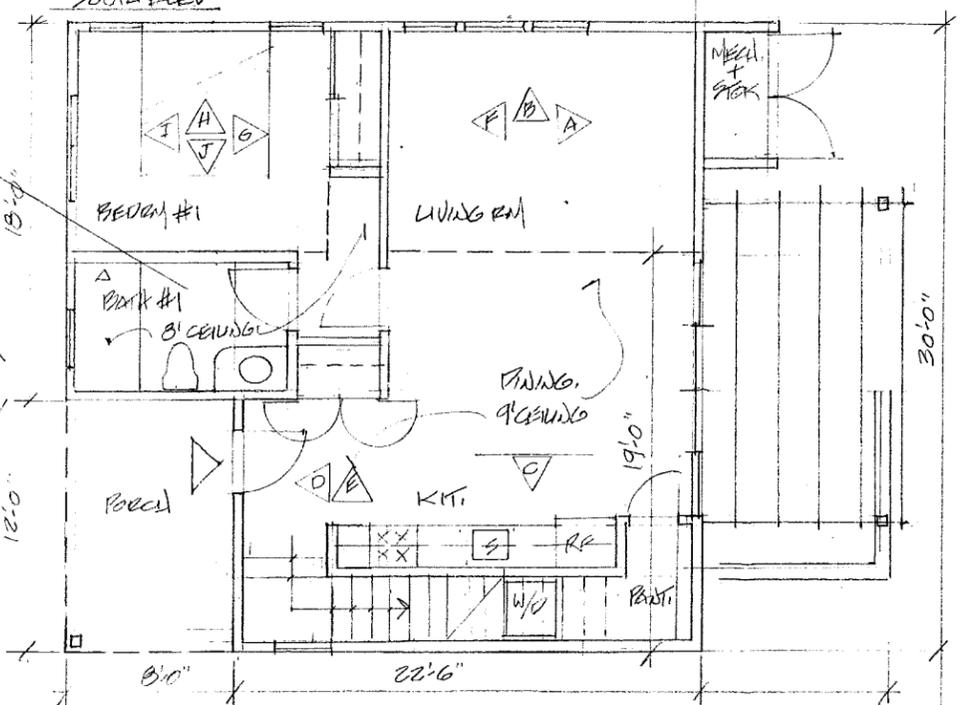
SOUTH ELEV.



WEST ELEV. (END OF EAST)



SECOND FL. PLAN 1/4"=1'-0"

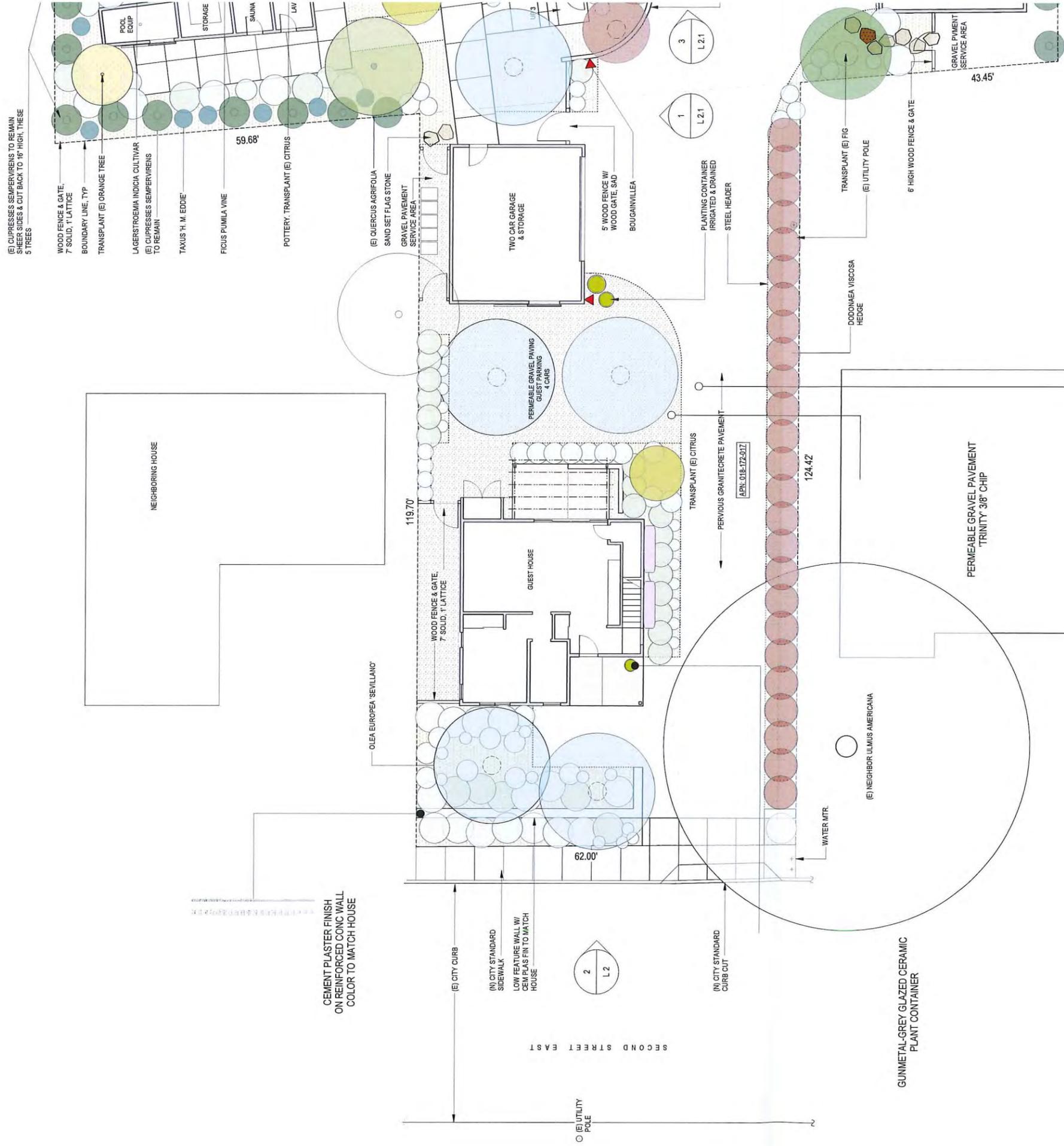


GROUND FL. PLAN 1/4"=1'-0"

SECOND RESIDENCE 304 SECOND ST. EAST SANOMA CA 95476
 FOR MATHIAS GENU IKENBTO / IRA KURLANDER ARCHITECT CS1774

Date	9/2/16
Scale	
Drawn	
Job	
Sheet	A10
Of	Sheets

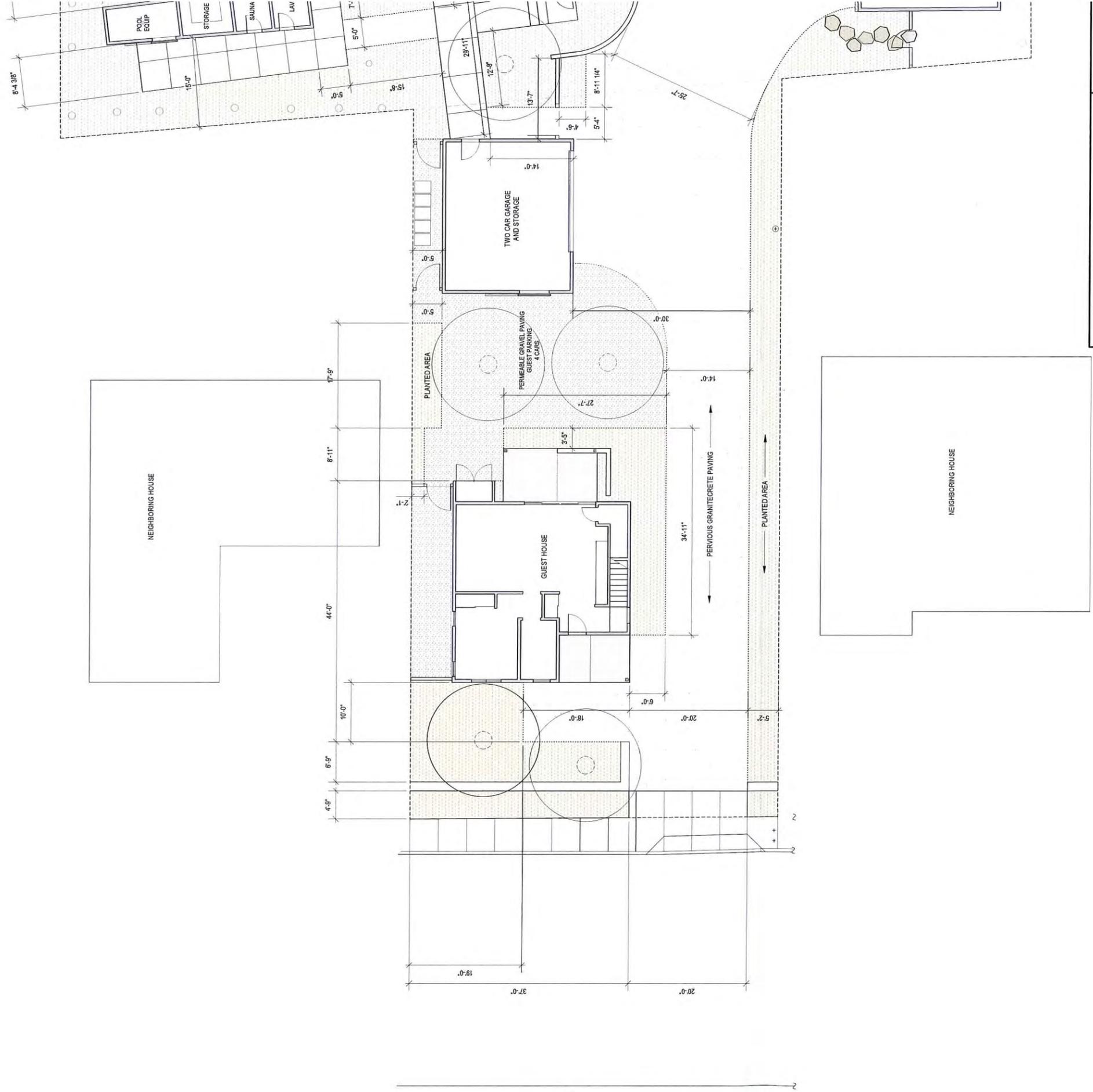
Oct 1, 2016




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FRONT LOT MATERIALS PLAN



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FRONT LOT DIMENSIONS

OCT 17 2016



OLEA EUROPEA 'SEVILLIANO' - MATURE TREES



FX LUMINAIRE "NP" LED UP LIGHT
<1FC AT 5' FROM LIGHT SOURCE

(E) CITY CURB
(N) CITY STANDARD
SIDEWALK

LOW EVERGREEN SHRUBS
AT SIDEWALK EDGE

(E) CUPRESSUS SEMPERVIRENS
TO REMAIN, TOP AT 16', SHEAR
TO SHAPE, TYP

TRANSPLANT (E)
ORANGE TREE

TAXUS 'H. M. EDDIE'

(E) QUERCUS AGRIFOLIA
TO REMAIN

TRANSPLANT
(E) CITRUS

LOW EVERGREEN SHRUBS
AT SIDEWALK EDGE

BOUGAINVILLEA

COTINUS COGGY
ROYAL PURPLE

TRANSPLANT
EXISTING FIG

(E) UTILITY POLE

DODONAEA VISCOSA 'SARATOGA'
HEDGE

FX LUMINAIRE "TM" LED PATH LIGHT
<1FC AT 5' FROM LIGHT SOURCE

NOTE:
LANDSCAPE PLANTING DESIGN IS CONSISTENT WITH THE CITY OF SONOMA
WELO (WATER EFFICIENT LANDSCAPE ORDINANCE)
STANDARDS AND MEETS ALL AVERAGE ETAF AND WATER ALLOWANCE
REQUIREMENTS FOR RESIDENTIAL AREAS.



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FRONT LOT PLANT SELECTION

M E M O

To: Design Review and Historic Preservation Commission
From: Associate Planner Atkins
Subject: Sonoma Historic Train District

Background

At the DRHPC meeting of September 19, 2016, Patricia Cullinan submitted the attached letter and Historic Resource Evaluation of the Maysonnave Cottage 289 First Street East, Sonoma, California nominating the Depot Park and area identified by Ms. Holan as the Sonoma Historic Train District.

Designation Process

Pursuant to section 19.42.020 of the Municipal Code, The Design Review and Historic Preservation Commission (DRHPC) may recommend that the City Council designate an area as a local historic district provided certain requirements for designation can be met (see attached Designation Process-Local Historic Districts). The purpose of this allowance is to “recognize and promote the preservation of sites, structures, and areas that are important to the history of Sonoma”. If the DRHPC is interested in pursuing a Sonoma Historic Train District staff will proceed with the preparation a formal nomination (including a map) and a public hearing notice on a nomination for local historic resource district. This process allows for interested parties, including potentially-affected property owners, to provide input on the proposal to both the DRHPC and the City Council (which is the final authority on the designation of a Local Historic District). Because much of the background research necessary to support the nomination has already been accomplished through the Maysonnave Cottage evaluation, it is anticipated that staff can prepare the formal nomination through the normal operations of the Planning Department.

The following are potential addresses that may be included in the district:

- 270 First Street West (Sonoma Train Depot)
- 289 First Street West
- 289 First Street East
- 291 First Street East
- 327 First Street East
- 335 First Street East
- 301 First Street West (The Cooperage)
- 299 First Street West
- 287 First Street West
- 277 First Street West

- 241 First Street West (Depot Hotel)
- 225 First Street West
- 217 First Street West
- 205 First Street West
- 270 First Street East (4 buildings)

Recommendation

Provide direction to staff on whether to initiate the nomination of a Sonoma “Historic Train District”.

Attachments:

1. SMC 19.42.020--Designation of a local historic resource or district
2. Letter from Patricia Cullinan, received September 19, 2016.
3. Historic Resource Evaluation of The Maysonave Cottage 289 First Street East Sonoma, California.

cc: Sonoma Historic Train District Interest List

19.42.020 Designation of a local historic resource or district.Share

A. Purpose. In order to recognize and promote the preservation of sites, structures, and areas that are important to the history of Sonoma, this section provides for the nomination and designation of locally significant historic resources and districts.

B. Designation Process – Local Historic Resources. Local historic resources shall be designated by the design review and historic preservation commission in the following manner:

1. Initiation of Designation. Designation of an historical resource may be initiated by the design review and historic preservation commission or by the owner of the property that is proposed for designation. Applications for designation originating from outside the commission must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application, together with the fee set by the city council.

2. Review, Notice and Hearing. The design review and historic preservation commission shall conduct a public hearing on a nomination for local historic resource designation. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 SMC (Public Hearings), including mailed notice to the owners of any property proposed for such designation.

3. Findings, Decision. Following a public hearing, the design review and historic preservation commission may approve or disapprove a nomination for designation as a local historic resource. The commission shall record the decision and the findings upon which the decision is based. The design review and historic preservation commission may approve such designation only if it finds that the resource meets at least one of the following criteria:

a. It is associated with events that have made a significant contribution to Sonoma’s history and cultural heritage; or

b. It is associated with the lives of persons important in Sonoma’s past; or

c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

d. It has yielded, or may be likely to yield, information important in Sonoma’s prehistory or history.

C. Designation Process – Local Historic Districts. Local historic districts shall be designated by the city council upon the recommendation of the design review and historic preservation commission in the following manner:

1. Initiation of Designation. The designation of a local historic district may be initiated by the city council or the design review and historic preservation commission.

2. Requirements for Designation. The designation of a local historic district is subject to finding by the review authority that all of the following requirements are met:

a. The proposed district is a geographically definable area.

b. The proposed district possesses either a significant concentration or continuity of buildings unified by past events or aesthetically by plan or physical development.

c. Considered as a whole, a sufficient concentration of buildings within the proposed district demonstrates integrity of design, setting, materials, workmanship and association.

d. The collective historic value of the buildings and structures in the proposed district is greater than the historic value of each individual building or structure.

e. The designation of the area as a historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.

3. Design Review and Historic Preservation Commission Hearing and Recommendation. The design review and historic preservation commission shall conduct a public hearing on a nomination for local historic resource district. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 SMC (Public Hearings), including mailed notice to the owners of any property proposed for such designation. Following the public hearing, the commission shall recommend approval in whole or in part or disapproval of the application for designation in writing to the city council, setting forth the reasons for the decision. The design review and historic preservation commission may approve a recommendation for a local historic district only if it makes the findings set forth in subsection (B) of this section.

4. City Council Hearing and Decision. The city council shall conduct a public hearing on a nomination for local historic district. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 SMC (Public Hearings), including mailed notice to the owners of any property proposed for such designation. Following the public hearing, the city council shall by resolution approve the recommendations in whole or in part, or shall by motion disapprove them in their entirety. The city council may approve a designation as a local historic district only if it makes the findings set forth in subsection (B) of this section. If the city council approves a local historic district, notice of the decision shall be sent to property owners within the district.

D. Amendment or Rescission. The design review and historic preservation commission and the city council may amend or rescind any designation of an historical resource or historic district in the same manner and procedure as are followed for designation.

E. Previously Designated Historic Resources. The sites and structures previously designated by the city council as having local historic significance through the adoption of Resolution 18-2006 are hereby designated as local historic resources as defined in this chapter.

F. Register. The design review and historic preservation commission shall maintain a register of designated local historic resources and districts. (Ord. 06-2013 §§ 2(A) (Exh. B), 3, 2013).

PATRICIA CULLINAN
425 DENMARK ST
SONOMA CALIFORNIA 95476
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RECEIVED

SEP 19 2016

CITY OF SONOMA

Sonoma Design Review and Historic Preservation Commission
#1 The Plaza
Sonoma, CA 95476

September 16, 2016

RE: Maysonnave Cottage and Sonoma Historic Train District

Dear Design Review and Historic Preservation Commissioners,

As you are aware, I have had a long time interest in the preservation of the Maysonnave Cottage. This has been documented in my letters to the City, my comments at previous Commission Meetings and the work parties organized to clean up the property.

Following a City Council meeting, where the status of the Maysonnave Cottage was agenzied, the city of Sonoma hired Jerri Holan and Associates, an Architect and Historic Resource Evaluator, to prepare an evaluation for the Maysonnave Cottage.

The Sonoma Valley Historical Society assisted Ms. Holan by providing historic maps of the trains in Sonoma Valley, historic fire insurance maps of the city of Sonoma and previous evaluations of the Depot Park area. This information helped Ms. Holan in understanding the significance of the cottage as it relates to the surrounding historical landscape.

David Goodison has provided the completed Maysonnave Cottage Historic Resource Evaluation that confirms the historic significance of the Maysonnave Cottage and illustrates the status of the Cottage in the context of a very extant Sonoma Historic Train District. (attached)

To say the least, it was exciting to read the acknowledgement of the evaluator. Ms. Holan's conclusion was 'After surveying the neighborhood around the Sonoma Train Depot, it is apparent that the district that developed around the Depot at the turn of the Century is intact, has a high degree of integrity and has made an important contribution to the character and early American history of the City of Sonoma. The Victorian pattern of small dwellings and commercial buildings surrounding the public Depot continues today. Consequently, the area around the Depot has the potential to become a historic district and, as such, is eligible for the California and National Register of Historic Places.'

I am writing this letter in two separate capacities;

First, as the president of the Sonoma Valley Historical Society, I want to stress the service we can provide to the city of Sonoma through the extensive records held by the Historical Society. Researchers as well as community members use our archives to enhance their knowledge of our community's roots and its pioneer families as it relates to historic significance. The Maysonnave Cottage evaluation distills information into a report that clearly illustrates the value of the historic character of the Depot Park area of Sonoma by identifying it as a valuable district worthy of preserving.

Secondly, as a local preservation advocate it is exciting to have a document that formally identifies Depot Park and the surrounding area as a potential California and National Registered District. As the DRHP Commission is the body with the mandate to pursue the registration of historic districts within the city of Sonoma the report provides an opportunity to fulfill that responsibility.

I request that you consider moving to nominate the Depot Park and area identified you Ms Holan as the Sonoma Historic Train District.

Thank you,

Patricia Cullinan



Maysonnave Cottage, 2016

HISTORIC RESOURCE EVALUATION
of
The Maysonnave Cottage
289 First Street East
Sonoma, California

June 15, 2016

Prepared for:

City of Sonoma
Planning Department
No. 1 The Plaza
Sonoma, CA

Prepared by:



JERRI HOLAN & ASSOCIATES, AIA
Architects ♦ Engineers ♦ Planners

Jerri Holan, FAIA
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HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

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HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

INTRODUCTION

In May, 2016, the City of Sonoma retained Jerri Holan & Associates to prepare an Historic Evaluation for the Maysonnave Cottage located at 289 First Street, behind the Maysonnave House located at 291 East First Street in Sonoma, California. Built ca. 1900-1910, the entire estate consists of the Maysonnave House, the Maysonnave Cottage, and a Carriage House (garage) located at 291b First Street East. The property is named after its second owners, the Maysonnave Family who purchased it from the original owners, the Aguillon Family, in 1952. The Aguillon Family purchased forty-five acres from General M.G. Vallejo in 1878 and built the residential structures here sometime around the turn of the 19th Century. The Maysonnave Family deeded the property to the City of Sonoma.

Pursuant to the California Environmental Quality Act, this report was initiated to re-evaluate the property's eligibility for inclusion on the California Register of Historical Resources in light of information submitted by local residents. An evaluation of the Maysonnave Cottage in 2008 by Tom Origer & Associates determined the Cottage was not eligible for the Register. That report evaluated the Cottage using the context of the *Evolution of Residential Architecture, 1835 to 1950*.

METHODOLOGY

This report was prepared by Jerri Holan, FAIA, a preservation architect and architectural historian who meets the qualifications of the State Office of Historic Preservation. Jerri Holan has an advanced degree from the University of California, Berkeley, and is a Fulbright research scholar and a Fellow of the American Institute of Architects. Holan conducted a field survey of the property and documented existing conditions and environs with photographs. During the evaluation, buildings were examined and primary research was conducted in published histories, professional reports, and comparable properties. The following repositories and resources were consulted as part of the research process:

- a) Sonoma Planning Department (David Goodison and Wendy Atkins)
- b) California Office of Historic Preservation (Jay Carreira, State Historian III)
- c) Sonoma Valley Historical Society (Patricia Cullinan, President)
- d) Depot Park Museum
- e) Sonoma League for Historic Preservation
- f) Archives at Heritage Center at Maysonnave House
- g) Friends of Maysonnave (Ethal Daly, League Board Liaison)

5

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

SONOMA HISTORICAL SETTING

THEMES: SONOMA VALLEY REGION - COMMERCE & RESIDENTIAL
RAILROADS 1879 - 1942
LATE 19TH CENTURY AND EARLY 20TH CENTURY VICTORIAN
ARCHITECTURE

At the end of the nineteenth century, Sonoma was a valley hamlet with a significant place in California's political history. The Plaza area was well-known and wine, agriculture, and basalt quarries were major industries. A transformative year for Sonoma was 1879 when the Sonoma Valley Railroad began daily service to San Francisco, greatly expanding farming and trading throughout the region. Prior to that year, transportation had been limited to steamboat and stagecoach which were slow and impractical for heavy loads. In 1880, a train depot building was built directly on Sonoma Plaza and by 1882, the train service had extended to Glen Ellen.

A lengthy lawsuit that ended in 1890 finally forced the railroad off the Plaza citing inappropriate private use of public land and the negative impacts of dirt and noise in proximity to the Mission Church. Competition from Southern Pacific Railroad – which provided service to Santa Rosa -- also almost forced the Sonoma railway out of business, but the narrow valley region needed more rail service, not less.

In 1889, General Vallejo sold a portion of his land north of the Plaza to the North Pacific Railway Company and the Sonoma Train Depot was built at 270 First Street West sometime around 1890. Eventually, Sonoma Valley merged with Northern Pacific Railroad and improved their rail system (see Appendix A). Thirty years of competition between Northern and Southern Pacific railroads followed, working to Sonoma's advantage in both price and convenience. Eventually, they too merged into one line, the Southern Pacific. As train service increased, the Sonoma Valley region benefitted tremendously: populations increased, industry expanded, and the Valley became a vacation destination. The railways continued to be important well into the Twentieth Century until the automobile and Greyhound bus took their place (pp. 116-117, Lynch). The Sonoma Depot closed in 1942.

SONOMA TRAIN DEPOT, CA. 1941
(Postcard from Sonoma Depot Museum)



HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

The Depot District

At the turn of the century, the Plaza was becoming the center of civic life in Sonoma. It was the site of hotels, a bank, a post office, and many commercial establishments. Public use of the Plaza was also expanding -- City Hall was built in 1906 and the Carnegie library was built in 1910 to the south of the Plaza. This area and its surroundings are characterized by Spanish and Mission influences in its stone and adobe architectural styles.

At the same time, a couple blocks north of the Plaza, the new Sonoma Train Depot area was emerging. The Train Depot was constructed in a late Victorian style, reflecting a more typical American wood building than those found on the Plaza. The Mazza house, ca. 1870, was converted to a hotel to serve train passengers and other commercial structures such as the Cooperage, ca. 1911, feed stores and hay grain warehouses were built to accommodate thriving farming and agricultural businesses. It wasn't long before wooden dwellings also began to populate the Depot district.

The railroad property was adjacent to forty-five acres of land owned by Camille Aguillon. During the last decades of the Nineteenth Century, Aguillon, one of region's largest winemakers, grew fruit on this property. The Depot district was a natural location for the prominent winemaker's family estate. With access to train service, the locale was in close proximity to Aguillon's winery on the Plaza and it would also benefit his fruit and agricultural production north of the Plaza. Soon after the Sonoma Train Depot was constructed, sometime around 1900, Aguillon built his home at 291 First Street East and the cottage behind it at 289 First Street East. Both buildings are within a few hundred feet of the Depot itself.



MAYSONNAVE HOUSE, CA. 1906
291 First Street East



MAYSONNAVE COTTAGE, 2016
289 First Street East

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

While Historic Inventory Lists provide 1910 and 1901 dates for the Aguillon dwellings, local repositories have photos with earlier dates. Camille Aguillon passed away in 1906 (his wife passed in 1901) so it is likely both buildings were constructed sometime before 1906.

Aguillon's homes were built in what is known as the 'Folk Victorian' style, a typically simple wood-frame building with a wide front veranda. While the main House was a larger, formal version of the Style, the Cottage was smaller with less elaborate woodwork. Because of its simplicity, the style was affordable and is found throughout the United States. Not surprisingly, affordable vernacular buildings such as the Aguillon/Maysonnave Cottage were commonplace in the Valley's rural communities and the style was quite popular in Sonoma. As the wine and basalt industries grew, the need for modest homes for local laborers also grew.

The Sanborn Maps

The 1911 Sanborn Map is the first to show the Train Depot area in Sonoma and the Depot is the only structure depicted (see Appendix B). The 1923 Sanborn Map shows the Depot neighborhood in more detail with sixteen extant structures (see Appendix C). Some are commercial, but most of the structures are small dwellings similar in scale to the Aguillon House and Cottage. Aguillon's large agricultural parcel is shown between his home and the train depot. Given their orientation toward the Depot rather than East or West Street frontages, it is likely that two of the small dwellings were related specifically to the train depot, possibly guest homes serving train passengers. This is certainly the case for 298 First West Street which the Map shows having a saloon, bowling alley, and dwelling facing the Depot. The Aguillon/Maysonnave Cottage, also oriented toward the train depot, might have been a guest house.

The Sonoma Sanborn Maps show that, by 1941, the district had not changed much - it was still largely a rural Victorian neighborhood with the same small single-story Victorian dwellings surrounding the Depot (see Appendix D). The biggest changes were the addition of a feed store and the relocation of 298 West Street to West Street. By this time, the saloon and bowling alley were gone.

These simple frame homes and structures are excellent examples of Sonoma's rural domestic architecture at the turn of the Century. They are also more typical of American settlements elsewhere in California at this time. In contrast to the Spanish influence in the Plaza area, they show the continued settlement of Sonoma into the early decades of the Twentieth Century. The homes illustrate Sonoma's early residential land use related to

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

railroad development and similar patterns are found around train depots throughout America.

In contrast to the Plaza's adobe buildings, the Depot's wood buildings were also more typical of California's early twentieth-century construction methods. Balloon framing was introduced to the West sometime in the mid-Nineteenth Century. The technique used nails and light 2 x 4 studs instead of the heavy timber, mortise and tenon framing used in the East. The light 2 x 4 framing was covered with wood siding or clapboards and was widely accepted in western frontier towns by the turn of the Century, where a shortage of skilled labor with heavy timber existed.

Depot District Survey

A reconnaissance survey of the Depot district today found twelve of the sixteen (75%) buildings shown on the 1923 Sanborn Map still in place, most intact. In general, the residential structures are the same vintage and Folk Victorian style as the Aguillon/Maysonnave House and Cottage, ca. 1900s. In addition, six Victorian homes of similar style and age are extant on blocks directly adjacent to the blocks depicted on the 1923 Map. In summary, eighteen Victorian buildings from the turn of the Century are still in place – many with original integrity – in this Depot neighborhood. Of these, three are designated Sonoma landmark buildings and four are potential landmarks (see Appendices E and F).

MAYSONNAVE COTTAGE HISTORICAL CONTEXT

The 2008 Historic Report for the Maysonnave Cottage evaluated the structure in the context of *Residential Architecture, 1835 to 1950*. If this was the correct context, then the Report's conclusion that the structure did not meet the eligibility criteria for inclusion on the California Register of Historic Places would be correct. However, after reviewing the Report, it appears to be lacking in its approach to Sonoma's historical context and in its conclusions regarding the Cottage.

First and foremost, Residential Architecture is too broad of a context for this particular group of buildings and ignores the neighborhood's transportation and commercial character. Further, the 1835-1950 Period of Significance is not the most relevant to the residential buildings on the Maysonnave parcels nor to the other early buildings in the vicinity. Given the similarities of existing Victorians, these early residential buildings were probably all constructed within a couple of decades of the Train Depot's construction. Finally, the very significant relationship of the local Victorian dwellings to the regional Victorian train depot

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

building was overlooked. Consequently, the Report's conclusion of the Cottage's ineligibility was inaccurate.

A more appropriate context within which to evaluate the Maysonnave buildings would be the pattern of *Rural Victorian Railroad and Residential Development, 1879-1942*. The neighborhood originated as a result of the Depot being relocated from the Plaza and the buildings' Victorian origins reflect frontier influences and the development of wooden architecture in America. This influence is very significant for the development of Sonoma at the turn of the Century because prior to 1879, the City's Spanish origins were dominant in the neighboring Plaza district and the railroad was not significant in the Valley.

In addition to containing many existing early buildings, the contemporary Depot neighborhood has been highly influenced by its early Victorian residential and commercial context. The historic Train Depot has been rehabilitated into a museum with a surrounding park. Many recreational uses occur here and the Depot is still the communal heart of the district. The Train Depot Hotel has been converted into a public restaurant and the Cooperage is a Bed & Breakfast Inn. The rehabilitation of the Maysonnave House into a museum also augments the historic public and residential character of this neighborhood. Later buildings in this neighborhood, constructed after 1941, are mostly single-story wood homes with significant front porches continuing the residential character established at the turn of the Twentieth Century in the Folk Victorians. Small-scale commercial and residential uses still successfully complement each other, resulting in a compact and cohesive contemporary neighborhood.

The pattern of small dwellings and commercial buildings surrounding the public Depot that originated in Sonoma's late Nineteenth Century township is mostly intact and continues today.

PROPERTY DESCRIPTION AND HISTORY OF 289 FIRST STREET EAST

The 2008 Resource Evaluation provides a thorough documentation of the property and the backgrounds of the two families associated with 289 First Street East. The agricultural parcels were farmed by the prominent winemaker Camille Aguilon and his wife, Camille. The family constructed the Main House, Cottage and Garage on the property around the same time the Train Depot was relocated to this area of Sonoma. The family continued to use and inhabit the property until 1952 when the parcels were purchased by Fabian Maysonnave. His son Henri deeded the property to the City of Sonoma upon his death.

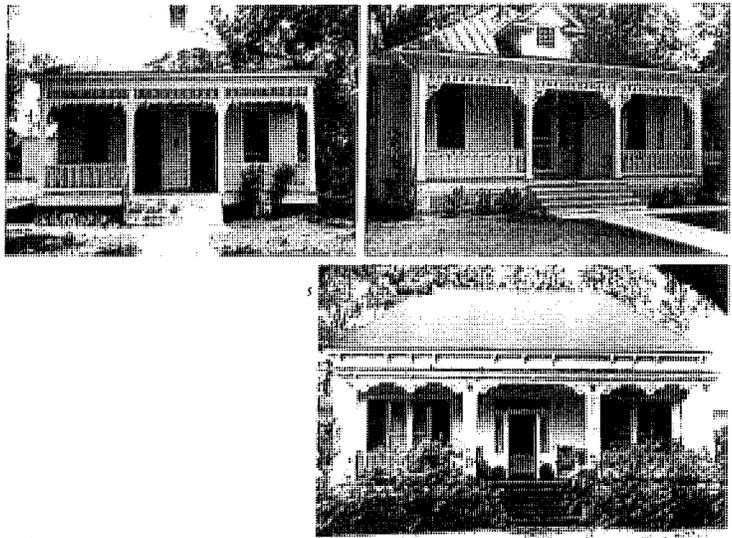
HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

The Report also correctly describes the Cottage as a wood-frame structure with wood siding, a full-width porch supported by spindles and decorative brackets which has a symmetrical facade and one-over-one double-hung windows.

However, the Report does not mention the Cottage's orientation to the landmark train depot, approximately three hundred feet from its doorstep. It fails to accurately identify the architectural style of the Cottage and does not mention that the Cottage's style is the same as that of the Main House which is oriented to the street. It also does not mention the simple square geometry of the dwelling nor its pyramidal hip roof which are typical features of 'Folk Victorian' structures.

This style was common between 1870 and 1910 and is defined by Victorian decorative detailing on simple folk house forms and is much less elaborate than other Victorian styles. The primary areas for decoration are the porch and cornice line. The style has Italianate origins, with carved posts and a strong cornice line. Unlike Queen Annes, Folk Victorians have symmetrical facades and modest, homogenous wall finishes. The structures are also sometimes referred to as Symmetrical Victorians.



FOLK VICTORIAN EXAMPLES
(From McAlester, p. 316)

The style was common throughout America and the spread of Folk Victorians was made possible by the railroads: heavy woodworking equipment could be shipped to remote areas and local lumber yards could easily obtain stock from distant mills that produced inexpensive Victorian detailing. The style had five subtypes which were used on most post-railroad houses at the turn of the Century. In addition, older folk homes were also easily updated with new Victorian porches and the style became quite popular in the rural western United States. After 1910, homes were built in Craftsman, Colonial Revival or other styles of the day (pp. 308-316, McAlester).

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

Folk Victorians are found throughout the Sonoma Valley region. In Sonoma, they were especially popular in the the district directly adjacent to the Train Depot. Of the Victorian homes that remain in the Depot neighborhood, twelve are Folk Victorians.



MAYSONNAVE COTTAGE VERANDA & ROOF



TURNED POSTS & BRACKETS

Both the Maysonnave House and Cottage are excellent examples of the Folk Victorian style. Significant features of the Maysonnave Cottage are its raised front porch with turned columns and shaped brackets; its original front door and symmetrical double-hung wood windows and trim; its pyramidal (hip) roof and original wood siding. The iron porch railing is probably not original. Today, the Cottage is in poor condition while the Main House has been restored.

CRITERIA FOR HISTORIC EVALUATION

The definition of a historic resource is contained in Section 21084.1 of the California Environmental Quality Act (CEQA) Statute as amended in January, 2005. For purposes of this Evaluation, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR). To be eligible for 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 CRHR evaluates the significance of a resource on the following four criteria:

Criterion 1 - 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;

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

- Criterion 2** - Associated with the lives of persons important to local, California or national history;
- Criterion 3** - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;
- Criterion 4** - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

CRITERION 1 - Events

Under CRHR Criterion 1, research yielded information indicating that the Maysonnave Cottage at 289 First Street East was related to the development of the Sonoma Train Depot. The Train Depot, and buildings related to it, were an important part of Sonoma's early land use patterns and economy. The Train Depot was also a significant part of the region's development. Finally, residential development around rural train stations is a broad pattern of American history that contributed to the character of many small towns.

Consequently, the property is eligible for listing on the CRHR under Criterion 1.

CRITERION 2 - Persons

Under CRHR Criterion 2, research conducted for the Maysonnave Cottage yielded information that it was directly associated with an important regional winemaker who had a lasting and significant effect on local, regional and California history. Camille Aguilon was one of the Valley's largest winemakers who contributed greatly to the development of Sonoma and its surrounding valleys as a wine producing region.

Consequently, the property is eligible for listing on the CRHR under Criterion 2.

CRITERION 3 - Design/Construction

Under Criterion 3, the Maysonnave Cottage embodies the distinct characteristic of a Folk Victorian cottage from the turn of the Century and is an early example of balloon frame construction in Sonoma. The Cottage retains a good degree of integrity and its relation to the Main House on the adjacent property, as well as to the Garage of the Main House, elevates it to a level of significance. Together, the three intact buildings form a very complete complex of early Victorian buildings, especially in relation to the train depot, with a very high degree of integrity

Consequently, the property is eligible for listing on the CRHR under Criterion 3.

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

CRITERION 4 - Information

Under CRHR Criterion 4, a property might be significant if it has potential to yield information about the state or nation's prehistory or history. Archival research conducted within the scope of this Historical Evaluation provided no specific indication that the subject property has the potential to yield important information related to history or prehistory. Therefore, the property does not appear to be eligible for the CRHR under Criterion 4. Further investigation may be necessary to determine significance beyond the scope of this Evaluation.

EVALUATION OF HISTORIC SIGNIFICANCE

The Maysonnave Cottage is not listed as a historic resource on the National or California Registers and it is not a City of Sonoma landmark.

However, research on the subject property indicates that the Cottage was an important contributor to Sonoma's early Victorian railroad neighborhood. Events related to the Cottage, its owners, and its architecture are all significant at local and regional levels. The relationship of the Cottage to the Train Depot, the Aguilon family, to the Maysonnave House, and to rural Victorian architecture all contribute to the structure's importance.

In conclusion, it is Jerri Holan & Associate's professional opinion that the Maysonnave Cottage does possess a level of historic significance that would make it eligible for listing on the CRHR. Therefore, the building does qualify as a historic resource for the purposes of CEQA.

Historic significance under the CRHR is a two-tiered process. If a property is deemed to be historically significant, then a determination of its historical integrity is conducted; that is, how authentic are the remaining physical characteristics of the property. Since the Cottage does possess historic significance, it is necessary to evaluate its physical integrity.

EVALUATION OF PHYSICAL INTEGRITY

The US Department of Interior, National Park Service, recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling,

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

and association. In evaluating the Maysonnave Cottage under these aspects, the following findings were made:

LOCATION - The Cottage is in its original location where it was originally constructed as shown in the 1923 and 1941 Sanborn Maps and therefore has much integrity.

DESIGN - The Cottage retains the integrity of its early Folk Victorian origins. With the exception of its roofing materials, all of its original components appear intact: the pyramid roof, the colonnaded porch and brackets, symmetrical front door and windows, and original wood siding.

SETTING - The current setting of the Cottage is very much the same as it was in 1900 when it was constructed as shown by the 1923 Sanborn Map. Its relation to the Maysonnave House and to the Railroad Depot are completely intact and has all of its original integrity.

MATERIALS - The Cottage retains all its original materials and components with the exception of its roofing material.

WORKMANSHIP - The Cottage regains all the physical evidence of its Victorian architecture including its turned porch columns and brackets, front door and windows, and wood siding. Its balloon frame construction is also intact and of the period. The porch railings have been lost.

FEELING - The feeling of this neighborhood's early Victorian origins are completely intact in the Maysonnave Cottage. The original Train Depot still resides less than three hundred feet from its front door and the Main House and garage of the Maysonnave complex are also in their original locations in relation to the Cottage. Over 75% of the original Victorian neighborhood is still in existence and retains much integrity. The infill and subsequent contemporary developments that have taken place in the neighborhood have not overwhelmed, obscured or destroyed the neighborhood's and the Cottage's small-scale, western frontier character. Open space, modest homes, and small commercial uses still define an intact district.

ASSOCIATION - The Cottage still has a direct link with the event that made it significant, the construction of the Sonoma Train Depot in this neighborhood. Both the Cottage and the Depot are still in their original settings, with intact materials and workmanship. Their association has much integrity and the setting clearly conveys their original Victorian character.

HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

It is Jerri Holan & Associate's professional opinion that the Maysonnave Cottage possesses a high degree of physical integrity and that it would be eligible for listing on the California Register of Historic Resources. In addition to the California Register, the Maysonnave Estate, including the House, the Cottage, and Carriage House, would be eligible for the National Register of Historic Places.

CONCLUSION

After surveying the neighborhood around the Sonoma Train Depot, it is apparent that the district that developed around the Depot at the turn of the Century is intact, has a high degree of integrity and has made an important contribution to the character and early American history of the City of Sonoma. The Victorian pattern of small dwellings and commercial buildings surrounding the public Depot continues today. Consequently, the area around the Depot has the potential to become a historic district and, as such, is eligible for the California and National Register of Historic Places

* * * * *

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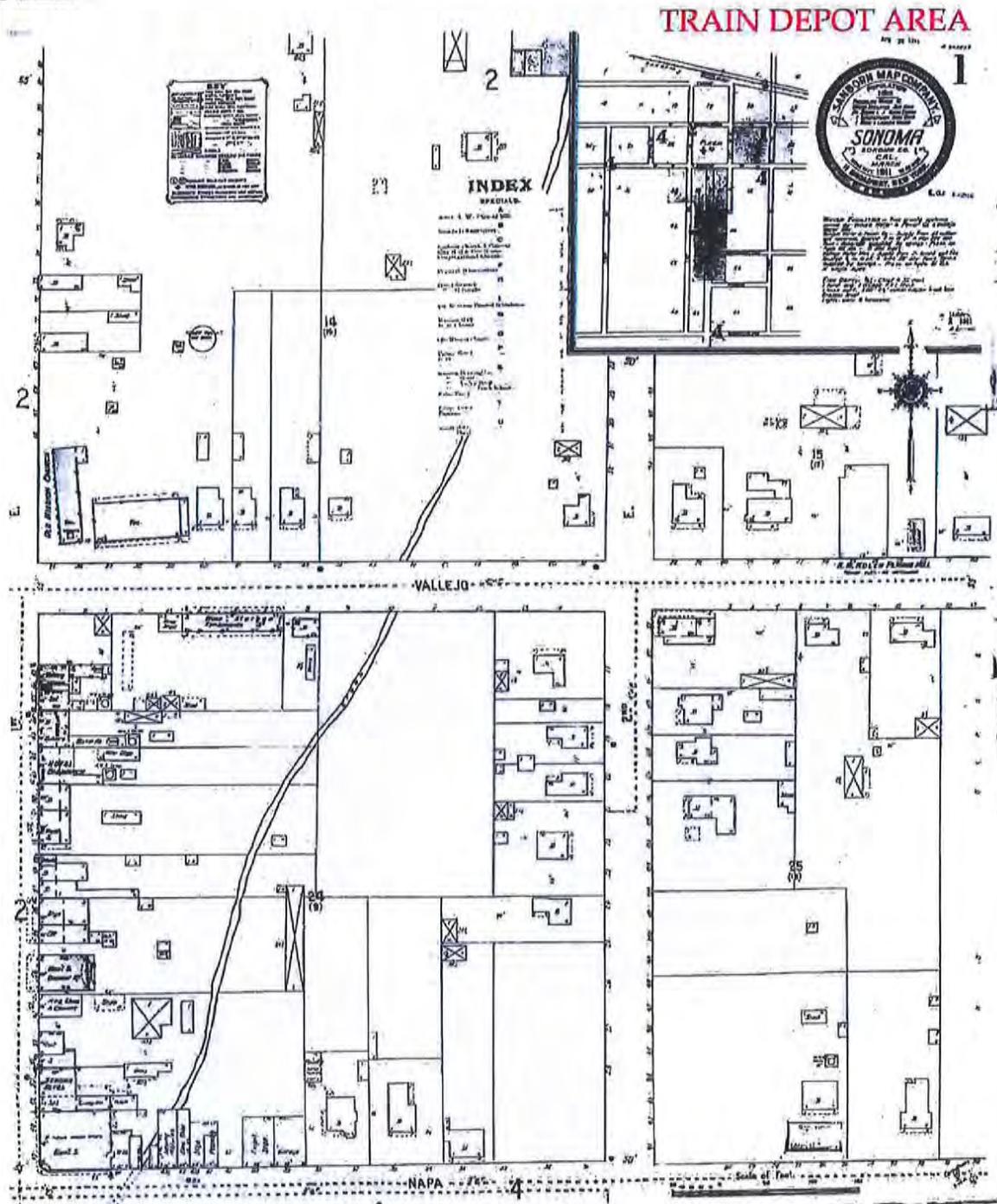
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HISTORIC RESOURCE EVALUATION
The Maysonave Cottage, 289 First Street East, Sonoma CA

APPENDIX B
1911 Sanborn Map

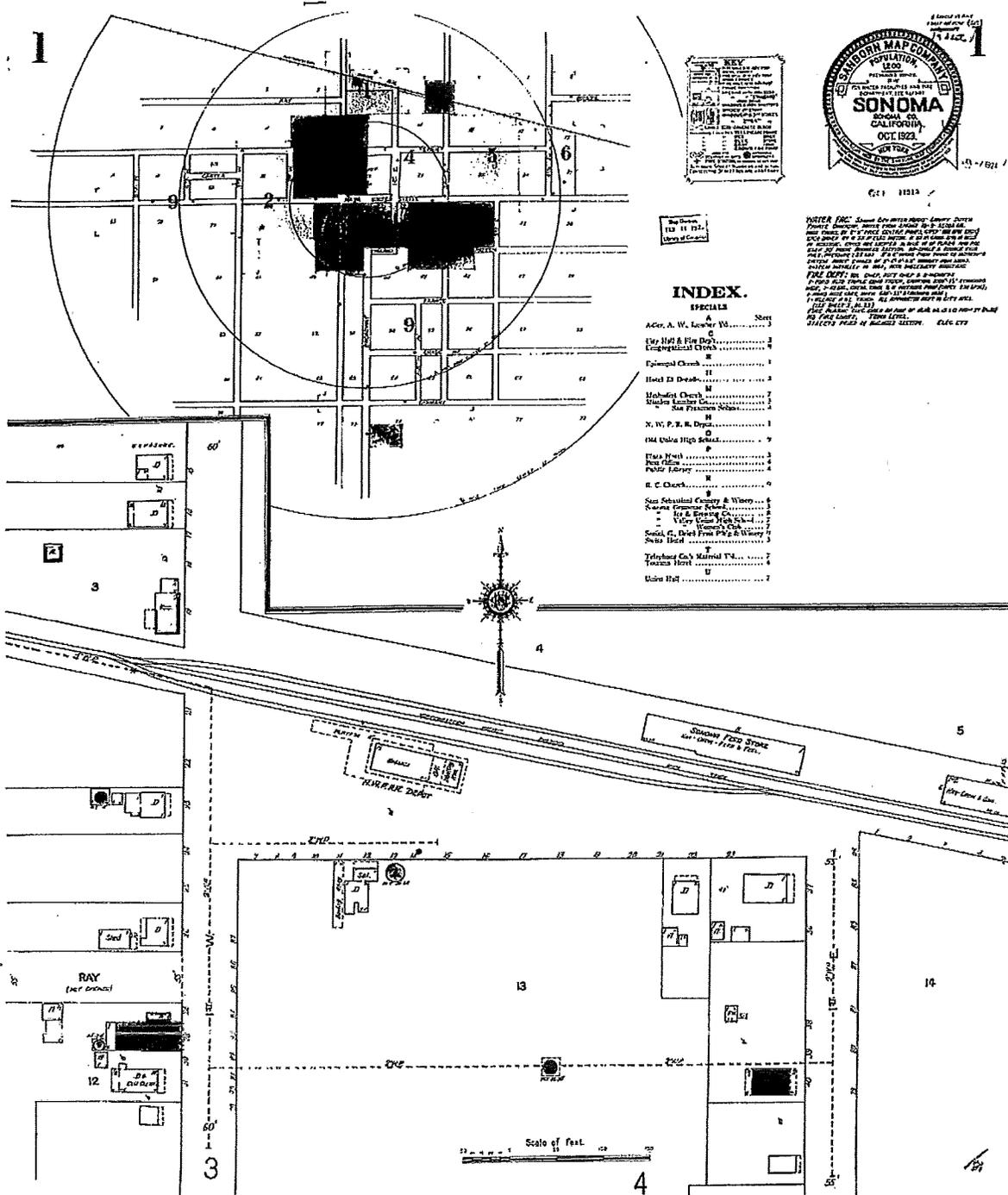


HISTORIC RESOURCE EVALUATION

The Maysonnave Cottage, 289 First Street East, Sonoma CA

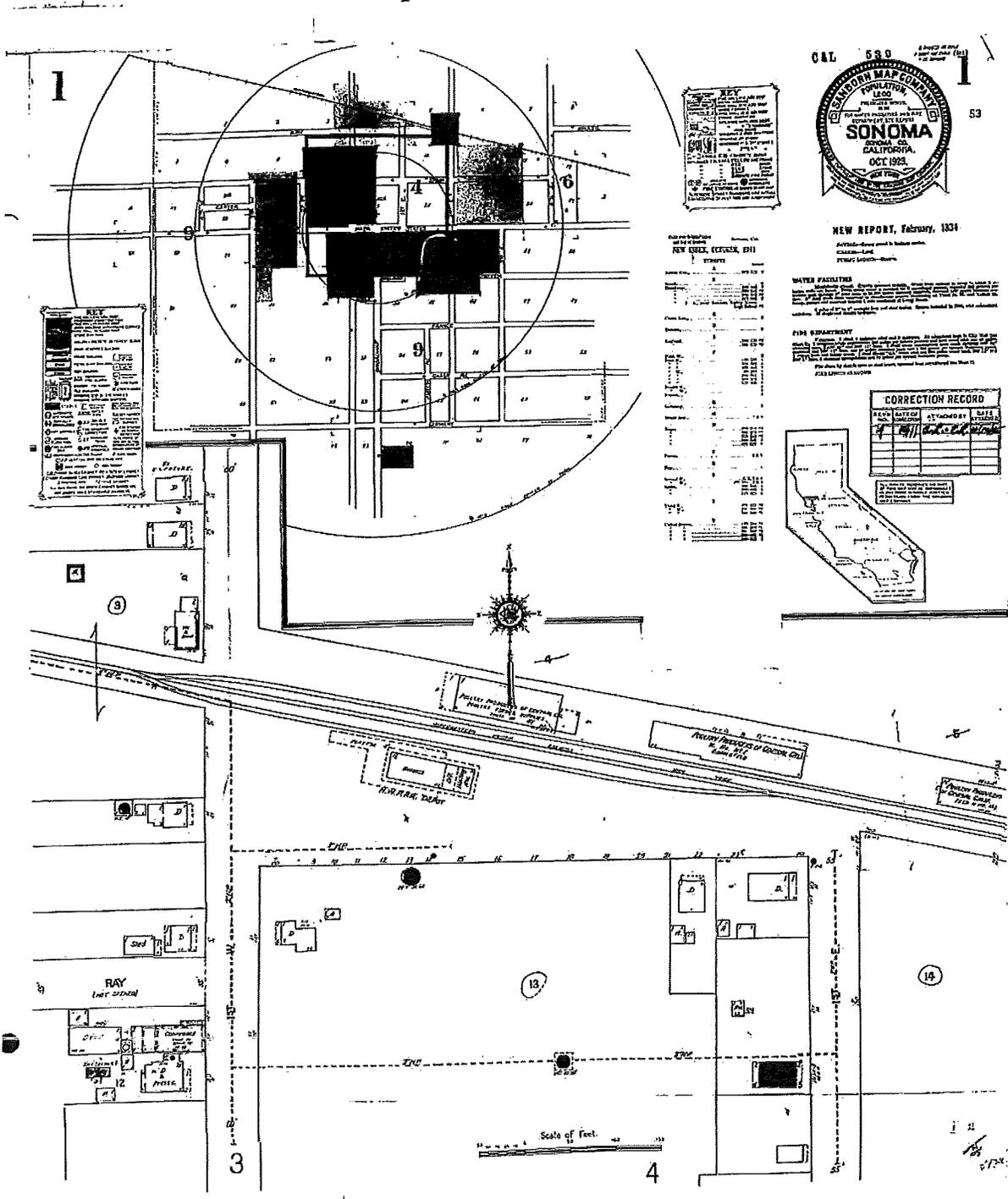
APPENDIX C

1923 Sanborn Map



HISTORIC RESOURCE EVALUATION
 The Maysonnave Cottage, 289 First Street East, Sonoma CA

APPENDIX D
 1941 Sanborn Map



HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

APPENDIX F
SURVEY PHOTOGRAPHS



**1. SONOMA TRAIN DEPOT
270 FIRST STREET WEST**



2. 289 FIRST STREET WEST



3. 289 FIRST STREET EAST



4. 291 FIRST STREET EAST



5. 327 FIRST STREET EAST



6. 335 FIRST STREET EAST

HISTORIC RESOURCE EVALUATION
The Maysonnave Cottage, 289 First Street East, Sonoma CA

APPENDIX F
SURVEY PHOTOGRAPHS



9. THE COOPERAGE
301 FIRST STREET WEST



10. 299 FIRST STREET WEST



11. 287 FIRST STREET WEST



20. 277 FIRST STREET WEST

HISTORIC RESOURCE EVALUATION
The Maysonave Cottage, 289 First Street East, Sonoma CA

APPENDIX F
SURVEY PHOTOGRAPHS



12. DEPOT HOTEL
241 FIRST STREET WEST



13. 225 FIRST STREET WEST



14. 217 FIRST STREET WEST



19. 205 FIRST STREET WEST



18. 270 FIRST STREET EAST
(4 Buildings)

November 15, 2016
Agenda Item #6

M E M O

To: Design Review and Historic Preservation Commission
From: Associate Planner Atkins
Subject: Story Pole Requirements and Guidelines

Background

At the May 31, 2016 Design Review and Historic Preservation Commission meeting, Commissioner Essert requested that the discussion of story pole requirements and guidelines be placed on a future meeting agenda.

Issue Areas

In order to provide for continuity in reviewing projects, prior to drafting story pole requirements and guidelines it is important that staff receive direction from both the Design Review and Historic Preservation Commission (DRHPC) and the Planning Commission. The following is a list of questions that the commissioners may want to address:

- Under what circumstances would a requirement for story poles be appropriate? Possible examples include applications for hillside development, additions to historic structures in which there is concern about the massing relationships, projects proposed with height Exceptions or which substantially exceed the height of adjoining development, etc.
- What about alternatives to story poles? In staff's view, a verified 3-D massing model that shows the project in context with its surroundings should be considered an acceptable alternative to story poles. It should be noted that on some sites, the placement of story poles will not be possible.
- Are there project types or project features that could be automatically excluded from such a requirement (e.g., accessory structures)?

Story poles are used as a tool to evaluate building height and massing. In Sonoma, the initial means by which new development and additions are controlled in terms of height and massing are the Development Code requirements and limitations on height, setbacks, coverage, and floor area ratio. The Development Code also includes guidelines in this regard and the City is in the process of developing even more detailed guidelines addressing development in the Downtown Planning Area. In staff's view, story poles (or a requirement for a 3-D model) are likely to be most appropriate for applications that: 1) involve exceptions to normal development standards; 2) conflict with design guidelines; 3) involve development on hillside properties, as defined in the Development Code; or, 4) involve an addition to a historically-significant structure that would alter a public view.

Additional Project Costs

The installation of story poles would add additional costs to projects. One estimate for a recent residential project in the Historic Overlay Zone was between \$500 and \$1,000. For larger projects, the cost of installation could be much higher.

Recommendation

Discuss options regarding story pole requirements and guidelines and provide direction to staff.

Note: The DRHPC discussion of this item will be shared with Planning Commission so that coordinated policy may be developed.

cc: Story Pole Requirements and Guidelines Interest List