o meters b meters c feet b	SAMPLE	SYMBOL (4)	BORING 1EQUIPMENT:Track-mounted Hydraulic Drill Rig with 3.5-inch Solid Flight AugerDATE:10/3/2022ELEVATION:119 - feet**REFERENCE:Google Earth, 2022	BLOWS / FOOT (1)	DRY UNIT WEIGHT pcf (2)	MOISTURE CONTENT (%)	SHEAR STRENGTH psf (3)	OTHER TEST DATA	OTHER TEST DATA
- - -1 -			Sandy SILT (ML) Medium brown, moist, stiff, low plasticity, 45% very fine to medium grained sand, trace angular gravel up to 1/2" Ø. [Fill/Colluvium]	16	100	13.8	UC 975	P200 56.3%	
5- - -2 - -			grades medium gray and orange, sand increases to ~40-50%, trace angular gravel	31	116	15.3	UC 3875		
- ³ 10- - -			Sandstone Medium orange-tan, massive to poorly bedded, medium-grained, moderately hard, weak to moderately strong, highly weathered. [Bedrock]	50/3"	102	8.4			
-4 - 15- -5 -	Ø		same as above Bottom of boring at 15-feet 2-inches. No groundwater encountered upon completion.	50/2"		6.0			
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o meters b feet	SAMPLE SYMBOL (4)	BORING EQUIPMENT: Portable Hydraul 3.5-inch Solid Fli DATE: 9/302022 ELEVATION: 114 - feet* *REFERENCE: Google Earth, 20	ic Drill Rig with ght Auger	BLOWS / FOOT (1)	DRY UNIT WEIGHT pcf (2)	MOISTURE CONTENT (%)	SHEAR STRENGTH psf (3)	OTHER TEST DATA	OTHER TEST DATA
		Silty SAND (SM) Medium tan-orange,gray, slight dense, very fine to very coarse ~40-50% low plasticity silt, trace	grained sand,	41	116	11.6	7075		
5- - -2 -		Silty SAND with Gravel (SM) Medium orange and gray, mois weathered rounded gravels up very fine to very coarse grained plasticity silt. [Colluvium]	to 3/8" Ø, ~25-35%	83	121	12.3	5500	P200 38.1%	
- -3 ₁₀ - - -		SILT with Sand (ML) Medium brown with gray mottlir medium plasticity, ~20-30% ver grained sand. [Old Alluvium]		89	114	17.4	5700	P200 63.8%	
-4 		Grades ~25-35% sand, mottling Bottom of boring at 15.5-feet. No groundwater encountered upor		55	111	19.2			
- - 6 20-		countered during drilling							
1.三		vel measured after drilling (3) METRIC EQUIVALENT STRENGTH (kPa) = 0.0479 x STRENGTH (psf) (4) GRAPHIC SYMBOLS ARE ILLUSTRATIVE ONLY 504 Redwood Blvd.					HT (pcf)		
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-											
						29	111	11.7	UC 3925	P200 63.7%	
-			Silty SAND (SM) Medium orange-	brown moist m	edium dense						
5-			predominately ve	ery fine to mediu	im grained sand,						
			~35-45% low pla [Colluvium]	asticity silt, trace	weathered gravel.	81	118	14.8		SA	
-2			Sandy SILT (ML)		4	01	110	14.8		SA	
			Medium orange- plasticity, 40-459		ry coarse grained,						
-			rounded sands,	5-10% rounded	gravels. [Colluvium]						
3 10-		N									
_			Silty SAND (SM) Medium orange-	red-brown, mois	st, dense,	61	120	14.8		P200	
			predominately ve ~40% low plastic		im grained sand,		120	14.0		39.5%	
-			[Colluvium]	Sity Silt, trace we	allered gravel.						
-4 -											
15-			Shale								
-			Medium gray-bro		inated, low hardness,	57	118	15.5			
-5			friable, complete	ely weathered. [E	Bedrock]						
-											
-											
⁻⁶ 20-			same as above								
-			Bottom of boring at No groundwater end			91/10"	122	14.4			
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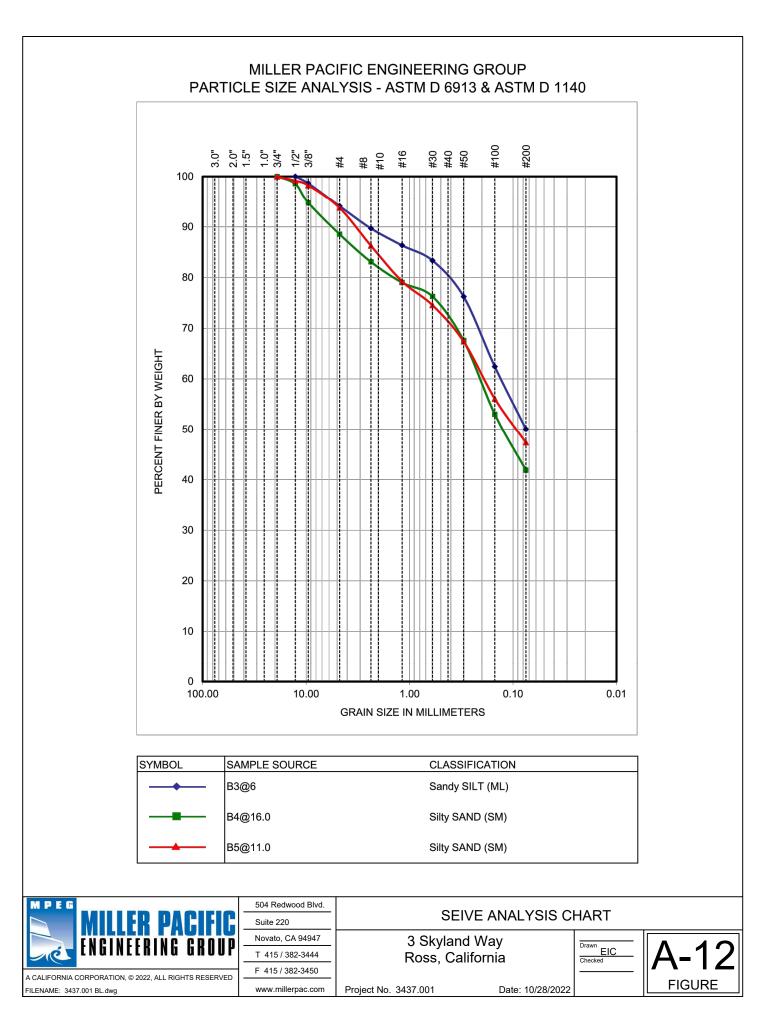
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-02 feet	SA	S∖				BL	Ξ>	ΞŬ	ភ្ល	0	0
			Silty SAND (SM) As described on	previous sheet.		53	122	14.1			
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_ 7 _		\mathcal{D}	Medium brown a medium grained		dense, very fine to / plasticity clay,	30		16.4		P200 32.4%	LL:27 PI:8
-7 -		1	~5-15% gravels.	[Old Alluvium]							
		1									
25-											
-8 -			Shale Medium to dark g	arov modoratoly	, bard weak to						
-			moderately stron								
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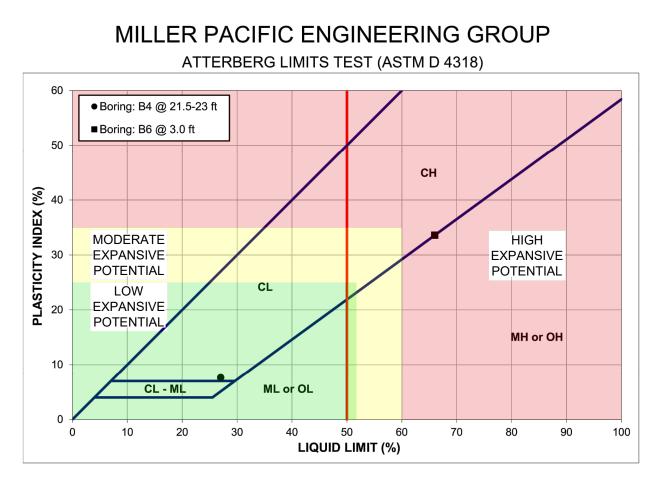
o meters b meters c feet b	SAMPLE	SYMBOL (4)	BORING 5EQUIPMENT:Track-mounted Hydraulic Drill Rig with 3.5-inch Solid Flight AugerDATE:10/3/2022ELEVATION:114 - feet**REFERENCE:Google Earth, 2022	BLOWS / FOOT (1)	DRY UNIT WEIGHT pcf (2)	MOISTURE CONTENT (%)	SHEAR STRENGTH psf (3)	OTHER TEST DATA	OTHER TEST DATA
		/	Sandy SILT (ML) Light tan-brown, moist, soft to medium stiff, low plasticity silt, ~30-40% very fine grained sand. [Top Soil/Fill]						
-1 -1 5-			Sandy SILT (ML) Medium brown, moist, very stiff, low plasticity, 25-30% very fine to very coarse grained, rounded to sub-angular sands, 5% rounded gravels which appear to be landscape pea gravel. [Fill]	53	113	13.0	UC 7575	P200 68.8%	
-2			Silty SAND (SM) Medium orange-red-brown, moist, dense, very fine to coarse grained sand, ~35-45% low to medium plasticity silt, ~5-10% weathered, rounded gravels up to 1/2" Ø. [Colluvium]	50	117	14.7	UC 3925		
- 3 ₁₀ - - - - 4 -			grades dark orange-red-brown, 45-50% silt, 5-10% gravels	77	120	14.4		SA	
_ 15− -5 _ _			Sandy CLAY with Gravel (CL) Medium red-brown, moist, very stiff, low to medium plasticity, ~25-35% very fine to medium grained sand, rounded gravels variable between ~10-30% with depth. [Old Alluvium]	75	116	17.2	UC 675		
-6 20¥			same as above, gravel interbedding within sample						
1 =			countered during drilling NOTES: (1) UNCORRECTED FIELD (2) METRIC EQUIVALENT E (3) METRIC EQUIVALENT S (4) GRAPHIC SYMBOLS AR	DRY UNIT \ STRENGTH	VEIGHT kN I (kPa) = 0.0	0479 x STF	71 x DRY U RENGTH (p	JNIT WEIGI sf)	HT (pcf)
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meters DEPTH feet	SAMPLE	SYMBOL (4)	BORING 5 (CONTINUED)	BLOWS / FOOT (1)	DRY UNIT WEIGHT pcf (2)	MOISTURE CONTENT (%)	SHEAR STRENGTH psf (3)	OTHER TEST DATA	OTHER TEST DATA
20 - _ 7 - 			Sandy CLAY with Gravel (CL) Medium red-brown, moist, very stiff, low to medium plasticity, ~25-35% very fine to medium grained sand, rounded gravels variable between ~10-30% with depth. [Old Alluvium]	61	119	17.1	UC 2400		
25- - 8 - -			CLAY with Sand (CL) Medium gray, moist, very stiff, low to medium plasticity, ~20-30% very fine to medium grained sand. [Old Alluvium]	66	129	11.6	UC 1625		
-9 30- - - - 10 -			sand increases to ~25-35% locally, trace completely weathered gravel Bottom of boring at 31.5-feet. Groundwater encountered at 20-feet and measured at 18-feet upon completion.	51	112	18.9			
- 35- -11 -									
- - 12 40-									
1 =			countered during drilling NOTES: (1) UNCORRECTED FIELD (2) METRIC EQUIVALENT E (3) METRIC EQUIVALENT S (4) GRAPHIC SYMBOLS AR	RY UNIT V	VEIGHT kN	l/m ³ = 0.157 0479 x STR LY	71 x DRY U RENGTH (p	INIT WEIG sf)	HT (pcf)
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o meters b meters c feet b	SAMPLE	SYMBOL (4)	BORING 6EQUIPMENT:Track-mounted Hydraulic Drill Rig with 3.5-inch Solid Flight AugerDATE:10/3/2022ELEVATION:118 - feet**REFERENCE:Google Earth, 2022	BLOWS / FOOT (1)	DRY UNIT WEIGHT pcf (2)	MOISTURE CONTENT (%)	SHEAR STRENGTH psf (3)	OTHER TEST DATA	OTHER TEST DATA
			 Silty SAND with Gravel (SM) Medium brown, moist, medium dense, very fine to coarse grained sand, ~35-45% low plasticity silt, up to ~15% subrounded to angular gravels up to 3/8" Ø. [Fill] CLAY with Sand (CH) Medium gray-red-orange, moist, very stiff, high plasticity, ~10-20% very fine grained sand, trace angular gravel. [Colluvium] grades medium orange with gray mottling, occasional 	23	96 114	20.6	UC 4975 UC	LL:66 Pl:34	
-2 _ - -3 10- - -4 - -			subrounded to subangular gravel	32	103	24.1	5950 UC 4575		
15- -5- - - - - - -620-			sand increases to ~20-30% Bottom of boring at 16.5-feet. No groundwater encountered upon completion.	85	116	17.8	UC 5900		
=			countered during drilling NOTES: (1) UNCORRECTED FIELD (2) METRIC EQUIVALENT E (3) METRIC EQUIVALENT S (4) GRAPHIC SYMBOLS AR	DRY UNIT \ STRENGTH	VEIGHT kN I (kPa) = 0.0	0479 x STF	71 x DRY L RENGTH (p	JNIT WEIGI sf)	HT (pcf)
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o meters co feet	SAMPLE	SYMBOL (4)	EQUIPMENT: Tra wit DATE: 10/	th 3.5-inch Solio /3/2022 4 - feet*	ydraulic Drill Rig d Flight Auger	BLOWS / FOOT (1)	DRY UNIT WEIGHT pcf (2)	MOISTURE CONTENT (%)	SHEAR STRENGTH psf (3)	OTHER TEST DATA	OTHER TEST DATA
-			Sandy SILT with Gra Medium brown, m ~25-35% very fine subrounded to an	noist, very stiff, e grained sand,	up to ~15%	43	116	7.5	UC 1300		
-1 			Sandy SILT (ML) Medium brown-re very fine to coars weathered angula	e grained, angu		30	111	16.2	UC 4900		
- - -3 10- - -			Silty SAND with Grav Dark orange-red-l rounded, complet ~30-40% very fine ~15-20% low plas	brown, moist, m ely weathered g e to very coarse	gravels up to 3/8" Ø, e grained sand,	43	120	13.3			
- 4 - 15- - 5 - - 5 -			Grades dense, gr Bottom of boring at 1 No groundwater enco	6.5-feet.		55	119	15.5		P200 43.8%	
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Sample	Classification	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)
Boring: B4 @:1.5-2 ft	Clayey SAND w/Gravels (SC) light orange-brown	27	19	8
Boring: B6 @ 3.0 ft	CLAY with Sand (CH) medium gray-red-orange	66	32	34

PI = 0-3: Non-Plastic

PI = 3-15: Slightly Plastic

PI = 15-30: Medium Plasticity

PI = >30: High Plasticity

MPEG	504 Redwood Blvd.					
MILLER PACIFIC	Suite 220	PLASTICITY INDEX CHART				
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3 SKYLAND WAY HISTORIC RESOURCE EVALUATION

ROSS, CALIFORNIA [21128]

PREPARED FOR STEPHEN AND HANNA ENSLEY JUNE 11, 2021



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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Stephen and Hanna Ensley for the property at 3 Skyland Way (APN 072-211-12) in the Town of Ross (**Figure 1**). The subject property is located on one-acre, irregularly shaped parcel on the south side of Skyland Way, west of the intersection with Laurel Grove Avenue. Historically, the property had a larger acreage that was accessed off of Laurel Grove Avenue. The property is located in a single-family residential zoning district and features a two-story-over-exposed-basement residence, built circa 1899 based on Marin County Assessor records, by an unknown architect or builder (**Figure 2**).

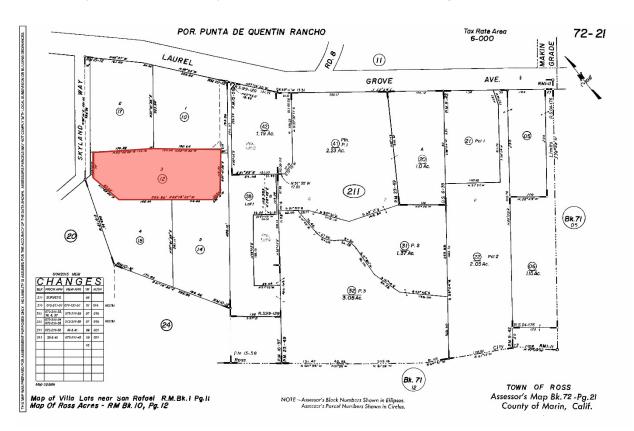


Figure 1: Assessor parcel map. The subject parcel is shaded red. Source: Marin County Assessor. Edited by Page & Turnbull.

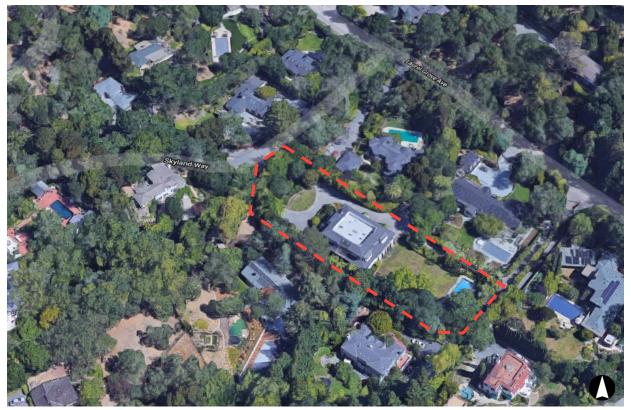


Figure 2. Bird's-eye view of 3 Skyland Way. Approximate property boundary indicated by red dashed outline. Source: Google Maps, 2021. Edited by Page & Turnbull.

METHODOLOGY

This report follows a standard outline for preparing Historic Resource Evaluation (HRE) reports, and provides a summary of the current historic status, a building description, and historic context for the building at 3 Skyland Way and the Town of Ross. Page & Turnbull prepared this report using research collected at various local repositories, including the Marin County Assessor's Office, Marin County Recorder's Office, the Town of Ross of Building Department, the Marin County Free Library and Anne T. Kent California Room, Ross Historical Society-Moya Library, and the Marin History Museum, as well as various online sources including Ancestry.com, the California Digital Newspaper Collection, and Newspapers.com. Key primary sources consulted and cited in this report include building permit applications, census data, historic maps and aerial photographs, and historic newspapers. Page & Turnbull staff conducted a site visit to 3 Skyland Way on April 23, 2021. All photographs within this report were taken at that time, unless otherwise noted.

SUMMARY OF FINDINGS

The property at 3 Skyland Way is not currently listed on any national, state, or local register of historic resources. The property is not eligible for listing in the California Register of Historical Resources. Therefore, the property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA).

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historic status currently assigned to the residence at 3 Skyland Way.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The subject property is not currently listed in the National Register.

California Register of Historical Resources

The California Register of Historical Resources (California Register) 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.

The subject property is not currently listed in the California Register.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).¹ Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual

¹ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Marin County, updated March 2020.

importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The subject property is not currently listed in the BERD database for Marin County with a status code. The most recent update to the BERD database was in March 2020.

III. ARCHITECTURAL DESCRIPTION

The residence at 3 Skyland Way is a two-story-over-exposed-basement wood frame building (Figure **3**). Originally constructed as a French Colonial Revival style residence with a hipped roof, attic dormers, and an irregular footprint, the residence now has a full second story and a generally rectangular footprint. The residence is set on a concrete and brick foundation and is primarily clad in stucco. The building is capped with a flat-on-hipped roof with a hipped roof form that wraps around all four sides of the residence between the first and second stories. The roofs are clad in asphalt shingles and an interior, stuccoed chimney is located on the northwest side of the building. The residence features a porch at the main level that wraps around the two side facades but is enclosed as a sunroom at the northwest façade. The porch is supported by wood Tuscan columns, is enclosed by wood spindle balusters, and has wood board floors and soffits. The columns are evenly spaced across the porch, except where three are clustered in each corner. Typical windows are multi-lite wood casement windows or eight-over-eight wood hung windows.



Figure 3: Oblique view of primary (northeast) façade (left) and northwest façade (right), looking south.

Primary (Northeast) Façade

The primary (northeast) façade faces the northeast motor court and driveway (Figure 4). A nonoriginal double dog-leg staircase is located at the center of the façade and leads to the veranda at the main level from the driveway (Figure 5). The staircase has stucco walls, concrete steps, and a metal balustrade and gate at the bottom (Figure 6). An ornamental stone seat with winged lions is located at the lower landing of the staircase. The exposed basement level has a metal roll-up garage door at the south (left) end. A corridor below the main porch is enclosed at the exposed basement level along the primary façade, behind the main staircase, and features wood channel siding at the interior (Figure 7). The basement level rooms have several paired two-lite wood casement windows and wood panel doors that open into the enclosed corridor area.



Figure 4: South end of the primary (northeast) façade, looking south west.



Figure 5: Central staircase at the primary façade, leading to the main entrance.

Historic Resource Evaluation Project Number 21128



Figure 6: Detail view of double U-shape staircase with concrete steps and metal balustrades.



Figure 7: Enclosed corridor at exposed basement level, below the main porch along the primary façade, looking northwest. The wood clad wall at the left encloses the basement level living areas.

At the north (right) end of the exposed basement level, two un-glazed openings into the enclosed corridor are spanned with wood balusters that match the main porch (**Figure 8**). The primary entrance to the residence is center on the main staircase and is set in a wide recessed opening flanked by two square wood columns (**Figure 9**). The entrance features paired partially glazed wood panel doors flanked by wood panel side-lites with wood paneling at the side walls and soffit of the recessed opening. The primary entrance is flanked on both sides by two sets of French doorways with multi-lite transoms and full-height wood shutters (**Figure 10**). At the non-original second story, a single wood French door opens onto a balcony enclosed with stuccoed walls. The door is flanked by typical hung windows (**Figure 11**). At either end of the second story are banks of three typical hung windows covered by a fabric awning.

Historic Resource Evaluation Project Number 21128



Figure 8: Un-glazed openings (left) at the north end of the exposed basement level corridor.



Figure 9: Primary entrance, recessed between two square wood columns.



Figure 10: Two sets of paired French doors with transoms and wood shutters north (right) of the primary entrance.

Northwest Façade



Figure 11: Typical wood eight-over-eight hung window at the second story balcony on the primary façade, looking southeast.

The northwest façade of the residence faces the north motor court **(Figure 12)**. The exposed basement level has a rectangular opening at the north (left) end, enclosed by a double metal gate, which accesses the enclosed corridor below the main porch **(Figure 13)**. To the north of the gate is a six-over-six wood hung window. The remainder of the exposed basement level is enclosed by a wood trellis below the main level. The covered porch at the main level wraps around the corner to the northwest façade, but the majority of the main level is enclosed as a sunroom with multi-lite wood windows with wood paneling below; the sunroom and projecting bay are non-original **(Figure 14)**. At the center of the northwest façade is a projecting bay, which is part of the enclosed sunroom and is capped by a hipped roof form. The sunroom is accessed from the main front porch via a paired wood French door that faces northeast **(Figure 15)**. A small, non-original covered porch area

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is located at the west corner of the northwest façade. A single, southwest-facing French door accesses the sunroom from the west porch and a single northwest-facing French door accesses a mud room. The west porch is accessed via a non-original brick staircase with low stucco walls; the stair also has steps that lead down along the southwest façade **(Figure 16)**.



Figure 12: Northwest façade, looking south.



Figure 13: Opening to the exposed basement corridor, enclosed by a metal gate, at the north end of the northwest façade.



Figure 14: Interior view of the sunroom along the northwest façade, looking northeast.



Figure 15: Paired French doors accessing the north end of the sunroom.



Figure 16: Brick staircase at the west corner, leading to a small open porch.

The non-original second story also features a projecting central bay with a balcony that projects out further **(Figure 17)**. The balcony is enclosed by low stucco walls with a central wood spindle baluster railing feature, and is covered by a metal frame and fabric awning **(Figure 18)**. Single French doors are located at either end of the balcony, flanking a central typical hung window. North (left) of the balcony is a bank of three typical hung windows, and to the south (right) is a single typical hung window and a bank of three typical hung windows; the windows are covered by fabric awnings.



Figure 17: Projecting bay and projecting balcony at the second story of the northwest façade.



Figure 18: Stucco wall and wood spindle baluster at the second story.

Southwest Façade

The southwest façade faces a densely vegetated side yard, accessed via brick steps from the west corner (Figure 19). Most of the basement level is below grade along the southwest façade, but two partially glazed wood panel doors are located at the south (right) end of the southwest façade. At the main level, two typical hung windows are located at the north (left) end. A non-original fully glazed solarium is located at the center of the southwest façade at the main level and second story (Figure 20 and Figure 21). The south (right) end of the main level features a non-original covered porch supported by typical Tuscan columns. Three one-over-one wood hung windows are located along the southwest façade facing onto the balcony. On either side of the central skylight at the second story are two typical hung windows.

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Figure 19: Partial view of the north (left) end of the southwest façade.



Figure 20: Bird's-eye view of the southwest façade, including the solarium at the main level and second story. Source: Google Maps, 2021.



Figure 21: Interior view of skylight on the southwest façade.

Southeast Façade

The southeast façade of the residence faces the rear lawn and pool (Figure 22). The exposed basement level of the southeast façade features, from south (left) to north (right), an unfinished area enclosed by a wood trellis, a six-lite fixed wood window, a multi-lite wood panel door, three six-lite wood windows, and a multi-lite wood panel door (Figure 23 and Figure 24). The south corner of the residence has a concrete staircase with metal railing that accesses the non-original covered porch at the southwest façade. North (right) of the staircase is a non-original sunroom at the main level, which has square wood columns enclosed by multi-lite wood hung windows and lower wood panels. The remainder of the main level is spanned by the wrap-around open porch (Figure 25). Facing onto the porch, from south (left) to north (right), is a one-over-one wood hung window, a single French door with a two-lite transom, a small hung wood window, and a single French door with a two-lite transom, a small hung wood story features two projecting balconies at either end of the façade, each of which is enclosed by stucco walls with a central wood spindle baluster feature. The balconies each have a central paired French door flanked by typical hung windows and covered by a metal frame and fabric awning. Between the two balconies are three typical hung windows, eech covered by an individual fabric awning (Figure 27).

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Figure 22: Southeast façade, looking north.



Figure 23: Exposed basement level of the southeast façade, looking west.



Figure 24: Interior view of garage, looking south toward southeast wall at the exposed basement level.



Figure 25: Wrap-around open porch at the main level.

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Figure 26: French doors opening onto the wraparound porch at the main level of the southeast façade, looking southwest.



Figure 27: Typical windows with fabric awnings and one of two projecting balconies at the second story of the southeast façade, looking southwest.

SITE FEATURES

The residence is sited at approximately the center of an irregularly shaped one-acre parcel, set back from both Skyland Way and Laurel Grove Avenue. The current primary entrance to the site is a concrete paver driveway off of Skyland Way, which extends along the north side of the property and leads to two curvilinear motor courts—one located east of the primary entrance on the northeast façade of the residence, and one located at the northwest façade. Originally, the property was accessed from Laurel Grove Avenue and an easement road from Laurel Grove Avenue connects to a secondary driveway at the east corner of the property. The primary driveway enclosed with metal gates flanked by stone columns topped by metal lanterns, and the secondary driveway is enclosed with a wood gate **(Figure 28 and Figure 29)**. Historic Resource Evaluation Project Number 21128 3 Skyland Way Ross, California



Figure 28: Primary driveway entrance off of Skyland Way.



Figure 29: Secondary driveway, looking toward easement road off of Laurel Grove Avenue.

The perimeter of the property is lined with mature trees and shrubs, creating a sense of privacy on the property. A semi-circular lawn is located adjacent to the front motor court and a curvilinear area of plantings is located at the north corner of the residence, adjacent the primary entrance. A stone path is located along the heavily vegetated southwest façade of the residence (Figure 30). The rear yard features a lawn lined with trees. A brick walkway leads from a secondary entrance on the southeast façade to a brick patio with a barbeque area, and further east to a concrete pool deck along the eastern end of the property (Figure 31). The pool deck surrounds a rectangular pool with curved corners (Figure 32). A wood pergola, partially enclosed by wood trellises, is located at the south end of the pool deck (Figure 33).



Figure 30: Stone path along southwest façade.



Figure 31: Brick patio and barbeque area east of the south corner of the residence.

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Figure 32: Rear lawn and pool, looking southeast.



Figure 33: Wood pergola at the south corner of the property.

SURROUNDING NEIGHBORHOOD

The surrounding neighborhood consists large single-family residence on parcels that were subdivided in the second half of the twentieth century from larger estates. The surrounding neighborhood represents a mix of architectural styles and twentieth century development periods. Based on Assessor records and online real estate listings, the adjacent property at 9 Skyland Way features a Ranch style home built in 1960, and on the other side of the subject property, the home at 92 Laurel Grove Avenue was built in 2000. Nearby homes at 8 and 11 Skyland Way were both built in 1939, and the home at 4 Skyland Way was built in 1929. Adjacent homes off of Laurel Grove Avenue include Neo-Traditional style homes at 94 and 96 Laurel Grove Road built in 1960 and 1988. Most of the residences are set back on their lots and the perimeter of the lots are heavily vegetated, such that most of the residence are not visible, or minimally visible, from the street. Many of the properties feature large, landscaped yards and pools **(Figure 34)**.

IV. HISTORIC CONTEXT

TOWN OF ROSS

The land comprising what is now the Town of Ross is located in Marin County's Ross Valley. Prior to European settlement, the Coast Miwok had lived in and around Ross for at least 3,600 years – hunting in the nearby hills and fishing in the area's creeks.² First European contact with the Coast Miwok appears to have been in 1579 when Sir Francis Drake stopped in the Point Reyes area to repair his ship. Limited contact under similar circumstances occurred again several times prior to 1603, but sustained contact between natives and Europeans did not arise until after 1775, when Captain Juan Manuel de Ayala sailed his ship, the *San Carlos*, into San Francisco Bay and anchored in the waters between Sausalito and Belvedere. Thirty years later, as a colony under Spanish control, the establishment of the mission system desimated Coast Miwok culture in Northern California. The missions at San Rafael and Mission Dolores in San Francisco both counted Coast Miwok as their largest constituents, and by the turn of the twentieth century there were a scant handful of native Miwok tribespeople continuing to live in their historically traditional manner in Marin County.³

After Mexico won its independence from Spain in 1821, missions including the nearby Mission San Rafael Arcángel were secularized, and land grants known as *ranchos* were given to Mexican citizens. In 1840, a land grant for the 8,877-acre *Rancho Punta de Quentin* was awarded to Juan Batista Rogers Cooper – an Englishman who married Mexican General Mariano Vallejo's sister and became a Mexican citizen – encompassing the San Quentin peninsula, Ross, Kentfield, and the south part of San Anselmo.⁴ After the Bear Flag revolt of 1846 and the 1850 annexation by the United States, several deaths of rancho landowners and contentious legal disputes resulted in the parceling out and sale of the former rancho land through the 1860s and 1870s. In 1857, James Ross, a Scottish immigrant, purchased the former *Rancho Punta de Quentin* and established Ross Landing (Kentfield Corners today). He ran packet schooners to San Francisco and operated a successful wholesale wine and spirits business. Ross's oldest daughter, Annie, married George Austin Worn in 1863, and the couple took ownership of a 21-acre site of the rancho, building their estate known as "Sunnyside."⁵

² "A Ross History Timeline," Ross Historical Society-Moya del Pino Library, accessed online May 24, 2021, <u>https://www.moya-rhs.org/timeline.html</u>.

³ Sally Evans and William Roop, *An Evaluation of Cultural Resources and Legislative Overview for the City of Belvedere General Plan Update, Marin County, California*, (Petaluma, CA: Archeological Resource Service, 2009), 5.

⁴ "A Ross History Timeline," Ross Historical Society-Moya del Pino Library; and "Timeline: Miwok & Rancho Days," San Anselmo Historical Museum, accessed May 24, 2021, <u>http://sananselmohistory.org/timeline/miwok-rancho-days/</u>.

⁵ "A Ross History Timeline," Ross Historical Society-Moya del Pino Library.

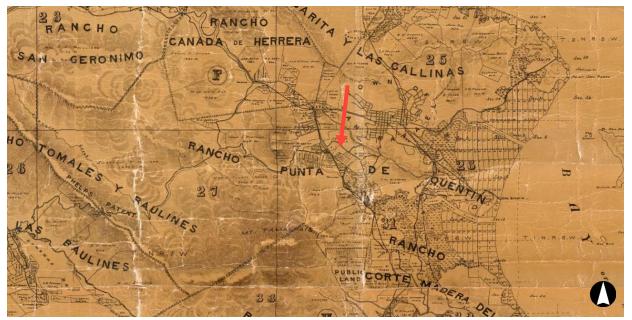


Figure 34: Portion of the *Official Map of Marin County* illustrating the vicinity of Ross, 1892. A red arrow points to the approximate future location of the subject property. Source: David Rumsey Map Collection.

In 1874, the North Pacific Coast Railroad finished a spur from San Rafael to San Anselmo, and the next year completed a line connection from Sausalito to Tomales through San Anselmo. In 1882, Annie Ross Worn donated 1.4 acres to the North Pacific Coast Railroad for the construction of a station. The construction of the station spurred some early development in Ross, which consisted primarily of large estates for wealth San Francisco residents desiring second homes (often where they spent summers). In 1903, the Lagunitas Country Club was established, and remains an institution in Ross. The voters (all male at the time) voted for the incorporation of the Town of Ross in 1908, protecting it from annexation by the neighboring Town of San Anselmo. The incorporation barely passed as the town was required to have at least 750 inhabitants, and Ross just barely had that number when the summer residents were counted.⁶

As the town grew, other educational, religious, and medical institutions were established including the St. Anselm Church (1908), Ross Grammar School (1911), St. John's Episcopal Church (1911), The Cedars of Marin (1919), and Branson School (1922).⁷ After voters approved the \$100,000 purchase of the Shotwell estate in 1926, the Ross Town Hall and Fire Station, which are both still in use, were constructed on the site. In 1943, another important Ross institution was founded—the Marin Arts &

⁶ Diana Bruce, "Ross Became Town 50 Years Ago – To Keep Area 'Purely Country," *Dailey Independent Journal*, August 19, 1958.

⁷ "Important Landmarks," Town of Ross, accessed online May 24, 2021, <u>https://www.townofross.org/community/page/important-landmarks</u>.

Garden Center—at the Sunnyside Estate, the home of pioneer Ross residents Annie and George Worn and later A. J. Kittle. It features an octagon house (built 1860s by the Worns); landscape architects Thomas Church and Robert Royston contributed to the landscape of the site over the years, as did notable local horticulturalist, Herman Hein.⁸ A new Ross Post Office building was constructed in 1958 on the site of the former North Pacific Coast Railroad station.

The Town of Ross experienced limited growth until the construction of the Golden Gate Bridge in 1937 and the rise in automobile ownership in the subsequent decades. Even in the post-World War II period, during which the population of the San Francisco Bay Area boomed, the growth of the Town of Ross was primarily limited to the subdivision of former large, landed estates for development of single-family homes. The town has very limited commercial development along Sir Francis Drake Road, and no multi-family residential development.⁹

FRENCH COLONIAL REVIVAL STYLE

The architectural style of 3 Skyland Way was influenced by the French Colonial Revival style. Virginia Savage McAlester's *A Field Guide to American Houses* provides the following description of the original French Colonial style, which was most prevalent in the French colonies in what is now southern Louisiana (particularly around New Orleans) and Mississippi during the eighteenth century through circa 1860:

As in their 17th-century English and Dutch counterparts, early French Colonial houses had very high, steeply pitched roofs, following the Medieval tradition of constructing thatched roofs at a very steep pitch in order to shed water. Early French examples usually had a characteristic pavilion roof form, which is steeply hipped with the side roof planes sloping even more steeply than the front and back planes. Very few of these survive. The addition of wide porches around houses, a mild-climate tradition that probably originated in the West Indies, was accomplished by extending the hipped roof out over the porch but at a gentler pitch, giving it a distinctive dualpitched form. [...] Somewhat later, simple hipped roofs, lower and with uniforms slopes on all sides, came to dominate. [...]

Most French Colonial houses originally had paired French doors, with small glass panes set above wooden panels. The doors sometimes had a line of transom lights

⁸ "A Closer Look at the Marin Art and Garden Center," The Cultural Landscape Foundation, accessed online May 24, 2021, <u>https://tclf.org/closer-look-san-franciscos-marin-art-and-garden-center</u>.

⁹ Susan Nielsen, "The Neighborhoods and Subdivisions of Ross," in *Ross, California: The People, The Places, The History* (Ross, CA: Ross Historical Society-Moya Library, May 2008), 97.

above; in later examples these were often supplanted by a Federal fanlight. Originally the doors were framed by a simple, narrow surround. Vertical board shutters hung on strap hinges covered the doors and transom (but no the fanlight, if present). The interior surface of the shutter was sometime paneled; the shutters usually swung outward and the doors inward. In later examples, Federal or Greek Revival door surrounds are common. Early French windows were paired wooden casements which swung inward. These were generally glazed with small panes of glass and were covered by vertical board shutters which had horizontal battens on the interior and swung outward on iron strap hinges. The window surround was narrow and simple. In later examples these French-style casements were supplanted by English double-hung sashes.¹⁰

The subject property at 3 Skyland Way, built circa 1886-1899, was built later than the period of development typically associated with the French Colonial style in the United States, and is an extremely unusual architectural style to find on the West Coast. The residence has some features of the French Colonial style, such as an elevated primary story above an exposed basement level, a wrap-around open porch supported by wood columns, French doors with wood shutters, and a hipped roof. However, the building also has features that are associated with other revival styles, such as the recessed wood panel entryway and wide spindle balusters that represent Classical Revival style features, as well as number of later additions and alterations.

A highly representative example of the French Colonial Revival style is the Fornier House, located in Hahnville, Louisiana **(Figure 36)**.



Figure 35: Fortier House (Home Place Plantation) built in the early 19th century in Hahnville, Louisiana; metal roof not original. Source: McAlester, *A Field Guide to American Houses*, 184.

¹⁰ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 179-180, 186.

V. SITE HISTORY

SITE DEVELOPMENT

Research of the historic development of the subject property found minimal information related to the site prior to the 1920s. Overall, ownership and occupancy of the property prior to 1918 was unable to be confirmed through archival research of historic newspapers, maps, records of the Marin County Recorder, and through review of census and city directory data. Additionally, research of available building records on file with the Town of Ross and local repositories, as well as historic newspapers, did not find information confirming when the subject property was originally developed for residential use, or which individuals (builder, architects, designers) were responsible for designing and building the subject residence.

The *Map of Marin County* published in 1873 illustrated the future location of 3 Skyland Way as being located within land labeled as "Tract 10" in the area of Ross Landing. This tract bordered the 21-acre "Worn Lot" at the corner of present-day Sir Francis Drake Boulevard and Laurel Grove Avenue **(Figure 27)**.

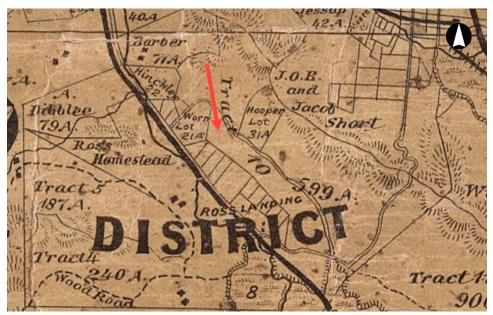


Figure 36: Map of Marin County, 1873. Source: David Rumsey Map Collection.

Villa Lots Subdivision 1884

An 1884 subdivision map for "Villa Lots near San Rafael" shows how land along the southwesterly side of Laurel Grove Avenue was divided into several multi-acre parcels **(Figure 39)**. The subject property appears to be situated on land that was originally designated as Lot 4 (8.436 acres) and Lot 5 (5.262 acres). Research has not found information of the individual who originated the subdivision or whether any buildings were constructed on the subject property ca. 1884-86.

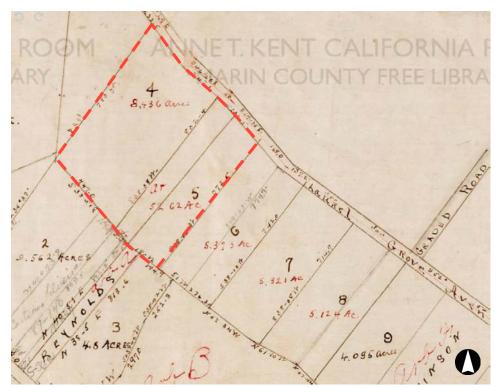


Figure 37: Map of the Villa Lots Subdivision, 1884. Source: Marin County Free Library, Anne T. Kent California History Room. Edited by Page & Turnbull.

As illustrated on the *Official Map of Marin County*, published in 1892, Jonathan G. Kittle acquired the Worn Lot and portions of Tract 10; however, the map does not confirm whether any member of the Kittle family owned the land that the subject property was eventually developed on **(Figure 40)**. Jonathan Kittle's primary residence was located within the Sunnyside Estate as of 1892. By 1909, the former land of Jonathan G. Kittle had passed to his widow, Harriette De Witt Kittle, as illustrated on a 1909 Map of Ross. The map illustrated an L-shaped tract of land that was to be annexed to the Town of Ross in 1912, which included the land within the subject property. No indication of land ownership for the subject property was provided on the map **(Figure 41)**.

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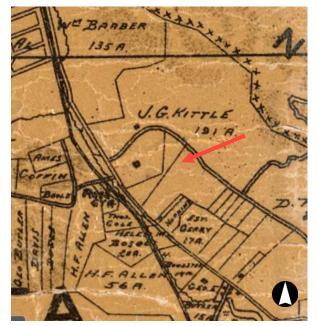


Figure 38: Portion of the Official Map of Marin County illustrating the vicinity of Ross, 1892. A red arrow points to the location of the subject property. Source: David Rumsey Map Collection.

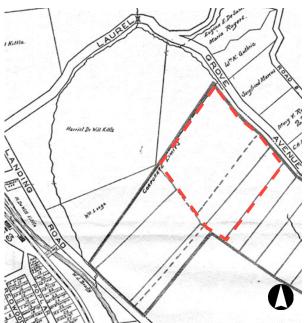


Figure 39: Map of the Town of Ross, 1909. Approximate historic boundary of property is outlined with a dashed line. The words "corporate limits" appear on the map and indicate that the property was in unincorporated land as of 1909. Source: Ross Historical Society.

According to the book, *Ross: The People, the Places, the History*, the subject residence was built before 1905, as it appeared in a birds-eye view photograph from that year. The available copy of the photograph does not include a caption that would indicate a property's common name, owner, or further confirm a year built.¹¹ The book also notes that a plaque on the property gives a date of 1886 for construction of the residence; however, the plague, mounted to the west façade directly adjacent to the gate accessing the raised basement level (see **Figure 13**) does not provide information on the plaque's origin or further evidence to support the purported 1886 construction date. Page & Turnbull's archival research found no additional information to confirm the 1886 construction date. Further, the Marin County Assessor provides a year built of 1899 for the property. Yet, no records such as building permits or newspaper articles were found to confirm that date.

¹¹ Ross Historical Society, *Ross: The Places, the People, the History*, (Ross, CA: Ross Historical Society-Moya Library, May 2008), 52.

As further described in *Ross: The People, the Places, the History*, the property as of 1905 was roughly 8 acres in size (which approximates the size of lot 4 on the 1884 Villa Lots subdivision map); however, a source for this information was not provided. The property was also said to have featured several outbuildings. Review of available Sanborn maps illustrating properties in Ross during the early twentieth century shows that the subject property was not included within the survey area. As such, the 1905 photograph remains the earliest source for understanding the property's early physical features and setting **(Figure 42)**.

The 1905 photograph provides a view facing southwest, with Mount Tamalpais in the left background. Power lines running along Laurel Grove Avenue are visible near the bottom of the photograph. The photograph shows the subject residence's early design with an exposed basement level, full-width front porch or veranda and a wide hip roof with hipped dormers at the north and east sides of the roof, and a walled dormer window at the west side of the roof.

The front porch had columns; however, fine details were not discernable in the photograph. It also appears that an arched opening was located at the center of the exposed basement level; this opening has since been infilled, demolished, or otherwise obscured by the existing entrance staircase. It appears that the exposed basement had openings, generally aligned with the windows of the first story above. A circular or oval-shaped pathway was present to the north in front of the primary façade, with dense tree covering along Laurel Grove Avenue, smaller plantings and some additional trees on the hillside to the rear of the house, and additional dense vegetation to the west of the house. An ancillary building with a cupola appears at the far left in the photograph; however, the origin, use, and whether that building was associated with the subject property historically was not confirmed through research.

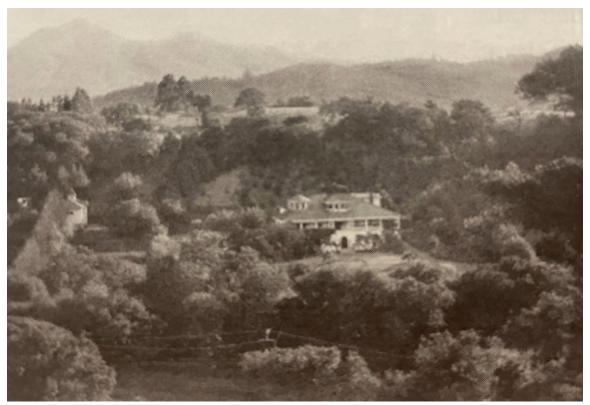


Figure 40: Circa 1905 photograph of 3 Skyland Way featured in Ross: The People, the Places, the History.

In 1917, prominent hay and grain merchant A.W. Scott, Jr., who resided and worked primarily in San Francisco, acquired "a portion of lot 5, Villa lots near San Rafael, containing 3.022 acres, also portions of lots 4 and 5, same tract containing 4.293 acres" from Morris Marsh and Marsh's wife.¹² In 1918, Scott acquired a "portion of lot 4, Plan of Villa Lots near San Rafael, containing 6.05 acres" from Helene Hund.¹³ In total, the land Scott acquired between 1917 and 1918, as reported in historic newspapers, totaled 13.365 acres, which is roughly the same acreage described in *Ross: The People, the Places, the History*, and the total acreage of Lots 4 and 5 described on the 1884 Villa Lots map.

Research about Morris Marsh did not find extensive information and did not result in finding any association between Marsh and the subject residence's origination, or information relating to individuals whom Marsh acquired property from. Research about Helene Hund found that Hund received land along the southerly side of Laurel Grove Avenue in 1917 through a decree of partial distribution of the estate of O.H. Hund. O.H. Hund was a relative of physician Frederick J. Hund, founder of the El Recreo Sanitarium, which operated in Ross between 1907 and 1921 and was

¹² Real estate transaction notice published in *San Anselmo Herald*, December 17, 1917.

¹³ Real estate transaction notice published in *San Anselmo Herald*, March 15, 1918.

located further south along Laurel Grove Avenue within a five-acre property.¹⁴ Frederick J. Hund resided at El Recreo during that institution's existence. Prior to founding El Recreo, he commissioned architect and Ross resident, Conrad Muessdorffer, to design a residence in Ross Valley in 1899. However, the residence had no similarity to the subject building as it was designed in the First Bay Tradition style.¹⁵ Newspapers and available histories of Ross did not reveal any additional information that tied the Hund family to the subject property. Therefore, the only apparent association of the subject property to members of the Hund family is that it may have been built on a portion of land owned by a member of the family. The subject property could also predate the Hund family's settlement in Ross, which appears to have occurred in 1899, potentially as many as 13 years after the property's earliest estimated completion in 1886.

In 1920, a newspaper article reported that the home of A.W. Scott, Jr., on Laurel Grove Avenue, hosted the wedding of the Scotts' daughter, Ruth, to Robin Flynn of San Anselmo.¹⁶ The home's address on Laurel Grove Avenue indicates that Skyland Way was not yet an existing street. This also aligns with its reported original entrance off of Laurel Grove Avenue, as described in *Ross: The People, the Places, the History*.¹⁷ During their ownership of the subject property, the Scotts' permanent residence was located in San Francisco, and their Ross property was a seasonal residence, according to 1910 and 1920 censuses. The 1930 census listed Scott's residence in Sausalito.¹⁸

A.W. Scott, Jr. and Ruth Scott sold their Ross home to Oscar M. and Wilhelmina Hueter in December 1924.¹⁹ The transaction was officially recorded in 1926 and is the earliest transaction for the property found through research of Marin County Recorder holdings. According to a newspaper article published in 1925, the Hueters hosted a party to dedicate a newly constructed 15-by-50 foot, tiled swimming pool and "bought the place from the A.W. Scotts last fall and have remodeled it considerably."²⁰ Details relating to the remodeling undertaken by the Hueters were not provided in the article and are not documented on available building permit records or other sources. The swimming pool constructed by the Hueters appears to be the one that remains present on the property.

¹⁴ Fran Cappelletti, "Conrad Muessdorffer," Ross Historical Society-Moya Library, online, accessed May 16, 2021. https://www.moya-rhs.org/uploads/1/1/8/7/118735376/conrad_meussdorffer_architect.pdf.

¹⁵ "Picturesque Residence for Dr. Hund in Ross Valley," *San Francisco Chronicle*, March 19, 1899.

¹⁶ "Flynn-Scott," *San Anselmo Herald*, July 23, 1920, 4.

¹⁷ Ross: The Places, the People, the History, (Ross, CA: Ross Historical Society-Moya Library, May 2008), 52

¹⁸ Census data for A.W. Scott, Jr. and family accessed at Ancestry.com.

¹⁹ Notice in newspaper: Mr. and Mrs. A.W Scott sell home, *San Anselmo Herald*, December 5, 1924, 6.

²⁰ "Party for Opening of Bathing Pool," *San Anselmo Herald*, August 21, 1925.

The article also noted the Hueters would return to their home in San Francisco in early September, indicating that the subject property was a seasonal residence. Oscar Hueter's obituary noted that he was a prominent real estate developer in San Francisco and was also "developer of the Villa Lots in Ross above Laurel Grove Avenue in the middle 1930s, which included seven large homes."²¹ *Ross: The Places, the People, the History* notes, "By the late 1930s, Skyland Way had been cut through the property. By 1942, 11 lots had been created and six new homes had already been built around the original home. It appears that the further development of the Villa Lots subdivision by Hueter resulted in the construction of Skyland Way. In 1940, retired U.S. Army Brigadier General (Brig. Gen.) George B. Pillsbury and his wife Bertha Pillsbury moved to the subject property, which was addressed as 96 Laurel Grove Avenue in newspapers. Research of Marin County Recorder records and historic newspapers did not find additional information relating to the sale of the subject property by Hueter.

The subject property was occupied by members of the Pillsbury family between 1940 and 1958. At the time the Pillsbury Estate sold the property to a developer in 1958 it was said to include five acres. Thus, between 1917-1918 and 1958, the property's size was reduced by roughly 8 acres. An aerial photograph of the property from 1947 shows that the residence featured an L-shaped footprint during the Pillsburys' ownership **(Figure 42)**.

²¹ "Oscar Hueter, Real Estate Broker, Dies," *Daily Independent Journal*, August 9, 1954.



Figure 41: Aerial photo of subject property (indicated with a red arrow) and vicinity, 1947. Note the subject residence's apparently L-shaped footprint. Source: UC Santa Barbara Special Collections. Flight GS-CP_5, Frame 89.

As of July 1958, the property was approximately five acres and was referred to as the "Pillsbury Estate" in a newspaper article reporting on potential subdivision of the tract.²² Thus, it appears that the Villa Tracts subdivision undertaken by Hueter in the 1930s reduced the size of the subject property from 13 to five acres. The Sylvan Development Co. had recently purchased the property and planned to subdivide it into five lots of roughly an acre each. Roughly five months later, in December 1958, a tentative subdivision map was submitted for review. The Ross Acres subdivision was recorded in January 1959 and resulted in the subject property reaching its current dimensions.

A 1965 aerial photograph captured the subject property a few years after the Ross Acres subdivision was recorded, showing that the properties bordering 3 Skyland Way were developed with houses **(Figure 43)**. The photograph also shows the residence at 3 Skyland Way took on a square footprint different from the L-shaped footprint visible on the 1947 aerial photograph.

²² Wat Takeshita, "New Subdivision on Pillsbury Estate? Parallel Parking? One Way Streets?," *Daily Independent Journal*, July 26, 1958.



Figure 42: 1965 aerial photograph of subject property and vicinity. Source: UC Santa Barbara Special Collections. Cartwright Aerial Surveys, Flight CAS-65-130, Frame 40-43.

David Arthur Dixon (1931-1999) and his wife Edith Dixon are the first known owners of the property following its subdivision by Sylvan Development Co. The Dixons owned the property by and throughout the early to mid-1980s. In 1984, the Dixons commissioned a major remodeling of the residence. Property survey plans from 1984 document the conditions at the site prior to the remodeling project **(Figure 44 to Figure 46)**.

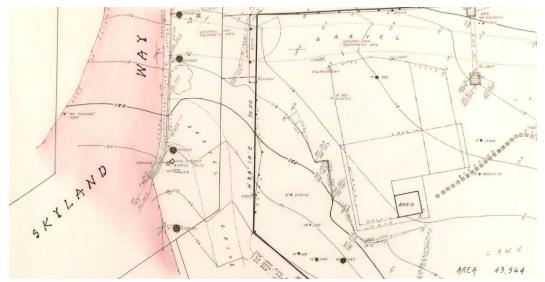


Figure 43: Portion of property survey illustrating the west site perimeter and shed that was demolished in 1984. Source: Source: Marin County Free Library, Anne T. Kent California Room.

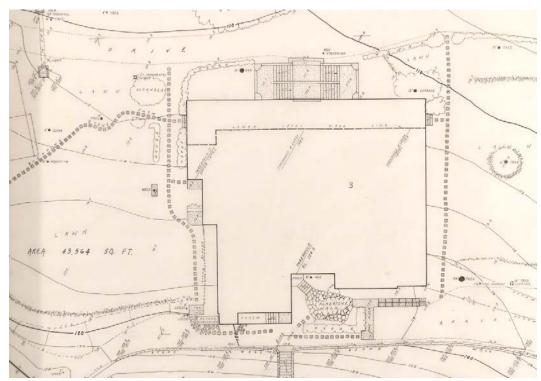


Figure 44: Portion of property survey illustrating central area of the property and subject residence's footprint, prior to the 1984 remodeling project. Source: Source: Marin County Free Library, Anne T. Kent California Room.

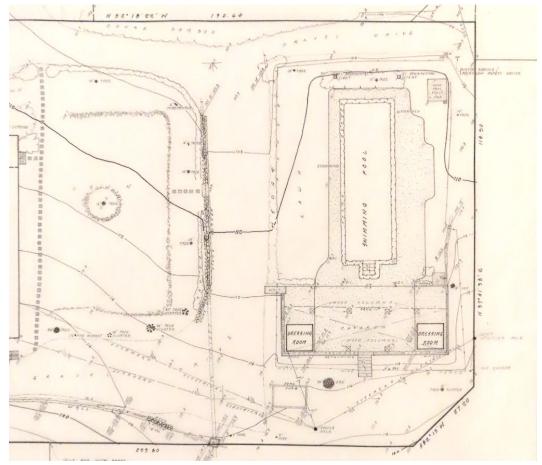


Figure 45: Portion of property survey illustrating the eastern area of the site with a lawn aera and rectangular in-ground swimming pool with dressing rooms. Source: Source: Marin County Free Library, Anne T. Kent California Room.

The remodeling project altered the original hip roof of the residence and resulted in construction of verandas along the south and west façades. The veranda on the west façade was connected to the original full-width veranda at the primary façade , forming the existing wrap-veranda. An enclosed solarium was also built on the rear façade, filling a recessed area of that façade. In addition to these alterations to the residence, a preexisting garage located to the west of the residence was demolished. The origins of the garage were unable to be confirmed with available property documentation. A new garage bay, located at the east end of the raised basement level, was cut into the primary façade. It appears that to accommodate this new garage within the base of the residence, the perimeter walls of the raised basement were further enclosed and covered with non-historic stucco. By 1984, the residence's primary façade had been additionally altered with the existing staircase (**Figure 47 and Figure 48**).

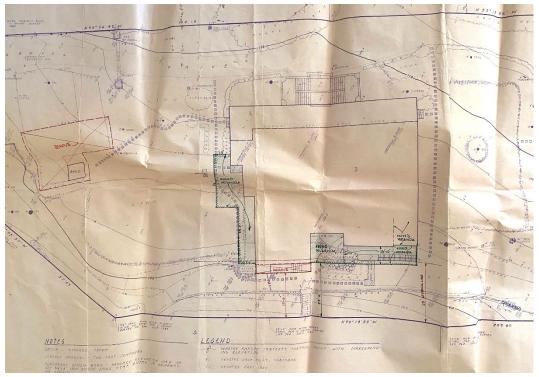


Figure 46: Site plan of the subject property showing areas where additions were added in 1984 (shaded in green). A garage, removed during the project, stood to the west of the residence. Source: Provided by owner.

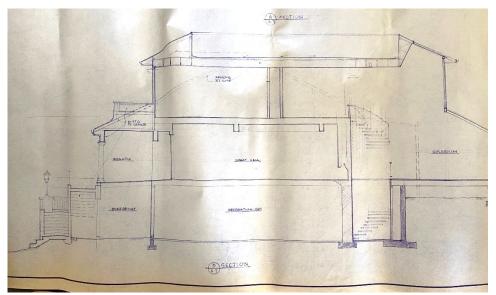


Figure 47: Section drawing showing alteration of hip roof and original rear wall (shown in dashed lines) in 1984. Source: Provided by owner.

Historic Resource Evaluation Project Number 21128

In 1988, Lynn and Bruce Chetley acquired the property and maintained ownership until 2021, when the property was listed for sale. As of this evaluation, portions of the residence's early full-width porch remain intact, while the original roof form and footprint have been heavily altered, resulting in the present form and massing of the residence **(Figure 50 and Figure 51)**.



Figure 48: Circa 1905 photograph of 3 Skyland Way. Source: *Ross: The People, the Places, the History.*

Figure 49: Bird's-eye arial of 3 Skyland Way, showing the second story addition. Source: Google Maps, 2021.

Construction Chronology

The following table provides a timeline of construction activity at 3 Skyland Way, based on building permit records provided by the Town of Ross Building Department.

Date Filed	Permit App. #	Owner	Contractor	Work
10/22/1984	11038	David A. Dixon	Keith Hughes	Remodel with veranda; garage.
10/26/1984	11038	David A. Dixon	Keith Hughes	Drainage, paving, west side.
	continued			
4/20/1988	N/A. Project	David A. Dixon	Bernard J. Bloch,	Notes that the plans for remodel as
	information		Architect	described by Dixon and Bloch
	relating to			included: add on to the ground floor
	remodeling			verandas on the east and west side of
	project			the house and enlarge the solarium;
	permitted in			add to the second floor a deck and
	1984.			enlarge the bedrooms. The uniform
				three foot increase in roof height will
				not be visible from the street or
				neighboring properties and will
				conceal existing solar panels. Stables
				will be removed and the property re-

Date Filed	Permit App. #	Owner	Contractor	Work
				landscaped. Mr. Dixon agreed to
				provide a 24-hour monitored fire
				alarm system, widen the driveway and
				gate and install a hydrant at the end of
				the driveway to be upgraded to a three
				outlet hydrant and construct the roof
				of non-combustible material.
4/19/1988	N/A. Letter to	Linda Dixon,	N/A	Letter regarding building permit
	Linda Dixon	MD		11038, issued to contractor Keith
	from Rabi			Hughes on 10/22/1984, noting that
	Elias, Director			initial project valuation was \$110,000
	of Public			and project as completed cost around
	Works &			\$500,000. New evaluation of project
	Planning,			valuation caused an adjustment in
	Town of Ross			building permit fee.
1/18/2002	14990	Bruce Chatley	DeMello Roofing	Main upper flat roof. Tear off and
			Inc.	install built up roofing materials.
12/8/2003	15365	Bruce Chatley	All American Air	Replace two furnaces.
			Systems	
2016-2018	18412	Bruce Chatley	Demillo Roofing	Installation of composition Class A
(Application				shingles on roof.
and				
inspection				
dates)				
8/23/2017	2017-47	Bruce Chatley	TBD	Removal of a live oak tree with 40"
				diameter due to fungus decay. Tree
				located southwest of the pool near
				south corner of the property.

Summary of Property Alterations:

- 1925: Extensive remodeling of the residence commissioned by Oscar M. Hueter. Confirmed property alterations include the existing in-ground swimming pool. Details of remodeling of the residence were not found through available building permit records or described in other archival records.
- Ca. 1930-1940: Property appears to have been subdivided again, likely by Hueter, reducing its size from 13 acres to 5 acres.

- 1959: Property subdivided again, reducing size from the 5 acres that comprised the "Pillsbury Estate" to approximately one acre, which is the current property area.
- By 1959: Property access transitioned to Skyland Drive, removing the original circulation via a driveway on Laurel Grove Avenue.
- By 1984: The existing non-original front staircase had been constructed; a garage stood to the west of the residence.
- 1984: A major remodel of the residence was completed, including insertion of garage within the raised basement level, likely recladding the basement level with stucco, construction of a one-story rooftop addition, addition of a veranda to west façade, and addition of a veranda and solarium to rear south façade. The original hip roof of the residence was irreversibly altered, changing the form and massing of the residence. Additional changes included replacement of two preexisting pool changing rooms.
- Since 1984: Routine roof material replacements occurred in 2002 and 2016-2018. A decaying live oak tree was removed from the property in 2017.

OWNERSHIP AND OCCUPANT HISTORY

The following table provides a summary of the ownership history of 3 Skyland Way beginning with the year of construction, compiled from sales records held at the Marin County Office of the Assessor-Recorder and building permit applications and plans from the Town of Ross Building Department.

Dates of Ownership	Owner(s) (in bold)/Occupants	Occupation (if known)
Ca. 1886 – 1918	Unknown	n/a
1918-1924	A.W. Scott, Jr.	Hay and Grain Merchant
	Ruth Scott	Unknown
1924-ca. 1940	Oscar M. Hueter	Real Estate developer
	Wilhelmina Hueter	Unknown
1940-1958	George B. Pillsbury	U.S. Army, retired in 1940
	Bertha Pillsbury	U.S. Army relief, retired by 1950s
	Henry Pillsbury	U.S. Army, retired by 1950s
1959	Sylvan Development Co.	Developer (Subdivided Pillsbury estate)
1960-1979	Unknown	N/A
1980-1988	David A. Dixon	Executive, fertilizer company
	Dr. Linda H. Dixon	Medical doctor

Dates of Ownership	Owner(s) (in bold)/Occupants	Occupation (if known)
1988-2021	Bruce Chatley	Unknown
	Lynn Chatley	Unknown

Select Owner and Occupant Biographies

A.W. Scott, Jr. (1869-1942)

Albert Woodburn "A.W." Scott, Jr. (1869-1942) was born in San Francisco in 1869. His father, A.W. Scott (1832-1908), had left Vermont for California in 1851 and settled in San Francisco, where he established a hay and grain business that became known as Scott, Magner & Miller.²³ A.W. Scott, Jr. was educated at the Boys' High School and graduated in 1887. Scott worked with his father during the 1890s and then pursued law studies. He was admitted to the California bar in 1908.

Following the 1906 earthquake, Scott helped establish a local section of the Red Cross, the Citizens' Street Repair Association, and a subscription fund to support street clearance and repairs. Scott was also instrumental in founding the Civic League of Improvement Clubs and served as president of the Industrial Peace Conference, an organization that "sought to do away with strikes among the street railway, telephone, iron manufacturing and laundry companies...by arbitration."²⁴ Scott succeeded his father as an executive ofScott, Magner & Miller, Inc. and was among the organizers and directors of the 1915 Panama-Pacific International Exposition held in San Francisco. In 1915, Scott was listed as secretary-treasurer of Scott, Magner & Miller, Inc., president of the California Nitrate Company, and "ha[d] large mining and realty holdings all over California."²⁵ By 1923, A.W. Scott Company succeeded Scott, Magner & Miller as a prominent hay and grain wholesaler based in San Francisco and Stockton. A.W. Scott Company was reported to be the "largest concern dealing exclusively in [hay and grain] products west of the Missouri River[.]"²⁶

Oscar M. Hueter

Oscar M. Hueter (1891-1954) was born in San Francisco in 1891 and was among heirs to the Bass-Hueter Paint Co., a company started by Hueter's father in San Francisco, which was later sold to the Dutch Boy Paint Co.²⁷ Hueter served in the U.S. Army during World War I and pursued a career as a real estate broker between the 1920s and 1940s. Hueter and other members of his family developed residential properties in San Francisco's Sunset District during this period. Hueter's

²³ "A.W. Scott, Jr.," *San Francisco Chronicle*, January 15, 1915.

²⁴ "A.W. Scott, Jr.," *San Francisco Chronicle*, January 15, 1915.

²⁵ Ibid.

²⁶ "A.W. Scott Co. Enters Business in Stockton," *Stockton Daily Evening Record*, January 13, 1923.

²⁷ "Oscar Hueter, Real Estate Broker, Dies," *Daily Independent Journal*, August 9, 1954.

obituary also notes that he "was the developer of Villa Lots in Ross above Laurel Grove Avenue in the middle 1930s, which included seven large homes."²⁸ Hueter retired form real estate brokerage by the 1950s. He worked as a property appraiser and served as a volunteer for the organization Guide Dogs for the Blind, Inc. before his death in 1954 at age 63. Hueter also owned a dairy ranch in Aptos, Santa Cruz County, according to his obituary.

The Pillsbury Family

Between 1940 and 1958, the subject property was owned and occupied by Bertha E. Pillsbury (1876-1958) and her husband George B. Pillsbury (1877-1951), a retired U.S. Army Brigadier General (Brig. Gen.).²⁹ Bertha E. Pillsbury's obituary notes that she "had made her home in Ross since 1937," and "died today at her home on Laurel Grove Avenue" in 1958. Brig. Gen. George B. Pillsbury died at age 74 in 1951.³⁰ George B. Pillsbury's brother and fellow retired Brig. Gen., Henry O. Pillsbury (1881-1955), resided at the property between 1953 and 1955. Brig. Gen. George B. Pillsbury was born in Lowell, Massachusetts in 1877 and graduated from West Point Military Academy in New York.³¹ Pillsbury arrived on the West Coast shortly after his graduation and contributed to defense planning for the Bay Area. He married Bertha Smith in 1909. In 1917, he was assigned command of an engineering company during World War I in France. After World War I, he returned to the Bay Area and participated in the military approval process for the construction of the San Francisco-Oakland Bay Bridge. He later served as a commissioner for the bridge.³² After 41 years of active service, Pillsbury retired in 1937. Census data from 1940 indicates that Bertha and George B. Pillsbury resided briefly at a property on Glenwood Avenue in Ross before relocating to the subject property later in 1940.

Bertha Pillsbury was born in San Francisco in 1876. She resided in Washington, D.C., Philadelphia, and Detroit prior to returning to the Bay Area in 1937, which her periods of residency in several places reflecting her husband's stationing in the military.³³ Prior to Bertha's retirement in the 1950s, she was active in Army relief work and as a member of St. John's Episcopal Church. She was also a charter member of the Marin Town and Country Club.³⁴

²⁸ Ibid.

²⁹ The military rank of Brigadier General was used by both British and United States armies during World War I, during which time a brigadier general commanded a brigade. A Brigadier General is a one-star General Officer grade rank, and is the lowest-ranking of the General Officer ranks. See, "Brigadier General," Britannica, online.

<u>https://www.britannica.com/topic/brigadier-general</u>; and, "0-7 Brigadier General – General Offier- U.S. Army Ranks," Militaryranks.org. <u>https://www.military-ranks.org/army/brigadier-general</u>. https://www.statista.com/statistics/239383/total-militarypersonnel-of-the-us-army-by-grade/.

³⁰ "Gen. Pillsbury Dies at Ross; Rites Thursday," *Daily Independent Journal,* May 9, 1951.

 ³¹ "Gen. Pillsbury Dies at Ross; Rites Thursday," *Daily Independent Journal*, May 9, 1951.
 ³² Ibid.

³³ "Bertha E. Pillsbury Succumbs," *Daily Independent Journal*, January 14, 1958.

³⁴ Ibid.

Following the death of Brig. Gen. George Pillsbury, Brig. Gen. Henry S. Pillsbury, younger brother to George, resided at the property with Bertha Pillsbury for two years following his retirement from the military. Henry S. Pillsbury graduated from Dartmouth College and entered the Army Medical Corps after graduating from Harvard Medical School. His career spanned the two World Wars, during which time he was placed in charge of medical services in the Panama Canal Zone and directed the X-ray department at Walter Reed Hospital in Washington, D.C.³⁵ During World War II he commanded Lovell General Hospital in Massachusetts and Thayer General Hospital in Tennessee. In 1946, Pillsbury retired from the medical corps and became active with the Red Cross while residing in Washington, D.C. At that time, Pillsbury also served as a professor of radiology at the Army Medical School and authored the Army's manual on X-ray procedure.³⁶

³⁵ "General Pillsbury Dies Suddenly in Ross Home," *Daily Independent Journal*, July 18, 1955.

³⁶ "Rites Held for Gen. Pillsbury," *Oakland Tribune*, July 19, 1955.

VI. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) 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 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.

The following section examines the eligibility of 3 Skyland Way for individual listing in the California Register.

Criterion 1 (Events)

3 Skyland Way does <u>not</u> appear to be individually eligible for listing in the California Register under Criterion 1 (Events), as the building does not individually represent the broad patterns of history in the Town of Ross, the state, or the nation. Although built before 1905, and potentially as early as circa 1886, the house is not the earliest home in the area, nor is it known to be associated with the earliest Ross pioneer families. The property has not been demonstrated to stand out as an individually significant example within the broader trend of early estate construction in Ross. For example, the property did not establish the trend of estate construction in Ross or shift the trajectory of development patterns. Several earlier and more intact buildings from early estate homes in Ross are more closely connected with the early period of development, including the Widow Anne Ross Home at 39 Willow Avenue built ca. 1885 and the Octagon House at the former Sunnyside estate (30 Sir Francis Drake Boulevard) built ca. 1864, among others. Research did not uncover any significant events that occurred at the property. Therefore, 3 Skyland Way does not appear to be individually eligible for the California Register under Criterion 1.

Criterion 2 (Persons)

3 Skyland Way does <u>not</u> appear to be individually eligible under Criterion 2. Information about original owners and occupants of the property was not found. The earliest known owner-occupants of the property are A.W. Scott, Jr. and his wife Ruth Scott. A.W. Scott, Jr. was a prominent grain and hay merchant who based the operations of his business in San Francisco and Stockton as of the early 1920s. By the time Scott had acquired the land containing the subject property in 1917-1918, he had served among a group of directors of the Panama-Pacific International Exhibition (PPIE), held in San Francisco in 1915, and had succeeded his father as an executive of a major regional hay and grain enterprise. Although Scott and his wife were prominent members of Bay Area society, and Scott's hay and grain business was apparently successful, his achievements in commerce do not appear to rise to a level of individual significance for having been exceptionally important to local, state, or national history. Furthermore, Scott's work in the hay and grain business, role as a director of the PPIE, and his local notoriety are not strongly tied to his six-year ownership and seasonal use of the subject residence. During their ownership of the subject property, the Scotts primary residence was located in San Francisco.

The second known owner-occupants, Oscar M. and Wilhelmina Hueter, acquired the property in 1924 and resided there seasonally, in similar fashion to the Scotts. Research indicates that the Hueters remodeled the property, including the insertion of a rectangular swimming pool, but that they relocated to another residence in Ross by 1940. Although Oscar Hueter was a prominent real estate developer in San Francisco during the 1920s and 1930s, his role as a developer in San Francisco is not directly tied to the subject property. Hueter was also identified as developer of the Villa Lots (seven houses) in Ross in the mid-1930s. Additional information was not uncovered that would indicate that Heuter's Villa Lots development was considered significant to local history.

The third known owner-occupants, George B. and Bertha Pillsbury, acquired the property following George B. Pillsbury's retirement from the U.S Army and resided there into the 1950s. George B. Pillsbury's career in the U.S. Army spanned four decades, and he achieved the rank of Brigadier

General, placing him in a rank above Colonel and at the lowest tier of General Officer rankings. Pillsbury's productive career and any achievements as a Brigadier General did not occur at the subject property. Similar findings relate to George B. Pillsbury's brother and fellow Brig. Gen. Henry Pillsbury, who resided at the property during the early 1950s for a brief two-year period during his retirement. Overall, the career achievements of the Pillsbury brothers are not associated with this property, which they lived in during their retirement.

Research of subsequent owners between the 1960s and the recent past did not find that any individuals made significant contributions to history.

Criterion 3 (Architecture)

The residence at 3 Skyland Way does <u>not</u> appear to be individually eligible under Criterion 3. An early photograph of the building indicates that the residence, as originally designed, embodied the distinctive characteristics of a French Colonial Revival style residence, a rare example of the application of the style to a property in Ross and along the West Coast in general. Available documentation of the property did not reveal an original designer, owner, builder, or other individuals associated with its origination. Therefore, a determination of the property's association with any significant design professionals is unable to be made. Although the residence's original design would be eligible for listing in the California Register under Criterion 3 (Architecture) as a rare and individually distinct local example of a French Colonial Revival style residence, the residence has been altered to such a degree that it no longer conveys its original design or style, and is therefore not individually eligible for California Register under Criterion 3 (Architecture).

A detailed discussion of the integrity of 3 Skyland Way is provided below.

Criterion 4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The analysis of the property at 3 Skyland Way for eligibility under Criterion 4 is beyond the scope of this report.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance," or more simply defined by the National Park Service as "the ability of a property to convey its significance."³⁷

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

<u>Location</u> is the place where the historic property was constructed or the place where the historic event occurred;

<u>Setting</u> addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

<u>Design</u> is the combination of elements that create the form, plan, space, structure, and style of the property;

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

<u>Workmanship</u> is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

³⁷ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources*, (Sacramento: California Office of State Publishing, 4 September 2001), 11; U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: National Park Service, 1995), 44.

<u>Feeling</u> is the property's expression of the aesthetic or historic sense of a particular period of time; and

<u>Association</u> is the direct link between an important historic event or person and the historic property.

LOCATION

The residence at 3 Skyland Way <u>retains</u> integrity of location as it remains situated at its original location.

SETTING

The property at 3 Skyland Way does <u>not</u> retain integrity of setting. Early photographic documentation of the property shows that it was situated on a large property of approximately eight acres, which appears to have expanded to a size of 13 acres by 1918, when A.W. Scott, Jr. acquired the eight-acre site and five acres of adjacent land in two separate transactions. After Scott sold the property in 1925, Oscar Hueter apparently subdivided the 13-acre tract at some point between 1925 and 1940. By 1959, it was five acres, but that year, the locally known "Pillsbury Estate" was subdivided again. This resulted in its current roughly one-acre size. As a result of these reductions in the size, the early estate site and setting have been lost. Although the property remains a single-family property, its general setting has changed considerably since the early twentieth century due to successive subdivisions of the property and subsequent residential development in the immediate vicinity.

Additionally, the property was originally accessed from Laurel Grove Avenue, but has since 1959 been reassigned a Skyland Way address and has lost direct circulation to Laurel Grove Avenue.

DESIGN

The residence at 3 Skyland Way does <u>not</u> retain integrity of design. The residence was originally designed as a one-story-over-raised-basement, French Colonial Revival style residence with a full-width front porch, central entrance stair with an arched opening at center, and a hip roof with projecting dormer windows. Documentation of alterations to the residence before the major remodel in 1984 is very limited, yet it appears that the residence was extensively remodeled in 1925 by owner Oscar Hueter. By 1947, the residence had an L-shaped footprint that expanded to become nearly square by 1984.

The 1984 remodel introduced new verandas at the south and west façades of the building, a solarium at the center of the south façade, and a one-story rooftop addition. The rooftop addition altered the preexisting rear wall of the building and replaced the majority the original hip roof with the existing roof form. Original dormer windows were removed in some locations and altered in others to accommodate the addition.

Overall, the alterations completed since the mid-1920s, and particularly in 1984, have impaired the residence's ability to convey its original French Colonial Revival style design.

MATERIALS

The property at 3 Skyland Way does <u>not</u> retain integrity of materials. Documentation of the property's original material palette is limited; however, it appears that the property was originally clad with wood siding and has been altered along portions of the exterior with stucco. Although the stucco or plaster was a common material in residential construction its application to the residence in 1984 reduced the presence of wood siding and has diminished the residence's representation of its original materiality.

WORKMANSHIP

The property at 3 Skyland Way does <u>not</u> retain integrity of workmanship. The residence provides a mixed representation of craftsmanship of its original era of construction and subsequent alterations, primarily including a major remodeling in 1984. The residence's stucco exterior sections, second-story materials, and balusters at the verandas that were added in 1984 represent non-historic craftsmanship. The residence retains the front porch's original balusters and columns, as well as original wood siding and wood casement windows. However, the property does not provide a strong sense of historic workmanship from its original period of construction, given the extensive changes that have occurred.

FEELING

The property at 3 Skyland Way does <u>not</u> retain integrity of feeling. The residence's sense of feeling as a French Colonial Revival style residence has been impaired by major alteration of the residence's footprint, massing, scale, and introduction of additional materials in the 1980s that have diminished the historic qualities of the residence's original design.

ASSOCIATION

The property at 3 Skyland Way does <u>not</u> retain integrity of association. The property's original design and setting within multi-acre estate property, as documented in 1905, has been altered. The property's association with owners, patterns of development, and architectural style that were present prior to the period 1959 to 1984 (the period when the property reached its one-acre size, and the major remodeling was completed) is no longer supported by the present conditions.

Overall, 3 Skyland Way retains one of 10 aspects integrity. As such, the property does not retain sufficient integrity to support eligibility for listing in the California Register.

VII. CONCLUSION

The property at 3 Skyland Way in the Town of Ross is estimated to have been originally developed between ca. 1886 and 1899. The earliest documentation of the property is a photograph taken in ca. 1905. Research for this evaluation was intensive and involved study of available historic documentation within the collections of the Town of Ross Building Department, Ross Historical Society-Moya Library, Marin County Free Library, and the Marin County offices of the Assessor and Recorder in addition to online research. Information on the original owners and occupants of the property prior to 1917-1918 was not found. Available documentation of the property indicates that it was reduced in size from a thirteen-acre estate to a 1-acre residential property between the 1930s and 1959. Significant alterations to the residence have also impaired its representation of its early French Colonial Revival style form, with no information found relating to the original designer or builder.

Overall, the property at 3 Skyland Way does not appear to rise to a level of individual significance under any of the evaluative criteria of the California Register of Historical Resources. Therefore, the property does not appear to be a historic resource under the California Environmental Quality Act (CEQA).

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IX. APPENDICES

Appendix A – Building Permit Applications

Front and back pages of building permit applications currently on file with the Town of Ross Building Department. Cancelled and expired permits are not included.

Building Address File

Address: <u>3 Skyland Way</u> APN: 072-211-12

Notes:



TREE REMOVAL PERMIT

Town of Ross Planning Department, 31 Sir Francis Drake Boulevard, Ross, CA 94957 (415) 453-1453, Extension 121

Permit No. 2017-47

Permit Date 8/23/2017

Property Owner: BRUCE CHATLEY

Property Address: 3 SK4LAND

Tree(s) Approved For Removal: 40" OAK

Tree Contractor: TBD

THIS PERMIT MUST BE POSTED AND CLEARLY VISIBLE FROM THE RIGHT-OF-WAY WHEN TREE WORK IS UNDERWAY. <u>A COPY OF THE TREE CONTRACTOR'S CURRENT</u> TOWN OF ROSS BUSINESS LICENSE SHALL BE ATTACHED TO THIS PERMIT. TREE WORK MAY BE STOPPED IF THE PERMIT AND LICENSE ARE NOT POSTED. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE RIGHT-OF-WAY. WORK ONLY PERMITTED 8 AM TO 5 PM MONDAY THROUGH FRIDAY. SEE REVERSE SIDE OF PERMIT FOR ADDITIONAL CONDITIONS OF APPROVAL.

This permit is issued in accordance with the provisions of Chapter 12.24 of the Ross Municipal Code.

obert Maccano

Signature of Authorized Town Staff

Pursuant to Ross Municipal Code Section 12.24.080(4) replacement tree(s) of a species native to Ross is required at the following ratio:

A tree in good or excellent condition and structure shall be replaced on a oneto-one trunk diameter basis. (Example: a 21" dbh tree in good or excellent condition must be replaced with new trees totaling 21" trunk diameter).

A tree in fair or marginal condition or structure shall be replaced on a threeto one trunk diameter basis. (Example: a 21" dbh tree in fair or marginal condition must be replaced with new trees totaling 7" trunk diameter)

A tree in poor condition or hazardous structure shall be replaced with 2 inches replacement trunk diameter.

OTHER

 \mathbf{X}

In lieu payment to the town for provision of off-site trees was provided.

Inches of replacement tree may be translated into standard nursery planting sizes using the following formulas:

24" box replacement tree = 2 inch replacement trunk diameter 36" box replacement tree = 3 inch replacement trunk diameter 48"box replacement tree = 4 inch replacement trunk diameter



Town of Ross

Planning Department



Post Office Box 320, Ross, CA 94957 Phone (415) 453-1453 Ext. 163

Fax (415) 453-1950 Webwww.townofross.org Email rmaccario@townofross.org

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TREE ALTERATION/REMOVAL APPLICATION

See Attached Tree Alteration/Removal Fact Sheet For Fees

Property Address	3 SKY	LAND WAY ROSS
Legal Owner of F		ECHATLEY
Mailing Address		
City	255	_ State_CA ZIP_94957
Home Phone	415-457-823	0 Business Phone
Fax	Email	BJCHA1944 @ ad. com
Assessor's Parcel		
Contractor		Business license No.

Location Species of Diameter Reason for Proposed Replacement Map Key Tree at 4 ½' Alteration/Removal (Q. Lobata) Large areas of decay in 4 15-gallan live oaks along SAMPLE Valley Oak 22.5" main trunk front property line LIVE 40" FUNGUS DECAY OAŁ А В С D E F G

Owner's Signature

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

Signature of Owner

8/22/

Date

8/16/2017

Robert Maccanio

Town Arborist's Comments

OVER

Town Arborist

<u>8/23/2-17</u> Date

ACTION

OVER 13 OF THE TREE HAS ALREADY FAILED. I AGREE WITH ARBORIST REPORT.

This permit is λ approved ______ denied in accordance with the provisions of Title 12 of the Ross Municipal Code based upon the applicability of the following criteria:

(1.) The removal or alteration is necessary due to disease, danger of falling, proximity to existing structures and interference with utility services:

- 2. The removal or alteration is necessary to allow economic enjoyment of the property;
- 3. The removal or alteration will not adversely impact the subject property or neighboring properties;
- 4. The removal or alteration represents good forestry practices;
- 5. The removal is necessary due to fire hazard;
- 6. The applicant proposed suitable replacement trees at a ratio equal to or greater than that recommended in the ordinance;

Issued to: BRUCE CHATLEY Property Address: <u>3</u> SKYLAND WAY Trees Approved for Removal/Alteration: <u>40</u>th OAK Pobert Maccario 8/23/2017 Planning Department 2

For more information visit us online at www.townofross.org

ARBORIST REPORT

Coast Live Oak Assessment . 3 Skyland Way Ross, California (APN: 072-211-12)

> Prepared for: Bruce and Lynn Chatley P.O. Box 1098 Ross, CA 94957-1098 bjcha1944@aol.com

Prepared by: Dr. Kent Julin ISA Certified Arborist California Professional Forester ARBORSCIENCE

August 21, 2017



P.O. Box 111 • Woodacre, CA 94973-0111 Office: 415.419.5197 • Field: 415.419.6960 • PayPal: kent.julin@gmail.com Web: <u>http://arborscientist.com</u>

ASSIGNMENT

Bruce and Lynn Chatley hired **ARBORSCIENCE** to inspect a coast live oak (*Quercus agrifolia*) that partially failed on August 20, 2017 near their Ross home. I conducted my inspection on August 21, 2017.

SCOPE OF WORK AND LIMITATIONS

I evaluated the subject tree using a Level 2 Basic Assessment following International Society of Arboriculture Best Management Practices for Tree Risk Assessment. Tree characteristics including form, degree of lean, vigor, and rooting stability were evaluated in relation to nearby targets. This assessment is based on the circumstances and observations, as they existed at the time of the site inspection. The opinions in this assessment are given based on observations made and using generally accepted professional judgment, however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this assessment are valid only at the date any such observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Arborscience as to the length of the validity of the results, observations, recommendations and analysis contained within this assessment. As a result the client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this assessment should be re-assessed periodically.

SITE DESCRIPTION

The home at 3 Skyland Way in Ross (APN: 072-211-12) was built in 1899 and remodeled in 1980 on a nearly level 1-acre property (outlined in yellow, right). Property improvements include a gated driveway and stone paver driveway leading to a single-family home and pool. This property is nicely landscaped with both native and ornamental trees, shrubs, and perennial flowers. The subject tree is rooted southwest of the pool (circled in white, right).



SUBJECT TREE DESCRIPTION AND RECOMMENDATION

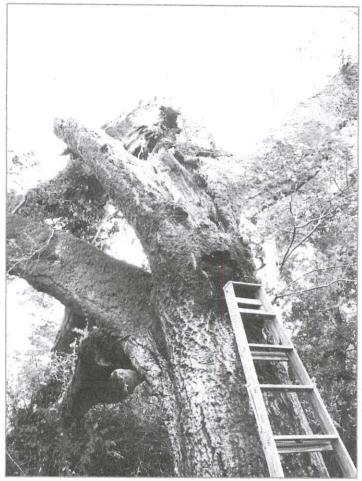
The subject tree is a coast live oak measuring 40" in diameter at breast height. Its structure consists of a well-tapered lower trunk that divides into several scaffold limbs at about 10' above grade. This tree has an advanced infection of *Phellinus gilvus*, which led to the catastrophic trunk failure on August 20, 2017.

The tree now presents an extreme failure risk and should be removed immediately to avoid certain property damage (to nearby redwoods and fence) and possible personal injury or death.

Sincerely,

ARBORSCIENCE

Dr. Kent R. Julin ISA Certified Arborist #WE-8733A ISA Tree Risk Assessor Qualified



,				
<u>.</u> <u>TO</u>	WN OF ROSS	INSPECTION	REQUEST	
DATE 3-15-2016 ADDRESS 3 5kg (AND WAY NAME		REMARKS TOP of Roof of Computed, WEdb Unver Ling y being reenceff John		
DATE RECEIVED	18412	Prother	= 2705 peetan	AP -
BUILDING	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade Footings / Foundation Piers Slab Fireplace Boof Structural Frame Floor Frame Drywall Lath Scratch Brown Insulation Close-In Final	Under Floor 2nd Floor Rough Topout Gas Piping Water Service Chemical Toilet Sewer Final Solar	Temp. Pole U Ground Roof Slab Rough New Service Final	Under Floor Ducts Vents Air Cond. Radiant Final	Site Steel Plumbing Electric Heater Gas Piping Pre-gunnite Final
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED	FINALED

x	TOWN OF ROSS	 INSPECTIO	ON REQUEST	
DATE 3- ADDRESS 3 50 NAME DATE RECEIVED	8-2014 ylowg way 186/12	 REMARKS_ With Raif L	Doof Peur of Lew Plywoor Myling and Dig Approved.	Prithing Athe
BUILDING	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade Footings / Foundation Piers Slab Fireplace Roof Structural Frame Floor Frame Drywall Lath Scratch Brown Insulation Close-In Final	Under Floor 2nd Floor Rough Topout Gas Piping Water Service Chemical Toilet Sewer Final Solar	Temp. Pole U Ground Roof Slab Rough New Service Final	Under Floor Ducts Vents Air Cond. Radiant Final	Site Steel Plumbing Electric Heater Gas Piping Pre-gunnite Final
Approved Correction	Approved Correction	 Approved Correction	Approved Correction	Approved Correction
FINALED	FINALED	FINALED	FINALED	FINALED

· · ·					- `
BUILDING	PERMIT APPLICATION				
TOWN OF ROSS P.O. Box 3	20 Ross, CA 94957 (415) 453-1453 ex	xt. 106			
FOR APPLICANT TO FILL IN	APPLICATION FOR PERMITS	_	¥		INSPECTIONS
Assessor's parcel No. 079 _ 9/1_12 Project address <u>3 SKYLAND WAY</u>	Light Outlets Switches C Circuits Receptacles	NO.	EACH		Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.
Project description: <u>RC-ROOF</u> New construction: <u>MOMN1/2</u> (DMh.)	Range Cook Top Oven Dryer Dishwasher Garb. Disp. /220 Volt Oltlet - Construction Pole				Request for inspection must be called in before 12 Noon of the day preceding the date the inspection is needed.
Remodel-AdditionTN).STAPI ODMB- DIMORA Chouldo	Vongtruction Pole New Service-100 amp. Each additional 100 amp or Portion New Construction per 100 sq. ft.				Any work done without the proper inspections will be considered illegal Construction and will not be accepted. All site work must be completed prior to
Repair Or	120 Volt Motor 1 H.P. or less. Each add'l 1.00 Electric Heaters				final inspection. The Town of Ross Code requires an
Owner BRUCE CHATLEY	Misc. Per Ordinance	las	suance		encroachment permit from the Public Works Dept. before any construction work is done within any Town Road (for driveway or sewer
Telephone # <u>457-7270</u>					connection, etc.) and Town's right-of-way.
Contractor DIMILLO. ROMINL	TOTAL ELECTRICAL PERMI	IT FEE	\$ EACH	FEE	VALUATION OF PROJECT \$ 12,810
Address 45 JORDAN STREET	Gas System with up to 5 outlets Each additional outlet	<u>ੂ</u> NO.	EACH	, ree	Permit
ran AMFAEL Telephone #456-0741	Water Piping (installation, Alt. or Repair) Water Heater Water Closet _ Shower Pan _ Bathtub _ Sink		-		Plan Check
Please initial appropriate section below:	Water Closet Shower Pan Bathtub Shiki Wash. Mach. Dishwasher Garb. Disp.				Drainage
"I certify in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."	Sewer System Lawn Sprinkler System \$5.00 + 20¢ per head Well Drilling and Pump Rain Water System - Per Drain				Impact
I certify as the applicant I am licensed under the provisions of the Contractor's License Law and further that my License No.	Drainage, Vent (Installation, Alt. or Repair) New construction per 100 sq. ft.				Planning
and effect: or	Misc. per ordinance	Is	suance	_	General Plan
I certify I am exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)	TOTAL ELECTRICAL PERM		\$		SMIP
I hereby acknowledge I have read this application and state that the above is correct and agree to comply with all Town and State Laws regulating building and improvements.	HEATING/COOUNG PERMIT INSTALLATION Forced Air Unit to 100,000 BTU over 100,000 BTU	NO.	EACH	FEE	DRFBSASRF
I (We) agree to save, indemnify and keep harmless the Town of Rose against liabilities, judgements, costs and expenses which may in any way accrue against said Town in consequence of the granting of this permit.	Comfort Cooling Unit to 3 ton/HP	- "			FPA
SIGNATURE OF APPLICANT/CONTRACTOR	Chimneys Space Heater Wall Heater Vent Fan Range Bath New Construction per 100 sq. ft.				SUBTOTAL
DATE 2/24/11	Misc. per Ordinance TOTAL HEATING/COOLING PERMIT		suance		TOTAL <u>666.</u>

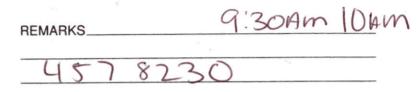
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TOWN OF ROSS --- INSPECTION REQUEST

DATE	1-7-04	
ADDRESS	3 skland-	
NAME_BI	rue chetley	
DATE RECEI		



BUILDING	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade Footings / Foundation Piers Slab Fireplace Roof Structural Frame Floor Frame Drywall Lath Scratch Brown Insulation	Under Floor 2nd Floor Rough Topout Gas Piping Water Service Chemical Toilet Sewer Final	Temp. Pole U Ground Roof Slab Rough New Service Final	Under Floor Ducts Vents Air Cond. Radiant Final 5365	Site Steel Plumbing Electric Heater Gas Piping Pre-gunnite Final
Close-In Final	Solar OC RUNA	1-7-04		-
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED	FINALED

		•	in the second
BUILDING	PERMIT APPLICATION		TOWN OF ROSS
TOWN OF ROSS P.O. Box 3	20 Ross, CA 94957 (415) 453-8287		PERMIT NUMBER
FOR APPLICANT TO FILL IN	APPLICATION FOR PERMITS		INSPECTIONS
	ELECTRICAL PERMITINSTALIATION	NO FEACH FEE	Inspections are required for the items listed on
Assessor's Parcel No. 72-211-12	Light Outlets Switches	\$.75 \$	Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.
Project address 3 SKYLAND WY	Circuits 🗌 Receptacles 🗍	.75	Request for inspection must be called in before 12 Noon of the day preceding the date the inspection
Project description: REPLACE 2 FURNACES	Range Cook Top Oven Dryer Dishwasher Garb. Disp.	3.00	is needed.
New construction:	220 Volt Outlet	3.00	Any work done without the proper inspections will be considered illegal Construction and will not be accepted.
New construction.	Construction Pole	30.00	•
Remodel-Addition	New Service-100 amp.	15.00	All site work must be completed prior to final inspection.
	Each additional 100 amp or Portion	15.00	•
· · · · · · · · · · · · · · · · · · ·	New Construction per 100 sq. ft.	7.50	Special inspections or investigation to determine Code compliance - per hour (minimum of \$40.00) \$40.00
Repair	120 Volt Motor 1 H.P. or less. Each add'l 1.00	3.00	Re-inspection fee \$40.00
•	Electric Heaters Misc. Per Ordinance	3.00	The Town of Ross Code requires a permit from
OWNER BRUCF CHATLEY	MISC. FEL OLULIANCE	┝╼┼╌╌┼╌╼┤	the Public Works Dept. before any construc-
<i>~</i>		Issuance 30.00	tion work is done within any Town Road (for driveway or sever connection, etc.)
M3WF Phone 417.8230		1920000 - 20100	AP D.
		·	APPLICANT LANG 1 4 DATE 12-8-03
ContractorAll AMERICANAIR SYSTEMS	TOTAL ELECTRICAL PERM	IIT FEE Ş	
		NO. EACH FEE	VALUATION OF PROJECT \$
Address 1015 N DUTTON AU	Gas System with up to 5 outlets	\$7.50 \$	FEES AMOUNT
SANTA ROSA Phone 702)571-1745		1.50	
2AN 14 KOVA Phone (02)5 11 -179	indeer eiping (indearration) niet of kepair)	7.50	Permit
	Water Heater 🗌 Water Closet 🗍 Shower Pan 🗌 Bathtub 🗌 Sink 🗍	15.00	Plan check
Please initial appropriate section below:	Wash. Mach. Dishwasher Garb.Disp.	7.50	
	Fixture Trap	7.50	Energy calcs.
————— "I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become	Sewer System	30.00	Issuance
subject to the worker's compensation laws of California."	Lawn Sprinkler System \$5.00 + 20¢ per head Well Drilling and Pump	110.00	
\sim	Rain Water System - Per Drain	7.50	Misc
I certify that as the applicant I am licensed under the provisions of	Drainage, Vent (Installation, Alt. or Repair)	7.50	Subtotal
the Contractor's License Law and further that my License No 67052 in Classification 7200 is in full force and effect: or	Wew construction per 100 sq. ft.	7.50	
	Misc. per ordinance		S.M.I.P
I certify that I am exempt from the "Licensed Required" provisions of		Issuance 30.00	
the Contractor's License Law. (State basis of exemption.)	TOTAL PLUMBING PERMIT	FEE \$	Mechanical Fees,
	HEATING/COOLING/PERMIT/INSTALLATION	NO. EACH FEE	· ·
I hereby acknowledge that I have read this application and state that the above	Forced Air Unit to 100,000 BTU	2 \$7.50 \$	TOTAL FEES
is correct and agree to comply with all Town and State Laws regulating building and improvements.	over 100,000 BTU	10.50	BERMIT CONDITIONS
	Comfort Cooling Unit to 3 ton/HP	7.50	HERMINA CONDACTORS
I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgments, coats and exponses which may in any way accrue against said Town in consequence of the granting of this permit.			45
and town in consequence of the granteng of this permit.	Chimpour	15.00	
SIGNATURE OF AAAS. DA 12-G-07	Chimneys Space Heater	15.00	
APPLICANT/CONTRACTOR PUV 2. [2-8-0]	Vent Fan Range Bath	6.00	
-	New Construction per 100 sq. ft.	6.00	7167 50
NOTE: When properly validated this form constitutes a Building Permit. This	Misc. per Ordinance		X D IA
permit expires and becomes null and void should work not be commenced within 180 days from validation date, or should authorized construction be suspended or		Issuance 30.00	11 Anni
abandoned for a period of 180 days after work is commenced.	TOTAL HEATING/COOLING PERMIT		Signature of A gate 14-8-
		· · · · ·	Appricant

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	PERMIT APPLICATION		TOWN OF ROSS
	20 Ross, CA 94957 (415) 453-8287	, į į į į į	
FOR APPLICANT TO FILL IN	APPLICATION FOR PERMITS		INSPECTIONS
	ELECTRICAL BERMITINSTALLATION	NOJ EACH FEE	Inspections are required for the items listed on the Inspection Record Card. Do not proceed until
Assessor's Parcel No. 72 - 211-12	Light Outlets 🔲 Switches 🗌	\$.75	each item has been approved.
1 Skyland Way	Circuits - Receptacles .	.75 💈	Request for inspection must be called in before 12
Project address	Range C Cook Top C Oven	3.00	Noon of the day preceding the date the inspection is needed.
Project description: main upper flat roof	Dryer Dishwasher Garb. Disp.	3.00	
Tear off install built?ur	220 Volt Outlet	3.00	Any work done without the proper inspections will be considered illegal Construction and will not be
New construction:	Construction Pole	30.00	accepted.
Remodel-Addition	New Service-100 amp.	15.00	All site work must be completed prior to final inspection.
	Each additional 100 amp or Portion	15.00	
	New Construction per 100 sg. ft.	7.50	Special inspections or investigation to determine Code compliance - per hour (minimum of \$40.00) \$40.00
Repair	120 Volt Motor 1 H.P. or less. Each add' 1 1.00	3.00	Re-inspection fee \$40.00
	Electric Heaters	3.00	The Town of Ross Code requires a permit from
Owner Mr. B. Chatley	+ 4		the Public Works Dept. before any construc- tion work is done within any Town Road (for
P.O. Box 1098 457 8230	2.3	Issuance 30.00	driveway or sewer connection, etc.)
Phone			
			SIGNATURE OF DATE
Contractor DeMello Roofing Inc.	TOTAL ELECTRICAL PERMI	TFEE \$	
	PLUMBING PERMITINSTALLATION	NOL EACH HEE	VALUATION OF PROJECT \$ 11,350.00
Address <u>45 Jordan St.</u>	Gas System with up to 5 outlets	\$ 7.50 \$	FEES
San Rafael Phone 456 0741	Each additional outlet	1.50	Permit <u>270 -</u>
	Water Piping (Installation, Alt. or Repair) Water Heater	15.00	
Please initial appropriate section below:	Water Closet 🗌 Shower Pan 🗌 Bathtub 🗌 Sink 🔲	7.50	Plan check
LIGUOC THICTUT GEDELTAGE DESCION NOTEN.	Wash. Mach. 📄 Dishwashër 💭 Garb.Disp. 🗍 Fixture 🗌 Trap 🗋	7.50	Energy calcs
"I certify that in the performance of the work for which this permit	Sewer System	30.00	
is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."	Lawn Sprinkler System \$5.00 + 20¢ per head		Issuance
Subject to the worker's compensation taws of Carriering	Well Drilling and Pump Rain Water System - Per Drain	7.50	Misc. MPACT
t certify that as the applicant I an licensed under the provisions a		7.50	
I certify that as the applicant I an licensed under the provision of the Contractor's License Law and further that my License No. 1909 (2007)	New construction per 100 sq. ft.	7.50	Subtotal
in Classification <u>C39</u> is in full force and effect: of	Misc. per ordinance		S.M.I.P.
and the second	- 4.5.F	Issuance 30.00	
I certify that I an exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)	TOTAL PLUMBING PERMIT	FEE \$	Mechanical Fees
			1 2 2 C 1
I hereby acknowledge that T have read this application and state that the above	HEATING/COOUNG/PERMIT/INSTALLATION	NOL EACH FEE	TOTAL FEES
is correct and agree to comply with all Town and State Laws regulating building	Forced Air Unit to 100,000 BTU over 100,000 BTU	\$7.50 \$	
and improvements.	Comfort Cooling Unit to 3 tor/HP	7.50	RERMIT CONDUCTIONS
I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgments, costs and expenses which may in any way accrue against			
said Town in consequence of the granting of this permit.			· · · · · · · · · · · · · · · · · · ·
	Chimneys	15.00	
SIGNATURE OF APPLICANT/CONTRACTOR DATE 1-12-02	Space Heater 🚺 🦷 Wall Heater 📄	7.50	
	New Construction per 100 sg, ft.	6.00	
NOTE: When properly validated this form constitutes a Building Permit. This	Misc. per Ordinance		
permit expires and becomes null and void should work not be commenced within 160	*		
lays from validation date, or should authorized construction be suspended or bandoned for a period of 180 days after work is commenced.		Issuance 30.00	Signature of Date Date
	TOTAL HEATING/COOLING PERMIT	FEE \$	Applicant Däte
and sector may address the " market a	- And the state of		and the second



April 19, 1988

Linda Dixon, MD P.O. Box 1382 Ross, CA 94957

Re: Permit fees & finals

Dear Dr. Dixon:

The Building Department records show that Building Permit No. 11038, issued to contractor Keith Hughes on 10-22-84, was based on an initial project valuation of \$110,000. The project was completed and the final project cost in connection with the Building Permit is estimated around \$500,000.

Based on this new evaluation, the breakdown is as follows:

Building permit fee based on final valuation	\$3,367.18
Less amount paid per initial valuation	1,101.42
Balance due	\$2,265.76

Please mail the balance due in the amount of \$2,265.76 payable to the Town of Ross. Upon receiving the payment, the Building Permits will be considered as finaled and the building files will be closed.

Your cooperation in resolving this matter will be greatly appreciated.

Sincerely,

2. Elias

Rabi Elias Dir Public Works & Planning Building Official

RE/b

2 Shyland

Lot Area 43,564 sq. It. Present lot coverage 15% Proposed " 12% Present floor area ratio 24% Proposed " " 28% (15% allowed)

1

1

Mr. David Dixon and Architect Bernard J. Bloch explained the plans, which are to add on the ground floor verandas on the east and west sides of the house and enlarge the solarium, add to the second floor a deck and enlarge the bedrooms. The uniform 3' increase in roof height will not be "isible from the street or neighboring properties and will conceal existing solar panels. Stables will be removed and the property re-landscaped. Mr. Dixon agreed to provide a 24-hour monitored fire alarm system, widen the driveway and gate and install a hydrant at the end of the driveway to be upgraded to a three outlet hydrant and construct the roof of non-conbustible material. He said all neighbors have been shown the plans and no one objected.

Mr. Julien expressed concern about the height and mass on a one acre parcel.

Mr. Lunding recommended the variance be granted subject to submission of a drainage plan which addresses the drainage problem in the neighborhood, which includes the coordination of the water coming from the Ardalan and Robinson properties. Said plan will be subject to approval of the Town Engineer.

Mr. Brekhus moved approval of the variance requests, subject to the following conditions:

1. Structure to have 24-hour monitored fire alarm

X 2. Driveway and gate to be widened to accomodate ladder truck and to be wholly unobstructed.

3. Fire hydrant at end of driveway to be upgraded to a three outlet hydrant.

4. Roof will be of non-conbustible material.

Town Engineer.

Mr. Dirkes seconded the motion, which passed by three affirmative votes, Mr. Julien opposing and Mrs. Flemming abstaining.

3. <u>No. 706 Margot and Jeffrey Fulmer</u>, 19 Oak Way (72-162-09) Acre Zone

Not Ready To goo 4-20-88 7

------ THE MANNY DRONGED +1

Request to construct new foyer at entrance $(8' \times 9'_4')$ incorporating existing front porch, master bedroom closet above entrance and enclosure of existing 12' x 8' side porch to provide laundry room.

TC	WN OF ROSS IN	SPECTION REQUES	<u>ST</u>	
DATE 8/14/85 CL ADDRESS NAME <u>Keith</u> Hug DATE RECEIVED 8/13/8	8/11/85- Es (Vijok)-	REMARKS		
BUILDING	PLUMBING	ELECTRICAL	HEATING	POOL
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APPLICATION FOR RESIDENTIAL BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BUILDING INSPECTION DIVISION

TOWN OF ROSS PERMIT NUMBER 11038 - Whited.

Final - Design Review/

Landscaping

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FOR APPLICANT TO FILL IN	APPLICATION FOR PERM	ITS	INSPECTIONS	
STREET ADDRESS OF PROJECT:	ELEGTRICAL PERMIT INSTALLATION NO. EAGH FEE Inspections are required for the items listed			
1 3 STYLMNID WAY	Light Outlets 🗍 Switches 🗌			
Description of Project: DLAINAGE, DIVING, WEST SIVE	Fixtures 🗌 Receptacles 🗍	.40	has been approved.	
Description of Project: DLAINAGE, MUNC, WEST SIVE / MINTAL & Drawring 2288	Fluorescent Lighting Fixtures40 Request for inspection must be called in befor			
1st Struct. Improvement on Parcel: Yes No	Range Cook Top Oven	1.50	of the day preceding the date the inspection is needed.	
•	Dryer 🗋 🛛 Dishwasher 🗌 Garb. Disp. 🗌	1.50	Any work done without the proper inspections will be	
Use of Building	220 Volt Outlet 🗌 🛛 Furnace Motor 🗌	1.50	considered filegal Construction and will not be accepted.	
Separate Structure or Addn./Alt. to Exist. Bldg	Construction Pole ar Service Change-100 amp	15.00	All site work must be completed prior to final inspection.	
No. of Stories	New Service-100 amp. Add: per-lamp -:15- Each additional 100 amp or Portion	2.50	Special inspections or investigation to determine Code	
Owner: D. Putali Phone:	New Construction per 100 sq. ft.	4.00	compliance (per hour) - with a minimum of \$20.00 \$37.50	
	120 Volt Motar 1 H.P. or less. Each add'l .75	1.50		
CONTRACTORS	Electric Heaters	3.00	For each extra inspection made necessary by workman- ship or materials \$22.50	
General: KEITI HUGHES	Over 10 H.P. \$10.00 + 40¢ per add'1. H.P.	3.00	, , , , , , , , , , , , , , , , , , , ,	
Address:License #	Misc. per Ordinance		The Town of Ross Cade requires a permit from the Public	
Electrical:		Permit Fee \$15.00	Works Dept. before any constructian work is done within any Town Raad (far driveway or sewer connection, etc.)	
Plumbing:		if applicable)	APPLICANT OF 1.71 / Tunles DATE 10-26 81	
Heating and	TOTAL ELECTRICAL PE	RMIT FEE \$		
Cooling: Architect/Designer:			VALUATION OF PROJECT \$ 10, むかの -	
Architect/Designer:	PLUMBING PERMIT INSTALLATION	NO EACH FEE	FEES	
Engineer: <u>LCN FILOST</u>	Gas System with up to 5 outlets	\$ 3.75 \$	Permit Fee 11 \$ 149.42	
Lender:Unknown	Each additional outlet	.75	-Issuance-Fee- Whitd	
	Water Piping (Installation, Alt. or Repair) Water Heater 🗔	4.50	Encroachment Permit Fee	
	Water Closet Shower Pon Bathtub Sink	3.75	Misc.	
	Wash. Mach. 🗌 Dishwasher 🔲 Garb. Disp. 🗍	3.75		
and the second	Fixture 🗋 Trap 🗌	3.75	TOTAL FEES \$ 149.42	
"I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workman's	Sewer System	15.00		
compensation laws of California."	Lawn Sprinkler System \$3.75 + 15¢ per head Well Drilling-See Ord.	125.00	REQUIREMENTS	
14	Rain Water System-Per Drain	3.75	TYPE APPROVED BY DATE	
I certify that as the applicant I am licensed under the provisions of the Contractors	Drainage, Vent (Installation, Alt, or Repair)	3.75	Public Warks	
License Law and further that my License No. 3/3065	Misc. per Ordinance		Zoning	
In Classification is in full force and effect; or		Permit Fee \$15.00	Land Use Zone	
	Penalty (i	if applicable)	Water District	
I certify that I am exempt from the "Licensed Required" provisions of the Con- tractors License Law, (State basis of exemption.)	TOTAL PLUMBING PER	Sanitary District		
			Environmental	
I hereby acknowledge that I have read this application and state that the above is correct	HEATING/COOLING PERMIT INSTALLATION	NO. EACH FEE	Health	
and agree to comply with all Town and State Laws regulating building and improvements.	Forced Air Unit to 100,000 BTU	\$ 4.00 S	PLANS COMPLY WITH ATTACHED CONDITION	
	over 100.000 BTU	5.00	INSPECTION RECORD	
I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgments, costs and expenses which may in any way accrue against said Town in conse-	Comfort Cooling Unit to 3 ton/HP	4.00	PROCEDURE BY DATE	
quence of the granting of this permit.	to 15 ton/HP	7.50	Temporary Power	
	to 30 ton/HP Chimneys (Solid Fuel)	7.50		
1 list i'll and	Space Heater 🗌 🛛 🛛 Wall Heater 🗔	4.00	Final - Insulation	
SIGNATURE OF APPLICANT/CONTRACTOR ////////////////////////////////////	Flues-other Ihan above	2.00	Final - Electrical	
ATTICATION WALLAND DATE	Vent Fan: Kitchen [] Bath [] Commercial Range Hoad	2.00	Final - Plumbing	
	Misc, per Ordinance	3.00	Final - Mechanical	
NOTE: When properly validated this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 120 days from validation	NBI See also electrical (abaye)	Permit Fee \$15.00	Final - Building	

NBI See also electrical (above)

Penalty (if applicable)

TOTAL HEATING/COOLING PERMIT FEE \$

and becomes null and vold should work not be commenced within 120 days from validation date, or should authorized construction be suspended or abandoned for a period of 120 days after work is commenced.

MOORE BUSINESS FORMS, INC . LA

APPLICATION FOR RESIDENTIAL BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BUILDING INSPECTION DIVISION

· -

TOWN OF ROSS PERMIT NUMBER

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11038-

FOR APPLICANT TO FILL IN	APPLICATION FOR PERM		INSPECTIONS
	ELEGTRICALIPERMITINSTALIATION		Inspections are required for the items listed on the
Description of Project: LEMODEL W. VERAWDA; GARNEE	Light Outlets Switches	\$.40 \$	Inspection Record Card, Do not proceed until each item
Description of Project: DEMONICE W VENANIDA CANALL	Fixtures 🔲 Receptacles 🗍	.40	has been opproved.
Costiplion of the cost of the	Fluarescent Lighting Fixtures	.40	Request for inspection must be called in before 12 Noon
1st Struct. Improvement on Parcel: Yes 🗌 Na 🗗	Range 🗋 🛛 Coak Top 🗋 👘 Oven 🗍	1.50	of the day preceding the date the inspection is needed.
	Dryer 🗋 👘 Dishwosher 🗔 🚬 Garb. Disp. 🗌	1.50	Any work done without the proper inspections will be
Use of Building RESIDENCE SGL. FAMILY	220 Volt Outlet 📋 👘 Furnace Motor 🗌	1.50	considered Illegal Construction and will not be accepted.
Separate Structure or Addn. / Alt. to Exist, Bldg	Canstruction Pole ar Service Change-100 amp	15.00	All site words and the second stand with a final transmission
No. of Stories	New Service-100 amp. Add'l per lamp ,15	7.50	All site work must be completed prior to final inspection.
Owner: DAVIDA. DIXON Phone: 4591194	Each additional 100 amp or Portian	2.50	Special inspections or investigation to determine Code
•	New Construction per 100 sq. ft. 120 Volt Motor 1 H.P. or less. Each add'l .75	4.00	
CONTRACTORS	Electric Heaters	<u> </u>	For each extra inspection made necessary by workmon-
General: 16.1771 HUGHES		3.00	ship or materials \$22.50
Address: 362 CASCAME OR . FX. License # 383065	Over 10 H.P. \$10.00 + 40c per add'1. H.P. Misc. per Ordinance		The Town of Ross Code requires a permit from the Public
Electrical:BROOFS			Warks Dept. before any construction work is done within
		Permit Fee \$15.00	any Town Road (for driveway or sewer connection, etc.)
Plumbing: NORTHERN MARIN	Penalty (i	if applicable)	APPLICANT OF MITCH MALL DATE 10-77-84
Heating ond	TOTAL ELECTRICAL PE	RMIT FEE \$	APPLICANT DATE TO THE TO THE TOTAL
Cooling:	· · · · · · · · · · · · · · · · · · ·	<u> </u>	VALUATION OF PROJECT \$ 100,000 .
Architect/Designer: BENALD BLOGH	PLUMBING FERMIT INSTALLATION	NO EACH	FEEST AMOUNT
Engineer: GEORGE STABO	Gas System with up to 5 outlets	\$ 3.75 \$	Permit Fee \$ 8 2 7
Lender:Unknown	Each additional outlet	.75	Issuance Fee Z 5
	Water Piping (Installation, Alt. or Repair) Water Heater 🗆	4.50	Encroochment Permit Fee
,	Water ClosetShower Pan Bathtub Sink	7.50	Misc.
,ň	Wash, Moch. 🗌 Dishwasher 🗍 Garb, Disp. 🗌	3.75	
	Fixture 🗋 Trap 🗋	3.75	TOTAL FEES \$ 857, -
"I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workman's	Sewer System	15.00	
compensation laws of California."	Lawn Sprinkler System \$3.75 + 15c per head Well Drilling-See Ord.	125.00	REQUIREMENTS
N.L	Rain Water System-Per Drain	3.75	TYPE APPROVED BY DATE
CAT_I certify that as the applicant I am licensed under the provisions of the Contractors	Drainage, Vent (Installation, Alt. or Repair)	'3.75	Public Works
License Law and further that my License No	Misc. per Ordinance		Zoning
In Classification		Permit Fee \$15.00	Land Use Zone
	Penalty (if opplicable)	Woter District
I certify that I am exempt from the "Licensed Required" provisions of the Con- tractors License Law. (State basis of exemption.)	TOTAL PLUMBING PER	RMIT FFF	Sanitary District
			Environmental
hereby acknowledge that I have read this application and state that the above is correct	HEATING/2000LINGIPERMIT INSTALLATION	NO. EACH ifee	Health
and agree to comply with all Town and State Laws regulating building and improvements.	Forced Air Unit to 100,000 BTU	\$ 4.00 \$	PLANS COMPLY WITH ATTACHED CONDITIONS
	over 100.000 BTU	5.00	INSPECTION RECORD
I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgments, costs and expenses which may in any way accrue against said Town in conse-	Comfort Cooling Unit to 3 ton/HP	4.00	PROGEDURE BY BY DATE
quence of the granting of this permit.	to 15 ton/HP	11.25	Temporary Power
<i>.</i>	to 30 ton/HP Chimneys (Solid Fuel)	7.50	
1/- , A A	Space Heater 🗋 🛛 🛛 Wall Heater 🗆	4.00	Finol - Insulation
APPLICANT/CONTRACTOR HILL Hughes DATE 10-22-84	Flues-other than above	2.00	Final - Electrical
(uure (// ;)	Vent Fan: Kitchen 🗋 🛛 🛛 Bath 🛄 Commercial Range Hood	2.00	Final - Plumbing
NOTE: When properly validated this form constitutes a Building Pormit. This permit expires	Misc. per Ordinance		Final - Mechanical
and becomes null and void should work not be commenced within 120 days from validation	N81 See also electrical (above)	Permit Fee \$15.00	Final - Building
date, or should authorized construction be suspended or abandoned for a period of 120 days after work is commenced.	Penolty ((if opplicable)	Final - Design Review/
REV. 9/82 MOORE BUSINESS FORMS, INC: - LA	TOTAL HEATING/COOLING PER	RMIT FEE \$	Landscoping
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August 24, 1984 1739.1-0-1

Mr. and Dr. Dixòn 49 Ivy Ross, California 94957

> Report Geotechnical Investigation 3 Skyland Way Ross, California

results geotechnical This report presents the of the investigation we performed for the renovation of the residence at 3 Skyland in Ross, California. We understand that the renovations will generally be constructed as indicated on the undated Preliminary Plans we received from your architect, Mr. Bernard Bloch.

The purpose of our work was to investigate the subsurface conditions at the site and provide to foundation recommendations for the support the of new renovated structure. The scope of our work, as outlined in our proposal dated May 21, 1983, was to explore the subsurface conditions to the extent of 2 to 3 test borings and 2 hand-dug pits adjacent to the existing foundations. We are to analyze the field conditions and to provide the following information in a written report:

1. A description of the soil conditions observed.

2. Site grading recommendations.

3. Recommended foundation type(s) and design criteria.

4. Recommendations for improving existing foundations.

5. Retaining wall design criteria.

6. Soil engineering drainage recommendations.

Offices: 275 Miller Avenue, Mill Valley, California 94941 (415) 383-7740 3000 Cleveland Avenue, Santa Rosa, California 95401 (707) 523-3880 2180 Jefferson Street, Suite 107, Napa, California 94558 (707) 224-5411

 Soil Engineering, Engineering Geology and Laboratory Testing for Buildings, Dams, Landfills, Bridges and Roads | Mr. and Dr. Dixon 3 Skyland Ross, California Page 2 - August 24, 1984

WORK PERFORMED

On June 25, 1984, we explored the subsurface conditions at the site to the extent of 3 test borings. We also hand-dug at 2 locations to determine the existing foundation conditions. The locations of the test borings and hand-dug pits are shown on Plate 1. Our Geologist was on the site to locate the test borings and test pits, to observe the excavations, and to log the conditions encountered. The logs of the materials are shown on Plates 2 through 4. The materials are described in accordance with the Unified Soil Classification System, Plate 5.

SITE CONDITIONS

The site is located on the south side of Skyland Way. A driveway leads to the multi-storied, single-family residence from Skyland Way. The single-family structure is currently supported on shallow foundations consisting of perimeter brick and interior concrete block footings. Except for minor settlement, the house appeared to have performed well.

The house is surrounded by landscaped lawn area. The area surrounding the house slopes very gently to the north on an average of about 10 percent.

The hand dug pits indicates that the existing brick footings is less than 12 inches deep. We observed that the footings were founded on surface alluvial soils.

The geologic maps reviewed did not indicate any active faults at the site, and we did not observe any active faults.

CONCLUSIONS

Based upon the results of our work, we judge that the project is feasible from a geotechnical standpoint. The primary geotechnical consideration at the site is that the existing foundations are substandard according to today's construction standards. Where existing foundations are to be used to support the new foundation loads, it will be necessary to replace them with new concrete footings. Where new loads are to be carried by existing interior walls or columns, we suggest that these footings will also be upgraded.

The following section will provided specific recommendations for that work.



Mr. and Dr. Dixon 3 Skyland Ross, California Page 3 - August 24, 1984

RECOMMENDATIONS

Spread Footings

The existing perimeter brick footings lack adequate depth and should be replaced. Where no additional loads are to be supported by the footings, the new footings may be of the same width or designed as described below. If additional loads are to be supported by the footings, the new footings should be designed as described below. All footings should be at least 12 inches wide and should extend at least 18 inches into firm soil. The footings should be stepped as necessary to produce level tops and bottoms, and should be deepened as necessary to provide at least 7 feet of horizontal confinement between the footing bottoms and the face of the nearest slope.

Footings should be designed for dead loads, dead plus code live loads, and total loads (including wind and seismic) of 1500, 2000, and 2500 pounds per square foot (psf), respectively.

Shoring and bracing of the existing residence will be required when replacing the existing footing. As an alternative to shoring and/or bracing, the existing brick footings could be removed and replaced in slots no further than 4 feet apart. We recommend that the contractor submit the construction scheme for the replacement to the Project Architect, Structural Engineer, and Soil Engineer for review prior to construction.

Retaining Walls

Retaining walls supporting level backfill should be designed to resist an active equivalent fluid pressure of 40 pcf acting in a triangular pressure distribution. Where a backdrain could not be installed, the walls should be designed for an active equivalent fluid pressure of 85 pcf. Where retaining wall backfill is subject to truck vehicular traffic, the walls should be designed to resist an additional surcharge pressure equivalent to 2 feet of additional backfill.

The portion of retaining wall foundations extending into firm soil at least 7 horizontal feet from the face of the nearest slope may impose a passive equivalent fluid pressure and a friction factor of 300 pcf and 0.35, respectively, to resist sliding.



Mr. and Dr. Dixon 3 Skyland Ross, California Page 4 - August 24, 1984

Retaining walls should be fully backdrained where possible. The backdrains should consist of 4-inch diameter perforated pipe sloped to drain to outlets by gravity, and of clean, free-draining crushed rock or gravel. The top of the pipe should be at least 8 inches below adjacent interior finished floor level. The crushed rock or gravel should extend to within 1 foot of the surface. The upper 1 foot should be backfilled with compacted soil to exclude surface water. Behind wood bulkheads, the backfill may consist entirely of drain rock capped with clayey soil. The ground surface behind retaining walls should be sloped to drain.

Retaining walls should be waterproofed. Retaining walls will yield slightly during backfilling. Therefore, walls should be backfilled prior to building on or adjacent to the walls.

Slab-On-Grade

Slab-on-grade subgrades should be rolled to produce a dense, uniform surface. The slabs should be underlain with a capillary moisture break consisting of at least 4 inches of clean, free-draining crushed rock or gravel at least 1/4 inch and no larger than 3/4 inch in size. Where migration of moisture vapor through slabs would be detrimental, an impermeable membrane moisture vapor barrier should be provided between the drain rock and the slabs. Slabs should be reinforced to reduce cracking.

The future expansion potential of the subgrade soils should be reduced by thoroughly presoaking the slab subgrade prior to concrete placement.

Soil Engineering Drainage

Surface water should be diverted away from slopes and foundations.

Roofs should be provided with gutters and the downspouts should be connected to closed conduits discharging well away from foundations.

Foundation drains should be provided adjacent to all perimeter foundations. Foundation drains should consist of trenches at least 18 inches deep and sloped to drain by gravity. Three-inch diameter perforated pipe sloped to drain to outlets by gravity should be placed in the bottom of the trenches. The trenches should be backfilled to within 6 inches of the surface with clean, free-draining crushed rock



Mr. and Dr. Dixon 3 Skyland Ross, California Page 5 - August 24, 1984

or gravel. The upper 6 inches should be backfilled with compacted soil to exclude surface water. The ground surface should be sloped to drain away from foundations.

Where retaining walls are used for perimeter foundations, retaining wall backdrains may be used in lieu of foundation drains.

Roof downspouts and surface drains must be maintained entirely separate from foundation drains and retaining wall backdrains. The outlets should discharge into erosionresistant areas, and should be provided with rock rip-rap or other energy dissipators.

LIMITATIONS

We judge that construction in accordance with these recommendations will be stable. However, subsurface conditions are complex, and may differ from those indicated by surface features and those encountered at the test hole locations.

If conditions different from those described in this report are encountered during construction, or if the project is revised, we should be notified immediately so that we may modify our recommendations, if warranted.

Soil conditions and standards of practice change. Therefore, we should be consulted to update this report if construction is not performed within 18 months.

SUPPLEMENTAL SERVICES

We should review the final plans for conformance with the intent of our recommendations. During construction, we should observe the conditions encountered in construction excavations and modify our recommendations, if warranted. We should observe footing excavations to determine the actual depths required. Upon completion of the project, we should perform a final observation prior to occupancy. We should summarize the results of this work in a final report.

These supplemental services are performed on an as-requested basis, and we can accept no responsibility for items that we are not notified to inspect. These supplemental services are in addition to this soil investigation, and are charged for

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Mr. and Dr. Dixon 3 Skyland Ross, California Page 6 - August 24, 1984

on an hourly basis in accordance with our Standard Schedule of Charges.

MAINTENANCE

Periodic land maintenance will be required. Surface and subsurface drainage facilities should be checked frequently, and cleaned and maintained as necessary. A dense growth of deep-rooted ground cover must be maintained on all slopes to reduce sloughing and erosion. Sloughing and erosion that occurs must be repaired promptly before it can enlarge into sliding.

We trust this provides the information you require at this time. If you have questions, please call.

Yours very truly,

DONALD HERZOG & ASSOCIATES, INC.

/John C. Hom, Project Manager Civil Engineer - 28877

JCH:pbc/26-2

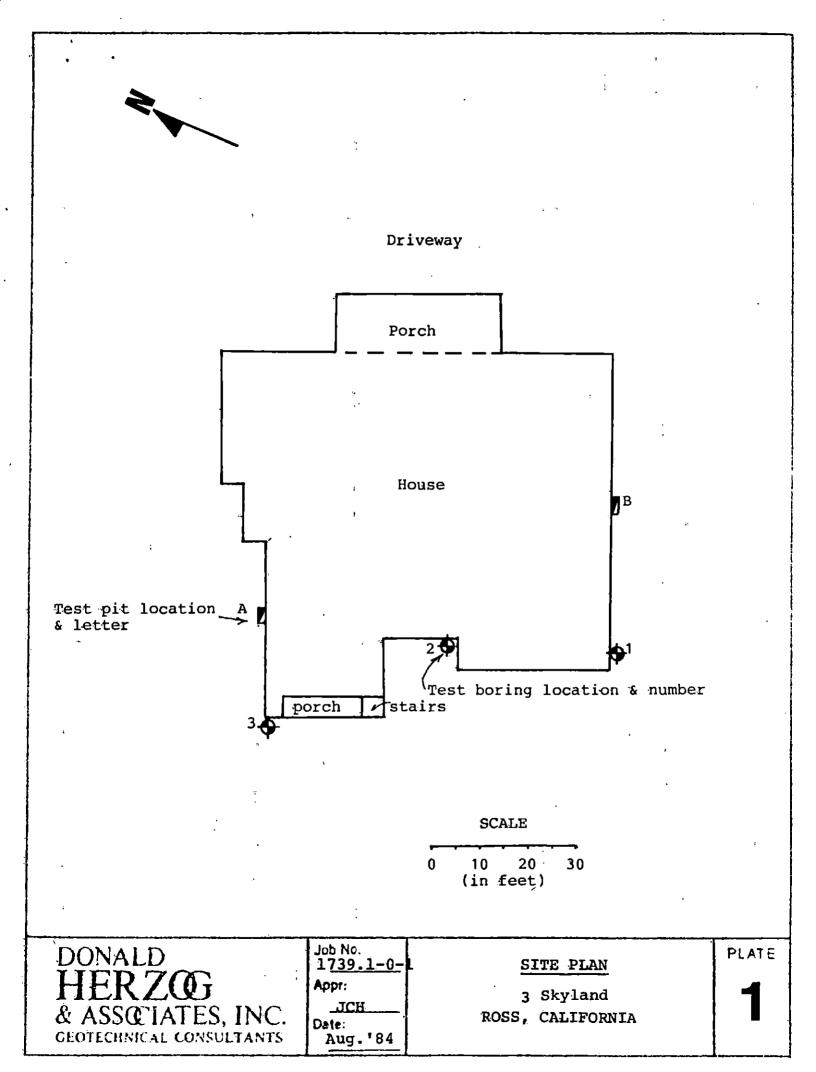
Three copies submitted

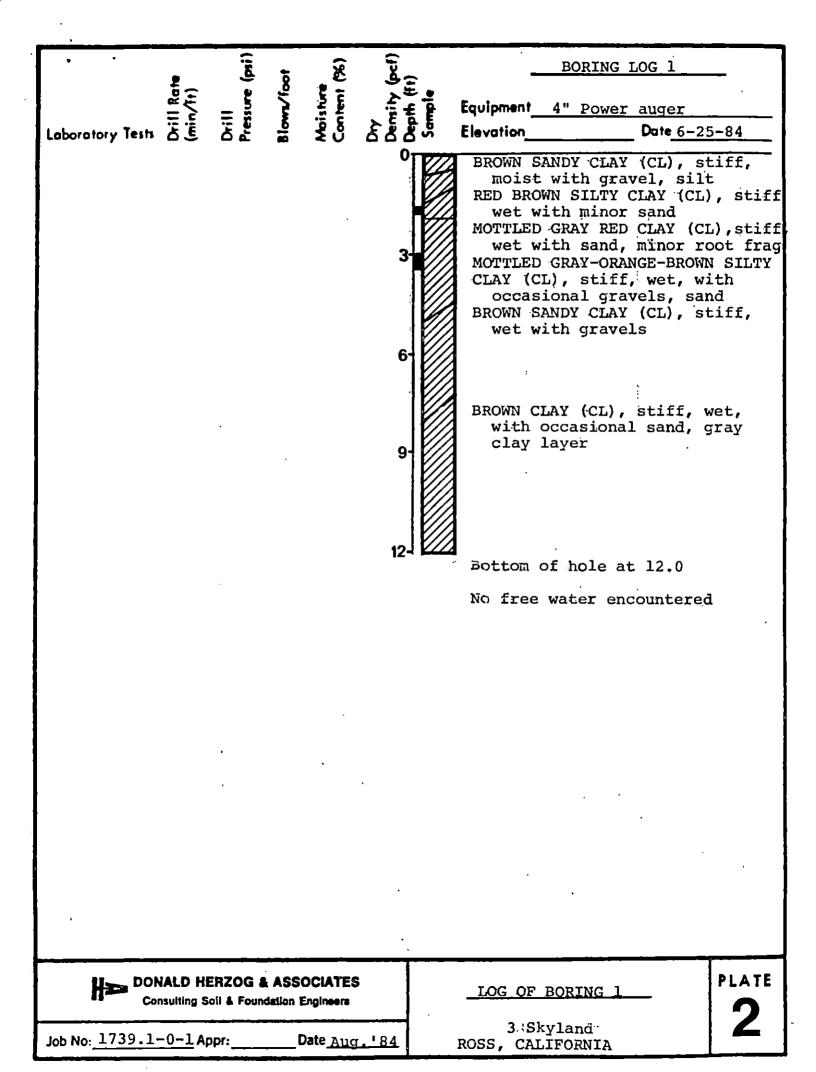
Attachments: Plates 1 - 5

cc: George Szabo (1) 70 Oak Knoll San Anselmo, CA 94960

> Bernard Bloch (1) 29 Via La Briss Larkspur, CA 94939



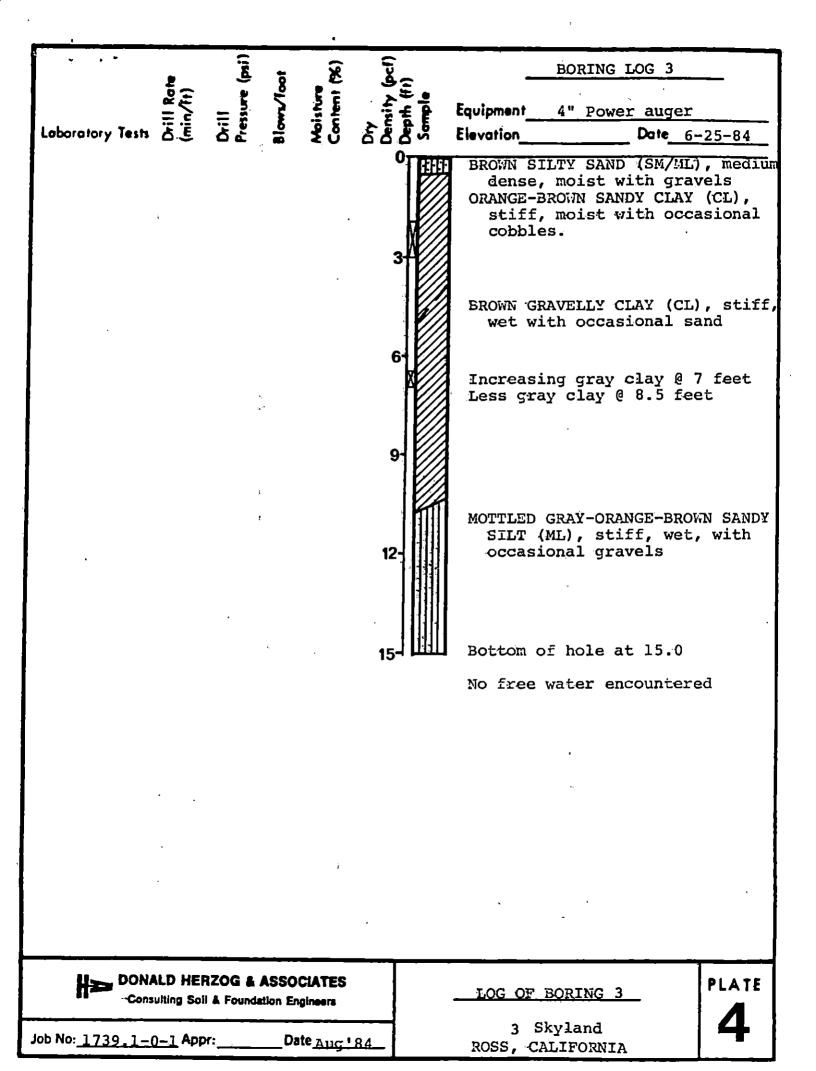


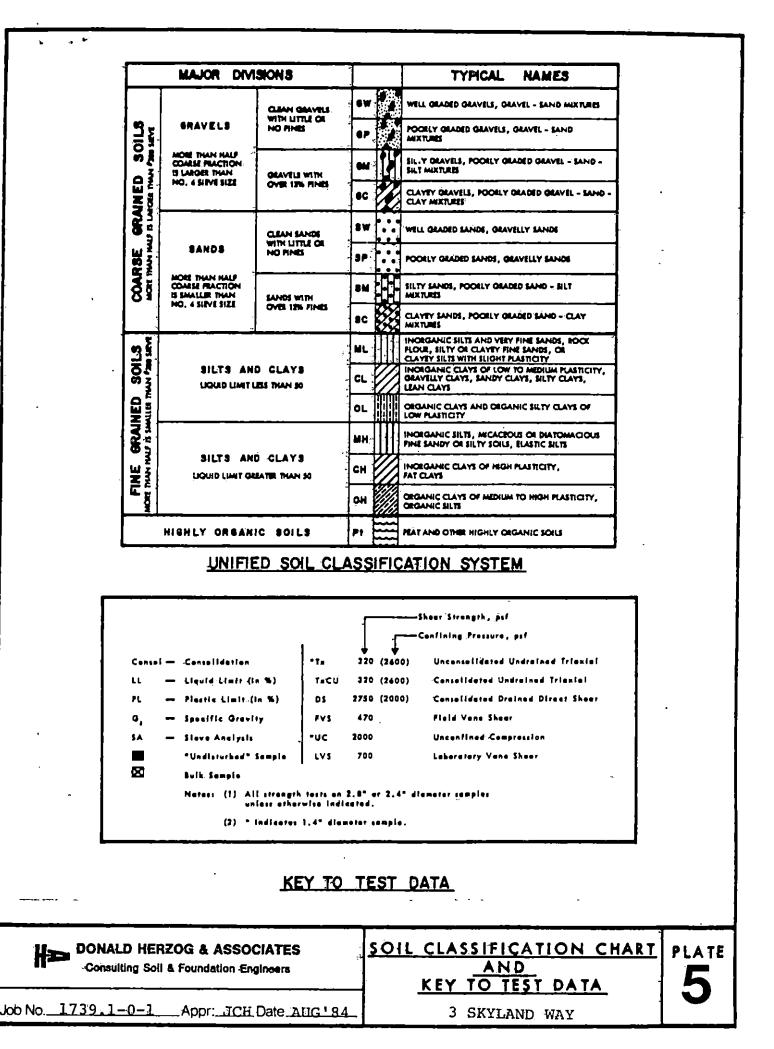


Laboratory Tests	Drill Rate (min/it)	Drill Pressure (psi)	Blowi/Toot	Moisture Content (%)	Dry Demity (pcl) Depth (ft)	Sample	BORING LOG 2 Equipment <u>4" Power auger</u> Elevation <u>Date 6-25-84</u>		
2.	i i	· · ·	*		0		DARK BROWN SILTY SAND (SA), medium dense, moist with roots MOTTLED GRAY BROWN CLAY (CL), stiff, wet.		
:	i				3		MOTTLED GRAY-ORANGE-BROWN SILTY CLAY (CL), stiff, wet, with minor gravels		
					9		MOTTLED BROWN-GRAY CLAY (CL), medium stiff to stiff, wet, with silt, minor gravels, sand		
,					e,		MOTTLED GRAY BROWN CLAY (CL), stiff, with occasional sand		
	12 Bottom of hole at 12.0 No free water encountered								
							NO IFEE WALL ENCOUNCEPED		
				,		л			
· · ·	•	,							
· ·									
		IERZOG Soll & Fou			s		LOG OF BORING 2		
Job No: 1739.	<u>1-0-1</u>	\ppr:	[Date_A11	g. '84		3 Skyland U ROSS, CALIFORNIA		

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		eer ive		CALCUL	ATION SHEET)	DATE 5/20/84
DESIGN BY	a contractions	6.	SZABO	DATE	CHECKED B	Y	SHEET NO
PROJECT	3	54	TYLAND	AV,	ROSS,	CA.	JOB NO 180/84
SUBJECT		RE	MODEL	LING	CALCULATION N		FILE NO

STRUCTURAL DESIGN

CALCULATIONS

FOR THE REMODELLING OF THE

DIXON RESIDENCE 3 SHYLAND AV, ROSS, CA.

TABLE OF CONTENTS :	SHEET
A. DESIGN PARAMETERS	1 - 2
B. ROOF FRAMING	3 - 12
C. SECOND FLOOR FRAMING	13 - 17
D. FIRST FLOOR FRAMING	18 - 22
E. FOUNDATIONS	23 - 27



0510 (11-74)

Consulti	B. Szabo ng Engineer	· · ·	CALCULATIO	N SHEET	3		ບ່ອງບ (11-74)
70 Oak San Anselm	Knoll Drive no, CA 94960				Н	DATE S	/20/84
DESIGN BY	· · · ·	6. San lis	DATE	CHECKED	BY	SHEET NO	1 of 27
PROJECT	3 SKYLA	ND AVE	, ROSS,	A, REM	ODELLING	ĴOB NO	180/84
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George B. Szabo Consulting Engineer	CALCULA	TION SHEET	0510 (11-74)
70 Oak Knoll Drive San Anseimo, CA 94960	0-		DATE_5720/84
DESIGN BY	DATE	CHECKED BY	SHEET NO. 2 01, 27.
PROJECT 3 SUYLAN	DAU ROSS, CA	, REMODELLING	JOB NO. 180/84
	•	ERS CALCULATION NO.	•
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4 LOA	-DS!		
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	ROOFING Shiee thing+ INSULATION TRUSSES a) 24	Ζ.	- 14
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4,2	EXISTINE	FLOORS; LL =	40 PSF
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. 0510 (11-74) CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive DATE - 120/84 San Anselmo, CA 94960 2.12 SHEET NO. 3 4 27 CHECKED BY_ PROJECT 3 Stuplance hu, Run; Ca JOB NO. 180/84 SUBJECT LADE = RAHIUS B. ROOF FRAMING 1. SLOPING ROOF $W_{D+LL} = (9+1) \times 1.33 = 33$ R 4' R = 33×4 = 132 #/EA. 1.6 M= 33×82 = 264 #1 Puint 264 × 12 = 2,1 ~ < 7,5 2×6 216.04. WIND UPLIFT: 5RC 2311 P = CaCq 2, I = 1.3×0.7×17×1=16p>1, 11-10 hind speed Sotopt . DH=26' Ce=113 F16,4 9s= 17 pM. TAB.F TA3 23+1 WH = 4x 16x 1.33 = 85 #/ EA, < 124 CAPACTY: 3×0.8×78×2/=124 * USE 3-801 TOE TAB25-Q TOP CONNECTION $A_{nul_{1}} = \frac{3}{2} \times \frac{132}{95} = 2.1 \text{ m}^{2} < 4.5 \text{ m}^{2} = 3 \times 12^{2}$

0510 (11-74) CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive 1120/84 San Anselmo, CA 94960 CHECKED BY_ DESIGN BY SHEET NO. PROJECT 3 Skylacial AU. Ros, Ca 180/54 Roch Fraccing SUBJECT 2, FLAT ROOF MAX SPAN: L=25 ALPING TRUSS ENGINGERING MANUAL SYSTEM 42 TRUSS SPAN TABLES. DEPTH 16", SPACING 24" "SYSTEM 42R" TOP CHORD 'DL = 14 PSF 11= 20 pSF, D+LL = 39PPF BOTTOMCHORD DL = 5 PSF TOTAL ALLOWABLE LOAD = 51PSF< 39 O.K. OR 102 #/LF. LOAD UNDER TOP OF SLOPINGROOF. 16 PSF 20 PSF LL $\int p_{\delta+u} (7+16)^{*} x 4 + 4 \times 8^{*}$ = 132 #1/ flat mit Stu=10+19# 1x25# 49#1, TOTAL = 181#1 <u>III(I)II</u> Sec 2.504 DURATION FACTOR 25% c 4 DBL TRUSS: ALLOWABLE LOAD: USE 2× 1.25× 90 = 225 +11 <181 04 PERPENDICULAR: TO SPAN NA+LI= Po+LI= 2'x 181#11 = 362#/EA. LOAD BALI WJ+L1= $R_{12} = 2x 39x \frac{25}{2} + \frac{362 \times 8}{25} = 1091 \#$ 17 Mara 1091 x 25 - 2x39 x 12.52 7,542 1 RR Mail 125x 90 25 - 8789 # 17542 : a G .

0510 [11-74] George B. Szaho **Consulting** Engineer CALCULATION SHEET 70 Oak Knoll Drive San Anselmo, CA 94960 (4)CHECKED BY_ DESIGN BY PROJECT 3 Shylaced Ar. Rom, Ca JOB NO. 180/84 ROOF FRAMING SUBJECT 3. HEADERS (ROOF) 3.1. EXTERIOR WINDOWS& DEORS: Luca = 5,5 WAN ~ 13 × (19+20) ≈ 520*/, Vriag = 5+520 = 1430# Anin = = 1430 - 25,2 - 4X8+DR beaning A: 1430 = 3,722 = 5,25 2 × 4 CR 1.2 INTERIOR HEADERS SPAN SIZE (<u>C</u> (D HDR 4110 6, 1 2 4×10 34 5 6,8 ' 6x 10 4x10 4212 6 -3 4×6 3 ′ ₹ ′

Gentue R. Szaho CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive 1 Anselmo, CA 94960 5/20/84 CHECKED BY PROJECT 3 Shy land Ave Mon, C OB NO. 180/84 Noof fraccing Roof HDR'S Could. HDR #18#2 L=6 $W = \frac{29}{2}(19+20) = 570 \frac{1}{1}$ V = 570x3 = 1710 April = 3.1710 = 30,222 < 32 bearing Amin= 1710 = 4,4414 < 5,21-ZX4CR 4×10 HDR L = 6.8. HDR #3 $W = \frac{40}{2} (19+20) = 780^{-1}/1$ M = <u>18076.82</u> = 4508 #1 Suis 4508 × 12 = 36, 1m2 < 82 V = 780x 618 = 2652 Amin= = + 2612 = 46.8 12 < 52 bearing A pris = 2652 = 6,9:2 4×6 PONT 6x10 HDR HOR # 5 1=6,5! $W = \frac{37}{7}(19+20) = 722 \# 1$ $M = \frac{722 \times 6.5^2}{3810} = 3810^{41} \text{ S} = \frac{3810}{1000} \times 12 = 30.5^{-3}$

0510 (11-74)

Consulting Engineer 70 Oak Knoll Drive San Anselmo, CA 94960 CALCULATION SHEET 5/20/84 KIT DATE_ SHEET NO. 7 04 27 _CHECKED BY. DESIGN BY PROJECT 3 Skyland Av, Rom, Ca JOB NO. 180/84 ROOF FRAMIN HOR #5 Coutor, V = 722+ 615 = 2346 * April = 3,2366 = 37.0-2 <39.3 P/A = 2346 = 192 ph' < Fa = 350 4X12 H.DR beaning A = 2346 = 6,112 4×4 POST, $P_{A} = 1720 *$ Z',q Vunar = 429+3+ 1720+4.5= 2577 4×10 HDR. $A_{min} = \frac{2}{2} \frac{2577}{45} = 32.1 \text{m}^2$ CRIPPLE : 62 any Ami 2577 26,722 0 2-2×4 BUCKLING: P/A = 2577 = 245 < FA=350 pr $\frac{HDR}{L} = 3'$ $W = 722 \times 11$ $V = 1.5 \times 722 = 1083$ $A_{11} = \frac{3}{2} \times \frac{1083}{85} = 19^{-12}$ 4×6 HDR

0510 (11-74

0510 (11-74) Consulting Engineer 70 Oak Knoll Drive San Anselmo, CA 94960 CALCULATION SHEET 5/20/84 DATE 241 SHEET NO. 8 # 27 DESIGN BY HECKED BY. Shy land Hi Rom 3 C_{α_1} JOB NO. 183/84 PROJECT ROOF FRAMING SUBJECT FILE NO HDR # 7 L = 8' $V = 4 \times 722 = 2578^{\#} A = \frac{3}{2} \cdot \frac{2498}{95} = 46$ W= 722 #// 11= 5776.#1 Spin= 46.2 is 6X10 HDR CRIPPLE: A22808 = 7.5 -2 2+6CR,

0510 (11-74) CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive DATE 1/20/84 San Anselmo, CA 94960 SHEET NO. 9427 PAR DATE DESIGN BY __CHECKED BY JOB NO. 180/84 PROJECT 3 SHYLAND AU ROLS, CA SUBJECT LOWROOF FRAMING 4 LOWER NEW ROOF RAFTERS L=9' 216'cc. WD+LL = (9+16) × 1,33 = 33 #/, TAB 25+ UR-1 USE 226 2016 V=4,5x332-150*1, (3-10d) CEILING 2x4216 THE 25-UJX LU= 10 PSF 3-100/ JE-2×62/6' ---. 284 -2+4216 2-162 EA BEAM lune 12' $W = 6 \times (9 + 14) + 4(5 + 10) + 10 = 220 7/$ M = 220 412 = 3960 S = 3960 ×12 26 - 301 3= 1/240 Im= 0.2647 × 0.22 × 123 = 101 ig 4×8 V = 220×6 2 1320 An2 2× 1320 = 102 bean 12 2×1320 - 6.8-2 4×4 04.

0510 (11-74) Consulting Engineer 0 Oak Knoll Drive CALCULATION SHEET Anselmo, CA CHECKED BY 3 Sky land Av, Ron, Ca SOLARIUM 5. SOLARIUM DL = 20 PSF LL = 16 PSF PAFTERS : F-D & C-B L_H=8' Spacing 24" W=2(20+16)=72#/1 $V = 4 \times 72 = 288^{\frac{1}{7}} = M = \frac{72 \times 8^2}{8} = 576^{\frac{1}{7}}$ fb = 576+12 = 5574phc 16000 $\Delta = \frac{1}{384}, \frac{0.072 \times 8^{\frac{1}{x}} 1728}{1.86 \times 29000} = 0.123^{11} < \frac{1}{1360}$?/360 = 0.266" TS 3×2×3/16 22-0 $W_{3+ii} = 1 \times (19+22) + 4(20+16) + 4 \times 5^{4} - 215^{4/1}$ BEAM (A) $H = \frac{215 \times 16^2}{5} = 6880^{11} \qquad S_{max} = \frac{6.88 \times 12}{2.7} = 37.5^{-2} < 57.4$ Vinex = 21548 = 1720 Ani = 1720 = 16,6 -2 - 232.8 2/240 Inni = 0.2667 × 0.215× 16 = 233 if < 301.5 22F GLM 35×102 OR USE DBL. TRUSS. 16" DEPTH $W_{RII} = 2 \times 120^{\#/2} = 240^{\#/2} C 215 fr = \frac{215 \times 8^2}{1.33 \times 2 \times 5.25} = 985 \text{ pm} < f = 1100$

0510 (11-74) George B CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive DATE_1720/84 94960 nselmo. CA SHEET NO. 11 of 27 Shyland Av, Ron, Ca ___CHECKED BY___ DESIGN B 3 JOB NO. 180/84 SOLARIUM SUBJECT CULATION NO. BEAM Q(D) $W = 8'x \left(20^{\#} + 16^{\#}\right) + 8'x 20^{\#} + 20^{\#} = 470^{\#}/!$ NL=340") $M = \frac{470 \times 16^2}{9} = 15,1 \text{ K}^{\prime} \qquad \int_{M_1}^{M_2} \frac{15.1 \times 12}{70} = 9,1 \text{ L}^{\prime}$ < |1,1|Shear: V= 470x8 = 3760# Juar = 3760 =1.1 km < 14.5 DL deflection D= 5, 0,34 + 16+1728 = 0,39" l/360 = 16112 = 0,13," TS 8×4×14 1/4" CAMBER.) 3/1/6 TS 3x3x3/1 TS 8x4+ 1/4

0510 (11-74) CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive 5/20/84 94960 San Anselmo, CA DATE SHEET NO 12 07 27 HECKED BY 3 Shyland A No JOB NO. 180 /84 Ga, SOLARIUM couth SOLARIUM Mullious a 24" Wurud = 2x20 = 40 #/1 Po+1 = 4x 72 = 300 $M = 40 \times \frac{g^2}{g} = 320^{\frac{1}{2}} \frac{M}{5} = 0.258 \frac{1}{10} \frac{TS 3 \times 2 \times 3/16}{5}$ $\frac{K l}{r} = \frac{1 \times 8 \times 12}{D m_1} = 125 \therefore F_a = 9,55^{4} \text{ s}_{1}^{2} = 1,24 \text{ m}_{2}^{3}$ $\frac{P \cdot 0.300}{P} = 0,183$ JISC 5-84 $f_a = \frac{P}{A} = \frac{0.300}{1.64} = 0.183$ $\frac{f_{a}}{F_{a}} + \frac{f_{b}}{F_{a}} = \frac{0.183}{9.55} + \frac{0.258}{20} = 0.3 < 1.0$

0510 (11-74) George B. Szabo CALCULATION SHEET **Consulting Engineer** 70 Oak Knoll Drive DATE_5/20/84 San Anselmo, CA 94960 SHEET NO. 13 ++-27 DESIGN PROJECT 3 Sheepland Hr. Rom, Ca 180/84 SUBJECT_ZND FLR FRAMING C. SECOND FLOOR FRAMING BEAMS SUPPORTING EEW SOLARIUM WALLS Luce 7' $W = 20'(19+20) + 10 \times 10 + 12(14+40) + 12 = 780 + 100 + 698 + 22 =$ WD+11 = 15:50 #/1 $V = 3.5 \times 1550 = 5425$ $A_{ini} = \frac{3}{2} \times \frac{5425}{85} = 96 \text{ in}^2$ M=1550 × 72= 9494 4 6 x 18 $A = \frac{3}{2} \times \frac{5425}{155} = 52.5^{-2} < 53$ GLM : S = 9494+12 = 572 294 GLM: 5= ×10= 20F POSTS P= 2x 5925 = 10850* 6×6 bearing A = 10850 - 24,1-2 h/d = 120/55 = 21 i, Fa = 200 PSI $P/A = \frac{10,850}{70} = 362 < F_a 0.4$

0510 (11-74) George B. Szabo Consulting Engineer 70 Oak Knoll Drive JATE_ 5/20/84 CALCULATION SHEET San Anselmo, CA 94960 SHEET NO. 14 427 PROJECT 3 Sliepland Av. Rom JOB NO. 189/84 SUBJECT 2ND FLR FRAMING CIRCULAR STAIR (HELIX) $L = |R T|^2 + H^2 = |(7.5T)^2 + 9^2 = 25'$ D+LL = 2'x (20+50) + 30 = 170 #1, $M = 0.170 \times 25^2 = 13.3^{14}$ Spin = 13.3 × 12 = 8.85 - 3 < 21.5 C 12×20,7 $V = 170 \times \frac{2.5}{2} = 2125^{\#}$. Thread L=4' M= 400x42 800#! Shi = 800×12 = 6,4 - 3 <u>3x12</u> In:= 0,375 × 0,4× 43 = 9,6 -4 < 14,6 5 < 1/sco BEAM & 2ND FLR LANDING L=16 M= 180×16 + 4×12×2125 = 5760+6375 × 12.141 $Spin = \frac{12,1 \times 12}{20} = 7.3 - 2 < 14.1$ W8×18

0510 (11-74) George B. Szabo Consulting Engineer CALCULATION SHEET 70 Oak Knoll Drive 5720/86 San Anselmo, CA 94960 DATE SHEET NO. 15 07 27 DESIGN BY PROJECT 3 Stufaud Av. Non, Ca JOB NO. 180/84 2ND FLR. FRAMING SUBJECT BEAM & KITCHEN (BAR) (A) L=8' ROOF ZND, FLR, W = 132 + 14×12 + 220 + 60 = JPO +/, P.4 P.9 $V = 4 \times 5702 2320 # A = \frac{3}{2} + \frac{2320}{95} = 37 \text{i}^2$ H = 570x 82 = 4640#1 S = 4640×12 = 37.1 13 <u>4x12</u> A = 39Bearing A = 2320 = 52 2X4CROK. BEAM ABOVE GREAT HALL L=16 Supporting A = 16(38) = 30.4 UBC R=0.08 (304-100) = 12.32 % 6-1-) (6-2) $R = 23.1(1 + \frac{14}{40}) = 31.18'$ DESIGN FLOOR LL = 40(1-0,1232)=35,4 DESIGN ROOF IL = 16 PPA. TAB 23-0 $W_{S+LI} = 15(19+16+14+35) = 1260 \%$

0510 (11-74) CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive n Anselmo, CA 94960 DATE 5/20/84 SHEET NO. 16 0 2 _CHECKED BY PROJECT 3 S'halauce for Rom, Ca JOB NO. 180/84 2ND FLR, FRAHING CAL BEAM ABOUE GREAT HALL GNIS M= 1126×162 = 15,1214 V = 1,26+8=10 4 CHECK: POST ! the = 120: = 21.8 Fa = 810pp 1/A = 10,000 = 330 PM < Fa 6x604 CHECK EXISTING BEAM! a) WOOD : $A_{m} = \frac{3}{2} \times \frac{10000}{010} = 52.6 \text{ m}^{-1}$ 5 = 15120 x12 = 120 2 I min = 0.25 1.26 x16 = 1290 24 E= 18004 If 6x14 OR 8x12,04. 6. STEEL S = 15,12 +12 = 9,0 m W8x 18 $\Delta = \frac{5}{384} + \frac{1.26 \times 16 \times 1728}{29000 \times 52} = 0.38 - \frac{2}{500} = 0.33$ 84

George B. Szal CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive 5/20/80 San Anselmo, CA 94960 EET NO. 17 34 PROJECT 3 Stee lawal AU. 122 Ca, Remodelling JOB NO. 180/84 BJECT 2ND FLOOR FRAMING WEST DECK (ABOUE DINING DECL) JOISTS: l= 12' (DEXOTEX FLOORING) W= (18+40)×1.33 = 90*, M= 20×12 = 1620 S= 1620×12 = 13 -2 1240 Ini = 0.2667 × 0.09 × 123 = 41 -4 < 47.6 2×82164 HEADER @ DINING RM! L= 5.8! W = 18' (14 + 40) + (9+16) × 4+(9×12) = 1180 +/, V = 5.8 × 1180 = 3422 Ami = 3x 3622 = 60 2 <63 6×12 bearing A = 3422 = 9.11 3×6 CR BEAM @ LOGGIA L= 12 WE 6 (18+40) = 348 4, $M = \frac{348 \times 12^2}{12} = 6269^{41} S = \frac{6269 \times 12}{1500} = 10.$ V = 348×6 = 2000 AL = 3× 2000 = 33 12 POST !! P= >+20 ## = 417 6 4/21 - 9.5x12-2

0510 (11-74) George B. Szabo CALCULATION SHEET Consulting Engineer DATE 5/20/84 70 Oak Knoll Drive San Anselmo, CA 94960 SHEET NO. 1804 27 _DATE CHECKED BY DESIGN BY PROJECT 3 Skyland Av. Rom Ca. JOB NO. 180/84 SUBJECT_FIRST FLR, FRAMING D. FIRST FLOOR FRAMING 1. JOISTS: 2×10 20 16 L=10 W = (14+40) + 132 = 72 // W capacity = 100#/1 04, BEAM & PERIMETER L=12' W= (14+40/x5+50 = 320 %) V = 6x 320 = 1920 # April 3x 1920 = 34-2 < 39 Ma 320 × 12 = 5760 # 5 = 5760 × 12 = 46:3 <73 8= 1240 Inin = 0.32 x 0,2647 x12 = 146 -4 <392 4x12 or 6x10 may span 14' P=H 24804 P = 3480 + 2x 1920 = 7320 # 1/1= 96 = 17.9 6= 1/A= 244 pt' < Fa = 1000 pt'. 6 × 6 POST W/pe,

0510 (11-74) George B. Szabo CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive San Anselmo, CA 94960 P3 M CHECKED BY DESIGN BY 3 Shupland Av. Rom, Ca 180/89 FIRST FRIC FRAHLING CALCULATION NO GARAGE BEAL D'Cente, L=22' Logal. Roof (H\$L): 24(19+16)+ 10/9+16) = 540 ZNDFLR: 20/2 (14+40) = 1 St FLIZ: 20/2 (14+40) = 540 540 wall 20× 12 beau z 1900#1, WD+LL WLL=1072 #11 $M = \frac{1.9 \times 22^2}{8} = 115^{14} \quad S_{\mu} = \frac{115}{22} \times 12 = 62.2 \text{ m}^3$ V = 1.9 × 11 = 20,9 4 $\Delta_{\mu} = \frac{5}{384} \times \frac{1.072 \times 22^{4} \times 1728}{29.00 \times 429} = 0.45^{"} \qquad \Delta_{DL} = \left(\frac{1.9 - 1.072}{1.072}\right) \times 0.45^{-0.034}$ LAMBER = 3/84 W14x43OR WRYJD BEAM & WORKSHOP L= 11 W = 1900 #/1 $M = \frac{1.9 \times 11^2}{2} = 28.7 - S = \frac{28.7 \times 12}{20} = 17.3 = 21.5$ $V = 1,9 \times \frac{11}{2} = 10,45^{4}$ WIOXZI AIS C CONN; 2-3/44 6-20 2-L 32x 32x4 x0-6" 13' f W10

0510 (11-74) CALCULATION SHEET Consulting Engineer DATE 5/20/84 70 Oak Knoll Drive San Anselmo, CA 94960 20 04 CHECKED BY 3 Shyland Av. Rom. First floar Freezewy_calculation NC FILE NO. POST a Far end. 4/d= 18 686 $f_a = P/A = \frac{10,450}{30} = 348 \mu' < F_a = 950 \mu' o G_1$ 320 ST. 4=8' PIPE COL: P = 20,9 + 10,45 = 31,4 K 2 44K 4.0C 3-38 3-3/4"\$ Pall = 26.5 4. 2- L 32 x 32 x \$ 10-9" (ONN: TO Partal P=20.94 4-20 PORTAL HEADER P = 20,94 12014 Work P. 19 ZND FLR 9' braced 29 1111 221 1ST FLR UNIFORM LOAD: $\mathbf{v}\omega$ Shoping mests 10 x (9+16) = 210 Wall zoxi 240 First floor 5x (14+ 40) 270 5 Beau 60 = 820 #11 W D+LL $M = 20.9 \times \frac{18}{2} + 0.82 \times \frac{18^2}{3} = 127 \frac{14}{2} \frac{127 \times 12}{22} = 69.4 \frac{1}{2}$ 1. **2** AISC V= 2019+9×0.82 = 17,8K. W16x50 2-9: $L_0 = 12.6 > 9,0 > L_1 = 7.5$ Sx = 80,8 F6=0.6×Fy=22 MR=162.

0510 (11-74) George B. Szabo Consulting Engineer 70 Oak Knoll Drive San Anselmo, CA 94960 CALCULATION SHEET 1/201 DATE SHEET NO. 21 A CHECKED BY DESIGN BY 3 Stuland Ar. Ron. Ca JOB NO. 180/84 PROJECT FIRST FLR FRAMINGCALCULATION SUBJECT. FILE NO COLUMNS $W5 \times 16$ AISC P= 17,84 Kl= 1+8 =8 3-22 <u>7°</u>+ PALL = 74K ew16 2-3/44 ±"R. ___ bearing on court : A = 17,800 = 24 m PL 6 x 5/8 x 0-64 BEAM TO BEAM CONN; V=20.94 AISC W14 4-20 3 - 3/4 " \$ w/ 2-L' 32x 32xti W16

0510 (11-74) George B. Szabi CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive 5/20/84 San Anselmo, CA 94960 SHEET NO. 22 4 27 NECT 3 Shyland Ar. Rom Ca OB NO_ 180/84 First Flow Lacin HEADER & BREEZWAY ENTRANCE L= 18' 41 = 5x $P_{3+u} = 5 \times 9 \times (9+16) + 25 = 1150$ 91 91 M= 1150×18 + 320×182 = 5175+ 12960=18,135#1 $\int_{X} = \frac{18,135}{2200} \times 12 = 99 \pm^{3} < 123$ V = 1150 + 9×320 = 3455# Anie = 3 + 3455 = 31.42 < 61 $\frac{1}{2} m_{m}^{2} = 0.106 \times \frac{14^{14} e^{2}}{2} = 0.106 \frac{18.1 \times 18^{2}}{0.9} = 691 \text{ in } 4 < 738$ 0 = 1/240 = 0,9" GLM 5 + 12 COMB # 24 F Caeaber = 3/2" POST: PA = 3455=181 Ph < FA = 850 4×6 v/PC h/d= 120/-= 22

0510 (11-74) George B. Szabo CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive DATE 5/20/84 San Anselmo, CA 94960 SHEET NO. 23 of 27 DESIGN BY CHECKED BY 3 Shylacid Ar. Rom JOB NO. 180 /84 FOUN DATION SUBJECT l' = 3000ph. E. FOUNDATION. 1, RETAINING WALL Pa= 40 pcf. E= 40x9 = 1620 #/1. 4e = 3' 12" 3.0 0,67 1.83 B= 5-64 Allowable Soil prove Priat 1500 pt. Priction f=0.35 STEP1: 100x 8 = 800 x 3,33 = 2664 panive prenvie p=300 pcf. FTG ! 180x 5.5= 9.90 x 2.75 = 2722 FILL ! 100 x 1.83x8 =1464 x 4,60 = 673.4. M=E,= 4860 // Ry = 3254#/ 4= 12120; #1/, Xp - 12,120, -4860 - 2.23 (Middle third) 3254 $e = \chi_{R} = \frac{B}{2} = 0.52'$ Pma = 3254 (++ 620,52) = 927pt < 1500 Pmn = 256 pH.

0510 (11-74) CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive San Anselmo, CA 94960 5/20/20 240f 2 3 Stufaud No. Rom 180 FOUNDATION STABILITY ! 1, Outoming h = Mor = 12120 = 2,5" 2. SLIDING: Ep = 2.33 × 300 = 814 $F = 0.35 \times 3254 = \frac{1139}{1913} = \frac{1913}{110} = \frac{1913}{100} =$ 1620 h=1,20 < 1,5 However later footings also resist STEM H:= 8' f= 3000pri fy: 40,000pri $E_{c} = \frac{8^{2}}{2}40 = 1280^{4}$ $y = \frac{8}{3} = 267$ $H_{u} = E_{s} = 3413^{4/3}$ My = 1.7 + 3413 = 5803 4/4. = 5.8 14/1 #526' d = 8 - 2.3 = 5.7 $p = \frac{0.62}{12 \times 5.7} = 0.009$ A: = 0.62 w/H. 9= 0.62×40 = 0,121 -> Qu= 2.79 Flay 1,1 Mn = \$ Ar Quid = 0,9x 0.62 x 2.79 x 5.7 = 8,87 > 5.8 = Mu USE # 5 a) 6 TO 4' USE # Jad 12 FULLH.

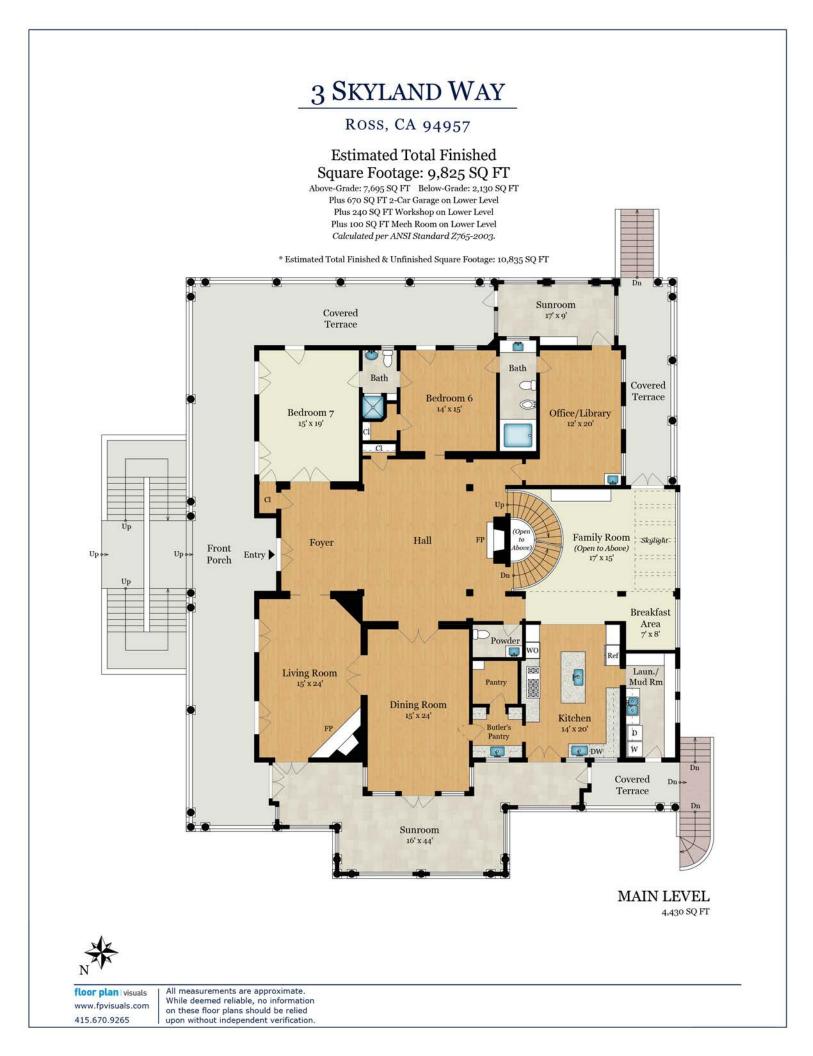
0510 (11-74) George B. Szabo CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive 1/20/84 San Anselmo, CA 94960 DATE___ SHEET NO. 21 DESIGN BY 3 Staplande Av. Ro 180 84 PROJECT FOUNDATION SUBJECT TOE: MU= 1,7x 0,9x 3 = 6,9 4, d= 10.5" $P = \frac{0.62}{12 \times 10.5} = 0.005$ Ku = 170 Flat 1.1. Qu: 2,88 My = 0,9×0,62×2,88×10,5=16,8 HEEL: #4012" A=0.2-2/41, 04. VATERPROOF 2"04 DRAIN ROCK #4218 4 Ary # 52 12] 6"SPACING. # 52 12 J DEAIN ROCH -0'CL, 00 #42124 NOISTURBED 16" #4212 4-#4 4 " Ø PE 124 14" 167 1210-310" SCALE1=1-04 5464

0510 (11-74) George B. Szabo Consulting Engineer 70 Oak Knoll Drive San Anselmo, CA 94960 CALCULATION SHEET 5/20/84 2Gof CHECKED BY SHEET NO. **DESIGN BY** JOB NO. 180/84 3 Skies Ros laud 1, PROJECT FOUNDATION SUBJECT CALCULATION NO. FILE NO. TYPICAL WALL FOOTING Pria = 2000 pst for D+LL. EXTERIER HIGH WALL 1900 + 3×150 = 2350 #/1 p.19 W= $b = \frac{2370}{2400} = 1.2$ USE AB 210 a) 48 -#560 18 1110 # 4216" #4 -212" 104 #5CONT 154

0510 (11-74) George B. Szabo CALCULATION SHEET Consulting Engineer 70 Oak Knoll Drive 5/20/84 San Anselmo, CA 94960 SHEET NO. 27 0 DESIGN BY CHECKED BY 3 Styland No: Rom PROJECT_ FOUNDATION SUBJECT CALCULATION NO FILE NO FOOTING & PIPE COL. (Garaje) $A = \frac{32}{2} = 16 \text{ SF}$ P= 324 p. 20 4/241 FTG D WORKBENCH: P=114 A = 11 = 5,5 SE PORTAL ETG 6=18" $P = 17.8^{4}$. 18 A = 18 = 9 SF 1187 3/23

Appendix B – Floor Plans and Site Plans

The following floor plans and site plans illustrate the existing conditions of the subject residence and site and were provided to Page & Turnbull in April 2021.





 floor plan
 visuals

 www.fpvisuals.com
 All measurements are approximate.

 While deemed reliable, no information on these floor plans should be relied upon without independent verification.



floor plan visuals www.fpvisuals.com

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied 415.670.9265 upon without independent verification.



Appendix C – Preparer Qualifications

This Historic Resource Evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Ruth Todd, FAIA, Principal-in-charge; Christina Dikas, Associate Principal; Joshua Bevan, AICP, Cultural Resources Planner, project manager and primary author, with research assistance from Hannah Simonson, Cultural Resources Planner, all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.



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ATTACHMENT 4

MINUTES

Meeting of the Ross Advisory Design Review Group 7:00 PM, Tuesday, May 16, 2023

Video and audio recording of the meeting is available online at the Town's website at: <u>townofross.org/meetings</u>.

1. 7:00 p.m. Commencement

ADR Group Chair Kruttschnitt called the meeting to order. Present: Laura Dewar, Mark Fritts and Stephen Sutro Director Rebecca Markwick and Assistant Planner Alex Lopez-Vega were present representing staff.

2. Approval of Minutes.

The ADR Group minutes were unanimously approved.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

a. Property Address: 3 Skyland Way A.P.N.: 072-211-12 Applicant: Historical Concepts Property Owner: Stephen and Hanna Ensley Zoning: R-1:B-A General Plan: VL (Very Low Density) Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, Demolition Permit, Nonconformity Permit, and a Variance. The project includes demolishing the existing structures on the site totaling 14,958 square feet. The project proposes to construct a new 6,202 square foot single-family residence, a 735 square foot detached two-car garage located on the north side of the lot, a 525 square foot detached one-car garage located on the south side of the lot, and a new pool. New landscaping and hardscape are being proposed throughout the property. A Variance is required to construct the larger garage at the front of the property in the side setback.

Mark Fritts

- Couple of spots to watch the shiplap siding
- ADU and garage masses should be studied

- Understands the logic behind the garage placement, for new construction there should not be any Variances
- Move the garage and move forward
- Beautiful home, form, mass and materials.

<u>Laura Dewar</u>

- Beautifully designed project
- Likes the location of the pool, works well with the topography
- The FAR works with the site, massing is a great improvement
- Likes that the garage is pushed to the side and how the home is the focal point
- Really likes the project

Stephen Sutro

- Overwhelmingly approvable project
- Thinks the garage should conform to setbacks
- The plastic shingles do not meet the "high quality" material requirements of the code, and they should be changed
- Loves the project and thinks it should be approved.

Mark Kruttschnitt

- Agrees with colleagues on all aspects of design.
- Move the garages so it conform
 - Changing the windows, removing the balcony and the front door are all positive improvements to the house.
 - The storage space should be moved to the rear of the garage and follow the natural topography of the site.
 - Can recommend the project
- b.

Property Address:	7 Willow Hill Road
A.P.N.:	073-252-12
Applicant:	Imprints Landscape Architecture
Property Owner:	Scott Grace
Zoning:	R-1:B-5A
General Plan:	VL (Very Low Density)
Flood Zone:	X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, Hillside Lot Permit, and a Variance. The project is requesting new landscape structures including a new pool/spa, pool equipment, stone patio, outdoor kitchen, and replace of the existing

retaining walls with stone walls. Variances are requested to allow for the construction of new landscape structures within the side and rear yard setback.

Mark Kruttschnitt

- Looks fine, likes there are no neighbor objections
- Recommends approval

<u>Laura Dewar</u>

• Supports project, project will not impact the neighbors.

Stephen Sutro

- Can support the project, no privacy or acoustical impacts
- Downhill screening could cover the lattice work too

Mark Fritts

- Supports the project
- Spiral staircase can be loud, so take note of that
- Great spot for a pool
- Pool equipment seems to be located in an odd location but if it works for you and the neighbor then okay.

c.

Property Address:	1 Garden Road
A.P.N.:	072-131-33
Applicant:	Edward Buchanan/ Buchanan Opalach Architects
Property Owner:	Nancy and Dennis Thompson
Zoning:	R-1:B-15
General Plan:	ML (Medium Low Density)
Flood Zone:	X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review Permit. The project is requesting to construct a new detached 837 square-foot three-car garage and a 325 square foot addition to the existing single-family residence. The project also includes a new pedestrian gate, vehicle access gate, and driveway with access on Wellington Avenue, at the existing single-family residential property. The property also includes new landscaping and hardscape throughout the property.

The public hearing was opened, and the following people spoke:

Nancy McCarthy, 15 Wellington. Shocked at the height of the garage structure, and does not understand why it has to be so tall. She is also concerned that the four trees are proposed to be

removed. Does not seem like such a large structure should be on the corner, perhaps another design would work so it is not so imposing.

Tom Zebrowski, 23 Wellington. 1 Garden is a beautiful property, which 5 garages, this garage seems excessive. This is a well-traveled intersection, and the structure seems out of place.

Mark Kruttschnitt

- The house and yard are beautiful. The garage is on the corner and the design guidelines do not support garages at the corner, should be minimized and subordinate to the main structure. The garage is not minimized and is very large.
- The driveway and pedestrian changes are nice in terms of pedestrian access. There are already 5 garage spaces and having another one does not seem necessary.
- Supports the home additions.

<u>Laura Dewar</u>

- Supports the small additions to the house.
- Appreciates the pedestrian entry to the home on Garden.
- Questioning the removal of the 4 oaks in terms of privacy for the neighbors.
- Design Guidelines do not support the location and mass of the garage.
- Struggles with supporting the garage as proposed.
- Supportive of fence material/

<u>Mark Fritts</u>

- Supports the additions on the home.
- Comments on the roof forms of the home, there are a lot.
- The proposed octagonal roof form is very steep and is not as successful as it could be, could be massaged a little bit.
- The pedestrian side on Garden is very successful.
- Agrees with the ADR members about the garage. Does not support it.

5. Conceptual ADR

- 6. Information and Discussion.
- 7. New Agenda Items.

Adjournment, 8:25 PM.

Next scheduled regular meeting date and time: June 20, 2023, at 7:00 PM.

ATTACHMENT 5

Recent Email Correspondence Regarding Garage



Stephen Ensley <stephen.ensley@gmail.com>

Request for variance

1 message

 Rob Hale <d.robert.hale@gmail.com>
 Thu, Apr 6, 2023 at 12:19 PM

 To: "Stephen H. Ensley" <stephen.ensley@gmail.com>, "Hanna Lake Bevill (hanna.ensley@gmail.com)"

 <hanna.ensley@gmail.com>

Hi Stephen and Hanna,

Thank you for sharing your revised site plans with us. Your request for a variance to locate your garage partially in the south setback makes sense. We are happy to support that request.

Sincerely, Rob & Catherine Hale 1 Skyland Way



Stephen Ensley <stephen.ensley@gmail.com>

Hello and an update on 3 Skyland

chris fasano <chris.fasano@hotmail.com> To: "Stephen H. Ensley" <stephen.ensley@gmail.com> Cc: Hanna Ensley <hanna.ensley@gmail.com> Mon, Apr 17, 2023 at 10:14 PM

Stephen,

So sorry .. I thought I responded but obviously I didn't.

Gina and I are OK with the 5ft set back variance you are proposing for the garage. We appreciate you sending us the plans so we could review and have an informed opinion. We support your current house and garage plan and wish you luck with latest town review.

You can use this email with the town as our support and approval for your plans.

Chris Fasano 9 Skyland Way