



Agenda Item No. 18.

Staff Report

Date: May 10, 2018
To: Mayor Robbins and Council Members
From: Heidi Scoble, Planning Manager
Subject: Ross Residence, 11 Circle Drive, File No. 2017-038

Recommendation

Town Council to direct staff on whether the requisite Design Review findings can be achieved and continue the project to the June 14, 2018 meeting in order for staff to prepare an appropriate resolution accordingly regarding a Demolition Permit, Design Review, a Nonconformity Permit, and a Tree Permit to allow for the substantial remodel to the existing residence and detached accessory structures, in addition to modifications to the existing site landscape and hardscape, including relocating the driveway access from Circle Drive to Fernhill Avenue, removal of a Giant Sequoia tree, relocating the swimming pool, and regrading/recontouring the site to accommodate the relocated swimming pool at 11 Circle Drive.

Project Information

Owner: 11 Circle Drive LLC
Applicant: Chris A. Skelton, Esq., RIFKIND LAW GROUP
Location: 11 Circle Drive
A.P. Number: 073-082-02
Zoning: R-1:B-A (Single Family Residence, 1 Acre min. lot size)
General Plan: Low Density (.1-1 Unit/Acre)
Flood Zone: Zone X (Outside 1-percent annual chance floodplain)

Project Summary Data

Lot Area	84,600 square feet	
Existing Floor Area/Ratio*	13,361 sq. ft.	15.8% (15% Permitted)
Proposed Floor Area/Ratio**	11,703 sq. ft.	13.8%
Existing Lot Coverage*	7,241 sq. ft.	9% (15% Permitted)
Proposed Lot Coverage*	6,255 sq. ft.	7%
Existing Impervious Surfaces	22,558 sq. ft.	27%
Proposed Impervious Surfaces***	18,125 sq. ft.	21%

**Cumulative calculation based on submitted project plans as shown on Sheet A0.1 of the project plans.*

***The project would reduce the cumulative floor area by reducing the main residence by 173 square feet, reducing the carriage house by 736 square feet, and reducing the cumulative pool house floor area by 238 square feet, and removing 511 square feet of miscellaneous structures as shown on Sheet A0.1 of the project plans for a total reduction of 1,658 square feet.*

****The project would reduce the existing cumulative impervious surfaces by 4,433 square feet as shown on Sheet A0.1 of the project plans.*

Project Description

The applicant is requesting a Demolition Permit, Design Review, a Nonconformity Permit, and a Tree Permit to allow for the substantial remodel to the existing residence and detached accessory structures, in addition to modifications to the existing site landscape and hardscape, including relocating the driveway access from Circle Drive to Fernhill Avenue, relocating the swimming pool, removal of a Giant Sequoia tree, and regrading/recontouring the site to accommodate the relocated swimming pool. Other project features would include the demolition of the existing detached pool house and the new construction of a detached pool house.

Specifically, the scope of the project would consist of the following eight elements:

Remodel Main Residence: The scope of this element of the project would include the remodel of the existing single-family residence and maintain the original 1926 French Normandy Architectural style. The project would retain the existing footprint and legal nonconforming 46-foot tall roof line. Proposed exterior architectural modifications would include replacing three third-floor dormers with one dormer as shown on the north and south elevations, modifying the front entry façade and the installation of second floor shutters as shown on the proposed south elevation, removal of the exterior elevator shaft, removal of the exterior fireplace, modifying the second floor railing detail and replacing the railing with a balustrade, and other architectural elements and details, such as the installation of a new trellis. The remodel to the existing residence would result in a 173 square foot floor area reduction.

Remodel Garage and Guest House: The scope of this element of the project would include the remodel of the existing garage and guest house. The remodel would retain the existing footprint, roofline, materials, colors, and floor area. The only notable changes to the garage and guest house would be that entrance of the garage would be flipped from the eastern façade to the southern façade to facilitate access from Fernhill Avenue.

Demolition and New Construction of Pool House: The scope of this element of the project would include the demolition of two pool houses (Guest Pool House and Main House Pool House) totaling 517 square foot and the new construction of a conforming 279 square foot pool house. One of the existing pool houses to be demolished, one is considered to be legal nonconforming as it was constructed within a side yard setback prior to the Town's zoning regulations. The demolition of the two pool houses and the new construction of one pool house would result in a 238 square foot floor area reduction.

Remodel Carriage House: The scope of this element of the project would include the remodel of the existing legal nonconforming carriage house accessed from Norwood Avenue by demolishing a 736 square foot second story addition that was previously constructed. The proposed carriage house floor area would be decreased from 1,889 square feet to 1,153 square feet. The project would also include the replacement of three existing dormers with one dormer as shown on the proposed north elevation and the new construction of a dormer as shown on the proposed south elevation. The new dormers would be constructed within the footprint of the original carriage house. Other project features would include replacing the existing slate shingles and stucco to match the existing structure.

Relocation of the Swimming Pool: The scope of this element of the project would remove, relocate, and reconstruct a new swimming pool. In order to accommodate the new location of the swimming pool, the applicant is proposing to recontour the existing site and provide up to twelve feet of new fill in order to raise the topographical elevation of the site. The recontouring of the site would allow for the swimming pool to have a similar grade elevation (+/- 2 feet) as the front entrance grade elevation of the main residence.

Fernhill Avenue Driveway Access: The scope of this element of the project would relocate the existing front entry driveway access from Circle Drive to Fernhill Avenue. The applicant is proposing the new construction of a driveway with a hammerhead turnaround for fire access to be constructed from Fernhill Avenue. The applicant is also proposing the construction of a new six-foot tall solid entry gate with seven-foot tall stone columns to frame the gate. The Circle Drive access entry gate and auto court would be removed and would be converted to a new lawn area. Perimeter landscaping would be planted along the property line fronting Circle Drive. The removal of the existing driveway entry/auto court and the new construction of the new driveway would result in a 4,433 square foot reduction in impervious surfaces.

New Landscaping and Hardscape: As shown on Sheets L-1 through L-4, the project would include new landscape and hardscape features, including the construction of a six-foot tall black metal fence that would be constructed around the perimeter of the project site. The project would also include the planting of 205, 24-inch box laurels to be planted along the property line adjacent to Norwood Avenue and Fernhill Avenue, in addition to the planting of 115, 15-gallon Texas Privets that would provide additional screening of the proposed relocated pool. The modification to the existing hardscape (decks/patios/hard paths) would result in a decrease of approximately 1,279 square feet of impervious surfaces.

The project proposed with the following materials and colors:

Roof:	New slate replacement shingles to match the main residence, pool house, garage, guest house, and carriage house.
Siding:	Stucco siding to match the existing residence for the main residence, pool house, garage, guest house, and carriage house.
Trim:	Wood trim painted white to match the existing residence, in addition to the pool house, garage, guesthouse, carriage house, and pool house
Windows:	Painted wood windows to match the existing residence.

The applicant is also seeking a Tree Removal Permit to allow for the removal of a 69.1-inch Giant Sequoia. An Arborist Report has been prepared by Urban Forestry Associates, Inc. date stamped received March 19, 2018.

The proposed improvements require the following permits.

- **Demolition Permit required pursuant to Ross Municipal Code (RMC) Section 18.50.060** to allow the demolition of the more than 25% of the Carriage House pursuant to Section 18.50.020 of the Ross Municipal Code.
- **Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020** to allow the partial demolition of the existing carriage house, the grading of more than 50 cubic yards of cut or fill, and the construction of a 6-foot tall black wire fence along the frontage of Norwood Drive and Fernhill Avenue, and the construction of a 6 foot tall solid entry gate adjacent to Fernhill Avenue.
- **A Non-Conformity Permit is required pursuant to Ross Municipal Code (RMC) Section 18.52.030** to allow for the structural alterations to a nonconforming single-family residence (legal nonconforming three-story building and nonconforming building height) and to allow structural to the legal nonconforming carriage house (front setback).
- **A Tree Removal Permit is required pursuant to Ross Municipal Code (RMC) Section 12-24.080** to allow for the removal of one significant tree 69.1-inch Giant Sequoia tree.

Background

The project site is comprised of portions of lots 2,3, and 4 of the Fernhill Park Subdivision recorded with the Marin County Recorder's office in May 1915. The site has an average slope of approximately 18%. Access to the site is from Circle Drive.

A single- family residence was originally constructed on the site circa 1926 and substantially modified in circa 1981. There is limited project history other than records from October 10, 2002 when the Town Council approved a Variance and Design Review to allow for the removal of a 96 square foot patio and steps, the construction of a 192 square foot kitchen at the rear of the residence, the installation of two, 6-foot tall solid wood gates with 6-foot tall stucco posts with cast stone caps and a 1-foot, 4 inch tall finials for a total height of 7-feet, 4 inches. Based on the record and site plan, the project site appears to have legal nonconforming setbacks and floor area.

Advisory Design Group Review

The project has been previously reviewed by the Advisory Design Review (ADR) Group on September 18, 2017, October 24, 2017, December 19, 2017, January 23, 2018, and March 27, 2018.

On September 18, 2017 the ADR Group conducted a conceptual design review study session regarding the merits of the project. The general scope of the project would modify the existing

architectural style of the residence from a French Normandy Architectural style to a shingle style of architecture. Other project features included the following:

1. Demolish the two existing pool houses
2. Demolish the existing garage and guest house
3. Construct a new garage and guest house
4. Construct a new pool house
5. Interior renovations of existing Carriage House
6. Replace the existing pool and pool house structures with a pool and pool house that conforms to setback requirements, matching in character the main house
7. Renovate the existing carriage house to match the character of the main house Move the auto entrance from Circle Drive to Fernhill
8. New landscaping, hardscape, and exterior lighting.

Only one ADR Group member was able to provide comments on the project as only two ADR Group members were present at the meeting and one of which had to recuse themselves because they were the project applicant. The comments provided by the one ADR Group member was as follows:

1. West Wing of the residence needs more articulation
2. The project should consider reducing as many nonconformities as possible
3. The project should have story poles and site staking for all project elements
4. Try to reduce the nonconformities associated with the carriage house and make it smaller

On October 24, 2017, the ADR Group conducted a formal design review of the project. The ADR Group provided the following general comments, however, deferred a formal recommendation pending the review of a historic resource evaluation report that was to be prepared for the project:

1. Supports the proposed driveway from Fernhill Avenue.
2. Requested that the proposed retaining walls be more clearly marked.
3. Reduce the size of the existing carriage house from a two-story building to a one-story building.
4. Reduce as many nonconformities as much as possible, which includes the carriage house that has access from Norwood Avenue.
5. Support the construction on a path along the frontage of Fernhill Avenue adjacent to the project site.
6. Consider retaining the existing architecture of the building because another "shingle-style" home does not make Ross interesting.
7. Consider providing additional articulation to the design of the residence as the residence appears as a hotel.
8. Consider modifying the dormers on the façade of the building as they appear to be out of scale with the building.

On December 19, 2017 the ADR Group conducted a review for the project at 11 Circle Drive. The scope of the project included the substantial remodel to the existing residence and detached accessory structures, in addition to modifications to the existing landscape and hardscape, such as relocating the driveway access from Circle Drive to Fernhill Avenue and relocating the swimming pool. A Historic Resource Evaluation Report (HRER) prepared by Left Coast Architectural History dated November 3, 2017 was presented to the ADR Group for consideration. The conclusion of the HRER was that the existing residence is not eligible for listing on the State or National Historic Register.

On January 23, 2018 ADR Group meeting, the ADR Group conducted another review of the project. At the meeting, the applicant requested consideration of a limited scope of review relative to the proposed landscape and hardscape plan. The ADR Group suggested that the project presented at the January meeting demonstrated greater conformance with the Design Review Criteria and Standards pursuant to Section 19.41.100 of the Ross Municipal Code, however, the ADR Group was still not able to support the project due to the lack of being able to make the requisite Demolition Permit and Design Review Permit findings relative to the proposed architecture of the main residence and the scope of the remodel associated with the Carriage House.

After reconciling the ADR Group's review and comments, the property owner made the decision to retain the French Normandy Architectural style associated with the project site. On March 27 2018, the ADR Group conducted a public meeting and review of the revised project. Although the applicant was proposing a substantial remodel to the interior of the residence, as well as proposing exterior modifications to the residence, such as modifying existing dormers, revising the location of the main entrance, removing the second story balcony, the project remodel was designed to retain the character defining features of the French Normandy style as demonstrated in the attached letter prepared by Caitlin Hibma with Left Coast Architectural History date-stamped received March 19, 2018.

Other project features included in the March 27, 2018 proposal were the following:

- January 23, 2018 Landscape and Hardscape Plan
- Remodel of the Carriage House
- Revised Driveway access from Fernhill Drive
- Revised Garage and Guest House
- Removal of a 69.1" Significant Giant Sequoia found to be in fair health

The ADR Group generally supported the remodel to the main residence, however the ADR Group stated that they would prefer the existing garage and guest house would be redesigned/reconstructed to be more compatible with the existing residence. There were also dissenting opinions from the ADR Group relative to the regrading/recontouring of the site related to Design Review Criteria and Standards Section 18.41.100(a) (Preservation of Natural Areas and Existing Site Conditions) of the Ross Municipal Code and the remodel of the carriage house as it relates to Design Review Criteria and Standards Section 18.41.100(n) (Consideration of Existing Nonconforming Situations) of the Ross Municipal Code.

Key Issues

Demolition Permit and Design Review

As supported by Chapters 18.41 (Design Review) and Chapter 18.50 (Demolition of Structure) of the Ross Municipal Code with consideration of the ADR Group's comments, staff suggests the following elements of the project meet the overall purpose and findings of a Demolition Permit and Design Review:

1. Remodel of the Main Residence
2. Remodel of the Garage and Guest House
3. Fernhill Avenue Driveway Access with a condition of approval to require the entry gate be semi-transparent consistent with gates that have been constructed along Fernhill Avenue from Shady Lane to Glenwood.
4. Removal of the Giant Sequoia
5. Landscaping and hardscape associated with the main residence and garage/guest house remodel.

The aspects of the project which staff is seeking policy direction from the Town Council is whether the remodel of the carriage house would be consistent with Design Review Criteria and Standards Section 18.41.100(n) (Consideration of Existing Nonconforming Situations) of the Ross Municipal Code and whether the proposed regrading/recontouring of the site related to Design Review Criteria and Standards Section 18.41.100(a) (Preservation of Natural Areas and Existing Site Conditions) of the Ross Municipal Code can be approved in support of the relocated pool, new pool house, and landscape and hardscape associated with the recontouring of the site.

Regarding the carriage house remodel relative to Section 18.41.100(n) of the Ross Municipal Code, this specific Design Review Criteria and Standard states that, "Proposed work should be evaluated in relationship to existing nonconforming situation, and where determined to be feasible and reasonable, consideration should be given to eliminating nonconforming situations."

In reconciling the history of the existing residence and the proposed scope project as it relates to the Town's General Plan and zoning regulations, staff suggests the Design Review Criteria and Standards consistency finding Section 18.41.100(n) to allow for the remodel of the carriage house can be achieved as follows:

1. The remodel would reduce its nonconformity by removing a non-original addition from the carriage house.
2. The remodel would reduce the floor area of the structure, which in turn would reduce the cumulative nonconforming floor area associated with the project site.
3. The remodel would be more consistent and in keeping with the original mass, scale, and architecture of the original carriage house structure.

Staff also suggests that from a local cultural perspective relative to the Town of Ross, the carriage house provides an architectural context and connection to the original construction of the main residence and that it would be detrimental to any future local historic listing of the project site to remove the structure from the site. Although carriage houses are obsolete in this modern day,

the retention of the carriage house structure would provide an homage to the Town's past. Therefore, staff recommends the carriage house be approved as proposed.

The more difficult issue to reconcile is how Design Review Criteria and Standards Section 18.41.100(a) (Preservation of Natural Areas and Existing Site Conditions) applies to the project. Design Review Criteria and Standards Section 18.41.100(a) states that "The existing landscape should be preserved in its natural state by keeping the removal of trees, vegetation, rocks and soil to a minimum. Development should minimize the amount of native vegetation clearing, grading, cutting and filling and maximize the retention and preservation of natural elevations, ridgelines and natural features, including lands too steep for development, geologically unstable areas, wooded canyons, areas containing significant native flora and fauna, rock outcroppings, view sites, watersheds and watercourses, considering zones of defensible space appropriate to prevent the spread of fire."

The difficulty associated with this determination finding is that the project site's natural state and topography was significantly altered when the existing swimming pool was constructed circa 1970's. Additionally, the existing swimming pool project was constructed prior to the creation of the Design Review Criteria and Standards provisions that were established in 1993. Although staff is confident the resulting project would be constructed to meet the purpose and intent of the Design Chapter and design review criteria and standards, staff is unsure how to apply Section 18.41.100(a) to the project. For example, if the Council finds Section 18.41.100(a) does not apply to the project site due to the past disturbance of the natural state, then staff would support the project as proposed.

However, if the Council finds that Section 18.41.100(a) applies to the project, staff is concerned that the project as designed would not meet the intent of the subject section due to the extensive grading and disturbance to the existing state of the site and that an alternative pool location should be considered that would require less grading/disturbance to the site. If the Council does find that Section 18.41.100(a) applies to the project site, then staff would recommend that the Council provide the applicant an option to continue to project to a date uncertain to allow a redesign of the swimming pool more in keeping with the Design Review Criteria and Standards. An example of a design alternative that would require less grading would be to relocate the pool in the area of the existing auto court proposed to be converted back to a lawn. The relocated site would still require extensive grading to accommodate the pool but would not require the recontouring of the topography of the site. Furthermore, if the Council does find that Section 18.41.100(a) applies to the project site and the applicant does not want to consider an alternative design location for the pool, then staff would recommend the Council to direct staff to prepare a resolution to deny all aspects of the project related to the pool relocation, landscaping, and hardscape, and approve the aspects of the project described previously.

In closing, staff is seeking direction from the Council as to the applicability of the aforementioned section given the natural state of the project site was previously significantly altered.

Nonconformity Permit

Pursuant to Section 18.54.030(c), nonconforming structures in a residential zoning district may be enlarged, extended, reconstructed or structurally altered with a nonconformity permit approved under Section 18.52.040, except that a floor area ratio variance shall be required to increase the square feet of nonconforming floor area. Staff suggests the Nonconformity Permit findings can be achieved as the project would meet the intent and purpose of the regulations as follows:

1. The single-family residence and carriage house was constructed in 1926 prior to the Town's zoning regulations and therefore considered to be legal nonconforming.
2. The scope of the project would allow for structural alterations to the existing single-family residence that would allow the continued use of the existing legal nonconforming three-story, 46-foot tall building.
3. The scope of the project would allow for structural alterations to the existing single-family residence and existing carriage house and would allow the continued use of the existing legal nonconforming height and three-story building, in addition to a front setback encroachment from Norwood Avenue.
4. The project would be in keeping with the architectural, cultural and aesthetic value of the neighborhood by designing a project that would architecturally consistent and compatible with the design and massing of the built environs, and therefore consistent with the Design review criteria and standards as described in the Design Review section of the staff report.
5. The structural alterations to both the single-family residence and the carriage house would not exacerbate any existing conditions relative to negative or adverse impacts on any adjacent residence relative to light, air, or privacy.
6. The project would not result in a net increase in existing floor area associated with the project site. In fact, both the single-family residence and the carriage house would result in a decrease in floor area (-173 square feet for the main residence and -736 square feet for the carriage house).
7. The project would be required to comply with the Town's Municipal Code and California Building Code to ensure the public health, safety, and welfare to properties or improvements in the vicinity.
8. The project is designed to comply with the Town's Flood Damage Prevention regulations of Chapter 15.36.
9. The project is designed to provide one enclosed on-site parking space where an enclosed parking space does not currently exist.

Frontage Improvement

The Director of Public Works has identified that the installation of the new driveway access on Fernhill Avenue would create a potential hazard to pedestrians and bicyclists traveling on Fernhill Avenue and is requesting a condition of approval that would require a four-foot wide shoulder be constructed along the entire Fernhill Avenue frontage associated with the project site. Specifically, the Director of Public Works is requesting that a "shoulder shall be constructed contiguous to the existing pavement lip with two-inch minimum class 2 aggregate base over compacted subgrade, sloped 2% away from the pavement and that a 2:1 compacted slope to daylight shall also be constructed as well. If the Town Council finds the project can be approved

and that there is a reasonable nexus to allow for this condition, then staff would include the condition into any subsequent resolution of approval for this project.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. Staff has not received comments as of the writing of this report.

Fiscal, resource and timeline impacts

If approved, the project would be subject to one-time fees for a building permit and associated impact fees, which are based the reasonable expected cost of providing the associated services and facilities related to the development. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town's property tax revenues. Lastly, there would be no net funding impacts associated with the project.

Alternative actions

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

Environmental review

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15301 –*additions to existing structures*, because it involves a remodel to an existing single family residence and detached accessory structures. The project is also categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303(e), Class 3 – New construction or Conversion of Small Structures, because the project consists of the new construction of a detached accessory structure for a pool house. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources.

Attachments

1. Project Description prepared by Chris Skelton, Esq dated March 21, 2018
2. Neighborhood Outreach date-stamped received October 4, 2017
3. Historic Resource Evaluation Report prepared by Left Coast Architectural History dated November 3, 2017
4. Historic Resource Evaluation Report Addendum prepared by Left Coast Architectural History date stamp received March 19, 2018
5. Article from the San Francisco Chronicle dated Saturday, November 13, 1926
6. History of the 11 Circle Drive prepared from Fran Cappelletti
7. Arborist Report prepared by Urban Forestry Associates, Inc., date stamped received March 19, 2018
8. Tree Preservation/Protection Plan prepared by Urban Forestry Associates, Inc., date stamped received March 19, 2018

9. Preliminary Geotechnical Report prepared by Murray Engineers, Inc. dated September 29, 2017
10. Town of Ross Project History
11. Director of Public Works memo dated April 27, 2018

ATTACHMENT 1

Rifkind Law Group

100B Drake's Landing Road, Suite 260, Greenbrae, CA 94904

Telephone: (415) 785-7988 * Facsimile: (415) 785-7976

www.rifkindlawgroup.com

Christopher A. Skelton

chris@rifkindlawgroup.com

March 21, 2018

SENT VIA EMAIL

(hscoble@townofross.org)

Town Council
c/o Heidi Scoble, Planning Manager
31 Sir Francis Drake Blvd.
Ross, CA 94957

RE: 11 Circle Drive Design Review

Councilmembers:

Our firm represents the owners of 11 Circle Drive in Ross (herein referred to as the "Property"). It is with great enthusiasm that we submit the following project narrative in consideration of the design review application for the Property.

Background

The owners of 11 Circle Drive, 11 Circle Drive, LLC (the "Owners"), have lived in Ross for many years and are thankful for the opportunity to raise their young family in the community. They purchased the Property in May 2017 to accommodate their growing family, as well as house aging parents. Despite the potential for an intense redevelopment of the Property, the Owners have elected to minimize the overall construction by working within the existing building envelopes and reducing and/or eliminating non-conforming features.

The oversized lot currently takes access off Circle Drive but is located at the corner of Norwood and Fernhill. The original Property improvements have been transformed, expanded, and altered over the past few decades, which has compromised the integrity of the site and improvements. Currently the Property supports approximately 13 independent structures! Many of these structures are nonconforming, inefficient, and/or beyond repair or useful life expectancy. Key elements of the overall program goals include:

1. Redirect access from constrained Circle Drive to Fernhill Avenue;

11 Circle Drive DR Application

2. Reduce and eliminate non-conforming structures;
3. Restore natural grade in connection with revegetation and improved landscape management
4. Remodel principal structures to improve function and efficiency.

The design materials confirm a net reduction in floor area, reduction in impervious surfaces, reduction in accessory structures, integrating consistent stucco and slate roofing materials throughout the remodeled structures, and restoring natural topography and revegetating the site with new landscaping that can thrive into the foreseeable future.

Ross Application Processing

The application was agendized for five separate ADR hearings: September 2017, October 2017, December 2017, January 2018, and finally March 2018. Throughout this extensive public process, the key issues that were raised and resolved included:

1. Whether a demolition permit could be issued for the existing French Normandy style architectural home because of its potential aesthetic importance to the Town;
 - a. The primary residence was redesigned to retain the character of the existing architecture;
2. Whether it was acceptable to alter the “natural environment” through relocation of the pool;
 - a. The existing pool sits within a massive cut to the hillside – the updated plan restores that historical cut, pulls the pool away from the setback and centers it closer to the house on the upper portion of the Property;
 - b. The project is decommissioning approximately 270 linear feet of retaining walls varying in height from three to seven feet in favor of a single four-foot tall retaining wall that supports the eastern side of the pool patio;
3. Whether the carriage house located off Norwood is suitable for remodel under the nonconformity permit
 - a. The remodel of this accessory structure includes a reduction of almost 740 square feet and significantly more perceived bulk and mass through removal of the second story “appendage” extending off the southern elevation. Further, it brings this structure into greater harmony with the architectural character of the Property improvements, representing a beautification of the streetscape as viewed from Norwood.

Each structure and the related findings for permit approvals are discussed in greater detail below.

11 Circle Drive DR Application

Primary Residence

The remodel of the primary residence is governed by form and function. The structure is being *reduced* by 173 square feet. This is accomplished by: (1) removal of exterior accessory features like the elevator shaft and western fireplace at the kitchen; (2) pulling back the second floor pop out on the northern façade; consolidating and improving internal circulation/stairways; and, (4) consolidating the three gabled dormers on the third floor into a smaller shed dormer. There is no change to the overall height or footprint of the home.

The residence was evaluated and determined not to satisfy the criteria for historical significance by Caitlin Harvey of Left Coast Architectural History. However, despite the lack of historical significance, the Owners have accepted the direction provided by ADR in retaining the character of the existing architecture, which is confirmed in the supplemental letter by Harvey. Specifically, the iconic stucco exterior with slate shingle roof materials will be retained, as well as window and door stylistic details.

Guest House / Garage

The guest house and garage are scheduled to be remodeled and retained as part of the overall project. These features are the only other structures, besides the primary residence, that comply with the Town's current development standards. The entrance to the garage is flipped from the eastern façade to the southern façade to provide access for covered parking from the new driveway off Fernhill. The stucco and slate roof materials will be applied to the guest house and garage to create a sense of uniformity between these improvements. Updating and reusing these structures should reduce overall site work and further limit construction impacts on the surrounding neighborhood.

Pool and pool house

The existing non-conforming pool and pool house(s) reveal the greatest departure from current development standards. The improvements under this application eliminate these non-conforming features and rehabilitates the historical natural topography in this area of the Property. Specifically, a large cut in the grade accommodates the two existing pool houses (measuring approximately 520 square feet), which frame the north and south ends of the existing pool. One of the pool houses extends to within a few feet of the property line.

These features will be removed and replaced with a pool that is shifted to the west (center) of the Property and pulled away from the southern property line to provide privacy and relief to the neighbor at 9 Circle Drive. The eastern pool deck is supported by a modest four-foot retaining wall. Historical natural grade will be restored from this

11 Circle Drive DR Application

retaining wall down to the auto court off Norwood. This hillside is proposed for substantial revegetation that will obscure any presence of the retaining wall or the pool house. This privacy screening is accomplished through planting approximately 35 mature English laurels and six 84" box coast live oaks on the downslope of the new wall. A privet hedge is designed on the upslope of the retaining wall to frame in the pool deck and further enhance visual and privacy barrier from the pool to the east (towards Norwood). An observation of the story-poled wall demonstrates that these improvements are a significant upgrade compared to existing conditions and will be unnoticeable from public or private vantage points.

In connection with the site work on and around the pool, approximately 270 linear feet of existing retaining wall is being decommissioned in favor of naturalizing the grade and revegetating the slope. Additionally, through removal of the existing auto court and driveway off Circle Drive, the site work results in a reduction of more than 4,400 square feet of impervious surface, which will aid in improved site drainage.

Carriage House

The carriage house off Norwood will be remodeled to reduce non-conforming features, restore the original architecture and design that is consistent with the other site improvements (i.e. primary residence, garage/guest house, and pool house). This program is accomplished by: (1) updating the stucco and slate shingled roof; (2) removing the second-floor "appendage" that extends off the southern façade; and, (3) eliminating the first-floor office from the southern façade. The structure currently occupies the setback; removing the massing along the southern façade reduces the massing along the streetscape and improves the overall aesthetic of this accessory structure.

Findings

Demolition Permit

The project will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural, or aesthetic value because the project rehabilitates and restores the character of the existing architecture while eliminating many non-conforming structures of *de minimus* relevance to the overall design.

Design Review

The project is consistent with the purposes of the Design Review chapter as outlined in the Ross Municipal Code Section 18.41.010. Specifically, the project would be designed with a similar architectural style and materials of the existing residential improvements, which were perceived by ADR to have aesthetic value as a unique architectural character. The project would maintain the "small town" character of the Town because

11 Circle Drive DR Application

the project is designed to be incorporated predominantly within the existing footprint of the existing structures; approximately 6 accessory structures will be decommissioned as part of the overall project. The project would also minimize visibility with landscaping to soften the appearance of the improvements. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be required to address drainage and storm water design prior to issuance of any building permit to allow for the construction of the project.

Non-Conformity

The work proposed for the carriage house is eligible for a nonconformity permit in accordance with Ross Municipal Code 18.52.040. This structure was in existence at the time the ordinance that now prohibits the setback violation. The Town Council can make the findings to approve the necessary demolition component of this reduction to nonconforming features along the southern façade. As designed, the alterations proposed for the nonconforming structure do not exacerbate, intensify, or increase the nonconforming features (i.e. the project design substantially conforms to relevant design review criteria). Lastly, the total floor area is reduced 736 square feet as a result of eliminating first and second floor improvements along the southern façade. As demonstrated here, and in the design materials, the granting of this nonconforming permit will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Tree Removal Permit

Through the design revision process, the Owners discovered that the Giant Sequoia located adjacent to Circle Drive in the southwestern corner of the Property is diseased and in declining health and structure. As such, the certified arborist states in his report that "it would be unwise to plan on this tree remaining in the landscape in the long-term." In the short term, this Protected Tree presents liability risks and dangers to the community as a result of branch die back and increased likelihood of falling limbs on the Property and/or Circle Drive and known certain fire risks from the canopy die back.

According to the findings under Chapter 12 of the Municipal Code, the removal is necessary due to the condition of the tree with respect to its general health, disease, or danger of falling. Alternatively, and additionally, the removal will not adversely impact the subject property or neighboring properties, nor result in significant erosion due to the proposed re-landscaping in and around the area of the tree removal.

The landscape plan demonstrates that there is an existing pittosporum hedge, approximately 15 feet tall, screening the property from Circle Drive. A refreshed privet


11 Circle Drive DR Application

hedge is proposed to the west of the tree to supplement any perceived gaps in the existing pittosporum hedge as viewed from Circle Drive. Finally, there are a series of 48-inch box crepe myrtle trees and 84-inch box oaks that are proposed in and around the location of the giant sequoia to add height and add visual interest to compliment the layered evergreen hedges. The replacement planting in this area of the property is approximately 55:1.

Conclusion

This project has proceeded through a relatively unprecedented public review process and made significant design concessions for the exclusive benefit of the Town's subjectively perceived aesthetic importance. The Owners' efforts to try to accommodate every public input has compounded the challenging process, but it demonstrates their commitment to be the best stewards of this Property and representatives of the Ross community for years to come. We respectfully request that the Council approve the application based on the current design.

Sincerely,



Chris Skelton

RIFKIND LAW GROUP

ATTACHMENT 2

SUTRO ARCHITECTS

11 CIRCLE DRIVE - ADR

RECEIVED
Planning Department

10/2/2017

OCT - 4 2017

SUMMARY OF NEIGHBORHOOD OUTREACH

Town of Ross

Corinne Hedrick, 5 Circle Drive: Emily met with Corinne, walked her through the site and reviewed the renovation plans. She is supportive of all of it, no concerns. We provided builder/architect contact info in addition to ours in case she ever has questions or issues.

John and Mary Lennon, 9 Circle Drive: Brian met with the Lennons, walked them through site and renovation plans. Left them with copies to review. They voiced concern about preserving trees on the property, otherwise supportive of plans.

Kim and Keith Osler, 10 Circle Drive: Brian met with the Oslers. Walked them through the site and renovation plans. Left them with copies of plans. Supportive, no concerns raised.

Branson School: Brian and Emily met with Chris Mazzola, Head of School, and Ned Pinger, Assistant Head of School. Reviewed site and renovation plans and timing for project. Left copies of plans for them to share with others. Both were supportive, no concerns. They volunteered to come to ADR to voice Branson's support for the project.

Diana and Mike Werner, 2 Hillgirt Dr: Emily and Brian met with the Werners. Walked through the site and reviewed plans. Left copies of plans with them. They are supportive of all, no concerns.

Molly and Mark Gamble, 14 Norwood Ave: Emily met with Molly Gamble. Reviewed site and renovation plans and project timing. Left plans for Mark to review. They are supportive, no concerns.

Emily Taylor, 38 Fernhill Ave: Emily has been in email contact with Emily Taylor to let her know about the project. Offered to schedule meeting and/or provide plans for her to review if she's interested. Awaiting reply.

Colby Collet, 40 Fernhill Ave: Emily has been in contact with Colby to discuss plans. Scheduling time to meet week of 10/9. Will provide site plans. After completing her own renovation and watching her neighbor's, her concern is that they are fatigued from renovation in the neighborhood.

**Mr. and Mrs. Mark Gamble
Post Office Box 1826, 14 Norwood Avenue
Ross, California 94957**

November 8, 2017

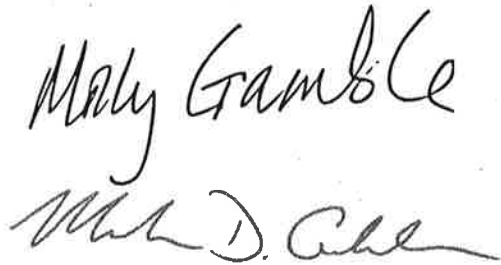
To the Town of Ross Planning Department,

We are writing to express our support for the plan submitted for 11 Circle Drive. Brian and Emily Slingerland have addressed our main concern about the vegetation on Norwood by adding 10-12 foot hedge screening along the fence line, adding trees on their property, and adding additional street trees along Norwood. All of this vegetative screening will reduce the view of the existing carriage house and the proposed retaining walls.

Please contact us if you have any questions.

Sincerely,

Molly and Mark Gamble

The block contains two handwritten signatures. The first signature, in cursive, reads 'Molly Gamble'. The second signature, also in cursive, reads 'Mark D. Gamble'.

Heidi Scoble

From: Mike Werner <mike.werner@gmail.com>
Sent: Tuesday, November 07, 2017 5:17 PM
To: Heidi Scoble
Cc: Diana Arredondo
Subject: Slingerland residence - carriage house

Heidi,

The Slingerland's shared their site plans with us and we have no problem with the carriage house as is. The additional vegetation and foliage they are proposing with laurels and live oaks should enhance the views in our neighborhood.

Sincerely,

Mike & Diana Werner
2 Hillgirt in Ross
510-853-0117

ATTACHMENT 3

11 Circle Drive, Ross

Historic Resource Evaluation

Prepared for:
Sutro Architects

3 November 2017

LEFT COAST ARCHITECTURAL HISTORY



P.O. Box 70415, Richmond, CA. 94807 ♦ (415) 745-1906 ♦ caitlin@leftcoastarchitecturalhistory.com

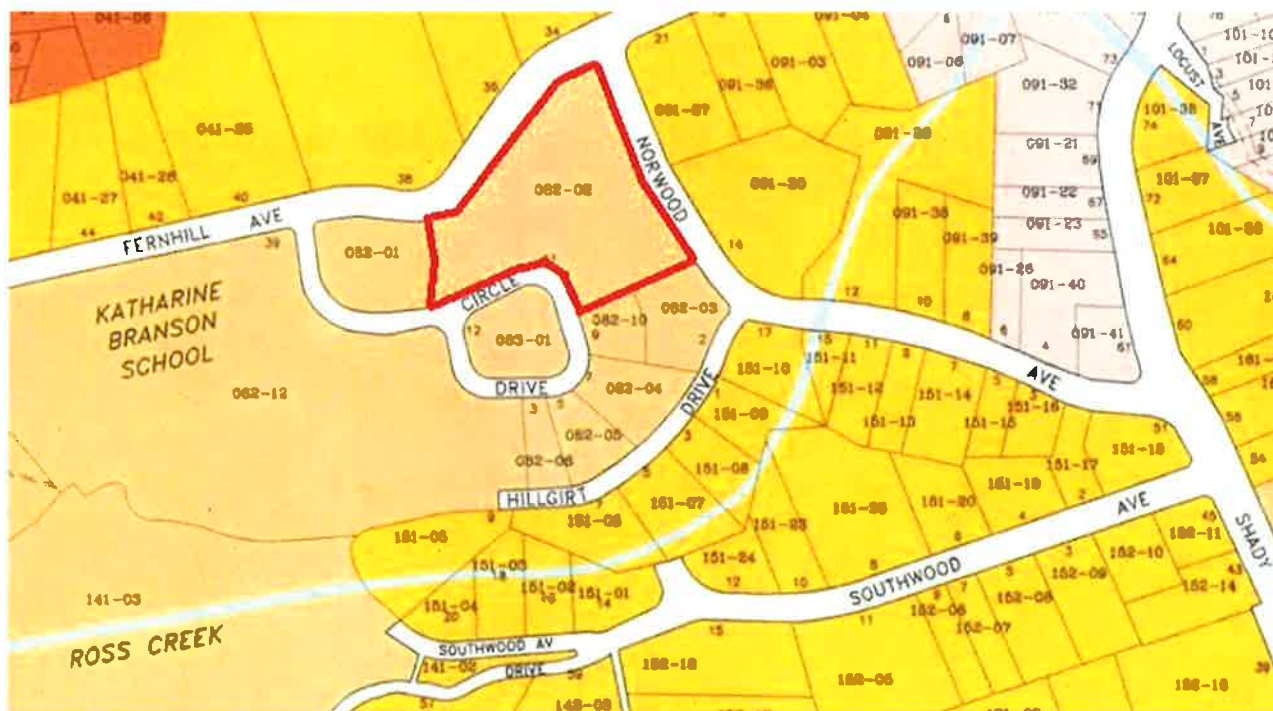
TABLE OF CONTENTS

INTRODUCTION.....	3
Current Historic Status.....	3
BUILDING & PROPERTY DESCRIPTION.....	4
Alterations.....	9
ARCHITECTURAL STYLE.....	10
ARCHITECT.....	12
LOCAL HISTORIC CONTEXT.....	15
OWNERSHIP HISTORY.....	16
CALIFORNIA REGISTER EVALUATION.....	20
Criterion 1 (Event).....	21
Criterion 2 (Persons).....	21
Criterion 3 (Architecture/Design).....	21
Criterion 4 (Information Potential).....	22
Integrity.....	22
CONCLUSION.....	24
SOURCES & REFERENCES.....	25
CURRENT IMAGES.....	27

INTRODUCTION

This Historic Resource Evaluation was prepared by Caitlin Hibma, architectural historian qualified under the Secretary of the Interior's Standards for Architectural History, for Sutro Architects, and pertains to the property at 11 Circle Drive (APN: 073-082-02) in the Town of Ross, Marin County, California. The 1.94-acre parcel, zoned R-1 (single-family residential) is bordered by Fernhill Avenue on the north, Norwood Avenue on the east, Circle Drive to the southwest, and neighboring properties on the west and southeast.

The property includes a main house, carriage house, and garage/guest house considered to be historic in whole or in part. A smaller garage, pool and pool house, studio, and a number of patios, garden walls, and other landscape features are also present, but were built more recently than the end of the historic period (45 years ago). For the purposes of this report, only the main house, garage/guesthouse, and carriage house are evaluated. Other buildings and features are not age-eligible for designation and do not require evaluation at this time.



*Town of Ross Zoning Map, showing parcels.
Subject property outlined in red.*

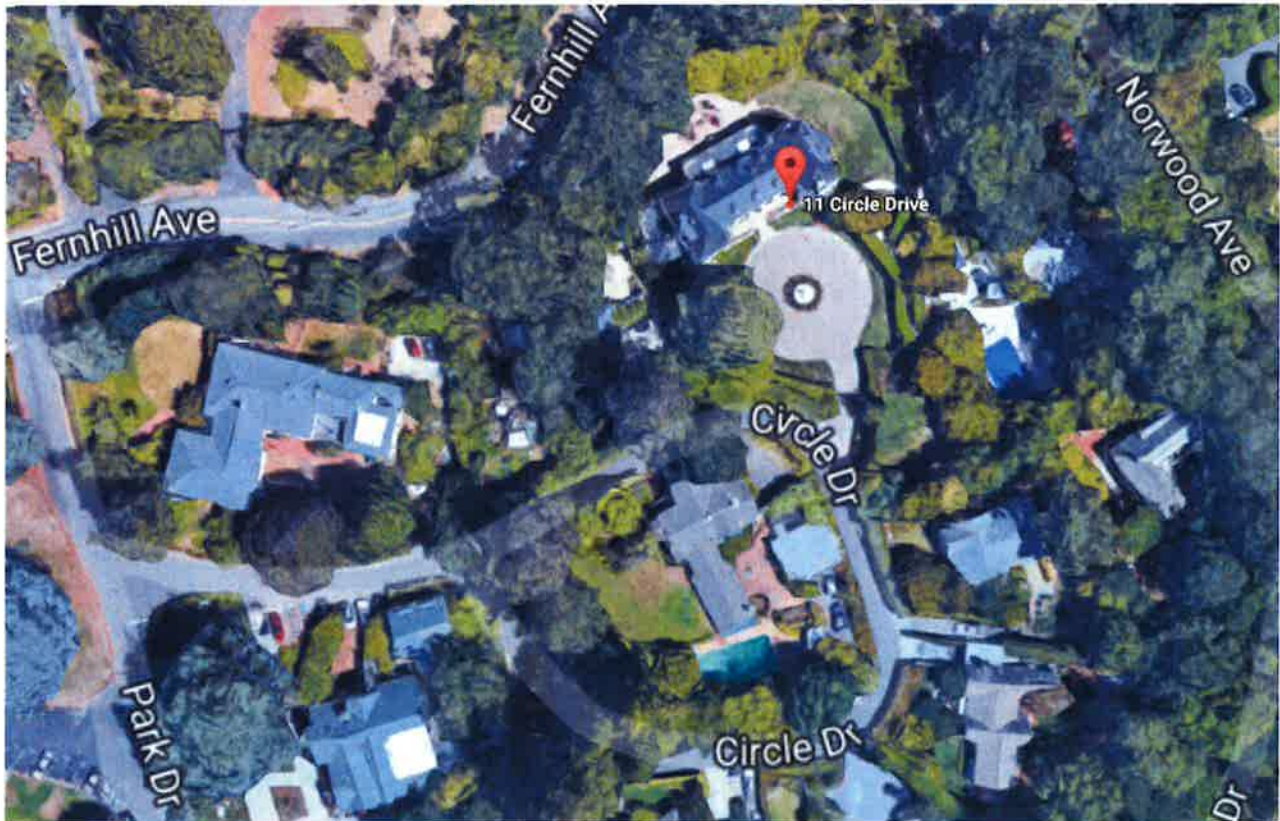
Current Historic Status

The property at 11 Circle Drive is not listed on the National Register of Historic Places (National Register), nor the California Register of Historical Resources (California Register), either individually or as a contributor to any historic district.

The Town of Ross and Marin County do not maintain historical registers or have established procedures for evaluating and designating properties as historic resources, therefore the property does not bear any local historical designation.

The property does not appear to have been previously evaluated under any local, state, or national criteria. Due to the lack of local evaluative process, the following report uses criteria prescribed by the California Register and subsequently the California Environmental Quality Act (CEQA) to assess historic significance and integrity.

BUILDING & PROPERTY DESCRIPTION



*Current aerial imagery. Red pin indicates subject property.
(Google Maps)*

Site

The house at 11 Circle Drive sits on a 1.94-acre irregularly shaped lot on the north side of Circle Drive, which is a loop road extending from the west side of Park Drive, south of Fernhill Avenue. The property includes a driveway that extends north from Circle Drive and forms a large round-about in front of the main house. The driveway and round-about are surfaced with pavers and a fountain is located at the center of the round-about. The main house is located on the northwest side of the round-about, with small terraces or patios at the front, rear, and to the southwest, and is otherwise surrounded by lawn, manicured shrubbery and plantings, a number of mature trees, and other vegetation. A smaller two-track driveway extends from the west side of the round-about and provides access to the garage/guesthouse and small garage, located to the southwest of the main house. A patio with an outdoor kitchen, fireplace, and fountain is located between the garage/guesthouse house and main house. To the southeast of the main house and round-about, separated by landscaping, is a rectangular swimming pool surrounded by patio areas. An outdoor kitchen and pool house are located on the pool's north side, and a studio is located at the pool's at the south corner. Down a vegetated embankment to the northeast of the pool, at

the far southeast corner of the property, is the carriage house, which is accessed via a gate and driveway from Norwood Avenue. Small paved and unpaved footpaths lined with garden walls of various construction, often stone, network the property.

Main House

The main house is two-and-a-half stories and has an H-shaped plan (two short “legs” and a cross section). The exterior is clad with stucco and typical windows consist of multi-lite, casement, and double-hung wood sashes. The house is capped by a steeply pitched hip roof that is clad with slate and flares at the eaves, which have minimal overhang and are adorned with eave moldings.

Primary (Southeast) Facade

The primary facade faces southeast onto the driveway round-about. It consists of four parts; (from left to right) a one-story ell, a projecting two-story bay representing one leg of the H-shaped plan, the central two-story cross section of the H-shaped plan, and another projecting two-story bay representing the other leg of the H-shaped plan.

The southeast facade of the one story ell is set back from the plane of the main facade. It features a pair of two-over-four double-hung windows at the center. Above the eaves, at the center of the southeast plane of the hip roof, is a round dormer (vertical side walls with a shouldered round-arched roof) fenestrated with a four-lite circular window with cross-configured muntins. On top of the dormer's arched roof is a pop-up skylight that has an arched glazed top.

To the right, the left-most two story projecting bay has a French door at the center of the first story. Each leaf of the door has three lites (typical French door, unless described otherwise). The second story features symmetrically placed six-over-one, double-hung windows (typical double hung window, unless described otherwise). An identical French door and double-hung window are located on the right side-wall where the bay projects (facing northeast) at the first and second stories, respectively.

The central two-story cross section of the H-shaped plan is the widest portion of the facade. It is fronted by a shallow terrace bordered by a Classical balustrade (with urn-shaped balusters) spanning the front edge. A narrow, unfenestrated projecting square elevator shaft spans both stories at the left side of the bay and terminates in a flat top just below the eaves. At the center of the first story is the primary entrance, which features a depressed-arched, fully-glazed, single-lite, wood door. The door opening is trimmed with rope molding and is located within a recessed vestibule that also has a depressed arch form. The vestibule opening has flat stucco trim around the edge and is topped by a decorative keystone ornament. The area of wall around the entrance projects slightly and concave corners step back to the main plane of the facade. On the first story, to the left of the entrance is a three-part French door with the customary two operable leaves on the left and a fixed leaf on the right. Each leaf has three lites. To the right of the entrance are two typical French doors. At the second story of the center bay, a shallow balconette with scroll-shaped block modillions and a Classical balustrade spans the center of the bay. Above the balconette are three typical French doors that are surrounded by flat stucco trim and have open oval ornaments at the top. A fourth window with a typical double-hung sash is located to the right side of the second story. Three small hip-roofed dormers are situated symmetrically on the front plane of the roof. They have six-lite casement sashes.

The right-most two story projecting bay is similar to the one that balances it on the left side of the facade; however, a massive chimney rises the height of the bay and well above the roofline. The chimney is shouldered between the first and second stories and articulated with stylized horizontal rustication. Set into the base of the chimney (the projection of the chimney creating a deep vestibule) is a French door with three lites and a solid

bottom panel in each leaf. At the second story, two typical double-hung windows flank the chimney. On the left side-wall where the bay projects (facing northeast) at the first and second stories, are a French door and double-hung window, respectively.

Northeast Facade

The northeast facade faces a small lawn and consists of the long side of the northeast leg of the H-shaped plan. An angled bay is located at the center of the facade, spanning its full height. The left side of the first story features a French door with three lites and a solid bottom panel in each leaf. A similar French door is located on the right side of the first story, but has an entry stoop below with stairs extending to the right, paralleling the facade. The stoop and stairs are clad with irregularly coursed ashlar stone veneer and have a simple metal railing. The angled bay at the center of the facade is fenestrated with French doors on the side facets (identical to those flanking the angled bay), and a single-lite, fixed, wood sash window of the same height as the French doors in the center facet.

The angled bay rises to the second story, where it becomes an open balcony. A molded cornice trims the base, between the first and second stories, and a Classical balustrade surrounds the balcony deck. Slender Tuscan columns and pilasters support a flat roof above the balcony that features a Classical entablature (frieze and molded cornice) at the roofline, which is even with the eaves of the main roof. Within the balcony, is a set of wood sliding glass doors with sidelights at the center of the second story. On either side of the balcony are typical double-hung windows. Above the eaves, on the northeast plane of the hip roof, is a wide, shallow dormer with a steeply pitched shed roof. The dormer is fenestrated with three double-casement sashes, each with six lites per leaf.

Rear (Northwest) Facade

The rear facade faces a small patio that is surfaced with stone tile and surrounded by a low wall. Like the front, the rear facade consists of four parts: (from left to right) a projecting two-story bay representing one leg of the H-shaped plan, the central two-story cross section of the H-shaped plan, another projecting two-story bay representing the other leg of the H-shaped plan, and a one-story ell.

The left-most two-story projecting bay has a blank wall surface at the first story level and two typical double-hung sashes at the second story. A stuccoed interior chimney rises from the plane of the roof above the line of the eaves.

The central two-story cross section of the H-shaped plan is the widest portion of the facade. It is fronted by a raised stoop at the center that has a stuccoed base, brick treads and deck, and a metal railing adorned with scrollwork and an "F" monogram. Steps ascend to the stoop from both sides, paralleling the facade. A projecting one-story bay spans the first story and is fenestrated with three large wood French door assemblies and typical French doors on either end wall. Each assembly on the front wall consists of a set of typical French doors flanked by three-lite sidelights and topped by four-lite transoms. Sections of wall flanking and between the French door assemblies feature raised stucco panels, carriage light fixtures, and moldings at the top. The top of the one-story bay, itself, is adorned with a cornice molding. The solid sections of wall from the first story extend upward as sections of parapet walls surrounding an exterior deck at the second story. Above each French door assembly, where there is no solid parapet wall, is a section of metal railing. Two skylights are located on the surface of the deck. The second story facade features French doors on either end, and four typical double-hung windows in the center. Two double-hung windows on the left are slightly larger than those on the right, which are located on a shallow square projecting bay that is topped by a flat roof just under the main line of the eaves. Above the eaves, on the northwest plane of the roof are three small hip-roofed dormers fenestrated with six-lite casement sashes. A short stuccoed chimney also rises from the roof, between the left and middle dormers.

The right-most two-story projecting bay has three typical French doors at the first story level, each door opening spanned by a metal railing featuring scroll-work. At the second story are two typical double-hung sashes.

At the far right end of the facade, the wall of the one story ell is even with the adjacent section of facade and features two double-casement sashes with three lites in each leaf. At the flat roofline, there is a cornice molding with three sections of solid parapet wall rising above the roofline. Open sections between these parapet walls feature metal railings, all surrounding a rooftop deck over the northwest half of the one-story ell. A hip roof covers the southeast half of the one story ell and its northwest plane features a round dormer fenestrated with a four-lite circular window with cross-configured muntins. On top of the dormer's arched roof is a pop-up skylight that has an arched glazed top.

Southwest Facade

The southwest facade is dominated by the one-story ell. On its southwest face, the ell has a flat-roofed section on the left, with typical French doors, a cornice molding at the roofline, and a parapet wall above. To the right, the facade projects slightly and is topped by a steeply pitched hip roof. A one-shouldered exterior chimney, clad with stucco, rises up the right side of the projecting section of wall and above the roofline, while the left side of this section of wall features an entrance with a partially-glazed (four lites in the upper half) paneled wood door topped by an arched molding.

The second story has a prominent stucco exterior chimney rising up the center and well above the roofline. To the left of the chimney is a small double-hung window, and to the right is a small, single-lite window. Typical double-hung windows are located at the left and right sides of the second story. Above the eaves, on the southwest plane of the hip roof, is a wide, shallow dormer with a steeply pitched shed roof. The dormer is fenestrated with three double-casement sashes, each with six lites per leaf.

Garage/Guesthouse

The garage/guest house is located to the immediate southwest of the main house. Only the eastern portion of the building, containing the garage, is historic, while the western guesthouse portion was added recently. The garage/guesthouse faces north. The eastern garage portion is one-story and topped by a combination flattened mansard and hip roof, while the western guesthouse is two stories and topped by a flat roof. The one-story portion is somewhat elevated so that it sits between stories when compared to the two story portion and the two portions thus have similar roofline heights. The building has a generally rectangular plan and the exterior is clad with stucco.

Primary (East) Facade

The primary facade faces east toward the driveway leading off the round-about and represents the historic portion of the building. The left side features two depressed arch garage openings with what appear to be hinged wood double doors (though operation may be otherwise) with metal strap hinges and hardware. The right side of the facade steps back slightly and is the location of a typical double-hung window. The left side of the facade is topped by the flattened mansard roof, while the right side is topped by the hip roof.

North Facade

The north facade faces a patio and vegetated area of the property. The left side is one story and represents the historic portion of the building. It has a partially-glazed paneled wood door with four lites in the upper half, with two typical double-hung windows to the right. This portion of the facade is topped by a hip roof. To the right, the non-historic portion of the building rises two stories. A large depressed arch passageway cuts through the first story to the other side of the building and a double-hung window and partially-glazed door are located within the passage. To the right of the arched passage there are a pair of one-over-one double-hung windows on the first

story. A wide window of the same type is located high at the center of the wall on the second story and intersects the eaves of the mansard roof. At the far right end of the facade a single-shouldered stuccoed exterior chimney rises up the wall and above the roofline.

West Facade

The west facade, which is entirely non-historic, is dominated by a one-story bay that has a set of wood frame sliding glass doors flanked by single-lite fixed sidelights at its center. The bay is topped by a shallow rooftop deck surrounded by a solid stuccoed parapet wall. The second story of the facade features an identical set of sliding glass doors and sidelights at the center, which intersect the eaves of the mansard roof.

South Facade

The south facade faces a small courtyard between it and the small garage to the immediate south. The left side is two stories and represents the non-historic portion of the building. It has two widely spaced one-over-one double-hung windows on the first story, with the depressed arch passageway opening to the right. A more closely set pair of windows of the same type are located at the center of the second story and intersect the eaves of the mansard roof. To the right, the historic portion of the building is one story. It projects to the south and is fenestrated with a typical double-hung window. The roof above is a flattened mansard.

Carriage House

The carriage house is located at the far southeastern corner of the property and is accessed by a driveway off Norwood Avenue to the east. The carriage house faces north. It is one story and has a rectangular plan. The exterior is clad with stucco and it is capped by a steeply pitched hip roof that flares at the eaves.

Primary (North) Facade

The primary facade of the carriage house faces north onto the paved driveway. It features three garage openings with partially-glazed (six-lite), hinged, wood double doors. The north plane of the roof features three hip-roofed dormers with six-lite casement sash windows.

East Facade

The east facade of the carriage house features a one-over-one double-hung window at the center. The rear addition (described on Rear Facade), extends to the left of the original facade, but is cut away at the first story, where a fully-glazed door is located on the recessed portion. The second story has two one-over-one double-hung windows at its center and extends to the center of the west plane of the original hip roof as a sort of dormer. The flat roof of the addition has overhanging eaves with exposed rafter tails.

Rear (South) Facade

The rear facade of the carriage house is subsumed by a two-story flat-roofed addition. The addition is clad with wood shingle. It has a double-casement window at the center of the first story, which has eight lites in each sash. The right side of the first story is cut away and a single one-over-one double-hung window is located on the original facade of the building within the cut-away.

The second story of the addition spans the whole facade and features a long bank of multi-lite windows spanning from the left side through center, and a single one-over-one double-hung window on the right side. The second story rises well past the eaves of the original hip roof and extends back to connect with the sloped plane of that roof. The flat roof of the addition has overhanging eaves with exposed rafter tails.

West Facade

The west facade of the carriage house is shorter than the others due to the slope of terrain. It features a small

horizontal single-lite window at the center. To the right, a wall dormer rises above the eaves to accommodate a paneled door. The rear addition (described above), extends to the right of the original facade, and includes steps that ascend to a partially-glazed paneled door at the second story, which has a four-lite window to its right. The second story also features a pair of six-lite casement windows on the left side where the addition extends to the center of the west plane of the original hip roof as a sort of dormer. The flat roof of the addition has overhanging eaves with exposed rafter tails.

(See appendix for current photographs.)

Alterations

No historic building records were available from the Town of Ross Building Department; however, visual observation made from historic photos, maps, and a recent site visit indicates the following changes have been made to the three historic buildings on the property:

Main House

Primary (Southeast) Facade

- Fenestration has been altered on the one-story ell; two original windows and openings were removed and one window opening with paired sashes was installed at the center.
- A round dormer was added to the roof of the one-story ell. It was later altered again with the addition of a skylight on top of the dormer.
- A Classical balustrade was added to the front of terrace in front of the center section of facade.
- A two-story elevator shaft was added to left side of the center section of facade, supplanting the original windows on the first and second stories.
- A two-leaf French door to the left of the primary entrance was replaced with a wider three-leaf French door to compensate for loss of symmetry due to the elevator shaft addition.
- The primary entrance door was replaced.
- The balconette and Classical balustrade above the primary entrance was widened. It originally spanned the center second story window only and now spans three windows.
- Double-hung windows on either side of the center window on the second story were replaced with French doors corresponding to the widened balconette.
- Flat trim with oval ornaments at the top was added around three second story windows (the same windows that correspond to the expanded balconette).
- A massive, horizontally rusticated, exterior chimney was added to the center of the right-most projecting bay, surrounding the first story French doors and continuing up between the second story windows to rise significantly above the roofline.

Northeast Facade

- The stoop below the French doors on the right side of the first story was likely added or altered (the materials and application are not authentic to the age and style of the house).
- The second story balcony and associated balustrade, columns/pilasters, and roof were added on top of the first story angled bay window.
- Sliding glass door and sidelights were added at the center of the second story, corresponding to the balcony addition.
- A wide shed dormer was added to the roof.

Rear (Northwest) Facade

- First story windows on left-most bay (possibly three as on right-most bay) may have been removed and the openings infilled. The blank wall is incongruous with other fenestration patterns.
- The one-story projecting bay and rooftop deck spanning the center section of the facade were added. Although in keeping with style/materials/features of the rest of the house, this mass is not illustrated on the 1942 Sanborn map.
- The shallow projecting bay, fenestrated with double-hung windows, on the right side of second story was added.
- A flat-roofed, one-story addition with a rooftop deck was added to the northwest side of the one-story ell. Although in keeping with style/materials/features of the rest of the house, this mass is not illustrated on the 1942 Sanborn map.
- A round dormer was added to the roof of the one-story ell. It was later altered again with the addition of a skylight on top of the dormer.

Southwest Facade

- The flat-roofed, one-story addition with a rooftop deck was added to the left side of the one-story ell (see Rear Facade).
- A chimney was added to the left side of the one-story ell.
- The door on the right side of the one-story ell was added or replaced.
- The small, single-lite second story window to the immediate right of the chimney was added. The small window to left of chimney may have also been added.
- A wide shed dormer was added to the roof.

Garage/Guesthouse

- The large, two-story guesthouse was added to the west side of the historic garage building, doubling the building in size. The addition differs in style from the vernacular garage.
- The roof over the south portion of garage building may have been altered to take on a flattened mansard form, which is not authentically proportioned, is out of keeping with the hip form over the north portion of the garage, and matches the non-historic mansard form over the western addition.

Carriage House

- The large, two-story rear addition was appended to the building, wrapping the side facades at roof level. The addition is clad with shingles and has a flat roof, differing greatly in style from the original French Eclectic aesthetic of the carriage house.

ARCHITECTURAL STYLE

The house at 11 Circle Drive can be classified as French Eclectic, as identified and defined by Virginia and Lee McAlester in their industry-standard architectural style guide *A Field Guide to American Houses* (Knopf, 2003).

The French Eclectic style was popular for a broad period roughly spanning the interwar years, from about 1915 to 1945. Prior to this, formal French influence in architecture was initially brought to the United States by architects who trained at l'Ecole des Beaux Arts during the later nineteenth century and who engendered the school's signature ornate Beaux Arts classicism in their work at home. To some extent they also promoted the equally ornate Chateausque style, based on 16th century French palace architecture. The size and expense of building in the Chateausque style made it an unsuitable option for the majority of American domestic

architecture, though; so it remained relatively uncommon until World War I renewed fascination with the French aesthetic. When the United States entered World War I countless American servicemen gained their first exposure to Europe, including its architecture. They brought back memories of both urban cityscapes and rural countrysides dotted with traditional dwellings, the aesthetics of which were quickly transmitted to American design. Following the war, the *Années Folles* (“crazy years,” equivalent to the Jazz Age in the United States) resulted in a rich art scene in Paris. Appreciation of the French aesthetic in America was maintained by the work of writers, photographers, and other artists – both French and ex-pat – who depicted the French countryside and the charm of French culture in their work. Economic stagnation in the 1930s resulted in a certain lack of architectural ingenuity and productivity in the United States, meaning that the French Eclectic style persisted somewhat out of habit and familiarity. However, it also represented better times and far away, idyllic places like the French countryside, which was a balm to morale during the years of the Depression. By the time World War II came about and America was once again entrenched in France, the charm of the Old World may have worn off to some extent and architecture looked to progress in new, strikingly modern, and purely American ways, thus the French Eclectic style fell out of favor in the mid-1940s.

Sometimes known as “French Rural,” “Normandy Farmhouse,” or “French Provincial” – names that seek to evoke a very specific sense of time, place, and even social class – the French Eclectic style eschewed the wealth and opulence of the Chateausque style for an aesthetic that embraced more a forthright, domestic, and provincial nature; honoring the farmhouse over the palace.¹ The McAlesters identify three sub-types of the style that are defined by their plan and form; symmetrical, asymmetrical (most common), and towered (most associated with the Norman moniker and regional influence). The house at 11 Circle Drive falls into the symmetrical sub-type, which is defined by

A massive hip roof, normally with the ridge paralleling the front of the house, dominat[ing] a symmetrical facade with centered entry. Facade detailing is usually rather formal, inspired by smaller French manor houses rather than grand chateaus or modest farmhouses. Wings are frequently added to the sides of the main block.²

Specific character defining features of the French Eclectic style include:

- Tall, steeply pitched roof, typically hip form, though occasionally gabled
- Shallow eaves, often flared
- Brick, stone, or stucco exterior wall cladding, sometimes with half-timbering
- Renaissance-style detailing
- Arched door openings
- French doors
- Double-hung or casement sash windows, often with small leaded-glass panes
- Dormers; hip, arched (segmental arched), circular (round arched)

Particular to the symmetrical sub-type are features such as:

- Steep symmetrical hip roof form
- Symmetrical one or two story side wings flanking main mass of building
- Arched doors, windows, and dormers
- Openings and corners trimmed with quoining or openings surrounded by Renaissance-style pilasters or pediments

1 John Milnes Baker, *American House Styles* (New York: W.W. Norton & Co., 1994) 134.

2 McAlester, 387.

- Shutters flanking windows and French doors
- Balustraded porches and balconies

The house at 11 Circle Drive exhibits many characteristics of its overall style, sub-type, and even sub-type-specific characteristics. It embodies the sub-type in its hip roof that parallels the primary facade, a symmetrical massing and fenestration arrangement on the primary facade including a centered entry, and some formal ornamentation. Much of that ornamentation is particular to the symmetrical sub-type, including the steeply pitched hip roof, two-story wings or masses flanking the main block of the house, an arched entry door, and balustrades above the entry. In addition to its tall, hip roof, the house's more universal French Eclectic traits include shallow flared eaves, stucco cladding, French doors, double-hung and casement windows, and hip dormers. It lacks only the fine details of quoining and/or Renaissance-style ornament around openings, although it does feature flat trim and a keystone at the primary entry, and shutters.

ARCHITECT

The house at 11 Circle Drive was designed by architect John Kennedy Branner. Branner was born in Bloomington, Indiana in 1886 to John Casper Branner and Susan Dow Kennedy.³ Branner's father was foremost a geologist. While serving as the Arkansas State Geologist in 1887, he discovered beauuxite just outside of Little Rock, marking the largest American source of the ore from which aluminum is produced. By 1891, the senior Branner was appointed Chair of the Department of Geology at Stanford and eventually became the university's second president, serving from 1913 to 1916. A dormitory and the earth sciences library at Stanford are named for John Casper Branner.⁴

The Branner family's time at Stanford would be influential on John Kennedy Branner, who grew up on the campus from the time he was five years old and lived on Alverado Row, a prominent street lined with professor's residences.⁵ Although Branner left Stanford to earn a degree in architecture from Columbia University in 1912, and traveled and studied extensively in Europe after school, he would eventually return to Stanford and Palo Alto, where the majority of his architectural designs would be built. Branner, who never married, lived with his parents on Alverado Row, while maintaining an architecture practice in San Francisco. His name is first listed in San Francisco city directories, along with his profession and office address, in 1917 and continues to be listed until 1958; marking a 41-year career. In the initial years, Branner was in practice with Clarence A. Tantau, another prominent San Francisco architect, who specialized in Spanish Colonial Revival style houses; a style that Branner also favored.⁶ Later in his career, passport applications and a photographic featurette in trade periodical *Architect & Engineer* show that he made a number of lengthy trips to Europe, no doubt using his travels to inspire his predominantly revivalist designs.⁷ Branner's work (in addition to his European photographs) was featured frequently in *Architect & Engineer* throughout 1920s and into the 1930s, tapering off in the late 1930s, although he obviously continued practicing. In 1921, he was involved with the design of Stanford Stadium, as it was built-up from an earthen bowl to a bleacher coliseum. The engineering firm of Baker & Carpenter is generally given credit for the stadium design, but it is presumed that Branner had input on the more architectural features of the structure. At the 1932 Olympic Games (when art competitions were still included as events), he and the project team were given honorable mention in the category of Architecture: Designs For

3 Ancestry.com

4 Wikipedia; John Casper Branner; https://en.wikipedia.org/wiki/John_Casper_Branner

5 Ancestry.com

6 *Architect & Engineer*, vol. 59, no. 1, October 1919.

7 Ancestry.com

Town Planning, for the *Design for the Stanford Stadium*.⁸ In a 1943 issue of *Architect & Engineer*, a retrospective of three of Branner's pre-war fraternity house designs at Stanford was published. Branner was active in the Northern Chapter of the American Institute of Architects. He died in 1968, age 82.

Following Branner's death, the John K. Branner Fellowship was established in 1969 at U.C. Berkeley. In light of Branner's close ties with Stanford, it is unclear why the fellowship is connected with Berkeley. Nevertheless, it provides travel funding for outstanding students of architecture at Berkeley.⁹



*Portrait of John Kennedy Branner from a 1924 passport application.
(Ancestry.com)*

John Kennedy Branner's projects include, but are not necessarily limited to¹⁰:

Building Name	Address	Date	Style	Notes
Henry Rushton Fairclough House	755 Santa Ynez St., Palo Alto	1915	Tudor Revival/Craftsman	
Mrs. E. C. Hughes & Mrs. Elizabeth Kennedy House	939 University Ave., Palo Alto	1916	Classical Revival	

⁸ SR/Olympic Sports, "John Branner," <https://www.sports-reference.com/olympics/athletes/br/john-branner-1.html>

⁹ College of Environmental Design, U.C. Berkeley, "John K/ Branner Fellowship in Architecture, 2015-2016;" http://www.ced.berkeley.edu/downloads/prizes/arch_branner-info.pdf

¹⁰ *Architect & Engineer*, 1906-1959; Palo Alto Stanford Heritage, www.pastheritage.org; Palo Alto Historical Assoc., photo collection; corroborated by city directory listings, census records, and Google maps as possible

Payson J. Treat House and Garage	649 Mirada Ave, Palo Alto	1917	Spanish Colonial Revival	Originally addressed 750 Dolores St. For Stanford professor of history.
Bank of Palo Alto	University Ave. and the Circle, Palo Alto	1917	Greek Revival (temple front)	With Clarence A. Tantau. No longer extant.
Karl G. Rendtorff House	646 Alverado Row, Stanford	1920	Colonial Revival (vernacular)	For German professor at Stanford
Zeta Psi House	353 Campus Drive, Stanford	1920	Mediterranean Revival	May no longer be extant
Stanford Stadium	Stanford Campus	1921	Sports stadium	No longer extant – demolished 2005. Generally attributed to Baker & Carpenter, engineers. Branner contributed.
3-story apartment house	Larkin & Geary, SF	1922		
Jesse Whitehead House	Palo Alto	1922	Mediterranean Revival	
C.F. Hofman Jr. House	Stanford	1922		
Charles Lux Lewis House	Russian Hill, SF	1922	Spanish Colonial Revival	
Carl H. Beal House	San Mateo	1923	Mediterranean Revival	
All Saints Episcopal Church parish house	Palo Alto	1923	Tudor Revival	No longer extant
Capt. Edward McCauley Jr. House	Hillsborough	1924	Mediterranean Revival	
Ng Tong Temple	Los Altos	1924	Chinese	Outdoor theater with stage, roofed pergola, and small “temple”
Joseph D. Taylor House	774 Santa Ynez St, Palo Alto	1928	Mediterranean Revival	
Charles Lux Lewis House	Los Angeles	1928	Spanish Colonial Revival	
William Wallace Mein House	1308 Canada Rd., Woodside	1928	Dutch Colonial	As associate architect to primary architect Sir Herbert Baker.
Mrs. F.W. Hunt House	Palo Alto	1929		
E.M. Hughes commercial bldg	521 Ramona Street, Palo Alto	c.1930	Neo-Spanish Colonial Revival	No longer extant.
Harry Wolter House	692 Mirada Ave., Palo Alto	1931	Spanish Colonial Revival	

Albert L. Guerard House	635 Gerona Rd., Stanford	1931	French Eclectic	
Additions to two sorority houses	Stanford	1934		
Alterations to Kappa Alpha Theta House	549 Lasuen Mall, Stanford	1935	Colonial Revival	
Dr. Eph Weiss House	1412 Tasso St., Palo Alto	1936	Mediterranean Revival	
James Wallace House	Crescent Park, Palo Alto	1936	Colonial Revival	
W.H. Thayer House	1960 Webster St, Palo Alto	1936	Neoclassical Revival	
Jack Sellards House	Palo Alto	1936	Classical Revival	
Alterations to Beta Theta Pi Fraternity House	Stanford	1937	Colonial Revival	
Sigma Chi Fraternity House	550 Lasuen Mall, Stanford		Colonial Revival	
Chi Omega Fraternity House	Stanford		Classical Revival	Alteration project
House	Menlo Park	1948		
Parker Pen Co. Offices	San Francisco	1951		Interior remodel.

LOCAL HISTORIC CONTEXT

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

After his death, James Ross' property was inherited by his widow. A portion of the rancho was given to his daughter, Annie Ross, and her husband, George Austin Worn. Their property was known as Sunnyside and was located where the Marin Art and Garden Center is located today. In the late 1860s, the Rancho Punta de Quentin began to be subdivided and sold to various parties. This subdivision of the property was further prompted by probate proceedings on James Ross' will, as well as financial difficulties encountered by the Worns in 1872. This

forced division and sale of the land, however, lead to the establishment of a community which would become the Town of Ross.

The area initially attracted many prominent and wealthy San Franciscans, who built lavish country homes to which they retreated from the city in the summer. They relaxed and recreated at one of the town's earliest institutions, the Lagunitas Country Club. This use and demographic gave rise to a relatively well-to-do community and numerous large, elaborate houses and garden properties that eventually became permanent residences. Early on, the town did not even make the pretension of having a business district or an industrial area, offering only the necessities of a grocery store, livery stable, and blacksmith shop.¹¹

The town incorporated in 1908 and by 1911 had a population of more than 600. As an organized municipality infrastructure began to be developed – including paved streets, utilities, and even a town-wide fire alarm system – though not at the expense of the area's rich woodland, which was well preserved by laws forbidding the cutting down of trees without approval. The town gained bridges and parks, the Ross School in 1911 (replaced in 1941), and in 1927, a town hall and fire station that still stand today.¹²

In 1937, the opening of the Golden Gate Bridge linked Marin County with San Francisco and made travel between the city and communities like Ross even easier. This led to many vacation home owners settling full-time in Ross, while new residents also flocked to the area. Despite growing popularity and population; however, the Town of Ross managed to weather the years of World War II and the latter 20th century as a small, quiet, somewhat exclusive, residential enclave.

OWNERSHIP HISTORY

In 1926, the house at 11 Circle Drive was constructed. The property, originally consisting of three lots, was purchased by Robert Fasken from Harold N. and Ruth Hanson on July 6, 1926.¹³ The Faskens then commissioned architect John Kennedy Branner to design the main house and historic outbuildings present today.¹⁴

The 1930 federal census, taken just four years after the Faskens moved into their French Eclectic mansion, shows Robert Alexander Winstanley Fasken, a 39-year old investment capitalist, living at the house with his wife, Inez Gertrude Fasken, age 43. Robert Fasken had been born in Toronto, Canada in 1891, while Inez had been born in Tipton, California in 1887.¹⁵ Fasken's father had been a lawyer-turned-rancher, moving from Canada to Midland, Texas in 1914 with the career transition. He discovered oil on his ranch property, which launched the Fasken family into great wealth. The company David Fasken established, originally known as the Midland Farm Company, and now known as Fasken Oil & Ranch, is still in operation today.¹⁶

According to census records, Inez's parents were both from Texas and although she was born in California – living in Santa Rosa in 1900 and Santa Barbara in 1910 – she eventually moved to Midland, Texas to live with

11 "Ross, the Countrified City," *Marin Journal*, 23 March 1911; via

http://www.townofross.org/sites/default/files/fileattachments/community/page/1951/ross_the_countrified_city.pdf

12 Ibid. Town of Ross, "General Plan: Part I – Our History and Where We are Today," 2007; via

<http://www.townofross.org/planning/page/general-plan>

13 "Instruments Filed in County Recorder's Office," *Sausalito News*, 17 July 1926.

14 *San Francisco Chronicle*, 13 November 1926. *Architect & Engineer*, August 1928.

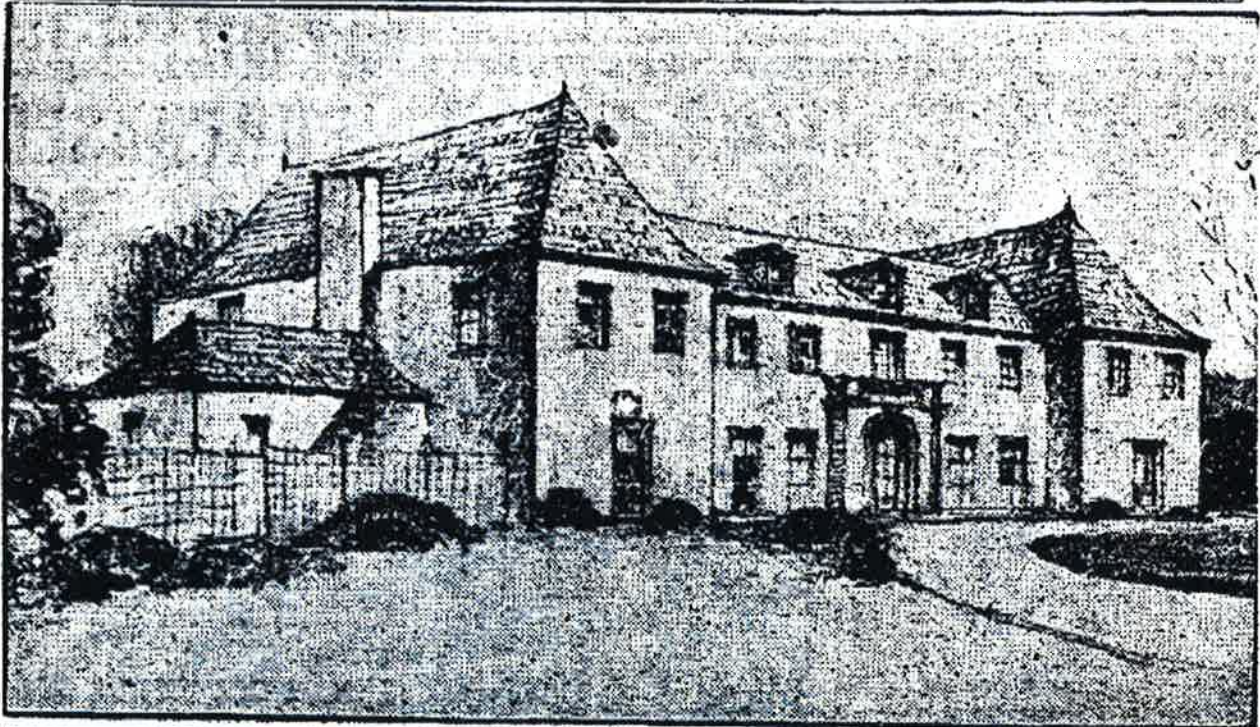
15 U.S. Naturalization Records, 1925; U.S. Federal Census, 1930; via Ancestry.com

16 "Profile: Fasken Family," *Forbes Magazine*; via <https://www.forbes.com/profile/fasken/>. "Fasken, David," Dictionary of Canadian Biography, http://www.biographi.ca/en/bio/fasken_david_15E.html.

her uncle's family. At that time, in 1920, she was 33 years old and worked as a nurse; a career she had been following since at least 1920.¹⁷

The presence of both Robert and Inez in Midland, Texas in the 1920s explains where and how the couple met and married. The Faskens moved to California by the mid-1920s, living for a short time in Los Angeles, then moving on to Ross when a 1926 society page notes Inez as "a newcomer in Marin County."¹⁸ They raised two children together, though their elder son, David (II), was from a previous marriage of Robert's.¹⁹ In 1930, the two children lived at 11 Circle Drive with their parents; son, David R. and daughter Inez Avis A., aged fourteen and four, respectively. Also residing at the property were two servants; Margaret Lacey, the children's nurse, and Marie Eshenwald, the family's cook.²⁰

Provincial France in Marin County



Beautiful French manor house to be built for Robert Fasken of Los Angeles at Ross. Its formal style, with high slate roof, is a distinct break from red tile and Spanish facades and is said to be an excellent example of the modern trend in California architecture. The Fasken home was designed by John-K. Branner.

San Francisco Chronicle, 13 November 1926.

17 U.S. Naturalization Records, 1925; U.S. Federal Census, 1900, 1910, 1920.

18 "Mrs. Palmer Entertains at San Anselmo," *San Francisco Chronicle*, 17 December 1926.

19 Dan Robertson, "Barbara Fasken's vision lives on in family business," *Midland Reporter-Telegram*, 5 April 2003.

20 U.S. Federal Census, 1930.

Already wealthy from managing his father's ranch and oil investments, and listing his occupational activities as "building for investment," Robert Fasken took full control of the family's holdings upon his father's death in 1929.²¹ Fasken's listing in the 1930 census as "investment capitalist" refers directly to his role in the family holdings both prior to and following his father's death, as well as his role as president of the Quicksilver Corporation and Fasken & Co., as seen in a San Francisco Chronicle advertisement in 1929.²²



Architect & Engineer, August 1928.

In 1930, the house at 11 Circle Drive was valued at \$75,000 (equivalent to a little over a million, today). The 1930 census also shows that Robert's widowed mother, Alice N.S. Fasken lived on Circle Drive as well, along with a servant, although the census does not record house numbers, so it is unclear which house she occupied.²³

Robert Fasken died in 1934 and Inez continued to reside primarily at 11 Circle Drive. In 1936, two years after Robert's death, Inez sub-divided and sold a large portion of the 11 Circle Drive property to the Katharine Branson School, which was a private girls' school that had been located adjacent to Circle Drive since 1922. Inez appears to have retained the Fasken house, garage, carriage house, and surrounding grounds in their current extent, but as seen today, the Katharine Branson School campus occupies much of the land and buildings to the west of the subject property.

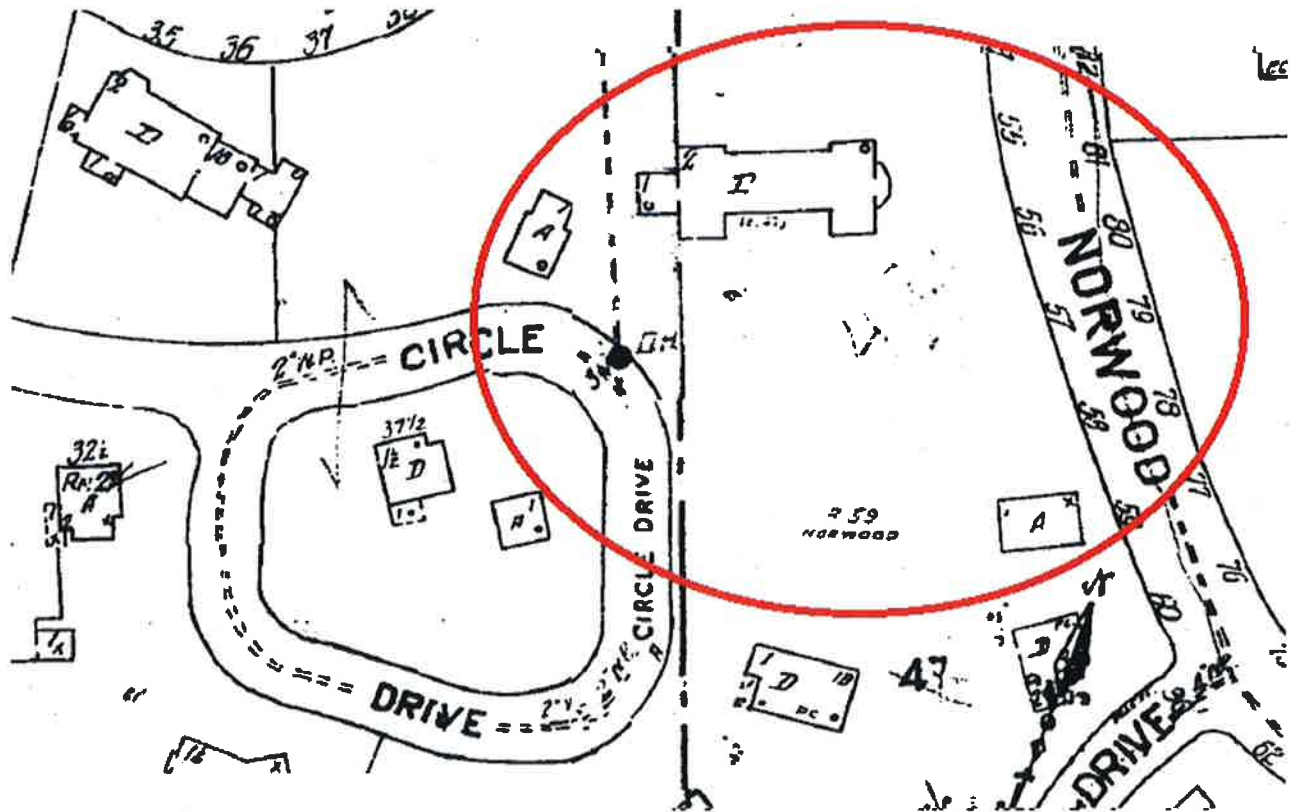
Inez Fasken traveled extensively both before and after her husband's death, including many voyages to Hawaii,

²¹ U.S. Naturalization Record, 1925; via Ancestry.com

²² Advertisement, *San Francisco Chronicle*, 28 August 1929.

²³ U.S. Federal Census, 1930.

as well England, France, Cuba, and Japan. She was often accompanied by one or both of the Fasken children.²⁴ She was involved with Guild of St. John's Church in Ross and opened the property on Circle Drive to the Ross Garden Show a number of times over the years. She appears to have lived in Los Angeles again for at least two years from 1941 to 1943. At that time, daughter Inez was attending Sarah Lawrence, though it is noted that she took leave during the 1943-44 school year in order to spend time in Ross when her mother returned from Los Angeles. David is known to have traveled back and forth to Texas to attend to the family's ranching and oil interests.²⁵



1942 Sanborn Fire Insurance map. 11 Circle Drive circled; consisting of three buildings at the time.

Inez lived until she was 81, but was preceded in death by young Inez, who died at the age of 20 in 1945.²⁶ David Fasken did not marry until 1970, when he was 54 years old. His wife was Barbara Towne Dickson, who had coincidentally been a student of the Katharine Branson School in her youth, was one of the first women to receive a commercial pilot's license in 1945 and flew with the WASPs in World War II, and first married into the prominent Dollar family shipping dynasty. David and Barbara Fasken lived at 11 Circle Drive and Barbara became a driving force in the Fasken family business, taking control of the operations in 1982, when David passed away. She increased and consolidated the oil and gas operations under her sole control and invested in additional ranchland real estate, as well as many philanthropic causes. She formed the Fasken Oil and Ranch,

24 Passenger and Crew Lists; via Ancestry.com

25 "Marin County Meanderings," *San Francisco Chronicle*, 5 October 1943.

26 California Death Index; via Ancestry.com

Ltd., which continued on after her death in 1995.²⁷

Upon Barbara's death, ownership of the property at 11 Circle Drive passed to one of her sons from her first marriage, Robert Dollar Dickson, although it is not known if he lived in the house. Likewise, more recent occupancy records are sparse, but it is known that the property was sold by Dickson in 2002, likely through the company All Real Property, Inc., and was purchased by Martin L. Shore, a musician, music producer, and filmmaker.²⁸ Shore never lived in the house, but remodeled the interior and sold the property in 2016 to more recent owners.²⁹

Chain of Title & Occupancy³⁰

Dates	Owner	Occupants
<i>Pre-1926</i>	Harold N. and Ruth Hanson	vacant land
<i>1926 – 1934</i>	Robert A.W. & Inez G. Fasken	Fasken family
<i>1934 – 1968</i>	Inez G. Fasken	Inez G., David, and Inez A.A. Fasken
<i>1968 – 1984</i>	David Fasken	David & Barbara T. Fasken
<i>1984 - 1995</i>	Barbara T. Fasken	Barbara T. Fasken
<i>1995 - 2002</i>	Robert Dickson	unknown
<i>2002</i>	All Real Property, Inc.	unknown, likely vacant
<i>2002 – 2016</i>	Martin L. Shore	vacant
<i>2016 – 2017</i>	Bescherelle Trust	unknown, likely vacant
<i>2017 – present</i>	11 Circle Drive, LLC	vacant

CALIFORNIA REGISTER EVALUATION

The California Register of Historical Resources is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are 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

²⁷ Robertson.

²⁸ "Lib at Large: Marin filmmaker celebrates joyous sound of Memphis soul," *Marin Independent Journal*, 4 September 2014.

²⁹ "90-Year-Old Estate in Northern California is Selling For \$8.85 Million," *Mansion Global*, 7 April 2017; 90-Year-Old Estate in Northern California is Selling For \$8.85 Million.

³⁰ Marin Assessor's Office, "Marin Information Services Print Out of Panel (11 Circle Drive)," 11/1/2017.

States.

- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.³¹

The house at 11 Circle Drive appears to be eligible for listing in the California Register under one of the above criteria. A full evaluation follows:

Criterion 1 (Event)

The property at 11 Circle Drive does not appear to be associated with any historical events or patterns of development significant to the history of the Town of Ross or the State of California that would raise it to a level of individual significance and eligibility. No specific events of historical importance are known to have occurred at the property. In terms of historical patterns of local development, it was constructed well after the Town of Ross first formed as a seasonal vacation community and was subsequently incorporated as a residential-oriented town in 1908. The property was not built as a vacation home, as were so many houses in the area and throughout Marin, following an early “settlement” trend, but was a permanent full-time residence from the time of its construction. It is a large, luxury estate, but as such is relatively common and unremarkable within the local developmental context, which characterized the Town of Ross as an enclave of large, high-end, single-family houses located on ample grounds. Thus, the property does not stand out as significant within the context of development in Ross.

The property does not appear to be eligible for listing in the California Register under Criterion 1 (Events).

Criterion 2 (Persons)

The property at 11 Circle Drive does not appear to have been associated with any people important to the history of the Town of Ross or the State of California such that it would rise to a level of individual significance and eligibility. The house was owned throughout the majority of its history, and much more recently than the end of the historic period, by members of the Fasken family. The Faskens were upper-class people, whose great wealth derived from ranching and oil interests based in Texas. Although prominent within the ranching and gas/oil industries, the Fasken's influence lay with their properties and activities in Texas and did not extend to their residential associations in Ross. Within the local Ross and Marin County communities, they were simply well-to-do citizens active in various elite social circles, but were not influential in any local economic or commercial activities.

The property does not appear to be eligible for listing in the California Register under Criterion 2 (Persons).

Criterion 3 (Architecture/Design)

The property at 11 Circle Drive exhibits high architectural merit, as a good example of a large estate designed in

31 California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

the French Eclectic style. The main house, in particular, exhibits the style's character-defining features in its steep slate-clad hip roof, symmetrical massing with two-story wings flanking the main block of the house, balanced fenestration arrangements, a centered entry with an arched opening, and spare but Classically-influenced ornamentation. It also has the style's hallmark shallow flared eaves, stucco cladding, French doors, double-hung and casement windows, and hip dormers. The garage and carriage house follow the stylistic theme of the main house, but are simpler and conform in roof form and materials moreso than in fenestration, ornamentation, and other fine grain details. The two smaller buildings contribute to the overall identity and function of the property as a large residential estate, however.

Architect John Kennedy Branner was responsible for the design of 11 Circle Drive. Branner was a prominent Bay Area architect, who was based in San Francisco, although the vast majority of his designs were for properties on the University of Stanford campus, with which he had strong personal ties, or in the surrounding community of Palo Alto. He did little work beyond the San Francisco peninsula, making 11 Circle Drive an anomaly in his portfolio. Branner was known to have designed in various revival styles, especially the Spanish Colonial Revival style, and most of his designs exhibit the large scale, symmetrical massing, and use of historically-inspired ornamentation seen at 11 Circle Drive. Only one other known example of his work is in the French Eclectic style. Many of his designs were for prominent quasi-institutional fraternity and sorority houses at Stanford, while most others were the prominent residences of university professors or other wealthy local citizens. Many are still extant. 11 Circle Drive is a good example of Branner's work that fits into his typical oeuvre; however, it is arguably an outlier in his portfolio, being atypical for its geographic location and architectural style. While this could make it significantly unique, it seems that the strength and cohesiveness of Branner's work at Stanford overshadows this one example of French Eclectic design in Marin County. Nevertheless, the property bears associations with a master architect.

The property appears to be eligible for listing in the California Register under Criterion 3 (Architecture/Design).

Criterion 4 (Information Potential)

Criterion 4 (Information Potential) is typically concerned with archaeological investigation and is beyond the scope of this report.

Integrity

In order to qualify for listing in the California Register, a property must possess significance under one of the aforementioned criteria *and* have historic integrity. The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

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

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

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

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

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

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

The house at 11 Circle Drive has lost integrity under some of the above aspects. A full evaluation follows:

Location

The property at 11 Circle Drive retains integrity of location, having never been moved from its original site in the residential enclave of Ross.

Setting

The integrity of setting is diminished as the area adjacent to the property is a school campus, which one must pass through to gain access to the property. While the school was present prior to the construction of the subject property, it has expanded over the years with numerous newer buildings and grounds that have encroached east toward 11 Circle Drive. This creates an incongruous setting upon approach to the subject property. Additionally, the grounds of 11 Circle Drive themselves have been developed over the years with a number of additional outbuildings, a pool and spa, patio areas, and other amenities. While the grounds retain an estate-like atmosphere, the collection of additional features in the landscape detracts from the original organization of the property. The grounds presumably included a noteworthy garden, as well, as Inez Fasken was known to open the property for Ross Garden Shows. Today, although the grounds are lush with trees and vegetation, no formal or ornamental garden appears to be present.

Design

The property has lost integrity of design through the multitude of alterations that have been made to it over the years. Not only have the grounds around the buildings lost the integrity of their original layout through the addition of numerous outbuildings and other features, the three historic buildings present have also been impacted by additions and alterations that have eroded John K. Branner's original architectural design. The main house has undergone numerous changes, with those like the addition of the elevator shaft and rusticated chimney to the primary facade being most obvious and detrimental. With these changes, the symmetry of the primary facade – a critical characteristic of the French Eclectic style – was destroyed and fenestration patterns were subsequently disrupted. Smaller additions of ornamentation, like the balustrade and window trim, also impact the original design intent of the house and erode the characteristically restrained and somewhat stark nature of the French Eclectic style. Compounded by the addition of various dormers, changes to windows and window openings, addition of the second story balcony above the northeast angled bay window, the addition of the one story bay spanning the rear facade, the addition of the flat-roofed portion of the southwest ell, and other fine grain changes, rife alterations have degraded the overall integrity of the house to the extent that its original design has been adulterated. Likewise, the garage and carriage house have both undergone major additions that have enlarged and changed their massing drastically. In both cases the additions are a major visual distraction to the historic portions of the buildings and the architectural styling of the additions conflicts with the overarching French Eclectic aesthetic of the property.

Materials

Integrity of materials is maintained based on the retention of the buildings' stucco cladding, slate roofing, and wood-sash windows. However, alterations and additions have also integrated these materials (with the exception of the addition to the carriage house). This has kept the materials palette consistent; however, it creates a misleading case of false historicism in elements of the property that are not original or historic, ultimately working to undermine integrity of materials.

Workmanship

Integrity of workmanship is retained in that the type and application of materials and features is appropriate to the property's period of construction. However, as with integrity of materials, the subsequent application of materials and features that appear historic, but are not, creates a misleading case of false historicism that ultimately works to undermine integrity of workmanship.

Feeling

Despite changes to the historic buildings and grounds, the property at 11 Circle Drive retains an overarching sense of identity as an early twentieth-century residential estate, therefore retaining integrity of feeling.

Association

The property is deemed historically significant for its architectural merit and its association with a master architect; however, it lacks integrity of design such that its architectural merit and the specific intent of its designer is obscured. Therefore, integrity of association, which links the current state of the property with its historic significance, is lost.

The property at 11 Circle Drive lacks historic integrity in the areas of setting, design, and association, and to some extent materials and workmanship. Therefore it cannot adequately convey its historic significance.

CONCLUSION

The property at 11 Circle Drive, Ross, was built in 1926. It was designed by architect John Kennedy Branner for the Robert and Inez Fasken family, members of which continued to own it throughout the entire historic period. The property includes three buildings – the main house, garage/guesthouse, and carriage house – that are considered historic. Additional development has occurred on the property, which has added other non-historic buildings and features.

The property does not appear to be significant for associations with any historical events or development patterns and the Faskens, although wealthy and prominent, do not rank as influential historical figures within Ross, Marin County, or the State of California. As originally designed, the property had high architectural merit in the French Eclectic style and its architect can be considered a “master,” although the subject property is an outlier in his body of work.

Despite having historic significance, however; the property has been altered enough in recent years that integrity has been lost. Since the property's significance rested on its architectural qualities and physical changes have removed or obscured those stylistic and design-related aspects, the property no longer conveys its original architectural significance adequately.

Due to lack of integrity, the property would not be considered eligible for listing in the California Register of Historic Resources and would therefore not be considered a historical resource under CEQA.

SOURCES & REFERENCES

“90-Year-Old Estate in Northern California is Selling For \$8.85 Million,” *Mansion Global*, 7 April 2017.

Ancestry.com

California Death Index

City/county directories

Passenger and Crew Lists

United States Federal Census records.

United States Naturalization records.

Architect & Engineer.

Baker, John Milnes. *American House Styles*. New York: W.W. Norton & Co., 1994.

California Office of Historic Preservation. *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources*. Sacramento, CA: California Office of State Publishing, 4 September 2001.

CEQA Guidelines subsection 15064.5(b).

College of Environmental Design, U.C. Berkeley, “John K/ Branner Fellowship in Architecture, 2015-2016;”
http://www.ced.berkeley.edu/downloads/prizes/arch_branner-info.pdf

“Fasken, David,” Dictionary of Canadian Biography, http://www.biographi.ca/en/bio/fasken_david_15E.html.

Forbes Magazine.

Google maps.

Marin County Assessor's Office, “Marin Information Services Print Out of Panel (11 Circle Drive),” 11/1/2017

Marin Independent Journal.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2003.

Midland Reporter-Telegram.

Palo Alto Stanford Heritage, www.pastheritage.org

Palo Alto Historical Association.

Sanborn Fire Insurance Maps.

San Francisco Chronicle.

Sausalito News.

SR/Olympic Sports, "John Branner," <https://www.sports-reference.com/olympics/athletes/br/john-branner-1.html>

Town of Ross Building Department.

Town of Ross. "General Plan: Part 1 – Our History and Where We are Today," 2007.

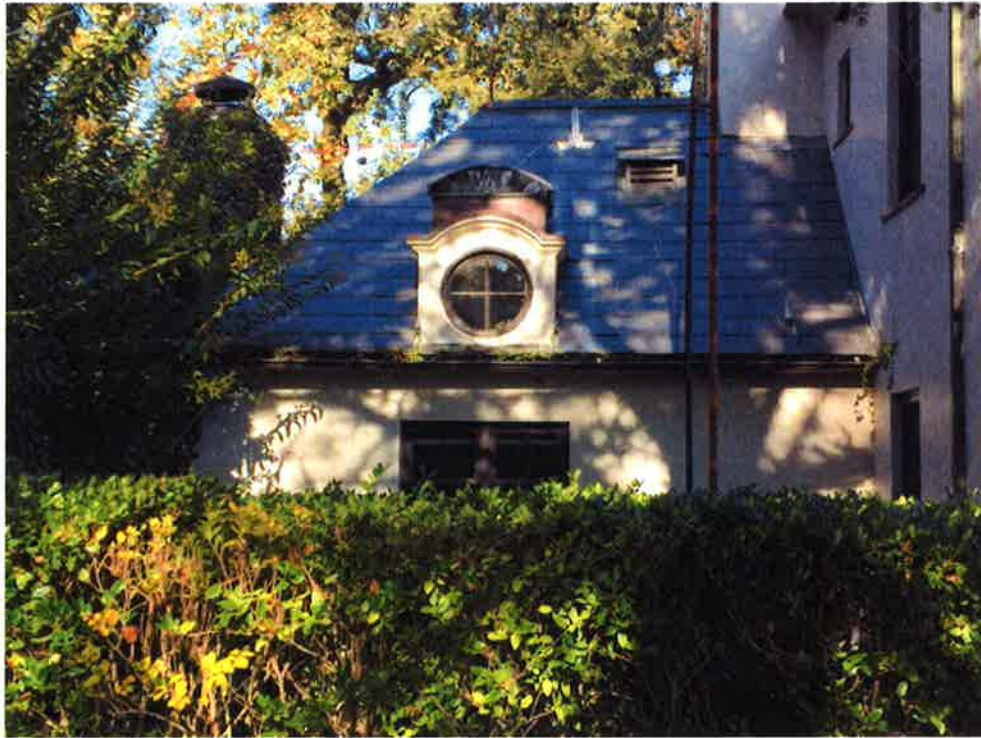
Wikipedia; John Casper Branner; https://en.wikipedia.org/wiki/John_Casper_Branner

CURRENT IMAGES

Main House



Primary facade



One-story ell, primary facade.



Left projecting bay, primary facade.



Detail of elevator shaft, primary facade.



Center section of primary facade.



Detail of primary entrance vestibule.



Detail of primary entrance door.



Left projecting bay, primary facade.



French door within chimney, left projecting bay.



Northeast facade.



Detail of angled bay, northeast facade.



Left projecting bay, rear facade.



One story projecting bay, center of rear facade.



Left side of rear facade.



Right projecting bay, rear facade; including addition to northwest side of one-story ell at right.



West corner of house, showing northwest addition to one-story ell.



Southwest facade.

Garage/Guesthouse



East facade of garage. (Third door visible at left not part of subject building.)



North facade, historic garage portion at left, guesthouse addition beyond.



Arched passageway between historic garage (left) and guesthouse addition (right).



View through passage, north to south.



Two-story guest house addition, north facade.



West facade of guest house addition.



South facade of guesthouse addition.



South facade of garage portion.

Carriage House



North (primary) facade.

ATTACHMENT 4

LEFT COAST ARCHITECTURAL HISTORY



P.O. Box 70415, Richmond, CA. 94807 * (415) 745-1906 * caitlin@leftcoastarchitecturalhistory.com

13 March 2017

Advisory Design Review Group
Town of Ross
31 Sir Francis Drake Blvd
Ross, CA 94957

RECEIVED
Planning Department

MAR 19 2018

Town of Ross

RE: 11 Circle Drive, Ross

Dear ADR Group Members,

At the request of Sutro Architects, I have reviewed project drawings (specified for ADR Review, 3/15/2018) for proposed alterations at 11 Circle Drive in the Town of Ross. I have been asked for my professional opinion as to the adequate retention of the house's French Eclectic (or French Norman) style by the proposed project. As described in the Historic Resource Evaluation authored by Left Coast Architectural History (11/3/2017), the French Eclectic style is characterized by:

A massive hip roof, normally with the ridge paralleling the front of the house, dominat[ing] a symmetrical facade with centered entry. Facade detailing is usually rather formal, inspired by smaller French manor houses rather than grand chateaus or modest farmhouses. Wings are frequently added to the sides of the main block.

Specific character defining features of the French Eclectic style include:

- Tall, steeply pitched roof, typically hip form, though occasionally gabled
- Shallow eaves, often flared
- Brick, stone, or stucco exterior wall cladding, sometimes with half-timbering
- Renaissance-style detailing
- Arched door openings
- French doors
- Double-hung or casement sash windows, often with small leaded-glass panes
- Dormers; hip, arched (segmental arched), circular (round arched)¹

In assessing the current proposed project, it is clear that major character defining features of the existing house such as the prominent and steeply pitched hip roof, symmetrical form and fenestration patterns of the facades, and arrangement of wings flanking a central block are being maintained. In addition, signature stylistic elements like shallow flared eaves, stucco cladding, French doors, multi-lite double-hung windows, dormers in various forms, and restrained but formal and Renaissance-inspired ornament are also being retained. Removal of

¹ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2003.

elements such as some dormers, the arched entry, and some examples of balustrades and window trim will not be extensive enough to jeopardize the stylistic character of the house (in addition to some of those elements not being original to the house's design). Proposed elements to be added, such as shutters, the small flared-eave pent roof on the left wing of the primary facade, and the entry pergola even appear to enhance the style with recognizably French derived features, while removal of discordant and unbalancing elements like the non-original/non-historic elevator shaft and massive chimney on the primary facade will aid in unifying and harmonizing the overarching aesthetics of the house, which will continue to express the French Eclectic style.

Sincerely,

A handwritten signature in black ink, reading "Caitlin Paige Hibma". The script is fluid and cursive, with the first name "Caitlin" and last name "Hibma" being more prominent than the middle name "Paige".

Caitlin Hibma
Principal/Architectural Historian

ATTACHMENT 5

\$9,850,000 Worth of Buildings Are Planned for Sunset-Parkside

HUGE PROJECT WILL INSURE BIG INCREASE IN S. F. HOMES

Fine Lake Park Work Alone, Along Boulevard, Will Cost \$5,500,000

The campaign to influence San Franciscans to build and live in San Francisco, which was inaugurated by Sunset-Parkside District, Inc., three months ago, has inspired a building program with a valuation of \$9,850,000, according to the first quarterly report issued yesterday by Dr. J. M. Fetter, president of the development organization.

Among the projects launched in the Sunset-Parkside district during the three months activity of Sunset-Parkside District, Inc. are:

Development of Pine Lake Park on Sunset boulevard by the Parkside Realty Company, \$5,500,000.

Location of Edgewater Club at Forty-sixth avenue and Great Highway, \$2,000,000.

Recommendation of City Engineer O'Shaughnessy that bonds be issued for Judah street car line and extension of Garfield line out Forty-sixth to Wawona, \$1,350,000.

Awarding of contracts by Lyon & Hogg for twenty-two homes on Twenty-eighth avenue, between Scribner and Lawton streets, \$220,000.

Issuance of building permits in Sunset-Parkside in three months to a total in excess of \$1,000,000.

GREAT PROGRAM

"It has 60 per cent of the recent purchasers of Sunset property improve their holdings," Dr. Fetter said, "three years ago a total of \$6,000,000 worth of buildings in the western half of the city in the first three months of 1927."

"It is true that we are passing through a period of speculation. This raises the value of every section of the city where values are known to be lower than in other nearby sections with the same advantages. Investors who know that lots may be obtained in the Sunset-Parkside for \$1000 which are similar in value to lots worth \$4000 in the Richmond district cannot be prevented from speculating."

ENCOURAGE INVESTORS

"But we have been able to encourage investors to build on the holdings, and that has done not only the Sunset-Parkside, but San Francisco as a whole, for our problem of providing homes in our city for wage earners has grown to an acute stage."

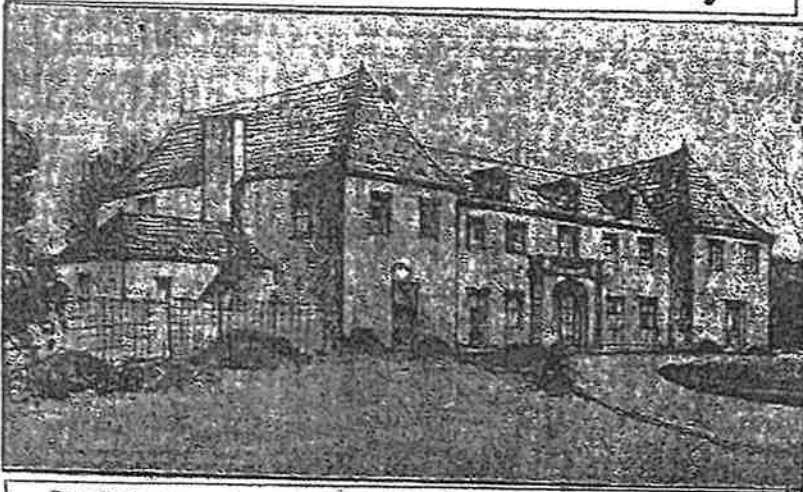
"We believe that we have added to the tax rolls of San Francisco thousands of dollars which might have been paid to another nearby community."

"For these reasons we submit this report with a feeling of honest pride in the constructive civic work which Sunset-Parkside District, Inc. has done during August, September and October, and look forward to greater achievements in the coming year."

S. F. Baseball Club To Start New Park

The San Francisco Baseball Club

Provincial France in Marin County



Beautiful French manor house to be built for Robert Fassen of Los Angeles at Ross. Its formal style, with high slate roof, is a distinct break from red tile and Spanish facades and is said to be an excellent example of the modern trend in California architecture. The Fassen home was designed by John K. Eraner.

REAL ESTATE TRANSFERS & BUILDING PERMITS

W. Stevens and wife to G. Bell, \$281, are 255 S. Anna, S. 25th 100, 210.

M. Nordstrom and wife to A. Brachka, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

Calabria and wife to G. Bell, \$281, are 255 S. Anna, S. 25th 100, 210.

M. Nordstrom and wife to A. Brachka, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

W. G. Smith and wife to L. De Villemont, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

M. Cooper and wife to F. Wente and wife, 21st 100, 21st 100.

G. Harrison to M. Wente and wife, lot 20, 21st 100, 21st 100.

D. Hotal owner—Bent electric sign 1500, Gary st; set cost \$500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

M. H. Van Housen owner—Bentory frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

Knobloch Molar & Sons owners—1-story frame dwelling 1, Farrington 200 W. Hume; set cost \$2500.

BELLE MONTI DEVELOPERS TO RAISE HOME SITE PRICES

Increases Planned Due to Near Completion of Tract Improvements

Another raise in the price of unsold units at Belle Monti is being planned by Monroe, Lyon & Miller, developers of this beautiful club and residential subdivision. According to the announcement today, this action is being taken because of the fact that improvements in the tract are rapidly nearing completion and because mammoth new projected industrial, business and subdivision developments have caused values to increase all down the peninsula.

Monroe, Lyon & Miller, in their statement yesterday regarding the proposed advance, said:

REASONS FOR INCREASE

"The increase in property values in the Belle Monti Country Club is due to several outstanding conditions, the first being that the entire Belle Monti project is nearly completed and contracts for all the uncompleted portions have been signed and work is being done by the Pacific States Construction Company, which includes the rock-filling of several miles of road, finishing of the eighteen-hole golf course, building of the Golf Lodge and several minor improvements. To date the beautiful Belle Monti Country Club House has been completed and furnished, and a very attractive swimming tank has been built immediately in front of the main Club building. The Maren Golf Course, has also been finished."

2500 SITES SOLD

"Up to the present time there have been over 2500 home sites purchased in Belle Monti, and due to the fact that most of the major improvements have been completed and the balance is under construction, property located in this subdivision has naturally increased in value. Another condition of major importance is the fact that work has advanced here adapted on the immense Port of San Francisco project which is located near the Belmont Country Club properties. Information has been received to the effect that three shifts of men are working twenty-four hours each day on the huge 'dike' now poured in the bay off Belmont. Belle Monti is the logical high-class residential district of the great industrial city that will be built at Port San Francisco. It is only a short distance from Belmont to Belle Monti and yet the club properties are far enough removed from the industrial center to guard against the encroachment of undesirable residents."

NEW PROPERTY VALUES FOR EXCELSIOR AREA GIVEN OWNERS

Appraisal Bureau Figures Displayed on Maps at Community Meet

Real estate values in the Excelsior Homestead district, tentatively established by the Bureau of Appraisal, were displayed on block maps at a "community conference" of property owners in the Excelsior school last Wednesday evening. The conference was arranged by the bureau for the purpose of getting a public discussion of the suggested values.

The figures were on the basis of a unit foot, or one foot of street frontage by 100 feet of depth. The value of lots of greater or less depth, as well as the value of corner lots and lots of irregular shape, is to be computed on a mathematical scale for distributing the value over the lot area. The bureau is revaluing all real estate in the city with the object of equalizing tax assessments. Suggested unit foot values in Mission street traversing the Excelsior Homestead district are as follows:

SUGGESTED FOOT VALUES

From Ralph avenue to Amazon avenue, \$240; Amazon to France, \$176 at Amazon, shading off to \$150 at France; France to Russia, \$200 to \$225; Russia to Persia, \$225 to \$250; Persia to Brazil, \$250 to \$275; Brazil to Excelsior, \$275 to \$300; Excelsior to Madrid, \$300 to \$325; Madrid to Vienna, \$325 to \$350; Vienna to Moscow, \$350 to \$375; Moscow to St. Louis, \$375 to \$400.

OCEAN AVENUE VALUES

Unit foot values for Ocean avenue are: Mission to Watson place, north side \$100, north side \$80; Alameda to Cayuga, \$40; Cayuga to Ontario, \$40; Ontario to Delano, \$40; Delano to San Jose avenue, \$30.

The average value of residence lots in the district is around \$1000, according to the bureau's tentative figures. Some bill and bluff property is appraised as low as \$250 a lot.

Realtors, Get 1927 License At Sacramento

REAL estate brokers of California were advised this week by J. R. Gabbert, real estate commissioner, to make application for license renewals at an early date in order to insure issuance at the first of the year. It is also advisable, according to Gabbert, to make application direct to the Sacramento office, as it is much easier for that office to handle the renewals received separately than when they are received in large numbers from the Los Angeles, Oakland and San Francisco branch offices.

PALACE

San Francisco's Leading HARDWARE STORE

Thanksgiving Special

\$4.95

Regular \$7.00

Doubly enjoy your turkey by carving it with one of our high-grade sets.

Knife, fork and steel, with stay handles, in handsome case, 9-inch blade, high quality crucible steel. Guaranteed.

Deliveries within 150 miles

581 MARKET ST.

Near Second Sutter 6060

Brokers - Speculators - Investors

These New Income Properties

MUST BE SOLD IMMEDIATELY

Four Steam Heated Buildings

As two the chur Ruffel, E compelled rackete b

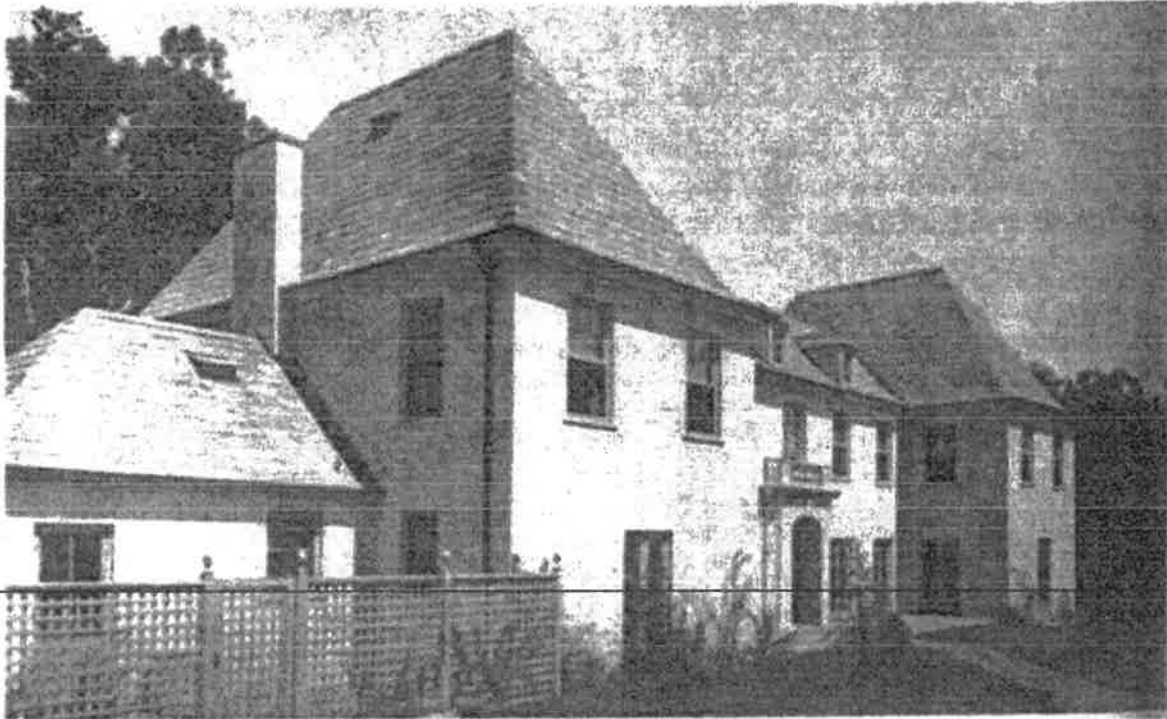
Cap Mar

ATTACHMENT 6

An early history of 11 Circle Drive

Fran Cappelletti

The Town of Ross has many large, old houses. Some are known for their design, their famous residents, or both. We describe several in our book on the history of Ross, but it is by no means an exhaustive list. One example is the house at 11 Circle Drive, built for Robert Fasken in the late 1920s, with a photo featured in *The Architect and Engineer*.¹ The original construction was



HOUSE OF MR. ROBERT FASKEN, ROSS, CALIFORNIA
John K. Branner, Architect

The Architect and Engineer, August 1928, page 40

announced in the *San Francisco Chronicle*, noting "Beautiful French manor house to be built for Robert Fasken of Los Angeles at Ross. Its formal style, with high slate roof, is a distinct break from red tile and Spanish facades and is said to be an excellent example of the modern trend in California architecture."²

The Fasken Family history starts far from California, in Toronto and Texas. In the early 20th century, prominent Toronto attorney David Fasken Sr., purchased a Texas ranch and formed "Midland Farms Company" in 1913. His son, Robert Fasken managed the ranch. While their

¹ *The Architect and Engineer*, August 1928, 40, at <https://archive.org/stream/architectengineer9328sanf#page/n381/mode/2up/search/lago>

² "Provincial France in Marin County", *San Francisco Chronicle* - November 13, 1926, page 9

initial aim was cattle, the discovery of rich oil deposits would change their fortunes and impact the Bay Area to this day.

What remains unclear is how Robert came to California, though his wife, Inez Ratliff, did have roots in California. The Faskens were new to 1920s Marin, but soon became active in Ross society, opening their gardens for charitable events. After Robert died, the Circle Drive house and property was sold to the Katherine Branson School in 1936. The price was estimated at over \$25,000.³ The Faskens would continue to live in Ross for many years after, with descendants returning to live in the house decades later.

The architect of 11 Circle Drive was John Kennedy Branner, a prominent Bay Area architect of the early 20th century and son of Stanford University's second president, John Casper Branner.

There is a John K. Branner Fellowship in Architecture, established in 1969 for the purpose of maintaining and providing traveling fellowships to outstanding students of architecture at the College of Environmental Design at the University of California, Berkeley. After a degree in architecture at Columbia University, Branner pursued travel and study in Europe, which he believed was formative to his development as a designer. Upon returning to San Francisco, Branner maintained a successful practice specializing in residential architectural design for 46 years.

Branner designed numerous residences in Hillsborough, Palo Alto, and Woodside. One notable credit was for the Mein Estate in Woodside, where he was associate architect with Sir Herbert Baker.⁴

His most lasting impact is on the campus of Stanford University, with credits including the Bechtel International Center (formerly Zeta Psi), Sigma Nu and Sigma Chi. One of his most visible works was a 1927 addition to Stanford Stadium, when 14 rows were added to seat an additional 16,500 spectators.⁵ Originally designed in the shape of a horseshoe, the initial cost was just over \$500,000 with a seating capacity of 60,000. By the time the stadium was retired and replaced in 2005, the capacity was over 85,000. The venue hosted many notable events from Herbert Hoover's presidential nomination speech to Olympic events and a Super Bowl.⁶

³ "Site For Private School For Girls Purchased at Ross", Healdsburg Tribune, July 16, 1936

⁴ See http://www.ced.berkeley.edu/downloads/prizes/arch_branner-info.pdf

⁵ Stanford University Community Plan, 2018 General Use Permit, 11, Historic Resources, at https://www.sccgov.org/sites/dpd/DocsForms/Documents/SU_2018GUP_App_Vol3.pdf and "Stanford Stadium to have an Addition", Berkeley Daily Gazette, May 24, 1927, 11.

⁶ See <http://www.collegegridirons.com/pac12/StanfordStadium.htm> and <http://www.gostanford.com/news/2013/4/17/208446909.aspx>

ATTACHMENT 7



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

RECEIVED
Planning Department

MAR 15 2018

ARBORIST REPORT

For

Town of Ross

Giant Sequoia at 11 Circle Drive

PURPOSE

Ben Anderson of Urban Forestry Associates (UFA) was asked to produce a report describing the current condition and future management of the giant sequoia located at 11 Circle Drive. The tree was inspected during the field work for a tree protection plan produced for the proposed development of the property.

SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks, other trees, etc. Even structurally sound, healthy trees can fail during severe storms. Consequently, even a low risk rating is not a guarantee of no risk, hazard, or sound health.

OBSERVATION

Species	<i>Sequoiadendron giganteum</i> (giant sequoia)
Size	69.1" DBH
Location	Approximately 15' southeast of the existing garage.
Condition	Fair health and structural condition. The canopy of the tree is heavily infected with <i>Botryosphaeria dieback</i> (c.f. <i>Botryosphaeria dothidea</i>). This presents in scattered dead branches and foliage (Figure 1). See discussion below. Nearly all of the root system is covered by hardscape including homes, roads, pavers and paths. The tree is extremely large and vertical and stands above the general canopy of the surrounding trees.

CONCLUSIONS

While this species is native to California, it is not native to Marin. Nearly all giant sequoia trees in the North Bay are infected with *Botryosphaeria* to some extent. This is a fungal pathogen of the twigs and branches. There is no cure, chemical or otherwise, for the disease. The fungal spores spread through splashing water during rain and wildlife.

There is still a good amount of green foliage in the canopy, leading to the fair health rating, but the infection in the canopy of this tree is extensive. Dead branches are visible throughout. An evergreen species such as this should have no naked branches in the upper canopy and many are visible extending beyond the general line of the canopy as well as many newly killed branches still retaining their brown foliage. These branches should not be expected to recover their greenery. Similar symptoms can be seen in other giant sequoia trees in the area both on Circle Drive, in Marin Art & Gardens and in front of the College of Marin (COM) Kentfield Campus. From the UC Integrated Pest Management Program website: "No matter how good the cultural care provided, species such as giant sequoia are not adapted to heat and develop *Botryosphaeria* canker where hot weather prevails." Giant sequoia is a water hunger species and they quickly become drought-stressed without ample

irrigation. This drought stress only makes them more prone to *Botryosphaeria* dieback.

With such a high presence of spores in the canopy, it is nearly certain the rate of dieback in the canopy will accelerate considerably in the next two years and the tree will become alarmingly sparse, similar to the tree at COM. In order to mitigate the risk of large branches falling from high in the tree, they will need to be removed annually.

Giant sequoia is a magnificent species but is a poor choice for Marin where they quickly achieve immense size and then succumb to *Botryosphaeria* dieback and need to be removed. Similar to coast redwood, the root system is also capable of wreaking havoc on hardscape and underground utilities due to their rapid rate of growth. It would be unwise to plan on this tree remaining in the landscape in the long-term.



Benjamin Anderson, Urban Forester
ISA Certified Arborist & TRAQ
WE:10160A



Figure 1. Brown foliage and naked branches in subject canopy.

ATTACHMENT 8

RECEIVED
Planning Department

MAR 13 2018

Town of Ross



URBAN FORESTRY ASSOCIATES, INC.

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

TREE PRESERVATION / PROTECTION PLAN

for
11 Circle Drive, Ross, CA

Prepared for:
Sutro Architects

Prepared by:
Urban Forestry Associates
8 Willow St.
San Rafael, CA
415.454.4212
info@urbanforestryassociates.com

SUMMARY

Total Trees included in survey 57

Total trees to be removed 11¹

(Trees to be removed with poor health and/or structure 2)

The site is populated with many mature trees and shrubs. This inventory is limited to those trees defined as protected by the Ross tree ordinance, having a diameter of any single stem (or below the fork of a two stem tree) greater than 8".

Proposed removals include only one native tree, which is heavily diseased.

¹ Does not include Tree 3, the giant sequoia.

PURPOSE

Urban Forestry Associates (UFA) was hired to inspect the trees at 11 Circle Drive in Ross, California at the request of Brooks McDonald of Sutro Architects. The inspection occurred on September 22, 2017. The purpose was to assess the condition of the trees and provide a prognosis on tree health, vigor, structural stability and potential impacts to the trees resulting from the proposed development of the property. This report documents the health and structural condition of the tree and provides conclusions and recommendation in accordance with the Town of Ross tree ordinance. A full tree by tree inventory can be found on the arborist's map that is to accompany this report.

OBSERVATIONS

- A full tree by tree inventory can be found on the Tree Protection / Removal Plan that is to accompany this report.
- Photos of each tree can be made available upon request.
- Only a preliminary landscape plan (dated 3/6/2018) was evaluated for this report. No utility or finalized grading plans were evaluated and these may pose additional impacts.

SCOPE OF WORK / LIMITATIONS

Information regarding property boundaries, land ownership, and tree ownership was evident from a land survey, property fencing and/or provided by the client. UFA has no personal or monetary interest in the outcome of this matter. All determinations reflected in this report are objective and to the best of our ability. All observations regarding the sites and trees were made by UFA personnel, independently, based on our education and experience. Determinations of the health and hazard potential of the subject trees are through visual inspection only and of our best professional judgment.

The health and hazard assessments in this report are limited by the visual nature of the assessment. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks or other trees. None of the subject trees were examined using invasive techniques such as increment coring or Resistograph® tests. The probability of tree failure is dependent on a number of factors including: topography, geology, soil characteristics, wind patterns, species characteristics (both visually evident and concealed), structural defects, and the characteristics of a specific storm. Structurally sound, healthy trees fail during severe storms. Consequently, a conclusion that a tree does not require corrective surgery or removal is not a guarantee of no risk, hazard, or sound health.

TREE WORK STANDARDS AND QUALIFICATION

All tree work, removal, pruning, planting, shall be performed using industry standards as established by the International Society of Arboriculture. Contractor must have a State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27) with general liability, worker's compensation, and commercial auto/equipment insurance.

Contractor standards of workmanship shall adhere to current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI) for tree pruning, fertilization and safety (ANSI A300 and Z133.1).

INSPECTION SCHEDULE

Inspection of site: Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal: The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection / non-intrusion zone fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: After installation of NIZ fencing: Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Non-Intrusion Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction: Inspect for tree health and make any necessary recommendations.

ARBORIST'S CHECKLIST

- The project arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high metal wire deer fencing will be erected by the contractor as shown on the supplemental Arborist's Map and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ fencing where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails (Tree 1).
- Storage of equipment shall be as far away from protected trees as possible and optimally on asphalt or ground protected by mulch / plywood.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. If needed, a 6" layer of mulch and plywood must be placed under the path for access and egress as shown in Appendix A. The protective "bridge" shall be maintained by the contractor and inspected by the arborist when on site.
- Any damage to trees due to demolition or construction activities shall be reported to the arborist within 6 hours, so that remedial action can be taken. Any damage done to the trees in violation of the contract agreement shall be appraised as a casualty loss by the arborist and provided to the tree owner.
- All trenching within the TPZ shall be done pneumatically or by hand, being careful not to damage any of the bark of any root encountered.
- An arborist shall inspect all grading, trenching, tunneling or other excavation within the root zones of trees prior to backfill.
- No chemicals or other waste materials shall be dumped within 20' of the base of any tree. There shall be no material storage in the TPZ.
- Pier and at-grade beam foundation construction should be used around the tree to avoid root damage. The top 3' of any pier located inside a TPZ shall be pneumatically excavated or hand dug then inspected by the arborist prior to drilling for piers to avoid major roots. Any minor roots (<3.5") encountered can be cut cleanly with a saw after excavation.
- Chimneys and other heat vents shall be screened and terminated or provided a trimmed clearance at least 10 feet from branches and foliage (See local fire codes).
- Any tree pruning will be done in accordance with ISA standards. All pruning will be inspected by the

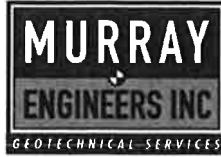
arborist.

- The arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.



Benjamin Anderson, Urban Forester
ISA Certified Arborist & TRAQ
WE:10160A

ATTACHMENT 9



September 29, 2017
Project No. 2833-1L1

Emily Adams
11 Circle Drive
Ross, CA 94957

**RE: PRELIMINARY GEOTECHNICAL
FEASIBILITY SUMMARY,
ADAMS PROPERTY IMPROVEMENTS,
11 CIRCLE DRIVE,
ROSS, CALIFORNIA**

Dear Ms. Adams:

As you are aware, you have engaged Murray Engineers, Inc. to provide geotechnical consulting services relating to the proposed residence and site improvements on your property at 11 Circle Drive in Ross, California. Our contracted scope of services includes performing a geotechnical investigation of the property and preparing a soils report with geotechnical recommendations for the proposed project. To that end, on August 17, 2017 we performed a site reconnaissance and limited distress survey of the main residence, a floor level survey of the existing entry level of the main residence and the initial phase of our subsurface investigation consisting of 5 soil borings on the site. On September 13, 2017 we observed conditions exposed in and collected bulk soil samples from 6 test pits located across the area of proposed grading/cutting in the vicinity of the existing auto court. On September 29, 2017 we performed an additional site reconnaissance and met on site with your Civil Engineer, Jim Clark of Oberkamper Associates, in order to discuss the scope of the recently proposed fill slope, swimming pool and pool house to be constructed between the existing upper auto court and the existing lower garage/carriage house. Our engineering analysis and report preparation are in progress and we are in contact with your design team including your architect, general contractor, structural engineer, civil engineer and landscape architect.

As requested by your project architect, based on the results of the initial stages of our site investigation to date, we can provide the preliminary conclusions below:

- In our opinion, the proposed project is feasible from a geotechnical perspective. Our borings, test pits and local geologic maps indicate that site is underlain by colluvial soils extending to the maximum depth explored of 20-feet. Native colluvial soils underlying the site are described as sand-silt-clay mixtures that have been deposited on or at the base of slopes. These native soils generally appear competent based on our borings and the test pits, and capable of supporting foundations. In our opinion, the primary geotechnical constraints to the proposed project will be the site's seismic setting, and the potential for total and differential settlement of existing and proposed fill.
- As exposed in 6 test pits in the vicinity of the existing autocourt, the areas of proposed grading/cutting are underlain by native colluvium. According to results of our laboratory analyses, soil generated from proposed cutting on site will be suitable for re-use as engineered fill (with the exception of approximately 12-inches of



surficial highly organic topsoil observed to underlie the lawn at test pits TP-1, TP-4 and TP-5).

- We anticipate that conventional spread footing foundations bearing in competent native colluvium should be suitable to support the proposed garage and to re-support the main residence. We anticipate that drilled piers will be necessary in areas of existing and proposed significant fill thicknesses, as well as for proposed site retaining walls on or near descending slopes.

Our ongoing work will include conducting several additional soil borings in order to provide recommendations for the construction of the proposed fill slope, retaining walls, driveway and main residence foundations (if required).

We note that the remainder of our investigation could result in significant modifications to our preliminary conclusions above. Our preliminary opinions and conclusions have been formulated in accordance with generally accepted geotechnical engineering practices that exist in the San Francisco Bay Area at the time this letter was prepared. We make no warranty, expressed or implied.

If you have any questions or comments concerning our plan review, please call.

Sincerely,

MURRAY ENGINEERS, INC.

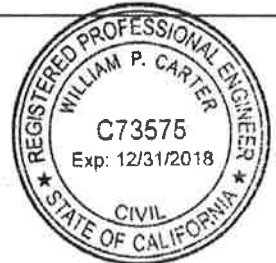
AE Scavullo

Andrew E. Scavullo, P.E.
Senior Engineer



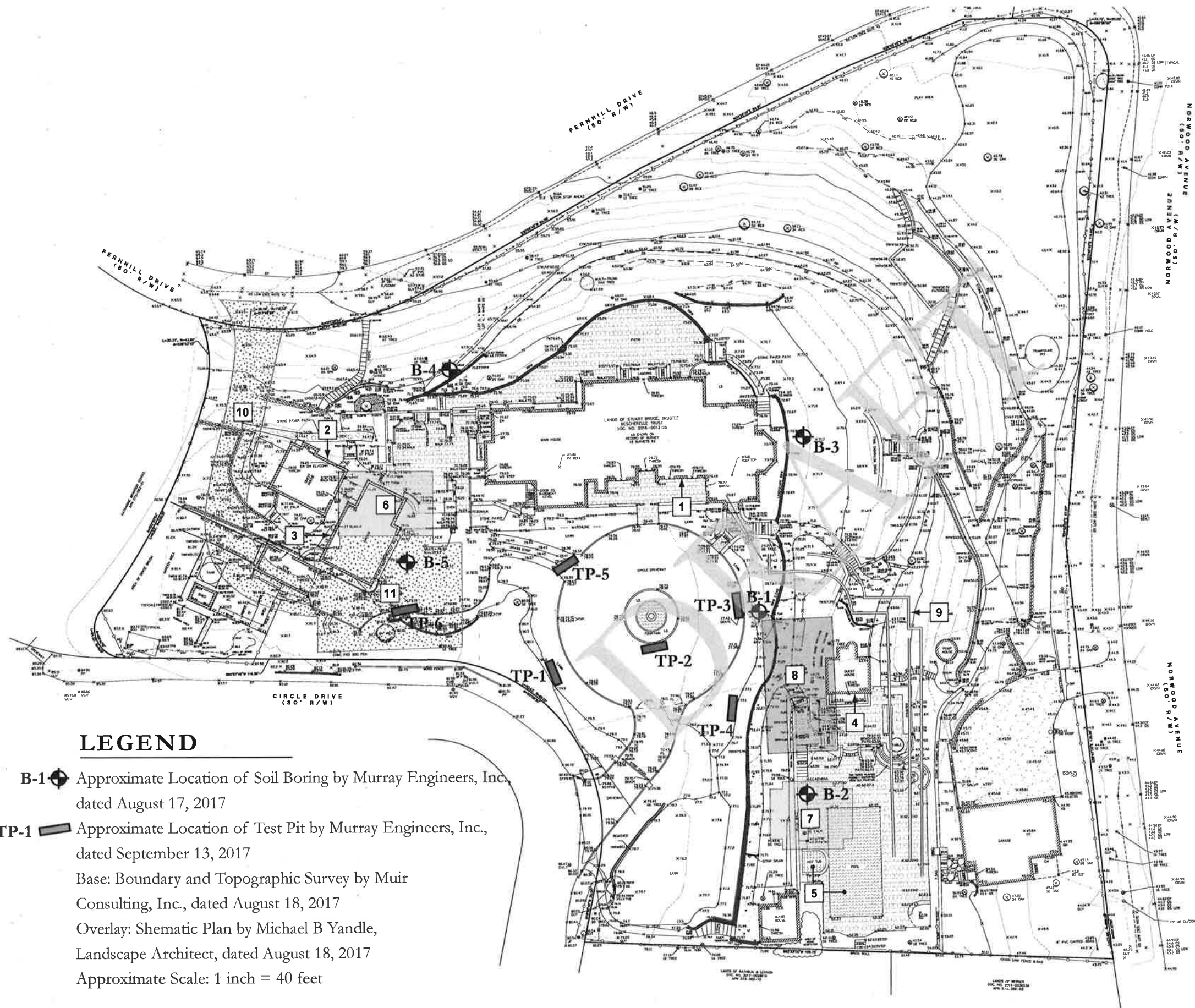
W.P.C.

William P. Carter, P.E.
Associate Engineer



Copies: Addressee (email)
Sutro Architects (email)
Attn: Brooks McDonald


Attachments: Figure A-2, Site Plan (Draft)




KEY NOTES

- 1 Outline of (E) Residence to Remain (Hachured)
- 2 Outline of (E) Guest House to be Removed (Hachured)
- 3 Outline of (E) Detached Garage to be Removed (Hachured)
- 4 Outline of (E) Guest House to be Removed (Hachured)
- 5 Area of (E) Swimming Pool & Hot Tub to be Removed
- 6 Area of (N) Detached Garage (Shaded)
- 7 Area of (N) Pool House (Shaded)
- 8 Area of (N) Swimming Pool (Shaded)
- 9 Area of (N) Terraced Walls (Typical)
- 10 Area of (N) Driveway Entry (Stippled)
- 11 Area of (N) Arrival Courtyard (Stippled)

LEGEND


B-1  Approximate Location of Soil Boring by Murray Engineers, Inc., dated August 17, 2017

TP-1  Approximate Location of Test Pit by Murray Engineers, Inc., dated September 13, 2017

Base: Boundary and Topographic Survey by Muir Consulting, Inc., dated August 18, 2017

Overlay: Schematic Plan by Michael B Yandle, Landscape Architect, dated August 18, 2017

Approximate Scale: 1 inch = 40 feet

		SITE PLAN	
ADAMS RESIDENCE 11 CIRCLE DRIVE ROSS, CALIFORNIA			
PROJECT NO. 2833-1R1	SEPTEMBER 2017	FIGURE A-2	

ATTACHMENT 10

people providing project services within the Town, including names, addresses and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.

13. Any exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
14. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense, however, nothing contained in this condition in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

20. VARIANCE NO. 1449. DESIGN REVIEW NO. _____

Martin Shore, 11 Circle Drive, A.P. No. 73-080-02, R-1:B-A (Single Family Residence, One acre minimum lot size). Variance and design review to allow the following: 1.) removal of a 96 square foot concrete patio and steps and construction of a 192 square foot kitchen addition at the rear of the residence; and 2.) installation of two, 6-foot high, solid wood gates with six-foot high stucco posts with cast stone caps and 1-foot 4-inch high finials, for a total height of 7 feet 4 inches (6 feet allowed.) The proposed kitchen addition conforms with setback requirements.

Lot area	84,600 square feet
Present Floor Area Ratio	13.6%
Proposed Floor Area Ratio	13.7% (15% permitted)
Present Lot Coverage	8.3%
Proposed Lot Coverage	8.4% (15% permitted)

Mayor Gray asked the designer if he would accept approval of the application subject to replacing the solid wood gates with something more transparent. Mr. Shore stated the owners were concerned about car headlights and privacy. Councilmember Zorensky noted the house was set back from the street. Mayor Gray noted this was not a well-traveled street.

Councilmember Zorensky moved approval with the findings in the staff report and the following conditions:

1. The submitted gate elevations are not approved. *Revised plans shall be submitted for Town approval which provide a transparent design.* Once approved, no changes from the approved plans shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town Planner prior to the issuance of any building permits.
2. The project owners and contractors shall be responsible for maintaining Town roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately.
3. The Town Council reserves the right to require additional landscape screening for up to 2 (two) years from project final.
4. Any exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. Lighting shall be shielded and directed downward.
5. The hydrant located in front of the residence must be upgraded to a steamer type (one 4 ½" and two 2 ½" outlets.) The roadway shall have a vertical clearance of 14 feet. The street number must be posted (minimum 4" on contrasting background.) A KNOX lock box is required, subject to Ross Public Safety Department approval. The gated entrance must have a minimum 12-foot

- wide clearance. All dead or dying flammable materials shall be removed per Ross Municipal Code Chapter 12.12. A local alarm shall be provided.
6. The western gate shall be for exit only.
 7. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Prior to the issuance of a building permit, the owner or general contractor shall submit a complete list of contractors, subcontractors, architects, engineers and any other people providing project services within the Town, including names, addresses and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.
 8. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense, however, nothing contained in this contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

This was seconded by Councilmember Byrnes and passed unanimously.

Mayor Gray called for a break at 9:10 p.m. and the meeting reconvened at 9:25 p.m. with everyone in attendance.

**21. HAZARD ZONE USE PERMIT NO. _____, HILLSIDE LOT NO. _____,
DEMOLITION PERMIT, DESIGN REVIEW NO. _____
VARIANCE NO. 1450**

Jeff and Susanne Lyons, 325 Upper Toyon Road, A.P. No. 72-051-19 and 20, R-1;B-5A (Single Family Residence, Five acre minimum). Hillside lot application, demolition permit, hazard zone 3 Use Permit, Design Review and Variance to allow the following: 1.) demolition of existing 253 sq. ft. detached carport, 111 sq. ft. greenhouse, 367 sq. ft. barbecue structure, 160 sq. ft. greenhouse, 88 sq. ft. shed, 416 sq. ft. covered terrace, 858 sq. ft. entry loggia- a total of 2,253 square feet of floor area; 2.) removal of existing 405 sq. ft. attached carport and lower level addition of 920 square feet for garage and conversion of existing garage/storage room to family and billiards room; 3.) modifications to existing main level of house including the addition of a 1,086 square foot entry porch and circular loggia; 4.) demolition of existing 139 sq. ft. 3rd story tower and construction of a 140 square foot 3rd story tower (2 stories permitted) reaching a height of 32 feet (30 feet permitted); 5.) removal of existing 907 sq. ft. pool house and construction of 300 sq. ft. pool house with 700 sq. ft. trellis; 6.) 8-foot tall bronze entry gates with stucco columns; 7.) addition of stucco walls from the entry drive around the residence and pool area reaching a maximum of 10 feet in height and extending over 1,000 lineal feet; and 8.) 949 cubic yards of cut and 875 cubic yards of fill.

Lot area	5.0 acres
Present Floor Area Ratio	6.4%
Proposed Floor Area Ratio	6.1% (15% permitted)
Present Lot Coverage	5.3%
Proposed Lot Coverage	4.4% (15% permitted)

(The slope of this lot is 50%. The hillside lot ordinance would recommend a maximum of 5,227 square feet of floor area. 13,285 square feet of total floor area are proposed.)

ATTACHMENT 11

INTEROFFICE MEMO (DRAFT)

April 27, 2018

To: Heidi Scoble, Planning Manager

Re: DPW condition of approval for 11 Circle Dr. frontage improvements.

The construction of the new driveway cut onto Fernhill Drive and the proposed development as a whole requires consideration of the condition of the strip of land in the Right of Way along the property frontage with Fernhill Drive.

Findings:

1. The strip of land along the property frontage of 11 Circle and Fernhill Drive is currently used as a pedestrian pathway for both local residents and students walking to and from the Branson School.
2. Said strip of land is substandard for pedestrian travel and pursuant to Town Resolution 1976 and the sidewalk and Pathway Design Guidelines adopted in 2016, this pathway must be brought to current local, State, and Federal accessibility standards.
3. RMC 12.20.010 requires that any person owning real property in the town shall repair any defective sidewalk, curb, park or parking strip lying in front of or along the side of his property. (Ord. 436 §1(part), 1982).
4. The construction of the driveway cut on Fernhill Drive introduces a potential hazard to pedestrians and bicyclists travelling on Fernhill Drive.

Due to certain obstructions such as trees, signage, and utility poles along the frontage, Staff realizes that it may not be feasible or equitable at this time for the property owner to construct a pathway that is 100% compliant with accessibility standards. Therefore, Staff recommends in the interim that a 4' wide shoulder be constructed along the frontage of 11 Circle and Fernhill Drive, deferring the removal of barriers and paving to a later date. The shoulder shall be constructed contiguous to the existing pavement lip with 2" minimum class 2 AB over compacted subgrade, sloped 2% away from the pavement. A 2:1 compacted slope to daylight shall be constructed as well, taking care not to compromise the existing roadside drainage swale.

The condition and findings outlined above also exists along the Branson School frontage of Fernhill Drive, and any construction proposed on those properties shall also be subject to these frontage improvement requirements.

Richard Simonitch

Public Works Director