

**CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION**

August 16, 2016

AGENDA ITEM: 6

FILE NUMBER: PL15-055 and PL16-011

SUBJECT: Request by Joseph Farrell for a Lot Line Adjustment, Demolition Permit and Design Review to relocate the existing northern property line between 1242 and 1252 Allyn Avenue approximately one foot to the south, demolition of the existing 900 sq. ft. home on 1242 Allyn and Design Review to construct a new 3,095 sq. ft. home at 1242 Allyn Avenue in the Medium Density Residential Zoning District.

The project was continued for redesign by the Planning Commission on June 7, 2016.

PREPARED BY: Noah Housh, Planning Director

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: September 22, 2015 and February 26, 2016

ACCEPTED AS COMPLETE?

LOCATION OF PROPERTY: 1242 and 1252 Allyn Avenue

APPLICANT: Joseph Farrell

PHONE: 415-884-2860

APN: 009-313-038 and 009-313-005

GENERAL PLAN/ZONING: Medium Density Residential/Medium Density Residential

PROPERTY DESCRIPTION

The project site is two parcels, 1242 and 1252 Allyn Avenue, which are generally flat and located on the west side of St Helena. 1252 Allyn Avenue is a 0.27 acre (11,970 sq ft) parcel currently developed with a single family residence. 1242 Allyn is a 0.26 acre (11,584 sq ft) parcel currently developed with a 900 square foot residence which is in a state of disrepair.

PROJECT DESCRIPTION

The project proposes a Lot Line Adjustment to move the northern property line between 1242 and 1252 Allyn Avenue approximately one foot to the south, Demolition of the existing 900 sq. ft. home on 1242 Allyn and Design Review and construction of a new

3,028 square foot home on the 1242 property. The design proposes approximately 2300 square feet of living space on the ground floor and approximately 760 square feet on the second floor. The rear yard will be further developed with a 264 square foot garage, swimming pool, arbor and upper and lower level decks off of the rear of the home.

The design of the home and all accessory structures meet the development criteria identified in the Medium Density Residential Zoning District including setback requirements (20-foot, front and rear; 10-foot side for the primary structure and a minimum of 3-feet for accessory structures), height restrictions (25-foot maximum height) lot coverage (45% maximum) and Floor Area Ratio (3,350 square feet maximum).

ANALYSIS

This project was previously reviewed by the Planning Commission on June 7, 2016. In conducting the analysis for the project prior to this review, staff found that the project met the development criteria of the Medium Density Residential zoning District. The full analysis of the project can be found in the June 7, 2016, staff report analyzing the project.

After reviewing the proposed project design and listening to all public comments, the Planning Commission continued the item for re-design. In making their continuance, the Commission directed the applicant to:

1. Relocate garage location further back from Allyn Avenue.
2. Relocate front plane of home closer to the Allyn Avenue street frontage.

A concern was also voiced by one commissioner regarding the overall massing and proposed side setbacks of the home; however this concern was not unanimously voiced by the Commission.

The applicant has responded by:

1. Relocating the garage to the rear of the property, four-feet off of the rear and side property lines.
2. Moving the front plane of the home approximately 14-feet closer to Allyn Avenue for a setback of 20-feet.
3. Slightly increasing the setback on the northern side of the property to 12-feet at the ground level.

Staff Response: Staff finds that the proposed design modifications implement the direction provided by the Planning Commission in continuing the project for redesign. Further, no new issues were created by the proposed design revisions and the design meets all MDR development criteria.

CORRESPONDENCE

Staff has received three letters commenting on the proposed project (attached). One letter indicated general support for the proposal; one expressed concern over the impacts to the existing home; and the final letter expressed concern over the massing of the project and made some design suggestions to mitigate the concerns. The redesign has implemented some of the design suggestions.

ISSUES

The only issue identified by staff in the review of the proposed project is the procedural steps recommended in approving the Lot Line Adjustment (LLA). Typically a LLA is reviewed at the staff level with the action subsequently noticed to the surrounding properties. As identified by staff at the June 7, 2016, hearing, all noticing and procedural requirements have been met with the process to date, and staff is recommending the Commission act on the proposed LLA, given the other project elements require Commission approval.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA as a Class 1 and Class 3 Categorical Exemption pursuant to Section 15301 (Class 1), which exempts the demolition of single-family homes and accessory structures and Section 15303 (Class 3), which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve the Lot Line Adjustment, Design Review and Demolition to allow the relocation of the existing northern property line between 1242 and 1252 Allyn Avenue approximately one foot to the south, demolition of the existing 900 sq. ft. home on 1242 Allyn and construction of a new 3,095 sq. ft. home at 1242 Allyn Avenue in the Medium Density Residential Zoning District.

ATTACHMENTS

1. Resolution to Approve the Project
2. June 7, 2016 PC Staff Report
3. Applicant Provided Project Description/Summary
4. Project Plans (Renderings, Fixture and Material Information, Site Photos, Site Plans, Floor Plans, Elevations, and Existing and Proposed Lot Configurations)
6. Historical Resource Evaluation –Alice Duffee, APD Preservation LLC
7. Water Use Analysis
8. Public Comments (3 letters)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2016-0XX

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF DESIGN REVIEW, A LOT LINE ADJUSTMENT AND
DEMOLITION PERMIT
FOR THE DEIKEL RESIDENCE AND LOT LINE ADJUSTMENT LOCATED AT 1242
AND 1252 ALLYN AVENUE**

PROPERTY OWNER: Ted and Pamala Deikel **APN:** 009-313-038 and 009-313-005

Recitals

A. Whereas, Joseph Farrell submitted an application for Design Review, Lot Line Adjustment and Demolition to relocate the existing northern property line between 1242 and 1252 Allyn Avenue approximately one foot to the south, demolish the existing 900 sq. ft. home on 1242 Allyn and to construct a new 3,095 sq. ft. home at 1242 Allyn Avenue in the Medium Density Residential Zoning District; and

B. Whereas, the Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on June 7, 2016; and

C. Whereas, the Commission in their review of the proposed project identified concerns with the location of the home and garage and continued to the project for design revisions; and

D. Whereas the project was brought back before the Planning Commission of the City of St. Helena, for re-consideration and analysis of the staff report, and all testimony, written and spoken, at a second duly noticed public hearing on August 16, 2016; and

E. Now, therefore let it be found that, the Planning Commission approves the requested Design Review, Lot Line Adjustment and Demolition permit on the following basis:

Resolution

A. The Planning Commission hereby finds that this project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to Section 15301 (Class 1), which exempts the demolition of single-family homes and accessory structures and Section 15303 (Class 3), which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc., as identified in the California Environmental Quality Act (CEQA).

B. The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:

1. Consistency and compatibility with applicable elements of the general plan in that the project maintains the standards for residential lot sizes and development, identified in the Medium Density Residential designation;
2. Compatibility of design with the immediate environment of the site given that the design provides historic design features and materials;
3. Relationship of the design to the site given the scale structure, the proposed setbacks and the context of the neighborhood;
4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal;
5. That the design promotes harmonious transition in scale and character in areas between different designated land use given the surrounding single family neighborhood;
6. Compatibility with future construction both on and off the site given the access, context and historic nature of the surrounding neighborhood;
7. That the architectural design of structures and their materials and colors are appropriate to the function of the project providing appropriate design elements and exterior features;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community which the project does through appropriate setbacks and thoughtful site planning;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures which they are given the provided site plan, setback and landscaping proposed;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept which the outdoor decks, pool and rear yard arbor are found to be;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the single family use and maintenance of the existing access to the property;
12. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning;

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions which they are given the historic design themes and elements;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character which the design is found to be, given the features and elements referenced above;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site which it does through careful and appropriate planting choices and locations;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena, which it is given the drought tolerant elements proposed;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials which is, based on the significant energy and water saving requirements of the California Building Code and City of St Helena development criteria.

D. Now, therefore be it resolved that the Planning Commission, in keeping with Zoning Code Section 17.92.050, identifies that the requested Design Review meets the requirements for modification of structures within the -Historic Preservation (-HP) Overlay District and finds that:

18. That the alteration is compatible with the architectural style of the existing structures given the historic design elements and materials incorporated;
19. That the alteration does not eliminate elements that are required to maintain the essential form and character of the structure given that the existing structure was found to lack significance;
20. That the alternation is compatible with adjoining structures and the use of such structures based on the projects compliance with the design criteria and compatibility with the historic context of the neighborhood.

E. Now therefore be it further resolved that, the Design Review, Lot Line Adjustment and Demolition Permit for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The Design Review, Lot Line Adjustment and Demolition permit shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review decision or these approvals shall expire; provided however that the approved Design Review, Lot Line Adjustment and Demolition Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
2. This permit is valid for this use and design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
3. The Use Permit and Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
4. Any request for an extension of the Use Permit or Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.
6. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
8. Provided they are in general compliance with the approved Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
9. This Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building

Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

11. Construction documents shall be in compliance with approved plans and exhibits.
12. The height of all ridgelines of the proposed single family home is limited to a maximum height of 25-feet, per the Medium Density Residential Zoning Code criteria.
13. The height of all accessory structures is limited to a maximum of 15-feet in height.
14. The pool equipment is required to be completely enclosed to provide noise attenuation of the equipment. Compliance with this condition must be demonstrated on all plans submitted for building permit review.
15. Street trees are required to be planted in the planter strip and maintained by the developer. The size and species of these trees shall be in keeping with the Public Works street standards for Allyn Avenue.
16. Consistent with St. Helena Municipal Code Article IV, Water Conservation Section 18.44, New Development, the applicant shall be required to retrofit ___ single family dwelling units prior to receiving a certificate of occupancy. Appeals to this requirement may be made pursuant to Article IV, Section 18.46. The exact number of retrofits may change dependent upon final floor area submitted for the building permit.

Public Works Department Conditions of Approval

17. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping submittal items must comply with the State's Model Water Efficient Landscape Ordinance (MWELo) by conforming to the requirements listed in Appendix D of the State's MWELo. The applicant must complete and submit the MWELo Landscape Documentation Package Application that is attached to this letter. For information on MWELo requirements, please visit: The following conditions of approval will likely be required of the project:

www.water.ca.gov/wateruseefficiency/landscapeordinance

- a. *This comment is repeated because the landscape document provided does not accurately represent the State's most recent MWELo requirements. Please complete and submit the MWELo Landscape Documentation Package Application that is attached to this letter.*
2. The project conditions of approval will require the construction of ADA compliant driveway. Please update the plans as necessary to incorporate this improvement.

- a. *This comment is repeated because plans must include the construction of a new ADA compliant driveway and the replacement of curb and gutter where the existing driveway is to be removed. This may be addressed by providing callouts to City Standard #314 for the driveway and #310 for the replacement of curb and gutter at the existing driveway.*
18. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
19. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
20. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
21. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
22. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
23. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
24. Site plan shall show location of any trees within the project area.
25. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.

26. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
27. The applicant shall incorporate water conservation practices into the proposed project per the Water Use Analysis Report dated March 10, 2016. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
28. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
29. Replace the existing driveway approach in order to conform to the current City and ADA standards prior to Certificate of Occupancy.
30. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
31. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
32. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
33. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

34. Installation of approved interior fire sprinkler system is required, unless waived by the Fire Chief.
35. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

Building Department Conditions of Approval

36. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.

37. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
38. The applicant shall provide a construction waste management plan with the building permit application.
39. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
40. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
41. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing Design Review, Lot Line Adjustment and Demolition Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 16, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

**CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION**

June 7, 2016

AGENDA ITEM: 5

FILE NUMBER: PL15-055 and PL16-011

SUBJECT: Request by Joseph Farrell for a Lot Line Adjustment, Demolition Permit and Design Review to relocate the existing northern property line between 1242 and 1252 Allyn Avenue approximately one foot to the south, demolition of the existing 900 sq. ft. home on 1242 Allyn and Design Review to construct a new 3,095 sq. ft. home at 1242 Allyn Avenue in the Medium Density Residential Zoning District.

PREPARED BY: Noah Housh, Planning Director

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: September 22, 2015 and February 26, 2016

ACCEPTED AS COMPLETE?

LOCATION OF PROPERTY: 1242 and 1252 Allyn Avenue

APPLICANT: Joseph Farrell

PHONE: 415-884-2860

APN: 009-313-038 and 009-313-005

GENERAL PLAN/ZONING: Medium Density Residential/Medium Density Residential

PROPERTY DESCRIPTION

The project site is two parcels, 1242 and 1252 Allyn Avenue, which are generally flat and located on the west side of St Helena. 1252 Allyn Avenue is a 0.27 acre (11,970 sq ft) parcel currently developed with a single family residence. 1242 Allyn is a 0.26 acre (11,584 sq ft) parcel currently developed , with a 900 square foot residence in a state of disrepair.

PROJECT DESCRIPTION

The project proposes a Lot Line Adjustment to move the northern property line between 1242 and 1252 Allyn Avenue approximately one foot to the south, Demolition of the existing 900 sq. ft. home on 1242 Allyn and Design Review to construct a new 3,095 sq. ft. home on the 1242 property. The design proposed approximately 2300 square feet of living space on the ground floor and approximately 730 square feet on the second floor.

The rear yard will be further developed with a swimming pool, arbor and deck off of the rear of the home.

The design of the home meets the all of the development criteria identified in the Medium Density Residential Zoning District including setback requirements (20-foot, front and rear; 10-foot side), height restrictions (25-foot maximum height) lot coverage (45% maximum) and Floor Area Ratio (3,350 square feet maximum).

ANALYSIS

GENERAL PLAN

The property is designated Medium Density Residential by the General Plan. The City of St. Helena General Plan (1993), states that the MDR land use designation "...provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. Residential Densities shall be in the range of 5.1-12 dwelling units per acre. The MDR designation is the predominant residential designation, occurring throughout large areas of the City. The wide distribution of this designation is intended to maintain a development pattern in newly developing areas of the City that is consistent with historic development patterns."

Further, the 1993 St. Helena General Plan established an Urban Service Area "...to protect the City's agriculture and historic small town character...". This area encompasses most of Main Street, including the downtown and a majority of the residential neighborhoods that surround the downtown area. The project site is within the Urban Service Area. Finally, the project site is located within the Adams Street Historic District which also has specific General Plan policies which must be recognized and implemented by the project.

Several of the most applicable General Plan policies are listed below:

2.6.4 Permit infill development and higher densities within currently developed areas wherever possible to minimize and postpone the need for expansion of the Urban Service Area.

2.6.14 Encourage a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans

2.6.23 Revise zoning standards to encourage:

- a variety of lot widths and sizes such as found in the older areas of town
- garages at the rear of lots rather than at the street
- lot coverage that is consistent with the scale of historic and older areas
- planting of street trees
- setbacks, building massing and configuration consistent with older parts of town

4.3.5 Require future residential development to conform to the pattern and density of older, neighboring areas of town in order to complement existing town character...

4.3.6 Preserve historic and cultural resources because of their special contribution to the character and quality of life of St. Helena

7.5.1 Preserve the City's historic and cultural resources as they contribute to the special character and quality of the City and help support its economic base

7.5.9 Require new development in or adjacent to historic areas or buildings to be compatible in pattern and character with existing historic buildings

Staff Response-Staff finds the project consistent with the General Plan in that the proposed density is within the range of allowable General Plan densities; the project will continue the single family housing type currently developed on the property; the site design maintains the historic development pattern through the use of articulation which varies the setbacks on the front and rear facade; and the design incorporates historic building materials and design themes while also minimizing the second floor addition.

Further, while the existing home proposed to be demolished is over 100-years old, the historic resource analysis conducted to analyze the historic significance of the home identifies that it not a contributor to the District and does not meet any of the significance criteria identified in the Secretary of the Interior's Standards.

ZONING AND MUNICIPAL CODE

The project site is located in the Medium Density Residential (MDR) Zoning District. The MDR zoning district is consistent with and implements the MDR General Plan designation. Section 17.40 (Medium Density Residential District) of the zoning code identifies that construction of a new single family home requires Design Review.

Municipal Code Section 17.40.060 identifies the development criteria, including building height, setbacks, lot coverage, Floor Area Ratio (F.A.R.), etc. for residential structures in the MDR Zoning District. As mentioned, the project is in compliance with all of the development criteria identified in that the height has been conditioned to limit the maximum height to 25-feet, the front and rear setback are proposed at 20-feet or greater; the side setbacks are proposed at 10-feet; the lot coverage is proposed at approximately 30-percent, where 45-percent is permitted, and the proposed F.A.R. is 3,095 square feet (after exemptions) where 3,350 square feet is the maximum allowed.

Demolition

Zoning Code Section 17.164.050 Applicability (of Design Review) identifies "...no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the planning commission in accordance with the following findings:

- 1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.*
- 2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;*
- 3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.*

Staff Response- As identified above, and further discussed below, staff finds that the proposed demolition of the existing home and construction of a new single family home and attached garage is consistent with the development criteria identified in the MDR

zoning district. The existing home, although constructed sometime in the 1890's, has been previously modified and is in a state of disrepair. This structure is not listed on the City of St. Helena's historical resources inventory. Demolition would not impact a historical resource and would not negatively affect the character of Allyn Avenue or the Adams Street Historic District. Further, the project design is in keeping with the development criteria of the Medium Density Residential Zoning District.

Lot Line Adjustment

Pursuant to Municipal Code Section 16.08.070, Lot Line Adjustments may be approved by the Planning and Public Works directors. The director's decision shall be final unless appealed to the Planning Commission. The Code states, "If a lot line adjustment is approved or conditionally approved, the directors shall make a written report thereof to the planning commission at its next regularly scheduled meeting. If the Planning Commission decides, by majority vote, to review the lot line adjustment and conditions, it shall conduct a public hearing after giving notice pursuant to Section 16.04.100. The Planning Commission may add, modify or delete conditions if the planning commission determines that such changes are necessary to ensure that the lot line adjustment conforms to the state Subdivision Map Act and this code."

Further, if the Commission decides not to review the action, the Code directs the Planning Director to notice the decision in the newspaper and send a written notice of the action to all property owners within 300-feet.

This report serves as the Planning Director's written report on the Lot Line Adjustment to the Planning Commission. However, to alleviate the additional administrative requirements of the double noticing for the separate Design Review and Lot Line Adjustment (LLA) actions, staff has included action on the LLA as a component of the Planning Commission review and action. The LLA was included in the Public Hearing notice sent to the owners and residents within 300-feet and published in the newspaper. Therefore, action on the project in its entirety is before the Commission, and no additional noticing will be undertaken, if the project is approved.

HISTORIC RESOURCES

As identified, the project site is located with the Adams Street Historic District. All changes to historically designated structures are required to be made in keeping with the requirements of the Secretary of the Interiors Standards for the Treatment of Historic Structures. However, the existing home at 1242 Allyn is not listed as a locally significant structure or contributor to the District. Further, the home was analyzed by APD Preservation LLC for historic significance and was determined not to contribute to the District.

While the General Plan does not identify any specific design or development criteria for this (or other) Historic Districts, Municipal Code Section 17.92 does provide some direction for the review of modifications to, or demolition of structures in historically designated areas. Specifically, the code states that no modifications or demolition of structures in the Historic Districts shall be approved unless the Commission first finds that:

A. Findings required for approval of exterior alterations:

1. That the alteration is compatible with the architectural style of the existing structures;
2. That the alteration does not eliminate elements that are required to maintain the essential form and character of the structure;
3. That the alternation is compatible with adjoining structures and the use of such structures.

Staff Response-Staff finds that the proposed design meets Secretary of the Interiors Standards and the required findings to allow the demolition of the existing home, given that it was determined to lack historic significance. Appropriately, these findings have been added to the resolutions approving the proposed project.

CEQA

A historical analysis of the proposed project was provided by Alice P. Duffee, who is identified as a Historic Preservation Planner. The analysis provided identifies that the demolition of the existing home is not a potentially significant impact under CEQA.

Given that the proposed demolition of the existing home was determined to be less than significant, and the project proposed to construct a single family home in keeping with the standards for single family residential development, the project has been determined to qualify for a Class 1 and Class 3 Categorical Exemption pursuant to Section 15301 (Class 1), which exempts the demolition of single-family homes and accessory structures and Section 15303 (Class 3), which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

WATER

Based on this description of the proposed project, no expansion of use is proposed as a part of the project. Given this, the water neutrality analysis identifies the project will be in compliance with the requirements of the Ordinance as all existing fixtures are proposed to be replaced with water efficient fixtures.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The following design criteria should be considered by the Planning Commission in review of this application (Zoning Code Section 17.164.030):

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff finds that the proposed project is consistent with the required design review criteria listed above. This is further enumerated in the Resolution approving the Design Review.

CORRESPONDENCE

As of the time this report was completed, no correspondence has been received by staff regarding the proposed project.

ISSUES

The only issue identified by staff in the review of the proposed project is the procedural steps recommended in approving the Lot Line Adjustment. As identified above, all noticing and procedural requirements have been met with the process to date, and staff is recommending the Commission act on the proposed LLA, given the other project elements require Commission approval.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department, that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA as a Class 1 and Class 3 Categorical Exemption pursuant to Section 15301 (Class 1), which exempts the demolition of single-family homes and accessory structures and Section 15303 (Class 3), which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve the Lot Line Adjustment, Design Review and Demolition for the proposed Request by Joseph Farrell for a Lot Line Adjustment, Demolition Permit and Design Review to relocate the existing northern property line between 1242 and 1252 Allyn Avenue approximately one foot to the south, demolition of the existing 900 sq. ft. home on 1242 Allyn and Design Review to construct a new 3,095 sq. ft. home at 1242 Allyn Avenue in the Medium Density Residential Zoning District.

ATTACHMENTS

Resolution to Approve the Lot Line Adjustment, Demolition and Design Review applications

Applicant Provided Project Description/Summary-Design Review and Demolition Project Plans (Renderings, Fixture and Material Information, Site Photos, Site Plans, Floor Plans, Elevations, and Existing and Proposed Lot Configurations)

Historical Resource Evaluation –Alice Duffee, APD Preservation LLC

Water Use Analysis



2-26-16

**Demolition Written Statement:
New Residential Project
Deikel Residence
1242 Allyn Ave., St. Helena CA
AP#: 009-313-005
Zoning: MR Medium Density Residential**

In order to construct the new proposed residence for 1242 Allyn Avenue, we are applying for the demolition/remodel of the existing 890 sq. ft., 2-bedroom, single-story residence. The existing home is in extremely poor condition and not feasible for modification. The home has clearly been neglected of proper maintenance, lacks a foundation, has floor settlement issues, has visible dry-rot deterioration and damaged roof that has allowed water penetration.

Exterior Images:





Upon consultation of the California's Office of Historic Preservation's website's California Historical Resources page, the subject property was not listed as on the National Register, as a California State Historical Landmark, California Register of Historical Resource, or a Point of Interest. Considering this and the dilapidated condition

of the home, it is easy to determine that the building is not architecturally or historically significant and that its demolition would not be a detriment to the existing neighborhood.

Please feel free to contact me to further discuss any additional issues regarding the demolition of this structure. (415) 884-2860.

Regards,

Joseph Farrell
Architect



2-23-16

**Project Written Description:
New Residential Project
Deikel Residence
1242 Allyn Ave., St. Helena CA
AP#: 009-313-005
Zoning: MR Medium Density Residential**

Project Description:

Thank you for your time to consider our design review submittal for a new residence at 1242 Allyn Avenue. This design proposal is intended to create a fine-crafted, inspired home with a design style that strives to retain a strong contextual relationship with the architectural character of the residential neighborhoods of the City of St. Helena. Ted & Pamala Deikel and Joseph Farrell Architecture have completed many successful projects in the region that reflect, respect and compliment the architectural history of the Napa Valley.

We are applying for Design Review approval for the proposed new residential project (See Drawings by Joseph Farrell Architecture and Price Landscape Services). The proposal is for the demolition of an 890 sq. ft. single-story house structure and the construction of a new 3,095 sq. ft., 2-story, 4 bedroom/3 bathroom home.

Site Analysis:

The site is an 11,312 sq. ft. (.25 acre) parcel that gently slopes down to the eastern corner of rear yard. The property has an existing 890 sq. ft. home that is in poor condition and has been determined to be grossly inadequate for repair. The existing driveway curb cut is at the left hand side of the street access (western property corner). While the property has no significant landscaping, there are some existing trees (white oaks and a pine tree) mostly concentrated on the side property lines. The property currently has gas, electric, water and sewer utilities that mostly likely will require upgrades.

Site Design:

We designed the footprint of the home to have the building sides extend to the side yard setback lines and only the garage project to the front setback line. This allowed us to set the front of the home back from the street with a beautiful front garden while maintaining

enough space for the enjoyment of an ample rear yard for private outdoor living. We propose a single car garage to keep in context with the neighborhood and minimize the presence of the driveway and vehicle storage from the street for added curb appeal. To address the building setback, a new driveway curb cut and apron will be provided for direct access into the garage that meets city standards. The old curb cut will be repaired to city standard curb and gutter. The rear of the home has a deck for outdoor living and the rear yard that is accessed by deck stair to a level graded yard that includes a pool, small lawn and a trellised outdoor kitchen/grill area.

Due to the fact that this property is a downslope parcel (away from street) and overflow runoff onto Allyn Ave. is difficult, we have the challenge of retaining most storm water on site. In order to minimize the footprint of the home, we proposed a 2-story structure which locates 728 sq. ft. (two bedrooms and one bath) at a second story over the northern side yard portion of the home. This reserves an increased natural state area for storm water saturation into soil. We have also included a bio-retention swale around the perimeter of the rear yard. This swale will be landscaped with water-tolerable plants and will be depressed to retain as much storm water as possible. This second story was located further back from the street behind the garage and stairwell to reduce the bulk and mass as seen from the street and the second story height is also shielded from the neighboring property to the north (side yard) by existing mature oak and pine trees.

No existing trees have been proposed for removal for this project.

House Design:

The 4-bedroom, 3 bathroom home design is styled to evoke the local vernacular of farm houses and wineries. The exterior styling includes off-white colored painted board and batten siding mixed with some feature walls of horizontal V-rustic siding. Exterior doors and windows will have sashes & frames colored black to create a traditional contrast at all fenestration. A recessed porch at the entry and an articulated façade at both the front and rear elevations create a well-balanced and proportional home with great curb appeal. Once inside, the home features a living room with vaulted ceilings and dormers for natural light. The kitchen is open to the living room and dining room for open floor plan livability. A functional laundry room separates the garage and kitchen and serves as a pantry. The master bedroom suite and a guest bedroom that can serve as a study are on the lower level for added universal design comfort. The full guest bath has the flexibility of serving the guest room and the general toilet room for the lower level. The upper level contains 2 kids bedrooms with a shared bathroom and the upper hallway features an overlook for a unique perspective view to the living room below.

Parking:

The project proposes (1) covered parking stall at the single car garage and (1) space on the main house driveway.

Landscape:

Landscape design is by Price Landscape Service, Inc. All landscaping proposed is new, drought-tolerant, regionally appropriate plants intended to create elegant and naturally

artistic gardens. Irrigation for the yards will be achieved with high-efficiency drip systems including the lawn area. Landscape lighting will be shielded and include all LED, high efficiency lighting (Dark Sky Approved)

Exterior Images:



Street Elevation



Rear Elevation

Project Directory:

Owner:

Ted & Pamala Deikel
Russian Hill L.L.C.
1000 Mason Street, #301
San Francisco, CA 94108
(415) 254-8167
ptdeikel@aol.com

Architect:

Joseph Farrell
Joseph Farrell Architecture
1 Commercial Blvd., #106
Novato CA 94949
(415) 884-2860
jfarrell@farrellarc.com

Landscape Designer:

Tom Price
Price Landscape Services, Inc.
583 California Blvd.
Napa CA 94559
(707) 252-6319
ep.landscape@sbcglobal.net

Builder:

Trainor Builders
1050 Adams Street, Suite B
St. Helena CA 94574
(707) 963-9020
office@trainorbuilders.com

Street View:



Rear Yard View:



Index of Drawings:

TS	TITLE SHEET, INDEX OF DRAWINGS, PROJECT INFO, VICINITY MAP, REVISIONS, PROJECT DIRECTOR, OWNER, ARCHITECT, CONTRACTOR, MATERIALS, COLORS AND FINISHES
RSU	EXISTING SITE PHOTOS
CSU	EXISTING SURVEY
ESU	PROPOSED ARCHITECTURAL DRAWINGS:
ASU	PROPOSED FLOOR PLANS
AS2	PROPOSED EXTERIOR ELEVATIONS
AS3	SECTION
AS4	ROOF PLAN
AS5	PROPOSED LANDSCAPE DRAWINGS:
AS6	LANDSCAPE SITE PLAN
AS7	PROPOSED PLANTING PLAN
AS8	GRADING & DRAINAGE PLAN

Project Directory

Owner	Architect	Builder
TED AND PAMALA DEIKEL 1242 ALLYN AVENUE NOVATO, CA 94949 (415) 284-8811 jfarrell@tsa.com	JOSEPH F. FARRELL, ARCHITECT 10000 RIVERVIEW DRIVE NOVATO, CA 94949 (415) 884-2840 jfarrell@tsa.com	TRAVCO BUILDERS 6900 ADAMS STREET, SUITE B ELI VALLEY, CA 94574 (925) 754-3888 TRAVCOBUILDERS@GMAIL.COM
Landscape Architect	TRAVCO BUILDERS 6900 ADAMS STREET, SUITE B ELI VALLEY, CA 94574 (925) 754-3888 TRAVCOBUILDERS@GMAIL.COM	

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JUN 22 2016
City of St. Helena

Project Info

ADDRESS:	1242 ALLYN AVENUE, ST. HELENA, CA
APN:	009-30-005
LOT AREA:	132 SQ. FT.
ZONING:	TR-1 (TRIPLE DECK) RESIDENTIAL
CONTRACTOR:	R/S
CONSTRUCTION TYPE:	WB
FIRE HAZARD:	LOW
FLOOD ZONE:	N/A
BUILDING HEIGHT:	35'-0" (11')
STORIES:	2 STORY
DEVELOPMENT STANDARDS:	ALLOWED
COVERAGE (SAB):	EXISTING
EXISTING HOUSE:	890 SF
EXISTING FRONT PORCH:	27 SF
EXISTING BACK DECK:	23 SF
NEW RESIDENCE LOWER LEVEL:	2270 SF
NEW GARAGE:	244 SF
NEW FRONT PORCH:	99 SF
NEW REAR DECK:	141 SF
TOTAL:	3314 SF
COVERAGE %:	25%

FLOOR AREA (SAB):	EXISTING	PROPOSED
EXISTING RESIDENCE:	890 SF	2270 SF
NEW RESIDENCE LOWER LEVEL:	198 SF	198 SF
NEW GARAGE, OVER 100 SF:	141 SF	141 SF
TOTAL:	1234 SF	3070 SF
PAV:	28%	21%

RETIROCKS THAN RESIDENCE	ALLOWED	EXISTING	PROPOSED
FRONT	30'-0"	30'-0"	30'-0"
REAR	30'-0"	30'-0"	30'-0"
REAR	30'-0"	30'-11"	30'-0"
REAR	30'-0"	30'-0"	30'-0"
RETIROCKS GARAGE	ALLOWED	EXISTING	PROPOSED
FRONT	30'-0"	30'-0"	30'-0"
REAR	30'-0"	30'-0"	30'-0"
REAR	30'-0"	30'-0"	30'-0"
BUILDING HEIGHT	ALLOWED	EXISTING	PROPOSED
FRONT	35'-0"	35'-0"	35'-0"
REAR	35'-0"	35'-0"	35'-0"
REAR	35'-0"	35'-0"	35'-0"
REAR	35'-0"	35'-0"	35'-0"

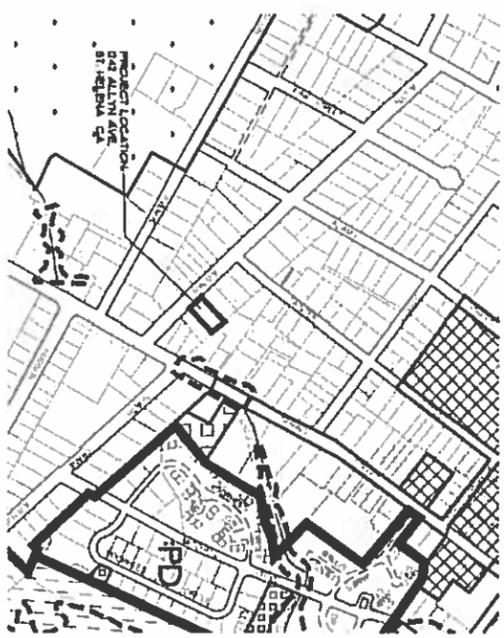
New Residence
for

Ted & Pamala Deikel
1242 Allyn Avenue
St. Helena, California

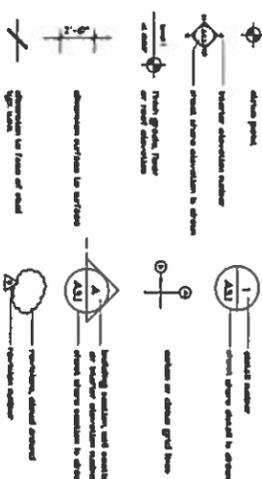
Vicinity Map:



Plot Plan:



Symbols



Design Review Submittal

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY													<p>Proposed New Residence:</p> <p>1242 Allyn Avenue St. Helena, California AP#: 009-313-005</p>	<p>Joseph Farrell ARCHITECT</p> <p>1 Commercial Blvd, Suite 706 Novato, CA 94949 Voice (415) 884-2860</p>	<p>DATE: 2-18-16</p> <p>SCALE: N/A</p> <p>DRAWN: J</p> <p>JOB NO: 1503</p> <p>SHEET NO:</p> <p>TS</p> <p>1242 Allyn Avenue St. Helena, CA</p>
NO.	DATE	BY																

Water Neutrality & Water Fixture Specifications



Director of Public Works
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Re: **Deluxe Water Neutrality Analysis for Design Review**
1242 Allyn Ave., St. Helena, CA
Assessor's Parcel #: 009-313-005

Dear Director:
In order to comply with St. Helena's Water Neutrality policy, I am submitting to you this water analysis. This analysis documents the existing vs. proposed water consumption for the Deluxe new residence. The retrofit savings will be achieved through replacement fixtures on site. The existing property contains 2 total bedrooms. The proposed new residence will have an increase of 2 bedrooms to bring the total number of bedrooms on the property to 4 and thus having a total of 8 occupants.

Existing Water Usage:
The following water uses were tested, provided and delivered the flow rates listed below. Based upon 4 occupants, the existing water usage is calculated at 332.1 gpd/day. (See Appendix A)

Usage of the existing fixtures:

- A. Shower: 8.0 gpm
- B. Lavatory Faucet: 2.0 gpm
- C. Kitchen Faucet: 2.0 gpm
- D. Water Closet: 1.6 gpm/flush

Proposed Theoretical Domestic Water Use:

- A. Showerheads: 2.0 gpm
- B. Lavatory faucets: 1.5 gpm
- C. Kitchen faucets: 1.25 gpm/flush
- D. Water closets: 12.18 gpd/cycle
- E. Clothes Washer: 2.2 gpd/cycle
- F. Dishwasher

See Appendix B for the specifications of plumbing fixtures/appliances for the proposed residence.

Conclusion:
The property will see a net decrease of water usage due to the replacement of water fixtures by taking the water usages from 600 gpd/day baseline (332.1 gpd/day actual) to 253.5 gpd/day with the use of water efficient fixtures.

Appendix A. Water Neutrality Calculation

1. Existing Water Usage:

Fixture	Flow Rate (gallons per minute)	Flow Duration (hrs./day)	Day Use (gallons per day)	Number of Occupants	Volume (gallons per day)
Showerheads	8	1	8	4	32.0
Bed fixtures	2	6.5	13	4	52.0
Kitchen faucet	2	6.5	13	4	52.0
Other water	1.8	1	1.8	4	7.2
Other water	12.18	1	12.18	4	48.72
Day Water	22	1	22	4	88.0
					332.1 gpd/day

2. Occupant Calculation:

Occupants	Total
Bedrooms: 4	8
Bedrooms: 4	8

3. Proposed Water Usage:

Fixture	Flow Rate (gallons per minute)	Flow Duration (hrs./day)	Day Use (gallons per day)	Number of Occupants	Volume (gallons per day)
Showerheads	2	1	2	4	8.0
Bed fixtures	1.5	6.5	9.75	4	39.0
Kitchen faucet	1.25	6.5	8.125	4	32.5
Other water	1.25	1	1.25	4	5.0
Other water	2.2	1	2.2	4	8.8
Day Water	22	1	22	4	88.0
					253.5 gpd/day



24" Bar Handle Dishwasher
By the look, Buy for life.

Features:
• 14 place settings
• 4 wash cycles
• 3rd rack for extra dishes
• 2nd rack for extra dishes
• 1st rack for extra dishes
• 1st rack for extra dishes
• 1st rack for extra dishes

24" Bar Handle Dishwasher

Specifications:
• 14 place settings
• 4 wash cycles
• 3rd rack for extra dishes
• 2nd rack for extra dishes
• 1st rack for extra dishes

Specifications:
• 1.5 GPM
• 1.25 GPM/flush
• 2.2 GPD/cycle

Specifications:
• 1.5 GPM
• 1.25 GPM/flush
• 2.2 GPD/cycle

WF42H5000AW
4.2 cu. ft. Capacity DOE
Signature Features:
• SMART WASH
• 10 WASH CYCLES
• 10 WASH CYCLES

WF42H5000AW
4.2 cu. ft. Capacity DOE
Signature Features:
• SMART WASH
• 10 WASH CYCLES
• 10 WASH CYCLES

KOHLER
Cimarrone
Comfort Height™ Touchless Toilet
K-4419

KOHLER
Cimarrone
Comfort Height™ Touchless Toilet
K-4419

Specifications:
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Walkways: Narrow Modular Pavers

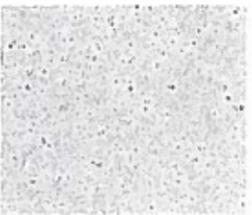
Stepstone Inc.



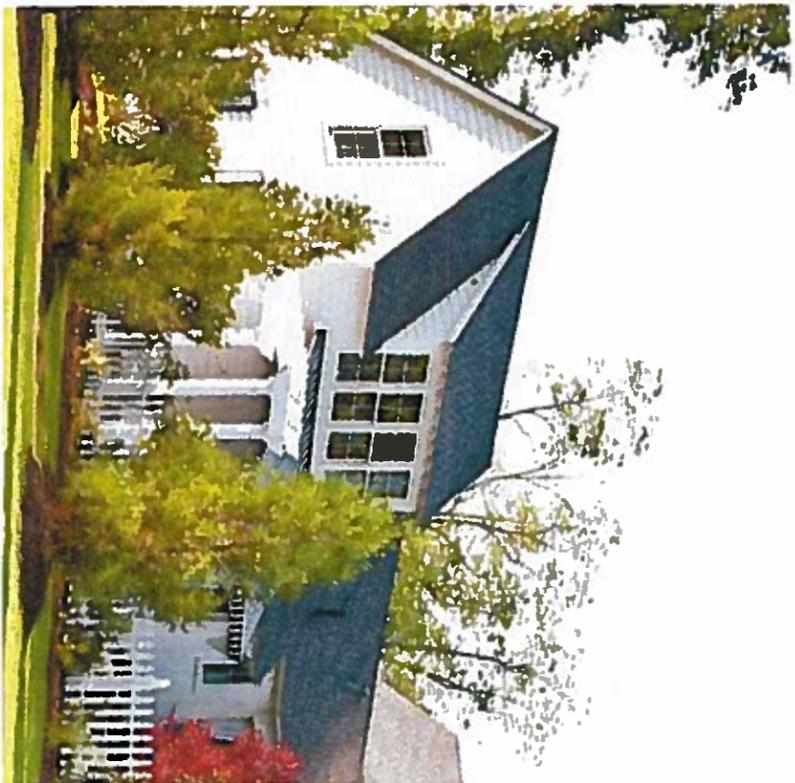
Porcelain



French Grey



Granada White



Inspiration Photo

Exterior Paint: Benjamin Moore - Brilliant White



Decks

IPE Wood decking



Roof

Composition Shingles
CertainTeed: Landmark Pro - Charcoal



Windows / Doors

Marvin: Metal Clad - Ebony

REVISIONS	DATE	BY



**Joseph Farrell
ARCHITECT**

1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2660

Proposed New Residence:

1242 Allyn Avenue
St. Helena, California AP#: 009-313-005

Colors
&
Materials



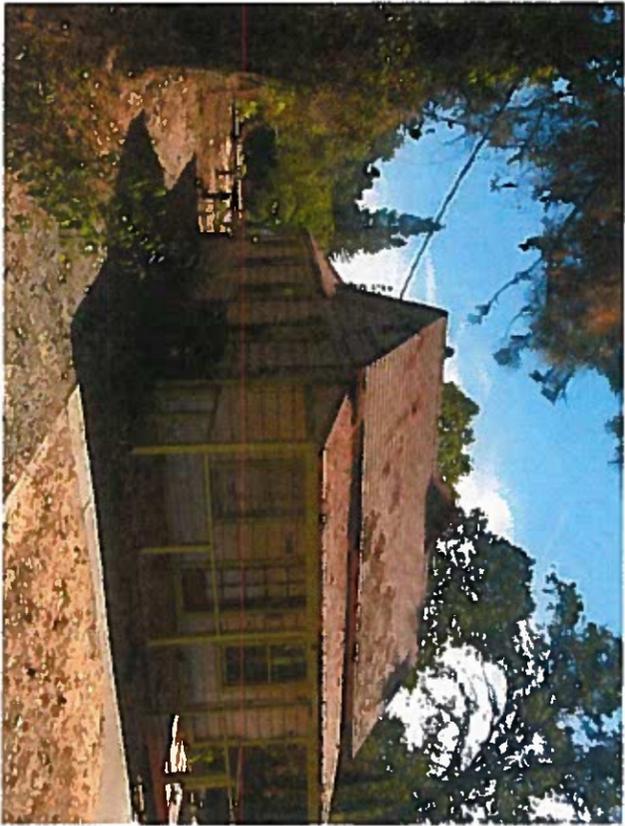
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SCALE: n/a
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JOB NO. 1501
SHEET NO.

CM.1
1242 Allyn Avenue
St. Helena, CA

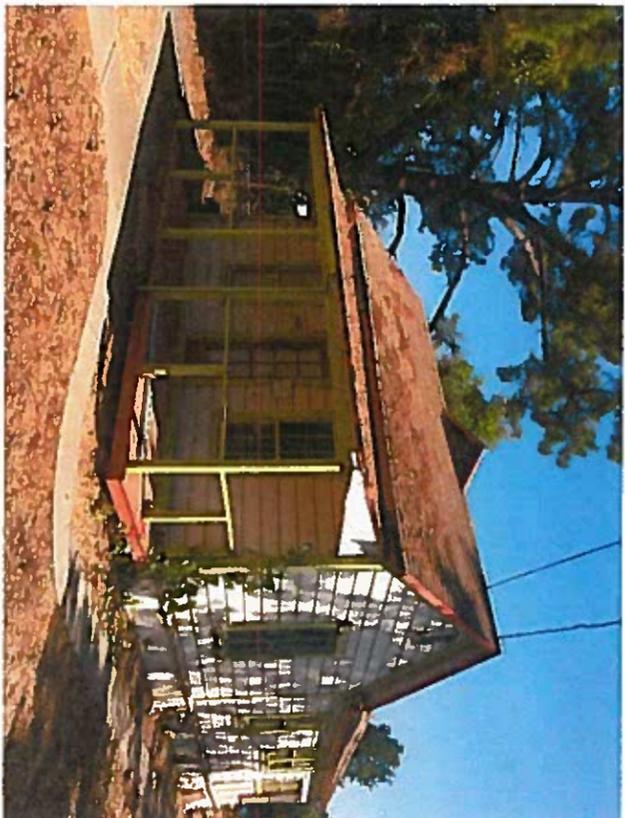
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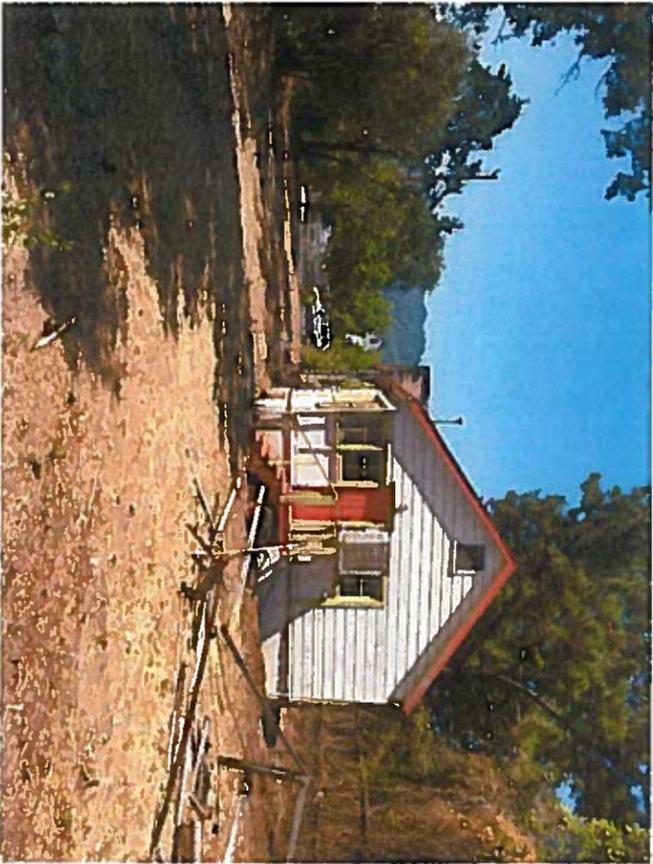
City of St. Helena



Existing Left View



Existing Right View



Existing Back View



Backyard View

REVISIONS	DATE	BY



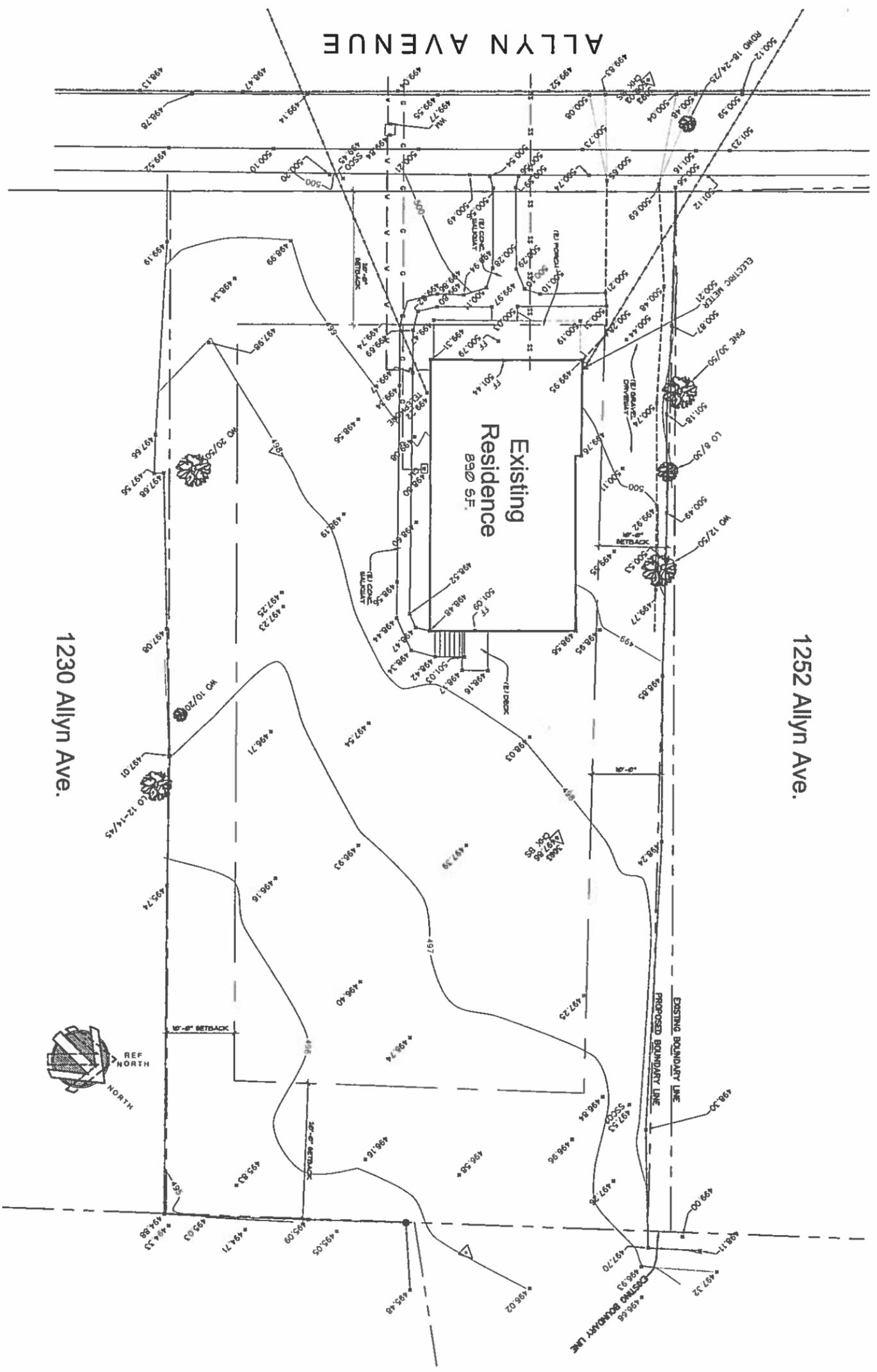
**Joseph Farrell
ARCHITECT**
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

Proposed New Residence:
1242 Allyn Avenue
St. Helena, California AP#: 009-313-005

Existing
Site Photos

ESP
1342 Allyn Avenue
St. Helena, CA

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Existing Site Plan

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City of St. Helena

SCALE: 1/8" = 1'-0"

<p>1242 Allyn Avenue St. Helena, CA</p> <p>ECO.1</p>	<p>Existing Site Plan</p>	<p>Proposed New Residence: 1242 Allyn Avenue St. Helena, California AP#: 009-313-005</p>		<p>Joseph Farrell ARCHITECT</p> <p>1 Commercial Blvd. Suite 106 Novato, CA 94949 Voice (415) 884-2860</p>	<p>REVISION</p>	<p>DATE</p>	<p>BY</p>
					<p>NO.</p>	<p>DATE</p>	<p>BY</p>
<p>DATE: 12-8-15</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DRAWN: JF</p>	<p>CHECKED: JF</p>	<p>APPROVED: JF</p>	<p>NO.</p>	<p>DATE</p>	<p>BY</p>
<p>SHEET NO.</p>	<p>JOB NO. 1503</p>	<p>DATE: 12-8-15</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DRAWN: JF</p>	<p>CHECKED: JF</p>	<p>APPROVED: JF</p>	<p>NO.</p>

Eco-Priora™

Product Information
Eco-Priora™ is made in one size, 14mm x 6mm.

Eco-Priora™
Composition: 100% Recycled Rubber
Color: Black
Finish: Matte
Application: Driveways, Patios, Walkways, etc.

INSTALLATION PATTERN
Eco-Priora™ is installed in a staggered pattern. The staggered pattern is achieved by offsetting the joints between the Eco-Priora™ units by 1/2 of the unit length.

COMPOSITION AND MANUFACTURE
Eco-Priora™ is made from 100% recycled rubber. The rubber is sourced from a local recycling plant and is processed into a fine, uniform granule. The granules are then mixed with a natural latex binder to create a cohesive, durable material.

INSTALLATION
1. Prepare the subgrade by compacting it to a minimum of 95% relative compaction.
2. Lay out the Eco-Priora™ units in a staggered pattern, starting from a corner and working towards the center.
3. Use a rubber mallet to tap the units into place, ensuring they are fully seated and level.
4. Sweep the surface with a broom to remove any loose granules.
5. Seal the surface with a clear, non-slip sealant to protect the Eco-Priora™ from weathering and staining.

MAINTENANCE
Eco-Priora™ is a low-maintenance material. It does not require painting or staining. To keep the surface looking clean, sweep regularly and use a mild detergent for cleaning.

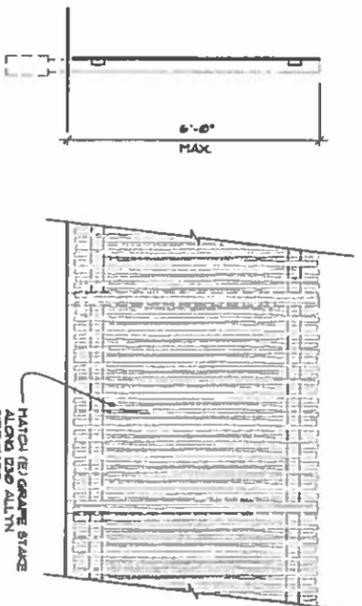
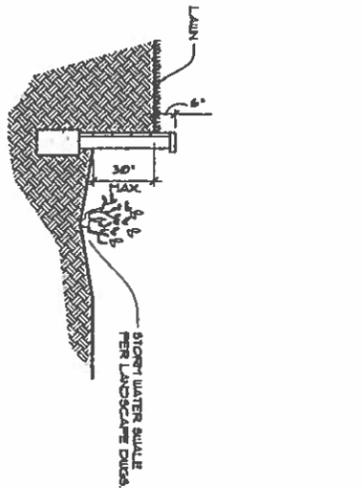
Driveway/Grill Permeable Paving

PERMISTONE
Permeable Paving Solutions
1242 Allyn Avenue
St. Helena, CA 94754
Phone: (415) 884-2860

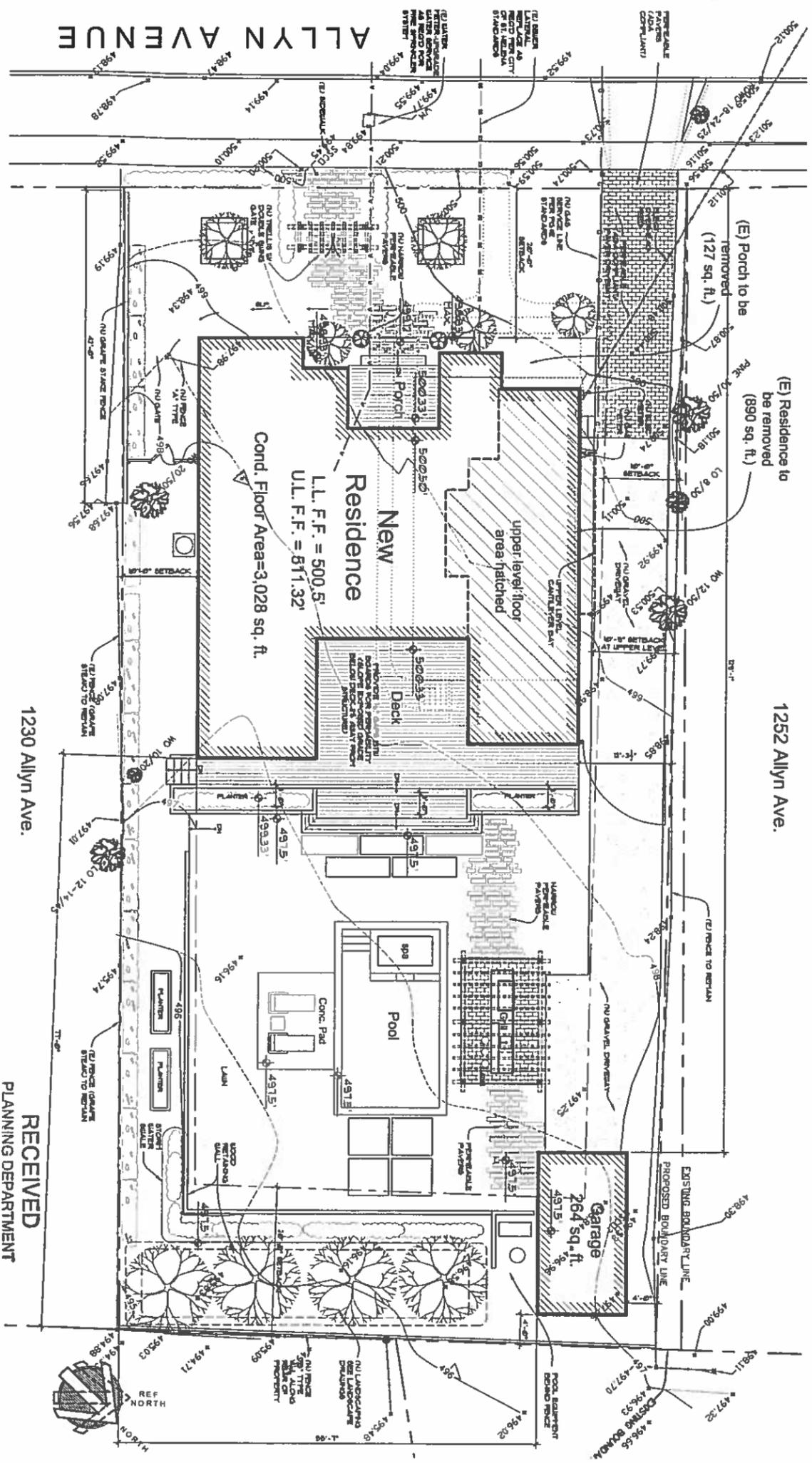
PERMISTONE
Permeable Paving Solutions
1242 Allyn Avenue
St. Helena, CA 94754
Phone: (415) 884-2860

Site Permeability Calculation

Existing Use Area	11112 sq. ft.
Existing Conditions:	
House structure	100%
Concrete walk	20%
Landscaping areas	100%
Total	100%
Proposed Details:	
House structure	100%
Garage Structure	100%
Front Porch	100%
Driveway (Permeable ADA Compliant pavers)	100%
Driveway (Grass)	100%
Front yard (Grass permeable pavers)	100%
Rear yard (Grass permeable pavers)	100%
Pool	100%
Concrete parking at pool	100%
Total	100%



Proposed Site Plan



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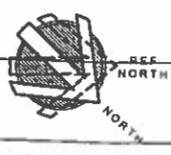
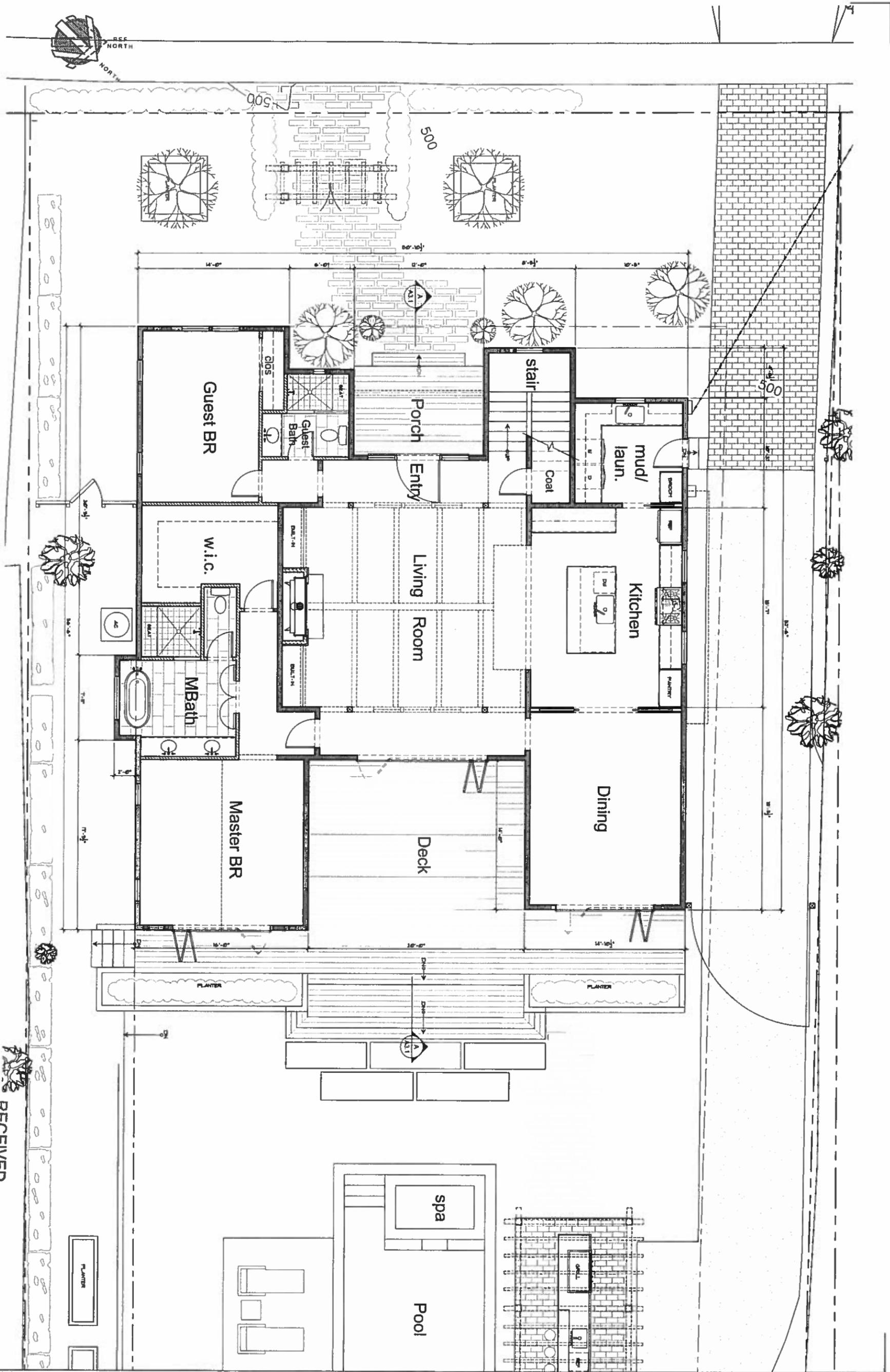
City of St. Helena
A0.1
1242 Allyn Avenue
St. Helena, CA

Proposed New Residence:
1242 Allyn Avenue
St. Helena, California AP#: 009-313-005

Proposed Site Plan

Joseph Farrell ARCHITECT
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

REVISIONS	DATE	BY



PLAN LEGEND



Proposed Lower Floor Plan

Lower Level: 2,306 S.F.
Garage: 261 S.F.
Total: 2,567 S.F.

Lower Level: 2,270 S.F.
Garage: 264 S.F.
Total: 2,534 S.F.

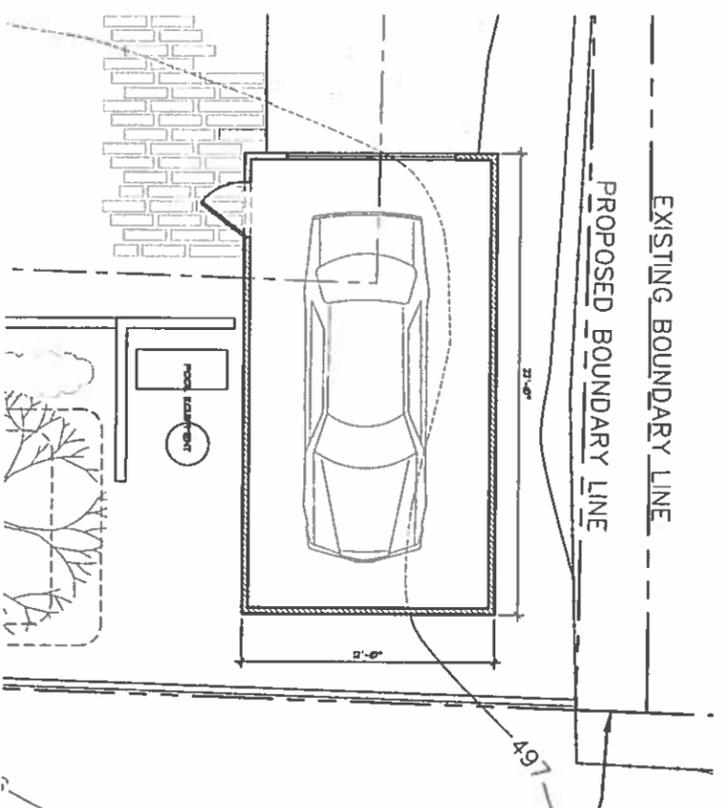
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City of St. Helena

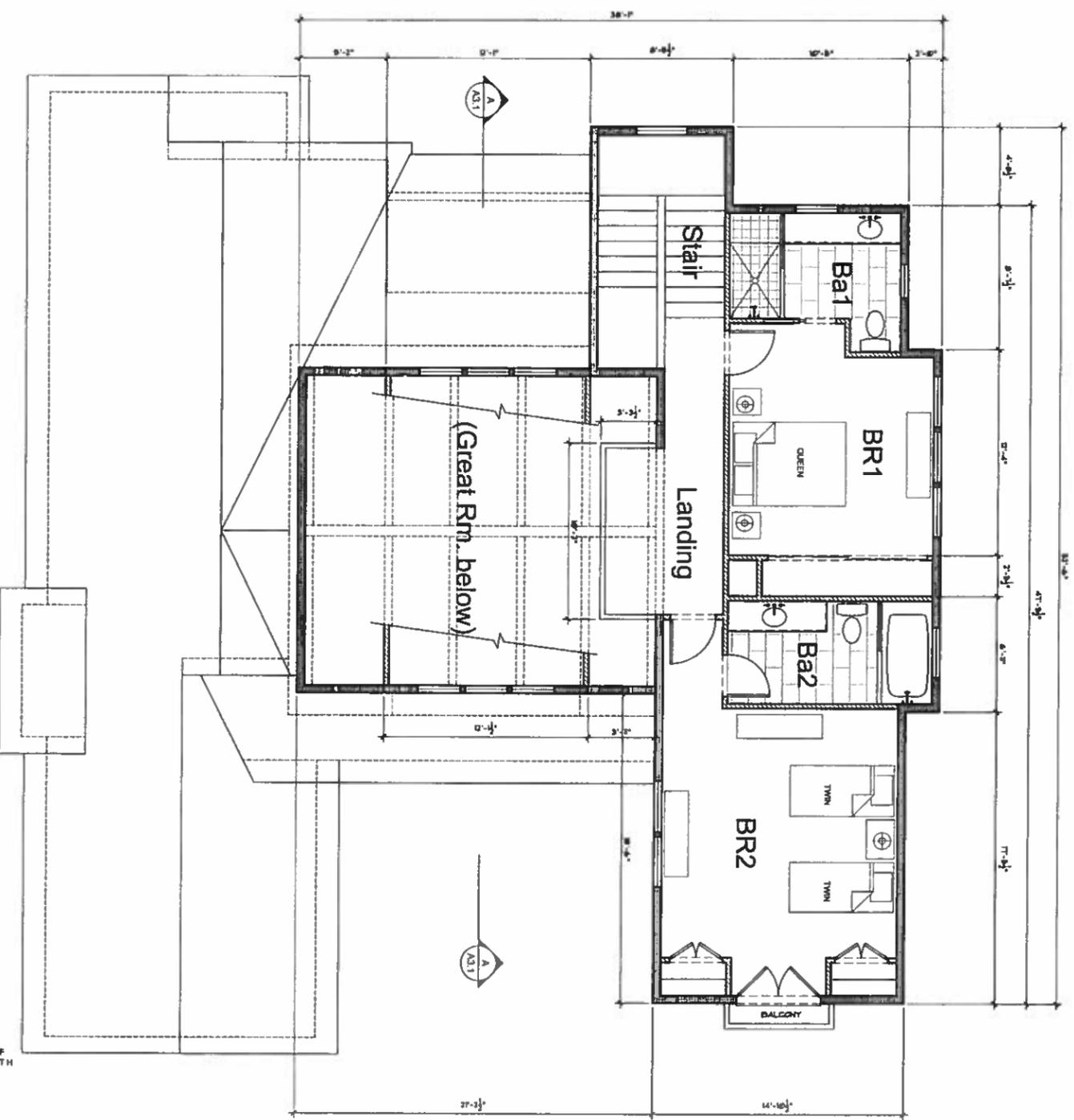
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<p>DATE: 8-9-18 SCALE: 1/4" = 1'-0" DRAWN: JF JOB NO. 1503 SHEET NO.</p>	<p>Proposed Lower Floor Plan</p>	<p>Proposed New Residence: 1242 Allyn Avenue St. Helena, California AP#: 009-313-005</p>		<p>Joseph Farrell ARCHITECT 1 Commercial Blvd, Suite 106 Novato, CA 94949 Voice (415) 884-2860</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>
					<p>NO.</p>	<p>DATE</p>	<p>BY</p>



Proposed Garage Floor Plan
264 S.F.

SCALE: 1/4" = 1'-0"



PLAN LEGEND

	2nd STAIRWELL
	2nd STAIRWELL



Proposed Upper Floor Plan
758 S.F.

SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY



Joseph Farrell
ARCHITECT
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

Proposed New Residence:
1242 Allyn Avenue
St. Helena, California AP#: 009-313-005

Proposed
Upper
Floor Plan

DATE: 5-9-16

SCALE: 1/4" = 1'-0"

DRAWN: JF

JOB NO: 1503

SHEET NO:

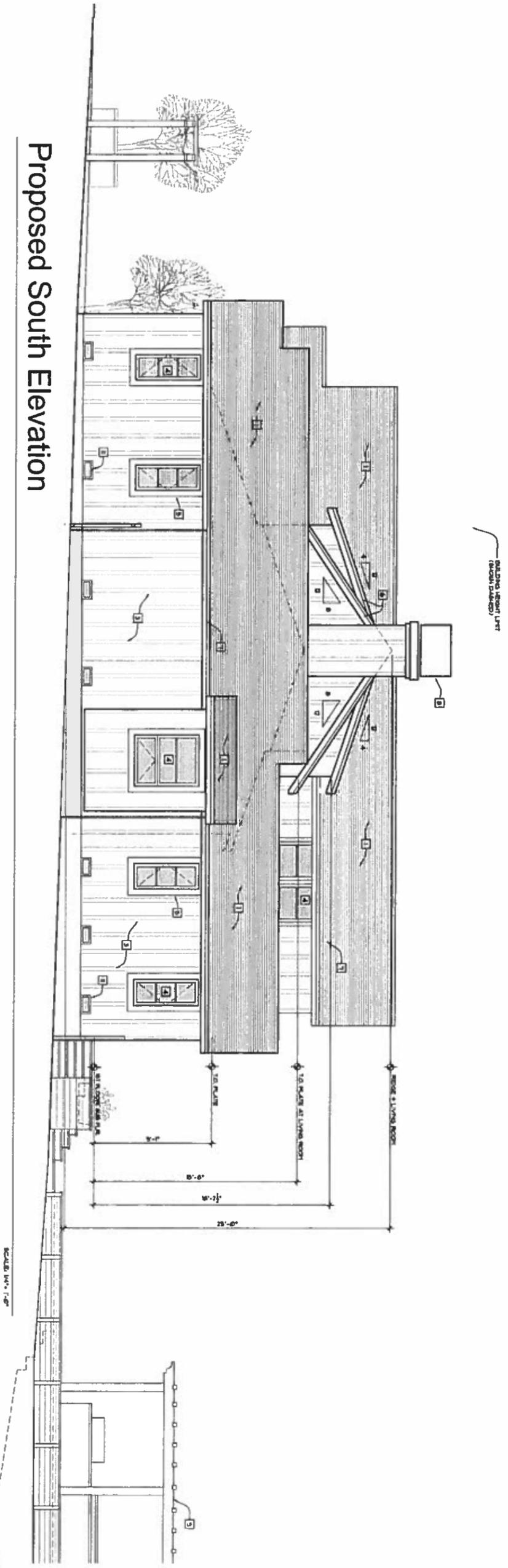
A1.2
1242 Allyn Avenue
St. Helena, CA

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City of St. Helena

Proposed South Elevation



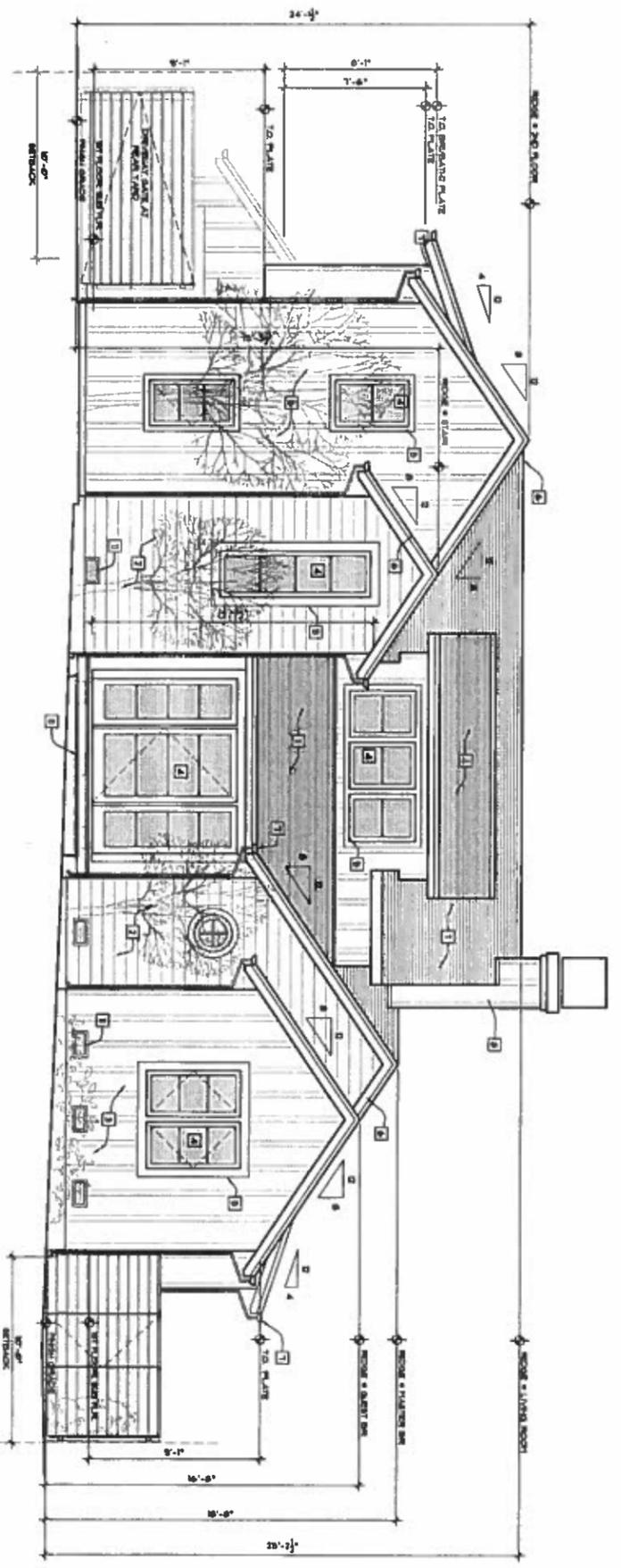
SCALE: 1/4" = 1'-0"

BUILDING LIGHT VENT
(MOUNT CLIMBER)

Elevation Notes:

1. CLASH "X" ADHESIVE COMPOSITION SINGLE ROOFING CERTAINTED, LANTERN FINO - CHIMNEY
2. HORIZONTAL SIDING, LANTERN-FINO, SIDING, PAINT COLOR: SEBASTIAN HONEY - SHILLANT WHITE
3. SIDING AND GUTTER SIDING, 3/4" PLYWOOD, SIDING WITH PAINT COLOR: SEBASTIAN HONEY - SHILLANT WHITE
4. HORIZONTAL SIDING, 1/2" PLYWOOD, SIDING, PAINT COLOR: SEBASTIAN HONEY - SHILLANT WHITE
5. 2X4 INSIDE/OUTSIDE TRIM - SHILLANT WHITE
6. 2X6 7/8x4 PAINTED BOARD BOARD - SHILLANT WHITE
7. 1/2" PLYWOOD SIDING OVER 2X6 FASCIA BOARD WITH LEAF GUTTERS AND PAINTED WITH 2 1/2" DIA. DOWNSPOUTS
8. CHIMNEY/ROOF VENT PROVIDE DIRECT VENT THROUGH EXISTING VENT TERMINATION WITH PAINTED METAL CHIMNEY CAP SIDING
9. PAINT BRUSH CEILING TRIMMETS STRUCTURE
10. EXTERIOR LIGHT FIXTURE: DALYWOOD
11. 6"x6" FOUNDATION VENT

Proposed West Elevation



SCALE: 1/4" = 1'-0"

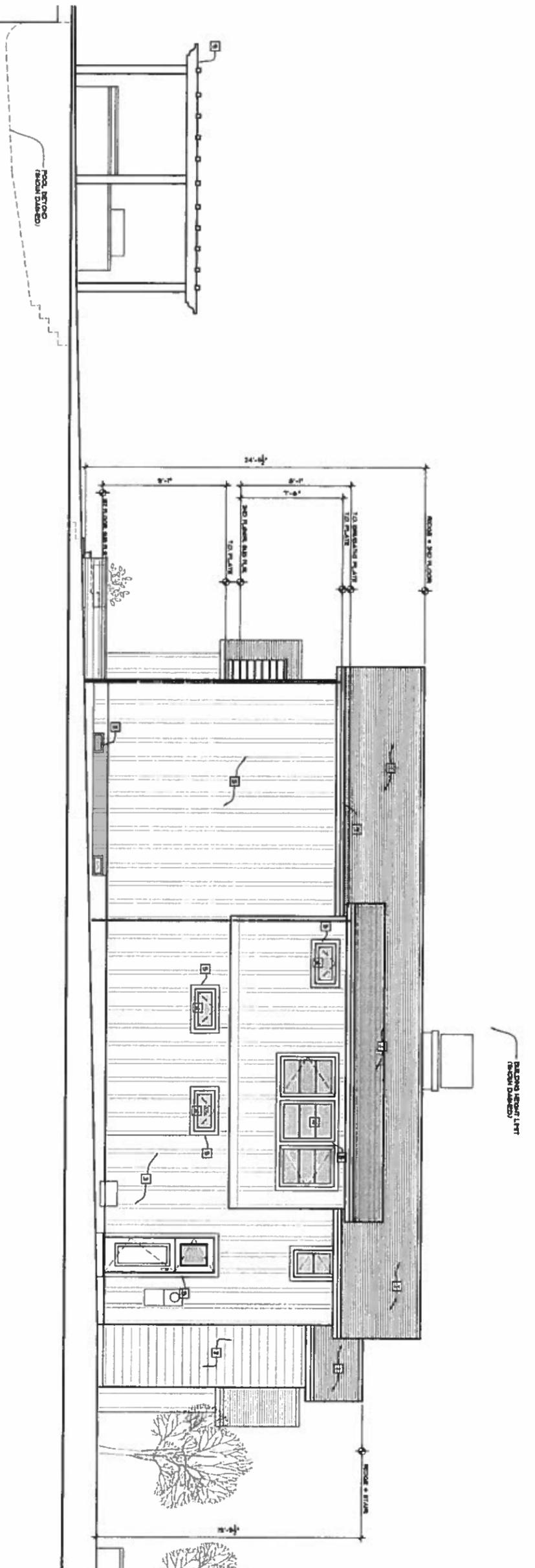
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City of St. Helena

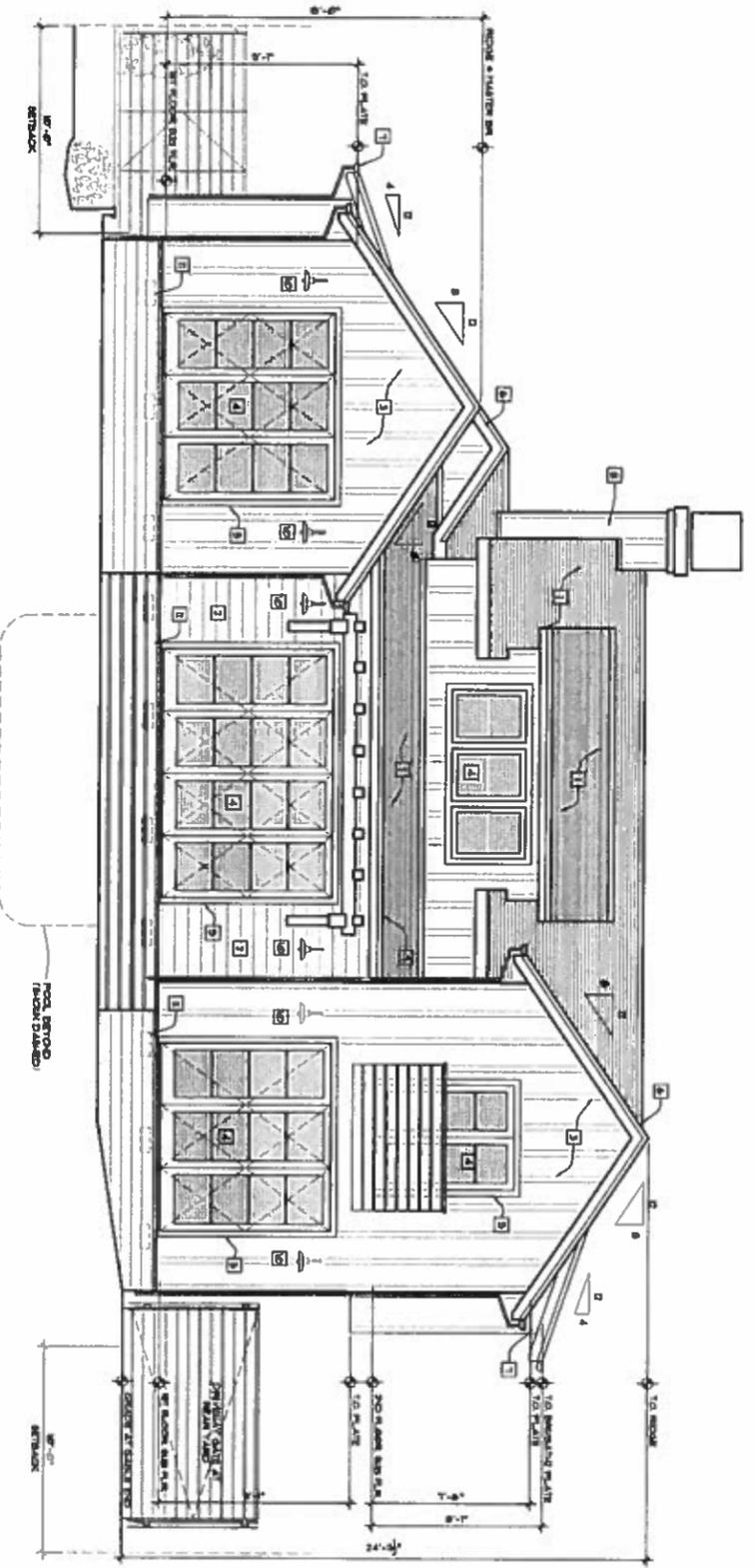
<p>1242 Allyn Avenue St. Helena, CA</p> <p>A2.1</p> <p>SHEET NO.</p> <p>JOB NO. 1503</p> <p>DATE: 2-17-18</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DRAWN: CK</p>	<p>Proposed New Residence:</p> <p>1242 Allyn Avenue AP#: 009-313-005</p> <p>St. Helena, California</p>	 <p>Joseph Farrell ARCHITECT</p> <p>1 Commercial Blvd. Suite 106 Novato, CA 94949 Voice (415) 884-2860</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DATE	BY												
REVISIONS	DATE	BY																

Proposed North Elevation



SCALE: 1/4" = 1'-0"

Proposed East Elevation



SCALE: 1/4" = 1'-0"

Elevation Notes:

1. CLAW 1/4" SQUARE CORNER CUTOUTS RECOMMENDED. UNIFORM FINISH - SHINGLED.
2. HORIZONTAL SIDING, UNPAINTED. SPINDS, PAINT COLOR: BRUSHED ALUMINUM. BRILLIANT WHITE.
3. BOARD AND BATTEN SIDING, 5/8" x 4" x 12" SIPS, UNPAINTED. BRILLIANT WHITE.
4. 2X CEDAR BATTENS, 8" x 2" x 12". BRILLIANT WHITE.
5. 2X CEDAR SIDING, 5/8" x 4" x 12" SIPS, UNPAINTED. BRILLIANT WHITE.
6. 2X FAS. SHINGLES, UNPAINTED. BRILLIANT WHITE.
7. 2X FAS. SHINGLES, UNPAINTED. BRILLIANT WHITE.
8. 2X FAS. SHINGLES, UNPAINTED. BRILLIANT WHITE.
9. 2X FAS. SHINGLES, UNPAINTED. BRILLIANT WHITE.
10. 2X FAS. SHINGLES, UNPAINTED. BRILLIANT WHITE.
11. 2X FAS. SHINGLES, UNPAINTED. BRILLIANT WHITE.
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18. 2X FAS. SHINGLES, UNPAINTED. BRILLIANT WHITE.
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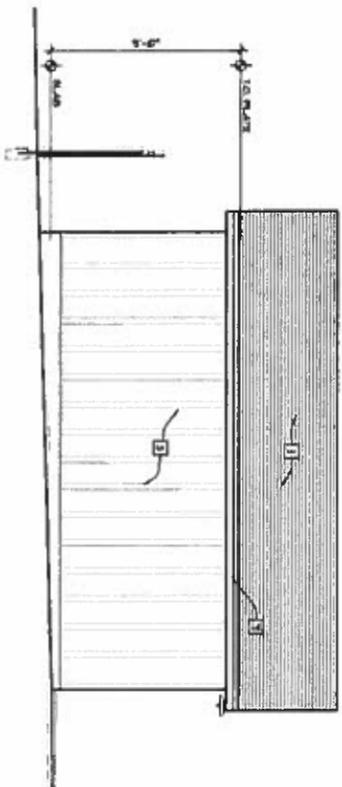
Proposed New Residence:
 1242 Allyn Avenue
 St. Helena, California AP#: 009-313-005

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 Voice (415) 884-2860

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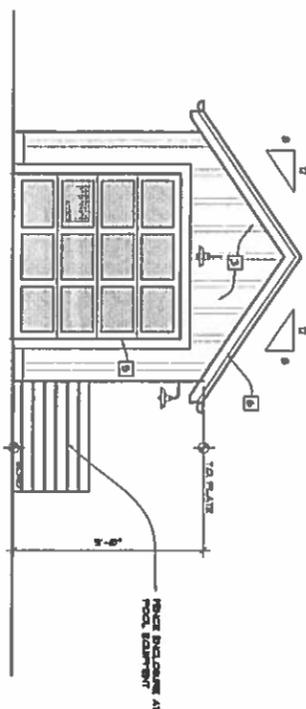
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A2.2
 1242 Allyn Avenue
 St. Helena, CA



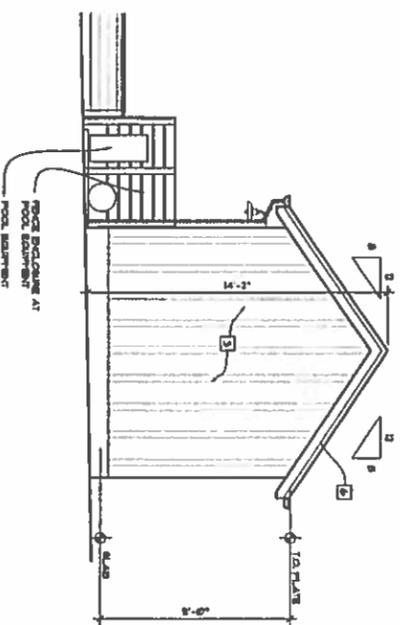
Proposed Garage North Elevation

SCALE: 1/4" = 1'-0"



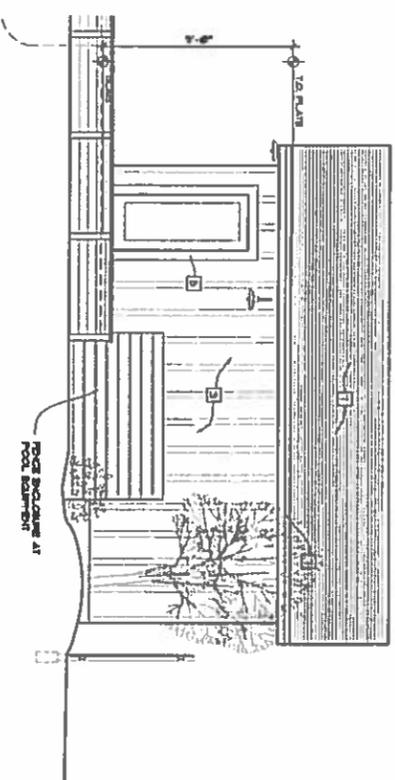
Proposed Garage West Elevation

SCALE: 1/4" = 1'-0"



Proposed Garage East Elevation

SCALE: 1/4" = 1'-0"



Proposed East Elevation

SCALE: 1/4" = 1'-0"

Elevation Notes:

1. CLASH 2X4 ASPHALT COMPANION RAILING REMOVE. CERTAINTED. LANDSLIDE PRO - CEILING.
2. HORIZONTAL SIDING, WOOD/PANEL SIDING. PAINT COLOR: BEAUFORT HOME - BEAUFORT WHITE.
3. BOARD AND BATTEN SIDING, 8"X 12" SIDING WITH PAINT COLOR: BEAUFORT HOME - BEAUFORT WHITE.
4. PAINT/UNDERCOAT & PAINT DOORS, POLAR QUARTZ, FELD CALWOOD UNIT. COLOR: EBONY.
5. 2X4 WOOD/DOOR TRIM.
6. PAINT COLOR: BEAUFORT HOME - BEAUFORT WHITE.
7. 2X8 / 2X4 PAINTED BALUST BOARDS. PAINT COLOR: BEAUFORT HOME - BEAUFORT WHITE.
8. 2X4 WOOD/DOOR TRIM, 2X4 PAINTED BOARDS WITH LEAF QUARTZ AND PAINTED WITH 2X4 DIA. DOWNPOUTS.
9. GUTTER/TRIM, ACE, PROVOCE DIRECT VENT. METAL BOARDS, VENT TERMINATION WITH PAINTED METAL GUTTER CAP BOARDS.
10. PAINT ORSIDE CEILING TRUSS STRUCTURE.
11. EXTERIOR LIGHT FIXTURE, GALVANIZED.
12. 6" DIA FOUNDATION VENT.

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PLANNING DEPARTMENT

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City of St. Helena



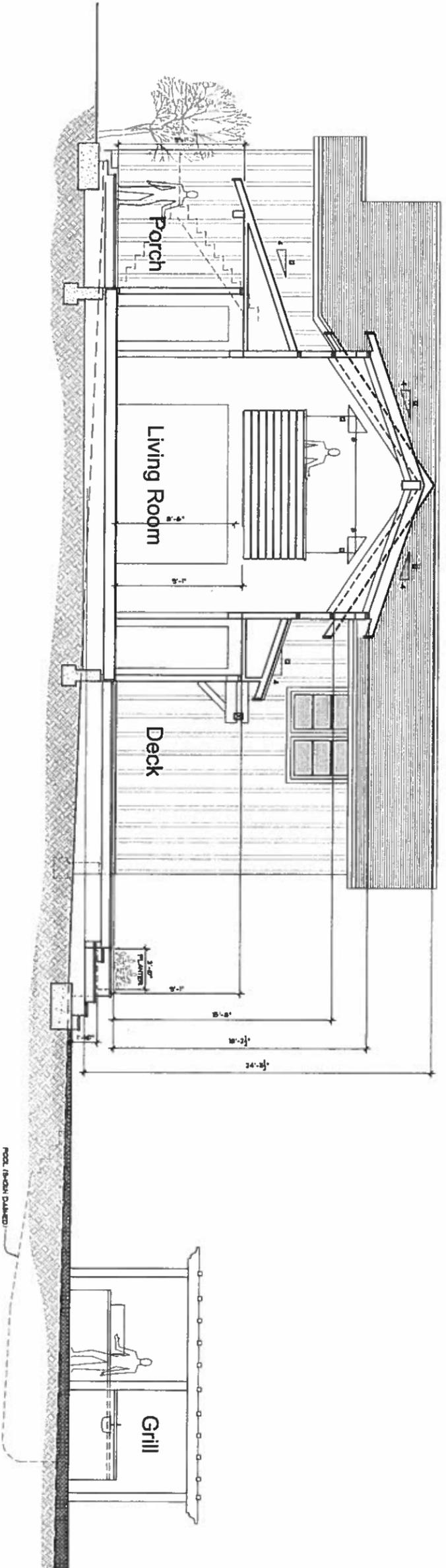
Joseph Farrell
ARCHITECT
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

Proposed New Residence:
1242 Allyn Avenue
St. Helena, California AP#: 009-313-005

Proposed
Exterior
Elevations

REVISIONS	DATE	BY

DATE: 2-17-16
SCALE: 1/4" = 1'-0"
DRAWN: OK
JOB NO.: 1503
SHEET NO.:
A2.3
1242 Allyn Avenue
St. Helena, CA



Building Section A

SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY



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ARCHITECT
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 Voice (415) 884-2860

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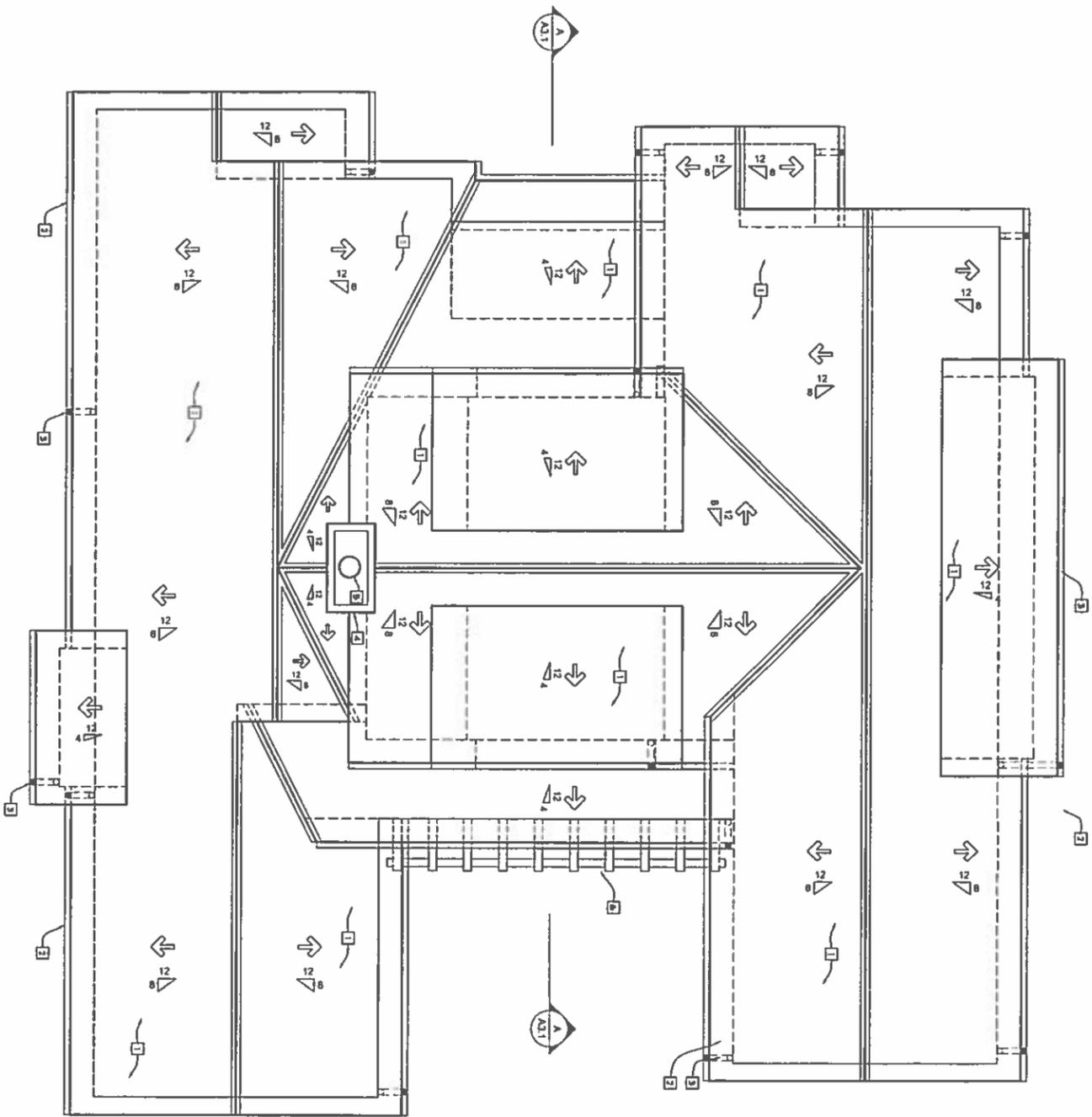
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DATE: 2-17-16
 SCALE: 1/4" = 1'-0"
 DRAWN: CK
 JOB NO: 1503
 SHEET NO:
A3.1
 1242 Allyn Avenue
 St. Helena, CA

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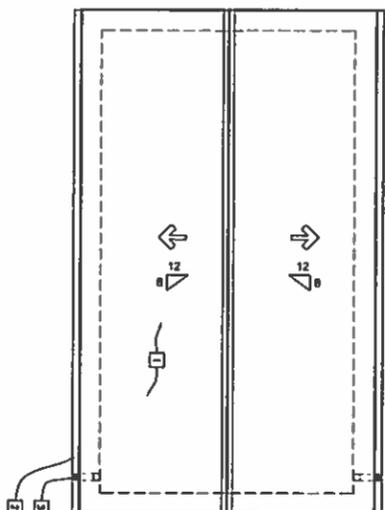
JUN 22 2016

City of St. Helena



Proposed Roof Plan

SCALE: 1/4" = 1'-0"



Proposed Garage Roof Plan

SCALE: 1/4" = 1'-0"

Roof Plan Notes:

1. ROOF ASPHALT COMPOSITION ROOF OVER APPROVED EXISTING ROOF DISTRIBUTION TRUSSES 2" O.C.
2. PAINTED GALT 5" W/UP ROOF GUTTER OVER 2X FASCIA BOARDS WITH CONTINUED LEAF OUTSIDE.
3. HEAVY DUTY (26 GAU) PAINTED GALV. SHEET METAL SYSTEM WITH CORNER FLASHING TO PERMIT DRAIN PANS INFORMATION.
4. SHEET METAL CHIMNEY CAP AND CAP FLASHING.
5. DIRECT VENT FIREPLACE FUE EXHAUST TERMINATION AT CHIMNEY.
6. CEDAR TRELLIS.



Joseph Farrell ARCHITECT
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 Voice (415) 884-2860

Proposed New Residence:
 1242 Allyn Avenue
 St. Helena, California AP#: 009-313-005

Proposed Roof Plan

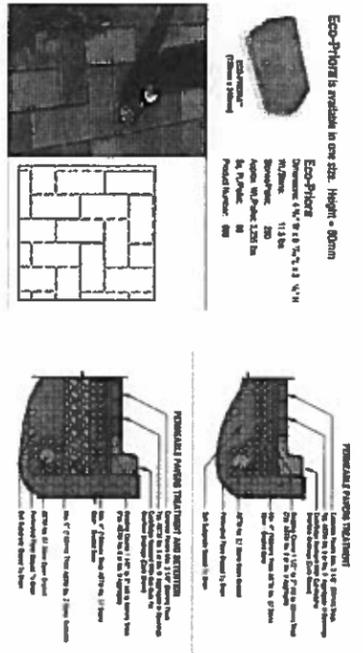
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SHEET NO.:	A4.1

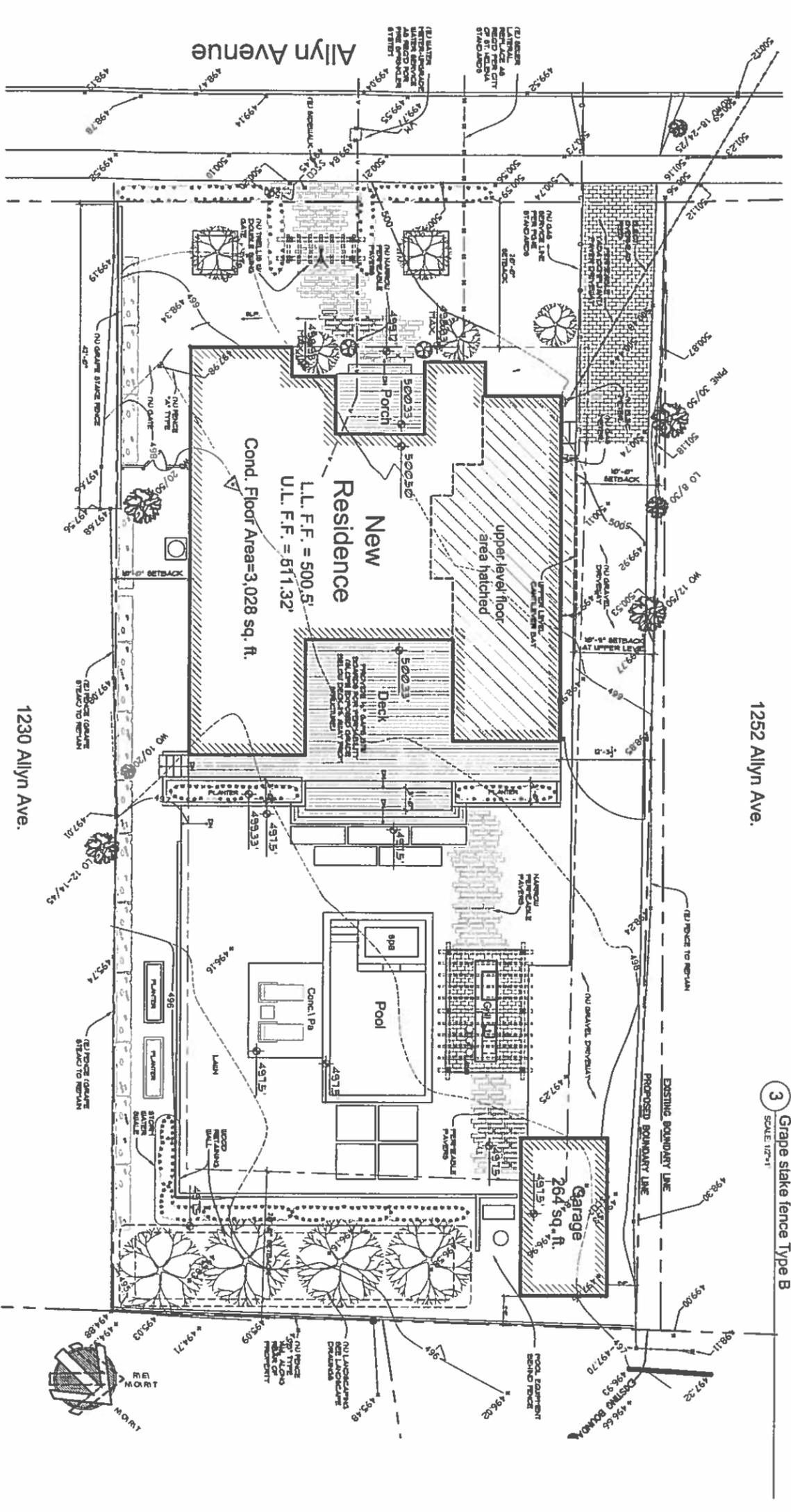
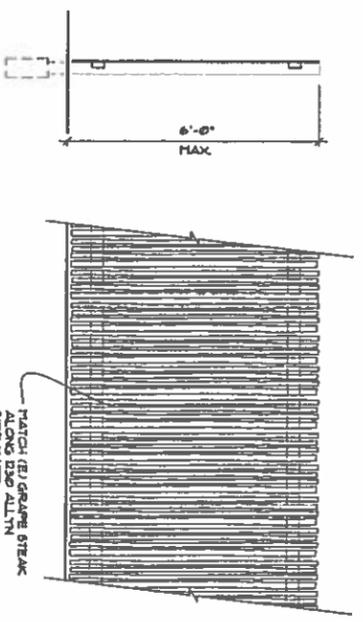
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JUN 22 2016

City of St. Helena



1. Concrete pavers, available in unadorned landscape material. Pavers should be laid on a 4" thick concrete base. Pavers should be laid on a 4" thick concrete base. Pavers should be laid on a 4" thick concrete base.
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SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	06/16/2016	Wesley Price	Initial Design
2			
3			

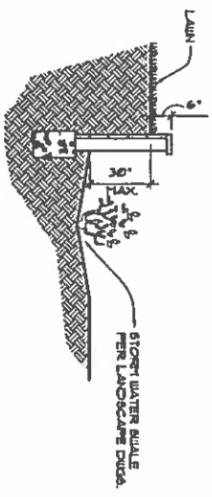
Price Landscape Services, Inc.
1242 Allyn Ave. St. Helena
707-942-1111

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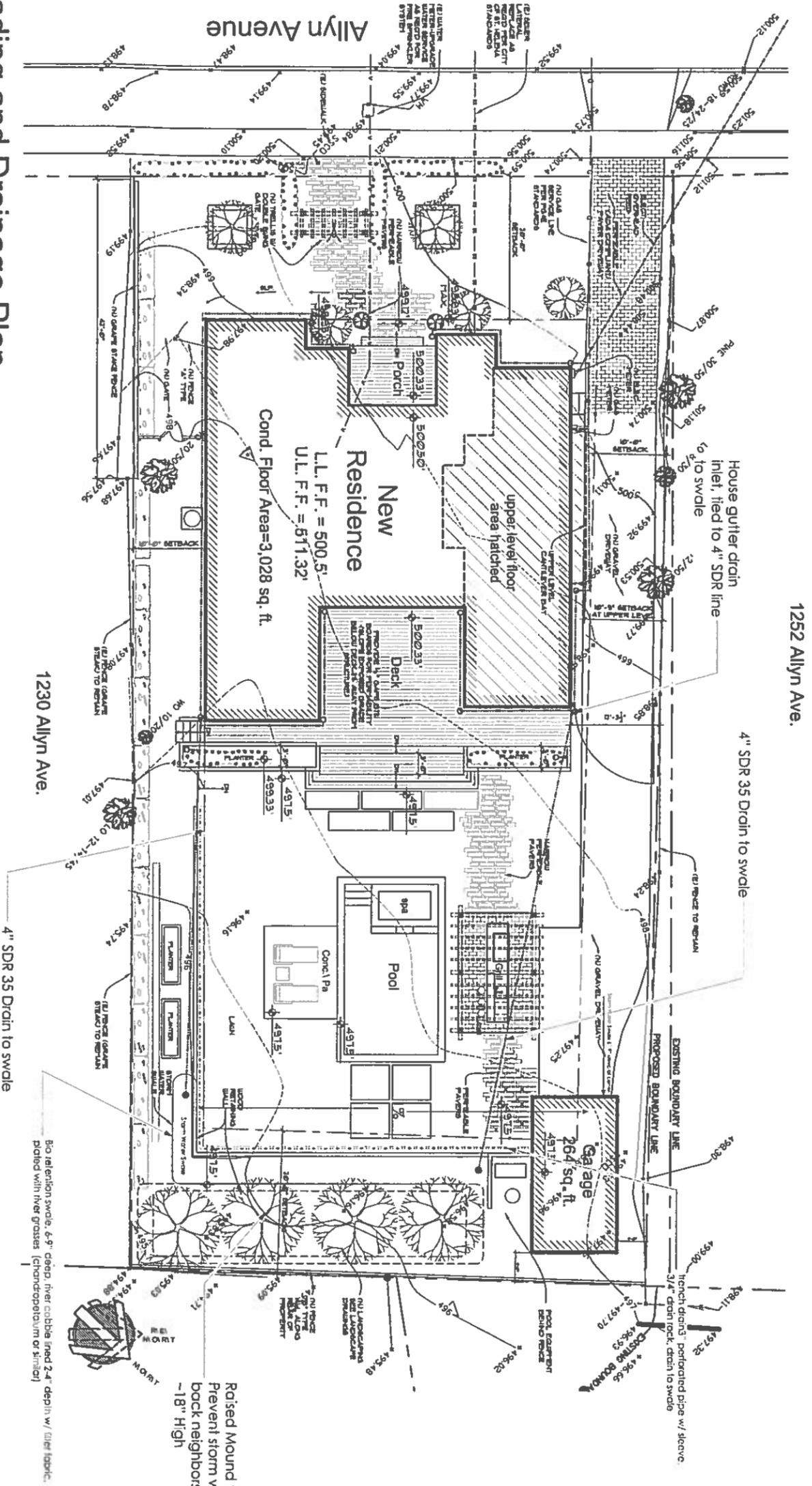
SCALE: 1/8" = 1'

of 4 SHEETS

[1]



2 Rear Yard Retaining Wall
SCALE: 1/2" = 1'



Grading and Drainage Plan

Raised Mound for Olives/
Prevent storm water run off into
back neighbors yard
-18" High

L-2

SCALE: 1/8" = 1'-0"

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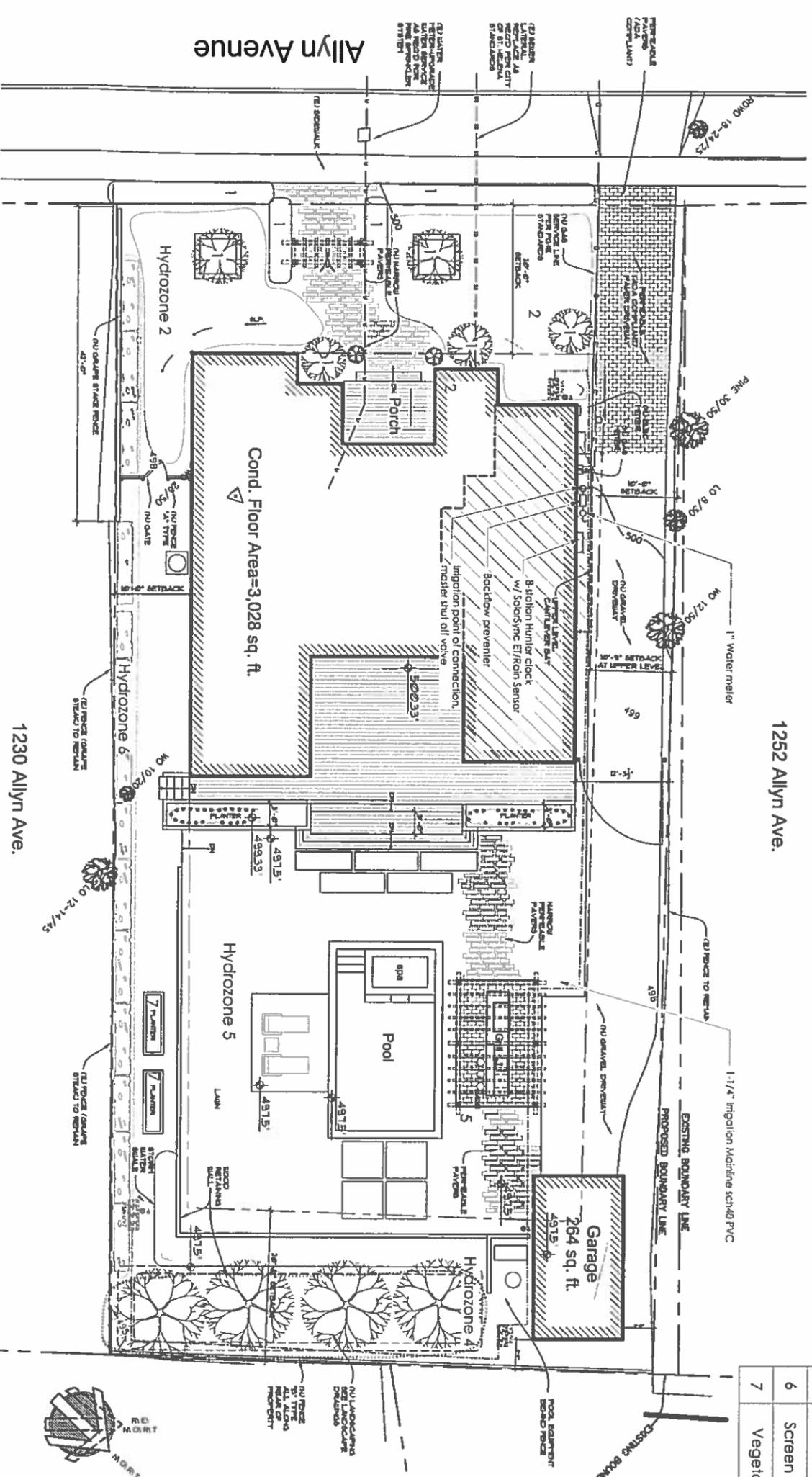
REVISIONS	Price Landscape Services, Inc.
Draw: 3	1242 Allyn Ave, St Helena
DATE: 06/16/2016	Wesley Price
SCALE: 1/8" = 1'	2
	of 4 sheets

City of St. Helena

Hydrozone Table

Hydrozone #	Zone description:	Irrigation Type:	Water Application Rate:	Water Application Frequency:
1	Front yard Trees	drip	20 gpm/line	low
2	Front yard drought-tolerant shrubs, grasses, succulents	drip	27 gpm/line	low
3	Extra valve	-	-	-
4	Back yard olive trees/drought tolerant shrubs, grasses	drip	34 gpm/line	low
5	Drought tolerant sod lawn	drip	37 gpm/line	med
6	Screen hedge plants	drip	1.1 gpm/line	med
7	Vegetable garden	drip	1.8 gpm/line	low

Estimated total water use weekly: ~1,700 gallons
 Yearly: 84,746 gallons
 Maximum Applied Water allowance: 90,297 gallons
 Maximum Applied Water Allowance w/ effective precipitation @ 25%: 76,220 gallons



Irrigation Plan

SCALE: 1/8" = 1'-0"

L-3

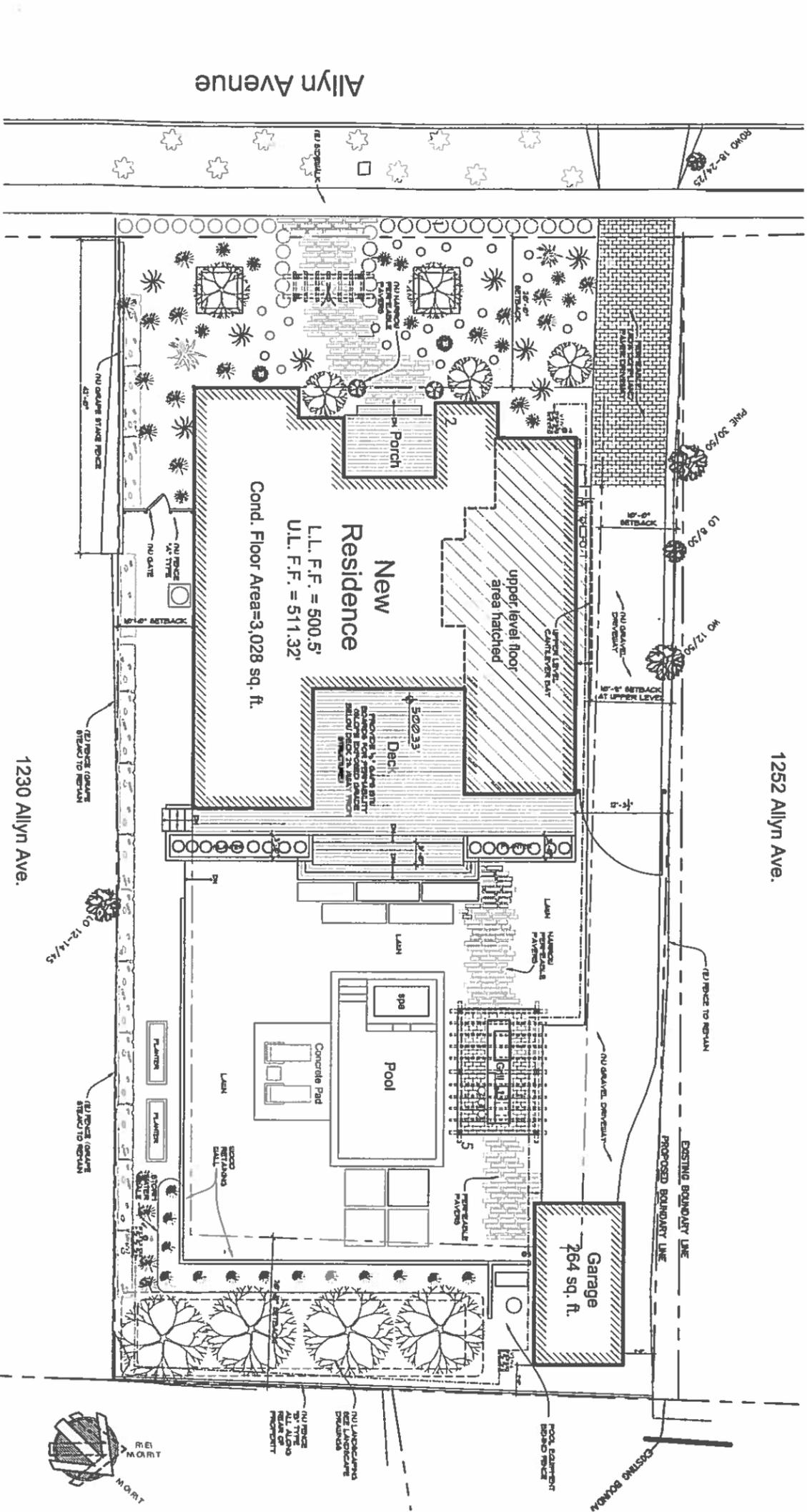
- Notes:
1. Irrigation system to contain back flow preventer, master shut off valve, flow sensor, ET/Rain sensing device, and zone isolation valves at each valve box location. All irrigation to be drip irrigation.
 2. Operating pressure 35-45 PSI
 3. Maximum Flow rate 30-40 GPM, application rate 1-2" per hour.
 4. "I have complied with the criteria of the ordinance (City of St. Helena Water Efficient Landscaping Ordinance) and applied them for the efficient use of water in the landscape design plan"

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Priceland Landscape Services, Inc.
 1242 Allyn Ave. St. Helena
 707.942.1414
 www.priceland.com

REVISIONS	TITLE	DATE	BY
Draft 3	1242 Allyn Ave. St. Helena	06/16/2016	Wesley Priceland

SCALE: 1/8" = 1'



Proposed Landscape Plan

- Notes:
1. Shredded fir mulch for interior front yard and back yard plantings at a minimum depth of 2-3".
 2. Family gold gravel mulch for street side plantings and planting strip in front of wall.
 3. Amended soil to contain organic compost at a minimum rate of four cubic yards per 1,000 sqft of planting area, to a depth of six inches into soil.
 4. All plantings to be irrigated by drip irrigation system operated by automatic irrigation clock and regulated by a ET/Rein sensing device.
 5. Flow sensor installed w/ automatic shut-off enabled in case of mainline breaks.
 6. I have complied with the criteria of the ordinance of City of St. Helena's Water Efficient Landscaping and applied them for the efficient use of water in the landscape design plan.

Planting Schedule:

Symbol	Plant Name	Size	Qty	Planting Rate
○	Lamandra 'Breeze'	1 gallon	47	LOW
✱	Assorted Agaves and/or Aloes	1.43 gallon	12	LOW
✱	Cobocarpus 'Leaf Forster'	1 gallon	34	LOW
✱	Hemerocallis modern 'varied'	1 gallon	6	LOW
○	Assorted Succulents - 'Sedum', 'echeveria', etc.	4" pot & 1 gallon	27	LOW
○	Ficus 'Caribba campeocia'	15 gallon	84	med
○	CRUDE MYRTLE	24" box	1	LOW
○	Abelia 'nana'	15 gallon	1	LOW
○	Baccharis 'dactyloides'	15 gallon	2	LOW
○	Asparagus 'Asparagus'	15 gallon	2	LOW
○	Sage Fern	15 gallon	2	LOW
○	Daylily or 'promium tenax'	5 gallon	2	LOW
○	Lantana 'prince'	1 gallon	35	LOW
○	Lopochidium 'chryseus'	5 gallon	11	LOW
○	Cornus 'sp'	5 gallon	2	med
○	European Olive 'holing'	1" tree	9	LOW
○	Bonemeal 'Nirvington coral'	5 gallon	12	LOW
○	Fir tree 'var. 'orange leaflet'	1" tree	125	Med

SCALE: 1/8" = 1'-0"

L-4

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City of St. Helena

<p>Price Landscape Services, Inc. 1242 Allyn Ave., St. Helena CA 94574 Tel: (707) 324-2111 Fax: (707) 324-1421 www.pricelandscape.com</p>	
REVISIONS	
Draft 3	
TITLE	1242 Allyn Ave., St. Helena
DRAWN BY	Wesley Pice
CHECKED BY	
DATE	06/16/2016
SCALE	1/8" = 1'
	Sheet 4 of 4 sheets

Historic Resource Evaluation
1242 Allyn Avenue, St. Helena,
Napa County, California
(APN 009-313-005-000)



Prepared for:

Joe Farrell

jfarrell@farrellarc.com



Prepared by:

Alice P. Duffee, Historic Preservation Planner

APD Preservation LLC

April 2016

TABLE OF CONTENTS

<u>PROJECT OVERVIEW & EXECUTIVE SUMMARY</u>	<u>3</u>
<u>METHODOLOGY</u>	<u>3</u>
<u>EVALUATOR QUALIFICATIONS</u>	<u>3</u>
<u>SITE LOCATION</u>	<u>3</u>
<u>DESCRIPTION</u>	<u>5</u>
<u>HISTORICAL CONTEXT OF ST. HELENA</u>	<u>5</u>
<u>HISTORY OF 1242 ALLYN AVENUE</u>	<u>6</u>
<u>DETERMINATION OF ELIGIBILITY</u>	<u>9</u>
<u>CRITERIA</u>	<u>9</u>
<u>CONCLUSION</u>	<u>10</u>
<u>RESOURCES CONSULTED</u>	<u>10</u>
<u>APPENDIX A: PHOTOGRAPHS</u>	<u>12</u>



Project Overview & Executive Summary

The owner of 1242 Allyn Avenue in Sonoma, California, is assessing the historic character of the house on this property in anticipation of demolishing the house. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

Lucie Coutolenc Picard (1863-1931) built this modest, one-storey house between 1893-1899 on a lot that was subdivided by John Allyn in the 1880s. She occupied the house with her family until her death in 1931, when her two children inherited the house. Her daughter, Leonie Picard Sheehan, occupied the house from ca. 1945 until her death in 1967. Maurice Picard, the surviving heir, rented the house out to a variety of tenants until his death in 1988. Maurice Picard, junior, held onto the house as a rental property for another ten years, until finally selling it out of the family in 1996. During their one hundred year ownership of the house, the Picards made relatively few changes, including an addition on the front of the house and infilling a porch at the rear of the house.

The house at 1242 Allyn Avenue is roughly 120 years old, but it is not included in any local, state or federal surveys of historic resources in the area. The house does not meet any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, it is not eligible for listing in either the California Register or the National Register of Historic Places.

Methodology

On April 13, 2016, Alice P. Duffee undertook a field survey of the property, to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Napa County Recorder's office
- Napa County Historical Society
- St. Helena Historical Society
- San Francisco Public Library (SFPL) online research databases
- Napa County Library
- Napa County (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

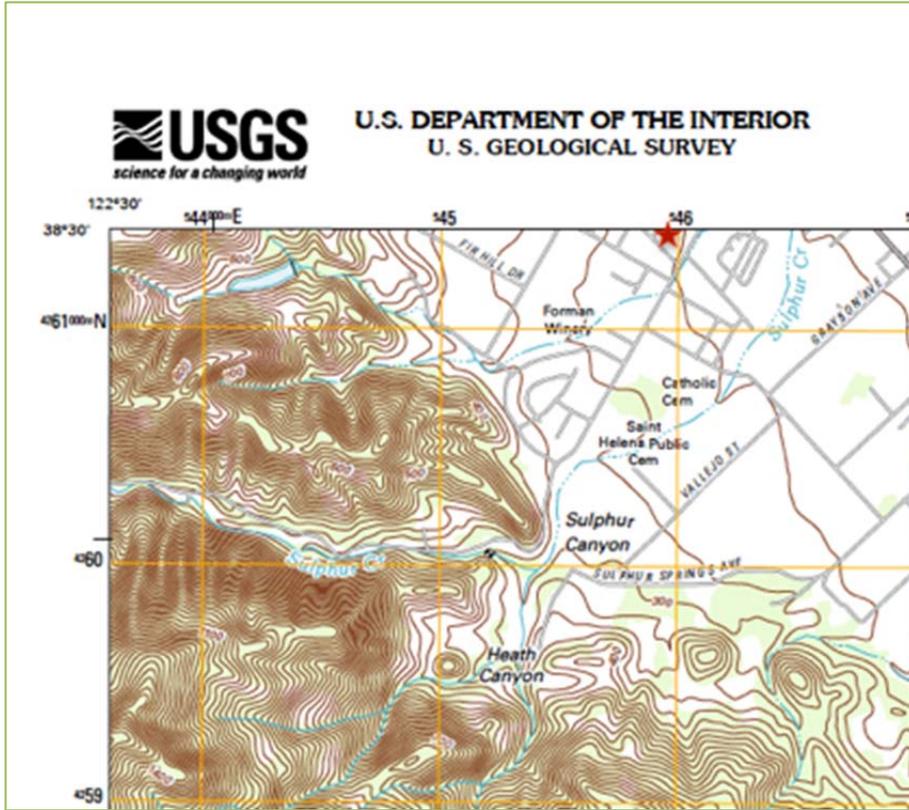
Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 1242 Allyn Avenue in Sonoma, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

Site Location

The house at 1242 Allyn Avenue sits on the east side of Allyn Avenue, near the southwest corner of Allyn Avenue and Spring Street, in the City of St. Helena. The streetscape is established mature landscaping around modest single-family residences from the early-twentieth century, interspersed with modern (21st century) houses. This section of Allyn Avenue has two lanes of traffic (two-way) with street parking on both sides.





Location of 1242 Allyn Avenue (Rutherford Quadrangle, USGS Map, 2012)



1242 Allyn Avenue Parcel Map



Description

The one-storey house at 1242 Allyn Avenue is roughly block shaped. It is comprised of two sections: a front, side-gabled section intersected at its midpoint by a larger gabled-roof section extending towards the rear of the lot. The house is set back from Allyn Avenue roughly in line with its neighbors. It is separated from the street by a lawn. All sections of the structure are faced in wood, drop siding clapboards and rest on a concrete foundation. Modern composition singles cover all parts of the roof. Deteriorated wood gutters circle the perimeter.

A shed roof porch spans the width of the front of the house, and is supported on plain square posts. Simple 2x4 lumber constitutes the top rail that runs between the posts; more square posts support this top rail. Exposed rafter ends are visible in the eave of the porch. The floor is painted wood planks, and the ceiling is faced in plywood sheets. The front door is centered on the façade and is a modern ten-paned glass door set in the original doorframe, which is surmounted by a rustic hood. Shaped ends cap a basic turned molding to make up this hood, which is duplicated on the windows to either side. A simplified version of this molding is found on the louvered vents in both gable eaves. This one molding detail is the sole decorative element of the house.

Two windows flank the front door. The window to the right contains its original 6-over-six double-hung wood sash. The bottom sash of the window on the left has been replaced, though the top sash is 6-paned to match the opposite window.

On the southeast elevation, a single modern window is centered on the front section of the house, while three sets of windows are on the rear section. The window on the front section is an aluminum, sliding window. A wood, louvered vent (with a simplified hood molding) is centered over this window in the gable peak. The rear of the house contains a wood, double-hung, one-over-one window set in a simple frame, as well as a pair of wood, double-hung, one-over-one windows framed as a pair in a single window frame. At the corner of the rear section, three casement windows (each with 4 panes) are framed as a single unit in what appears to have been a porch that was infilled at some later date. The vertical window frame elements extend well below the windows to the floorline. Vertical wood siding fills the space between the windows and the floor.

The junction of the two sections is marked by a vertical piece of molding that covers the mis-aligned seam of the drop siding. At the eave, the front section is slightly higher than the back section. From the front, the gable peak of the rear section peeks over the roof of the front section.

The rear elevation of the house consists of the infilled porch at the left corner and a wood louvered vent centered in the gable peak. A simple wooden porch, with wood treads and unadorned posts and rails, leads up to a four-paned door set off-center on the elevation. To the left of the door are two, four-paned casement windows, which are identical to those around the corner on the side elevation. To the right of the door, a modern HVAC unit has replaced one of a pair of matching casement windows.

On the northwest (side) elevation, the rear section is offset from the front section by a few inches. Fenestration on this elevation consists of a single double-hung, wood sash, one-over-one window in the front section (under a wood louvered vent and with the hood molding to match the front windows) and three double-hung, wood sash, one-over-one windows of varying sizes on the rear section of the house.

No permit records were available for this property, though it appears that the front section was built after 1910 and replaced the front porch that appears on the 1899 and 1910 Sanborn maps. There is no date for when the rear porch was infilled.

Historical Context of St. Helena

The area that is now St. Helena in Napa County was originally settled by the Wappo people, a Native American tribe who had a settlement at the junction of what are now known as Sulphur Creek and Napa River. Later the Mexican government granted the land to Dr. E. T. Bale as part of his 17,962 acre "Cane

Humana Rancho.” More permanent settlers arrived in 1848 from Missouri and bought land from Dr. Bale to establish their farming and ranching community. In 1853, J.H. Still, an Englishman, established a small general store and laid out a road to his store, establishing the site of what would become the commercial center of the embryonic town. Other enterprises quickly followed, including a hotel, blacksmith, wagon manufacturer and saddlery.¹ Still’s 1855 offer to donate land to any person willing to erect and occupy a business in the area certainly precipitated rapid growth in the crossroads. By 1856, St. Helena had its first hotel.

The Napa Valley Railroad reached St. Helena in 1868, further fueling its already burgeoning commercial and residential growth. St. Helena was incorporated as a town on March 24, 1876. It was a commercial center for the rapidly developing countryside and a shipping hub from whence local farmers and ranchers could send their goods via train to Napa City and then by train or boat to San Francisco.

By 1886, the population of St. Helena had swelled to 1,800, with the widely undeveloped fertile land attracting immigrants from other parts of the United States as well as abroad.² By this time, the architectural character of the crossroads town had begun to take shape with a wide variety of the period’s most popular revival styles including: Greek Revival, Gothic, Italianate, Second Empire.

The area southwest of the commercial center was one of the early neighborhoods developed in St. Helena, and included vernacular styled houses built on small lots, set back from their lot lines.³ Allyn Street, originally known as Scott Street, was in the heart of this late-nineteenth century neighborhood, characterized by modest cottages built in a variety of the most popular vernacular styles of the period.

History of 1242 Allyn Avenue

The lot that contains 1242 Allyn Avenue was originally part of “Allyn’s Addition,” developed by Dr. John Allyn at the end of the nineteenth century. Dr. Allyn was born in 1820 in Litchfield, Connecticut, to a farming family. When he was 16, his family moved to Ohio where he enrolled at Oberlin and later the Lane Theological Seminary. With failing health, he abandoned his goal of becoming a Presbyterian minister and he took up law instead. With his health still faltering, he relocated to California in 1851. He first ventured to Tuolumne County, where he began to manufacture rocking chairs to sell to miners. He eventually became a storekeeper, and followed the mining claims. In 1864 he settled in Oakland, where he dabbled in real estate and built the “Allyn Building” at 807 Broadway.

With his health faltering yet again, Dr. Allyn arrived in St. Helena in the summer of 1870, just as this sleepy rural crossroads was blossoming into a veritable town. He purchased 20 acres of land, where he built his



¹ Marguerite Gunn, *History of St. Helena, CA* (C)

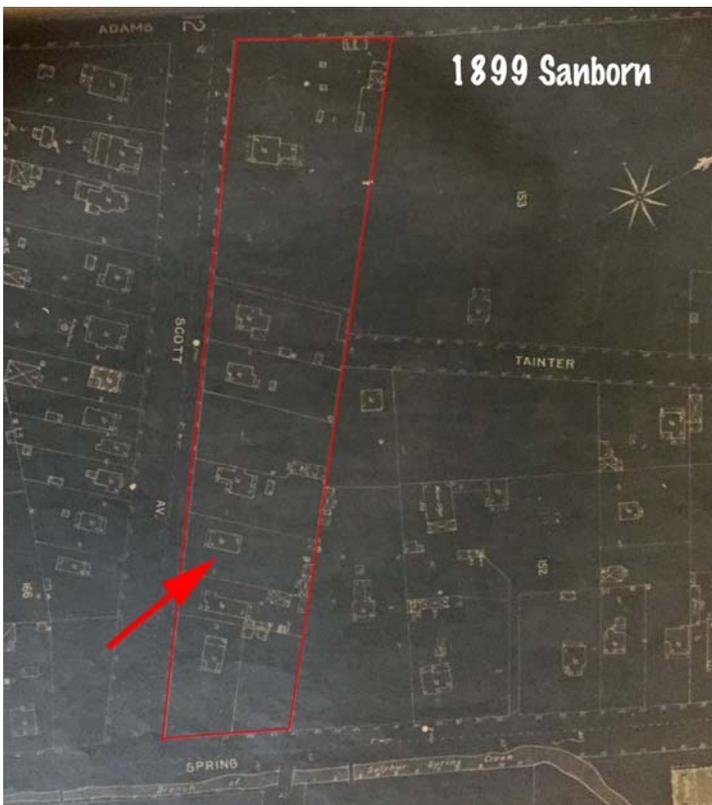
² Page & Turnbull, *Historic Resources Survey, C*

³ Page & Turnbull, p. 18.



1881 Map of St. Helena, on file at St. Helena Historical Society. Showing project area and Dr. Allyn's property.

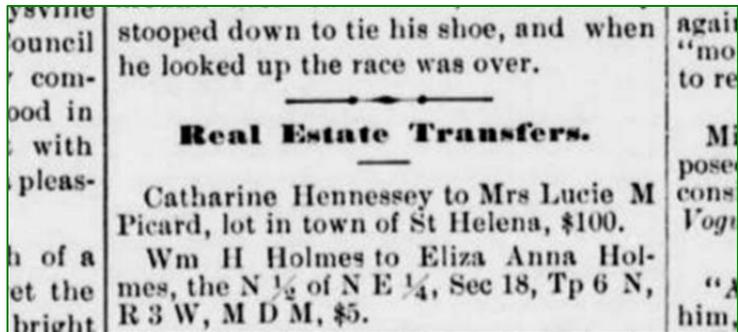
“comfortable residence” and planted grapes. Soon thereafter, he extended “Scott Street” (now Allyn Avenue) to provide access to his house (see 1881 map to the right).⁴



1899 Sanborn map, showing “Allyn’s Addition” and project area

⁴ As a side note, John Allyn was a self-proclaimed “spiritualist” who communicated in writing with friends beyond the grave.

Beginning in the 1880s, Allyn parceled out his property and sold it off lot by lot. In 1882, R. J. Davenport of St. Helena purchased the lot that is now 1242 Allyn Avenue. Ten years later (4/8/1892), Davenport sold the lot to Catherine Hennessey, a widow of St. Helena. A year later (8/9/1893), Hennessey sold the still-undeveloped lot to Mrs. Lucie M. Picard.⁵



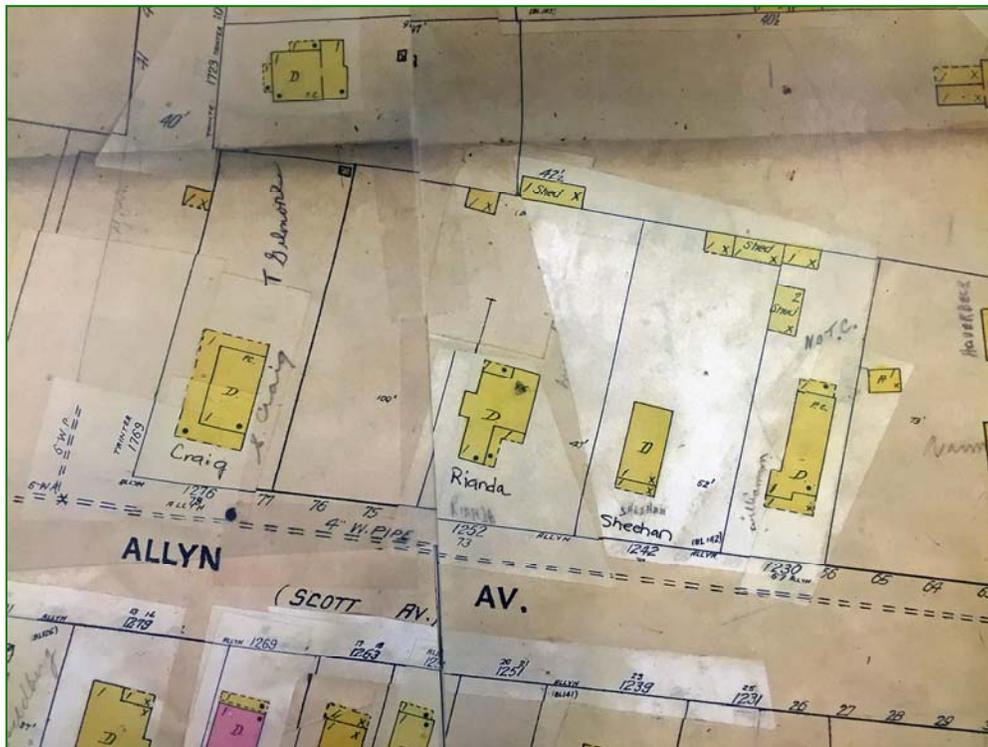
Napa Register, September 2, 1893

Lucie Picard, nee Lucie Margaret Coutolenc, was born 10/6/1863 to French and Irish parents who immigrated to the United States in the mid-nineteenth century (1849 and 1859). Lucie was the first of their five children, all of whom were born in California. In 1890, at age 27, she married Louis “Maurice” Picard in St. Helena.

Louis immigrated to the United States from France between 1875 and 1886, and took a variety of jobs working as a farm laborer and store clerk. Lucie and Louis had four children, two of whom survived to adulthood.

A house appears on the lot in the 1899 Sanborn map but not the 1893 Sanborn map, indicating that it was built sometime between 1893-1899. The original house appears to have been a modest, one-storey, gable-fronted house with a porch extending across the length of the front façade (see 1899 Sanborn map above). Two small outbuildings occupied the rear of the lot.

The 1910 Sanborn Map shows the house in the same configuration (see below).



1910 Sanborn Map (annotated later)

⁵ It is interesting to note that Lucie Picard purchased the lot as her sole property; her husband Louis was never on the title.

The Picards raised their family in the house at 1242 Allyn Avenue, with Lucie staying home to tend the children and Louis working a variety of jobs, including, butcher, janitor at IOFF, porter, and general laborer. Louis died 3/15/1928, and Lucie died a few years later (2/21/1931). The two Picard children, Leonie Picard Sheehan and Maurice “Pinky” Picard, inherited the property.

Leonie Picard Sheehan (born 8/14/1891) was a dental assistant in Marysville and Maurice was an electrician for the phone company in San Rafael. Both siblings were married and raising their families at some distance from their parents and the house on Allyn Avenue. According to city directories, Leonie and her husband moved into 1242 Allyn Avenue sometime between 1942-1947. Denis Sheehan died not long afterwards (11/11/1948), and Leonie remained in the house until her death on 8/1/1967. By this time, the Picard family had occupied the modest house for 74 years.

Upon Leonie’s death, her brother, Maurice, took full ownership of the property. Having already established himself and his family in San Rafael, Maurice Picard rented out the property to a variety of tenants over the next thirty years.

Upon Maurice Picard’s death in 1988, the property passed to his one surviving son, Maurice Picard, Jr. Maurice junior held onto the property another ten years, finally selling it on 12/17/1996 to Charles and Nell Sweeney. Within a year the Sweeney’s sold the property again to Diane Wilsey, who held the property for the next 17 years. The current owners purchased the property from Wilsey on 7/17/2015.

During the house’s 120 year history, relatively few changes have been made, and none of them recently. A search of Napa County’s permit records for this property turns up nothing. It appears that an addition was built across the front of the house, replacing the original front porch. Similarly, a porch at the rear of the house appears to have been infilled. The exact dates of these modifications are unknown.

Determination of Eligibility

The house at 1242 Allyn Avenue is roughly 120 years old years old, but it is not included in the St. Helena Historic Resources Inventory and any other state or local surveys.

In order for a resource to be historically significant it must meet pass three tests: 1) it must be over 45 years old;⁶ 2) it must meet one or more of the “criteria of eligibility” (outlined below); and 3) it must retain enough integrity to convey its significance as it relates to the aforementioned criteria.

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:⁷

Criteria	1242 Allyn Avenue
1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.	It was not directly associated with a major local or regional development trend or event.
2. Associated with the lives of persons important to local, California or national history.	It was not directly associated with any people of local, regional, or national significance.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.	The house is not architecturally distinctive.
4. Has yielded, or has the potential to yield,	The area has been significantly disturbed by

⁶ In certain situations, the age requirement may be waived.

⁷ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



information important to the prehistory or history of the local area, California or the nation

development on the lot, and is not known to contain any archeological resources.

Conclusion

The house at 1242 Allyn Avenue is roughly 120 years old, but does not meet any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, it is not eligible for listing in either the California Register or the National Register of Historic Places.

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www.archives.org

hld.huntington.org/cdm/

www.loc.gov

www.cdnc.ucr.edu

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Appendix A: Photographs

Figure 1: Front (southwest) Facade.....	13
Figure 2: Southwest facade, front door.....	13
Figure 3: Southwest facade, window.....	14
Figure 4: Southwest facade, window hood detail.....	14
Figure 5: Southwest facade, porch ceiling.....	15
Figure 6: Southwest facade, drop siding.....	15
Figure 7: Southeast elevation.....	16
Figure 8: Southeast elevation, front porch viewed from side.....	16
Figure 9: Southeast elevation, front section with window.....	17
Figure 10: Southeast elevation, rear section.....	17
Figure 11: Southeast elevation, junction front and rear sections.....	18
Figure 12: Southeast elevation, junction front and rear sections at roofline.....	18
Figure 13: Southeast elevation, infilled porch at rear.....	19
Figure 14: Southeast and Northeast elevation (rear of house).....	19
Figure 15: Northeast elevation (rear).....	20
Figure 16: Northwest elevation (side).....	20
Figure 17: Northwest elevation, louvered vent in gable eave.....	21
Figure 18: Rear of lot.....	21
Figure 19: Streetscape, looking southeast on Allyn Avenue towards Spring Street.....	22
Figure 20: Streetscape, looking northwest on Allyn.....	22
Figure 21: Neighbor across the street at 1239 Allyn Ave.....	23
Figure 22: Neighbor across the street at 1213 Allyn Ave.....	23
Figure 23: Neighbor to the northwest at 1252 Allyn Ave.....	23
Figure 24: Neighbor across the street at 1225 Allyn Ave.....	24
Figure 25: Neighbor to the southeast at 1230 Allyn Ave.....	24



Figure 1: Front (southwest) Facade



Figure 2: Southwest facade, front door



Figure 3: Southwest facade, window

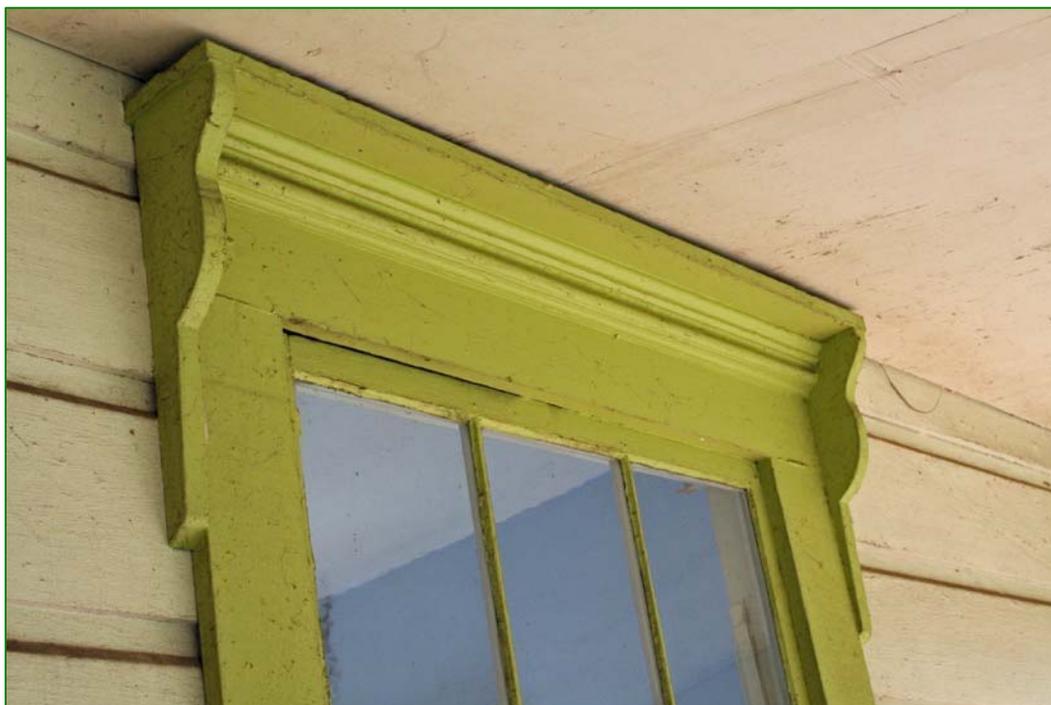


Figure 4: Southwest facade, window hood detail

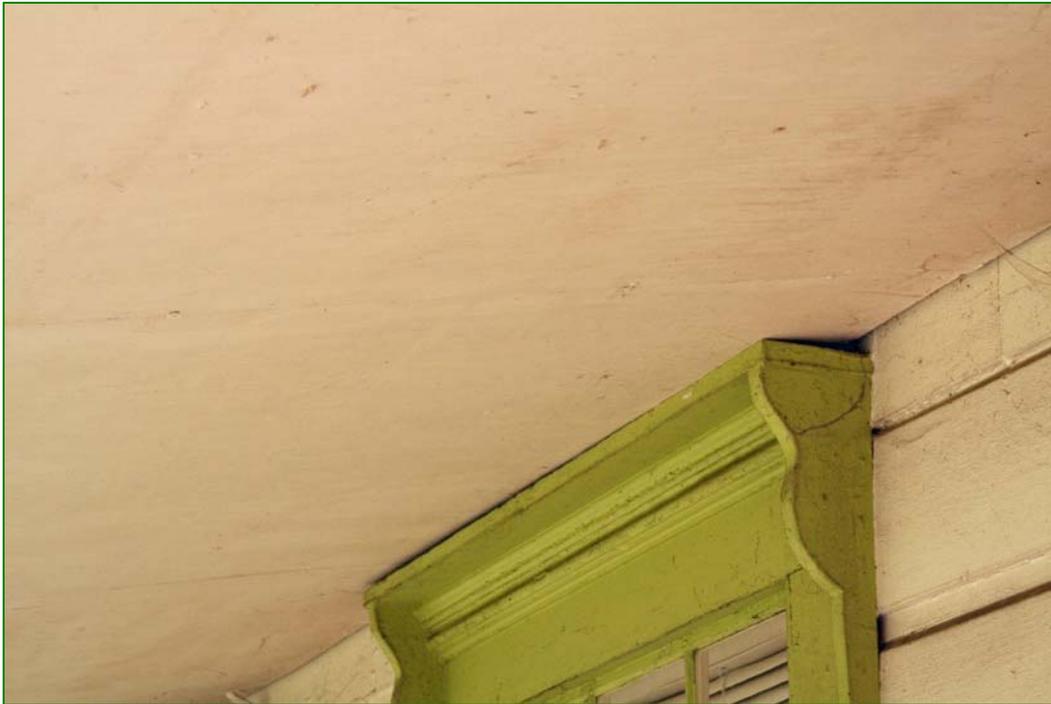


Figure 5: Southwest facade, porch ceiling



Figure 6: Southwest facade, drop siding



Figure 7: Southeast elevation

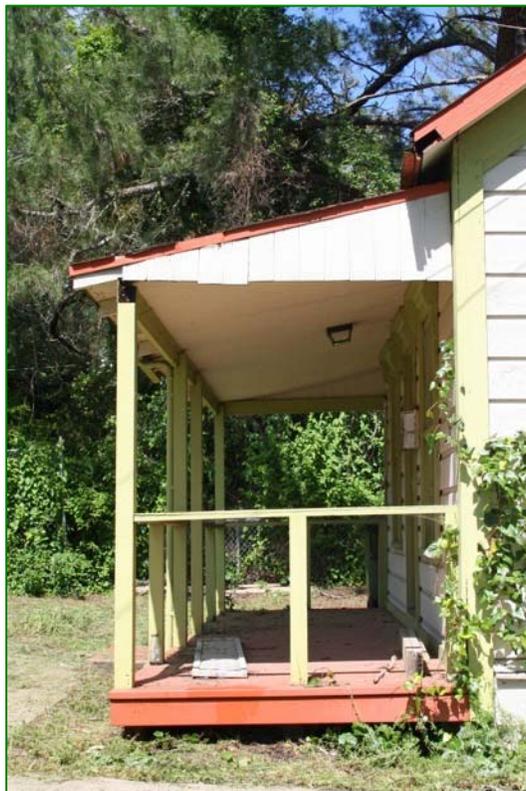


Figure 8: Southeast elevation, front porch viewed from side



Figure 9: Southeast elevation, front section with window



Figure 10: Southeast elevation, rear section



Figure 11: Southeast elevation, junction front and rear sections

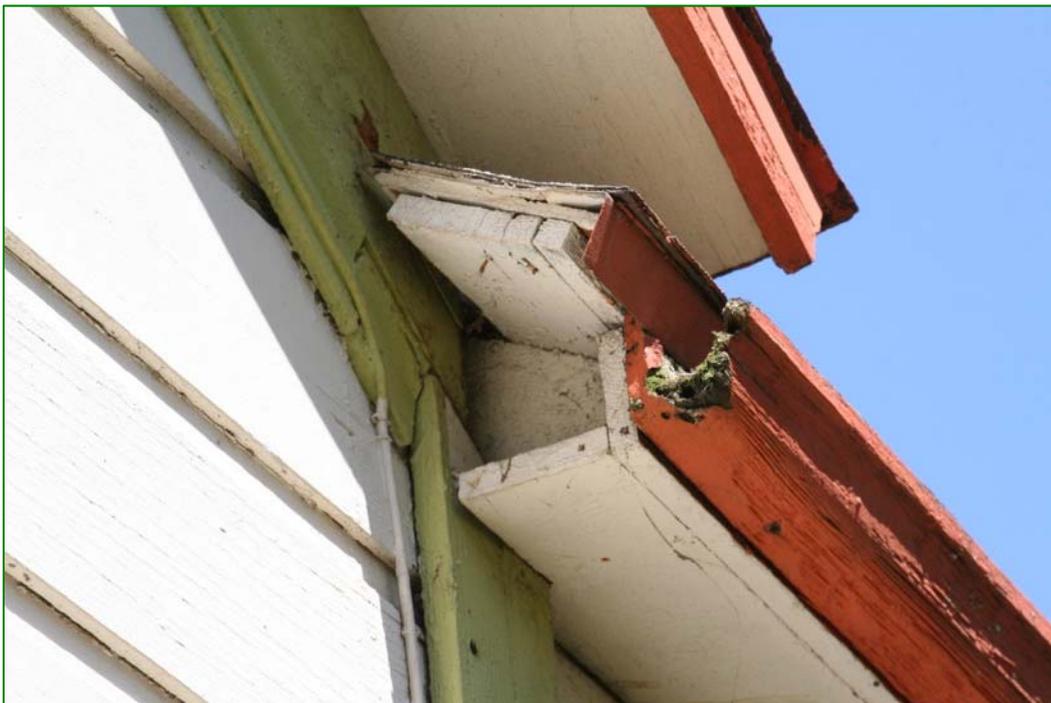


Figure 12: Southeast elevation, junction front and rear sections at roofline



Figure 13: Southeast elevation, infilled porch at rear



Figure 14: Southeast and Northeast elevation (rear of house)



Figure 15: Northeast elevation (rear)

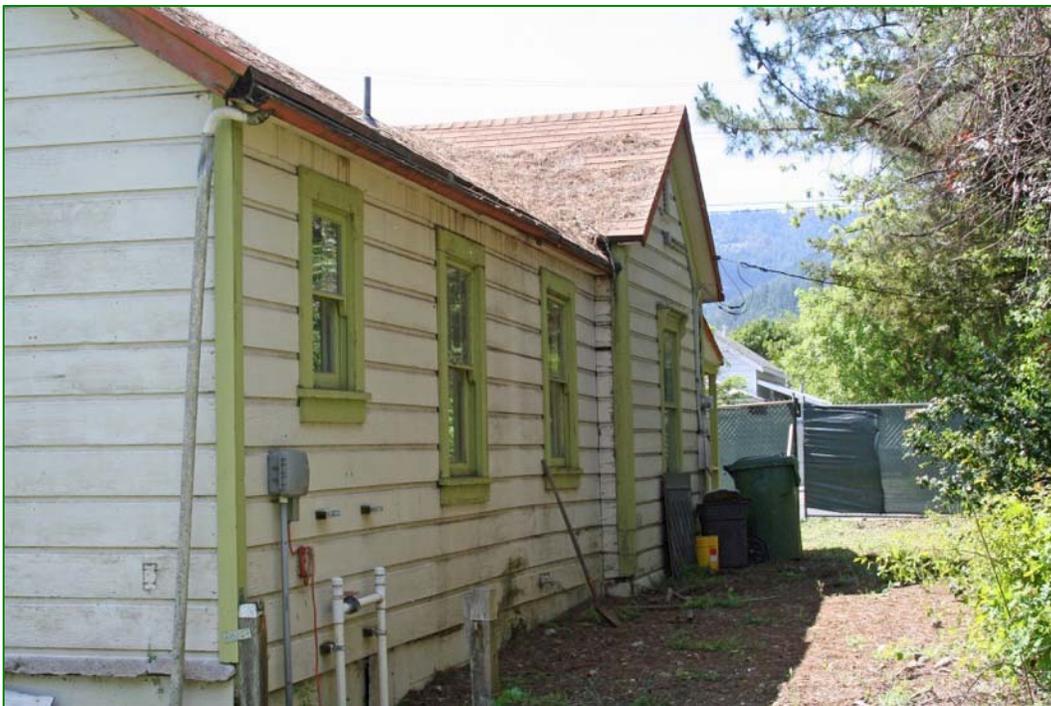


Figure 16: Northwest elevation (side)



Figure 17: Northwest elevation, louvered vent in gable eave



Figure 18: Rear of lot



Figure 19: Streetscape, looking southeast on Allyn Avenue towards Spring Street



Figure 20: Streetscape, looking northwest on Allyn



Figure 21: Neighbor across the street at 1239 Allyn Ave



Figure 22: Neighbor across the street at 1213 Allyn Ave



Figure 23: Neighbor to the northwest at 1252 Allyn Ave



Figure 24: Neighbor across the street at 1225 Allyn Ave



Figure 25: Neighbor to the southeast at 1230 Allyn Ave



Joseph Farrell
Architect-Green Building Consultant
1 Commercial Blvd., Suite 106
Novato, California 94949
(415)884-2860

Director of Public Works
City of St. Helena
1480 Main Street
St. Helena CA 94574

Re: Deikel Water Neutrality Analysis for Design Review
1242 Allyn Ave., St. Helena CA
Assessor's Parcel #: 009-313-005

Dear Director:

In order to comply with St. Helena's Water Neutrality policy, I am submitting to you this water analysis. This analysis documents the existing vs. proposed water consumption for the Deikels' new residence. The retrofit savings will be achieved through replacement fixtures on site. The existing property contains 2 total bedrooms. The proposed new residence will have an increase of 2 bedrooms to bring the total number of bedrooms on the property to 4 and thus having a total of 8 occupants.

Existing Water Usage:

The existing water fixtures were tested on-site and delivered the flow rates listed below. Based upon 4 occupants, the existing water usage is calculated at 332.1 gal/day. (See Appendix A)

Usage of the existing fixtures:

A.	Shower	8.0 gpm
B.	Lavatory faucets	2.0 gpm
C.	Kitchen Faucet	2.0 gpm
D.	Water closet	1.6 gal/flush

Baseline Domestic Usage:

Per allowed City of St. Helena Public Works' standards of 150 GPD/bedroom, this equates to an allowed water usage of 600 gal/day.

Proposed Theoretical Domestic Water Use:

As required to obtain a net zero increase of water consumption for the City of St. Helena, we are proposing to replace existing water fixtures on site. Specifications of the replacement fixtures are located on this sheet. The Theoretical water demand for the new residence is calculated at 253.5 gallons/day (see Appendix A). This calculation is based upon a 4 bedroom residence. The proposed water demand is calculated based upon usage from water fixtures and appliances that meet the minimum requirements of the 2013 California Green Building Standards Code (CalGreen) and the City of St. Helena standards. Below is a list of the water performance requirements for each plumbing fixture and appliance.

A.	Showerheads	2.0 gpm
B.	Lavatory faucets	1.5 gpm
C.	Kitchen/bar faucets	1.5 gpm
D.	Water closets	1.28 gal/flush
E.	Clothes Washer	12.18 gal/cycle
F.	Dishwasher	2.2 gal/cycle

See Appendix B for the specifications of plumbing fixtures/appliances for the proposed residence.

Conclusion:

The property will see a net decrease of water usage due to the replacement of water fixtures by taking the water usage from 600 gal/day baseline (332.1 gal/day actual) to 253.5 gal/day with the use of water efficient fixtures.

Please contact me if you have any questions or would like to further discuss this analysis.
(415) 884-2860.



Joseph Farrell, Architect
Lic. #:C25309

Appendix A: Water Neutrality Calculations
Appendix B: Fixture Specifications

Appendix A: Water Nuetrality Calculation

1. Existing Water Usage:

Fixture	Flow Rate		Flow Duration		Daily Uses		Number of Occupants	Gallons per Day		
	gal/min or gal/flush		(min., flush, load, etc.)		per Occupant					
Showerheads	8	x	8	x	1	x	4	=	256.0	
Sink Faucets	2	x	0.25	x	3	x	4	=	6.0	
Kitchen Faucet	2	x	4	x	1	x	4	=	32.0	
Toilet	1.6	x	1	x	3	x	4	=	19.2	
Clothes Washer	12.18	x	1	x	0.37	x	4	=	18.0	assumes no change
Dish Washer	2.2	x	1	x	0.1	x	4	=	0.9	assumes no change
									332.1	gal/day

2. Baseline Domestic Usage

# of Bedrooms	x	150 gal/BR	= Existing Useage	
4		150	600	gal/day

3. Occupant Calculation:

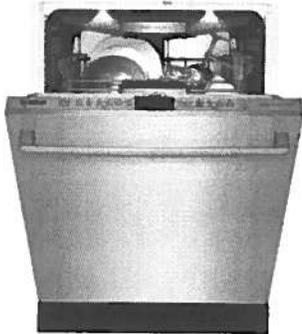
Occupants			Total
# of Bedrooms	x	per bedroom	= Occupants
4		2	8

3. Proposed Water Usage:

Fixture	Flow Rate		Flow Duration		Daily Uses		Number of Occupants	Gallons per Day		
	gal/min or gal/flush		(min., flush, load, etc.)		per Occupant					
Showerheads	2	x	8	x	1	x	8	=	128.0	
Sink Faucets	1.5	x	0.25	x	3	x	8	=	9.0	
Kitchen Faucet	1.5	x	4	x	1	x	8	=	48.0	
Toilet	1.28	x	1	x	3	x	8	=	30.7	
Clothes Washer	12.18	x	1	x	0.37	x	8	=	36.1	Samsung WF42H5000AW
Dish Washer	2.2	x	1	x	0.1	x	8	=	1.8	Bosche Benchmark Series
									253.5	

24" Bar Handle Dishwasher

Benchmark™ Series – Stainless Steel SHX9PT75UC



SHX9PT75UC
Stainless Steel

The quietest dishwasher in North America.

Features & Benefits

38 dBA: Quietest dishwasher.

A flexible 3rd rack with folding tines adds 30% more loading capacity.

A clean white light illuminates the interior when the door is open.

Water softener ensures optimally spot-free and shiny dishes.

AquaStop® Plus 4-Part leak protection prevents water damage 24/7.



General Properties

Number of wash cycles	6
Number of options	5
dBA	38
Third rack	Flexible
Rack adjustability	RackMatic®
Tub material	Stainless steel
Control type	SteelTouch™ Control
Concealed heating element	Yes
Leak protection system	24/7 AquaStop® Plus
Water softener	Yes
Five-level wash	Yes
ChildLock	No
Special features	Made in Germany, InfoLight®, Interior Light, Alternating Folding Tines, Flexible Silverware Basket, SpeedPerfect™

Efficiency

Water usage per cycle	2.2
Energy efficiency class	Tier 1
ENERGY STAR® qualified	Yes
Total annual energy consumption (kWh)	239
Total annual water consumption (g)	624

Capacity

Number of place settings	15
--------------------------	----



Technical Details

Watts (W)	1300 W
Current (A)	12 Amps
Volts (V)	120 V
Frequency (Hz)	60 Hz
Power cord length	63"
Minimum water pressure (lb/sin)	7
Length inlet hose (in)	55"
Length outlet hose (in)	88 5/8"

Dimensions & Weight

Overall appliance dimensions (HxWxD) (in)	34 1/8" x 23 9/16" x 22 7/16"
Required cutout size (HxWxD) (in)	34 1/8" x 24" x 24"
Adjustable feet	Yes
Net weight (lbs)	121 lbs

Accessories—Optional

Dishwasher Softener Salt (4.4 lbs)	SGZ9091UC
Dishwasher Supply and Drainage Hose Extension 76 3/4"	SGZ1010UC
Dishwasher Accessory Kit	SMZ5000
Anti-tarnish Silverware Cassette	SMZ5002UC



For help and assistance with Bosch accessories please visit: www.bosch-eshop.com/eshop/bosch/us or call 1-800-944-2904 Mon-Fri 5am to 6pm PST Sat 6am to 3pm PST

Notes: All height, width and depth dimensions are shown in inches. Please refer to installation instructions prior to making cutout. BSH reserves the absolute and unrestricted right to change product materials and specifications, at any time, without notice. Consult the product's installation instructions for final dimensional data and other details. Applicable product warranty can be found in accompanying product literature or you may contact your account manager for further details.

Warranties: Bosch warrants that the Product is free from defects in materials and workmanship for a period of three hundred and sixty-five (365) days from the date of purchase. The foregoing timeline begins to run upon the date of purchase, and shall not be stalled, tolled, extended, or suspended, for any reason whatsoever. This Product is also warranted to be free from cosmetic defects in material and workmanship (such as scratches of stainless steel, paint/porcelain blemishes, chip, dents, or other damage to the finish of the Product, for a period of thirty (30) days from the date of purchase or closing date for new construction. This cosmetic warranty excludes slight color variations due to inherent differences in painted and porcelain parts, as well as differences caused by kitchen lighting, product location, or other similar factors. This cosmetic warranty specifically excludes any display, floor, "As Is", or "B" stock appliances.

For more information on our entire line of products, go to www.bosch-home.com/us or call 1-800-944-2904

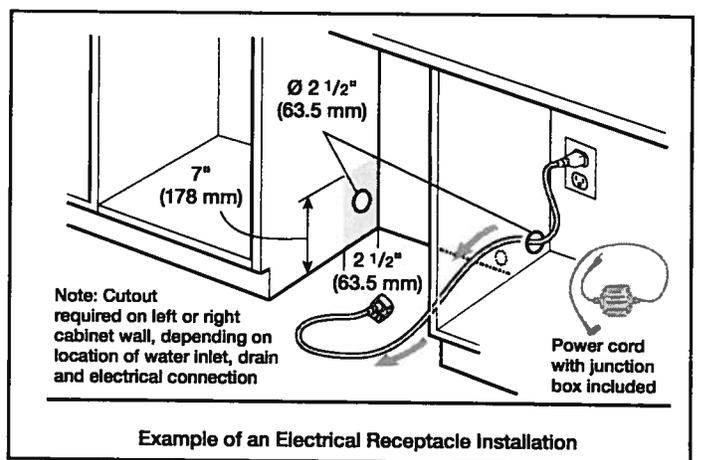
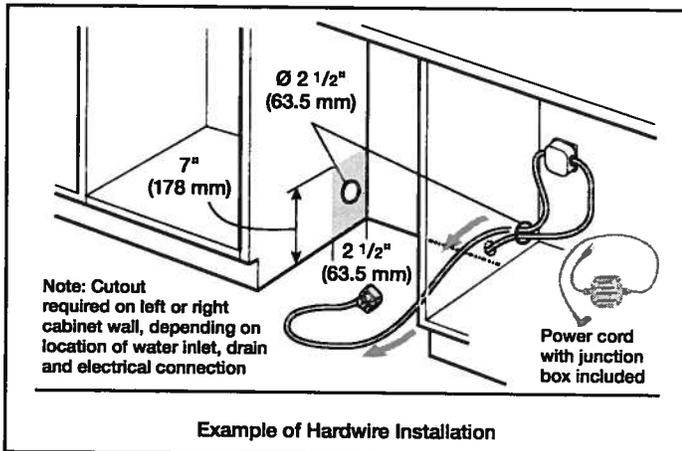
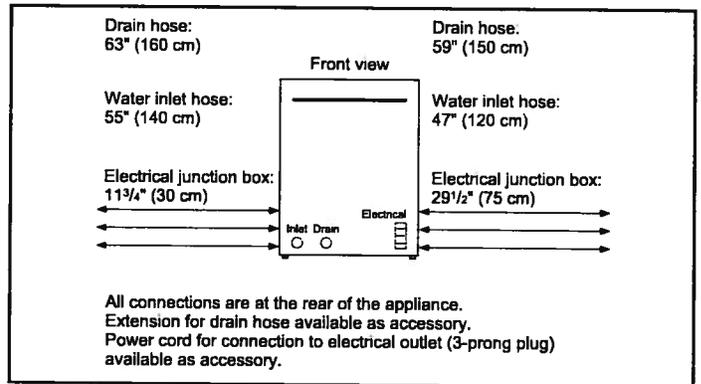
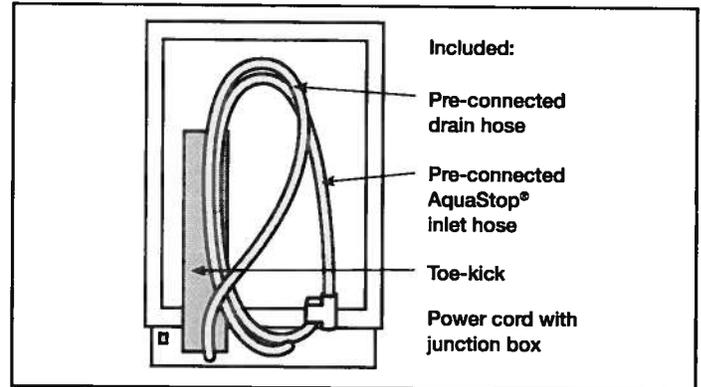
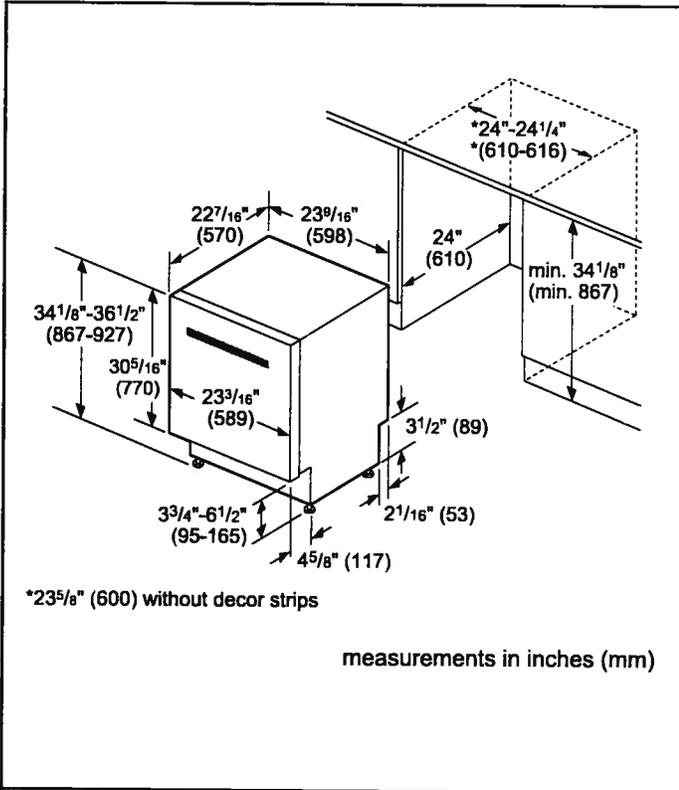
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24" Bar Handle Dishwasher

Benchmark™ Series – Stainless Steel SHX9PT75UC



Installation Details



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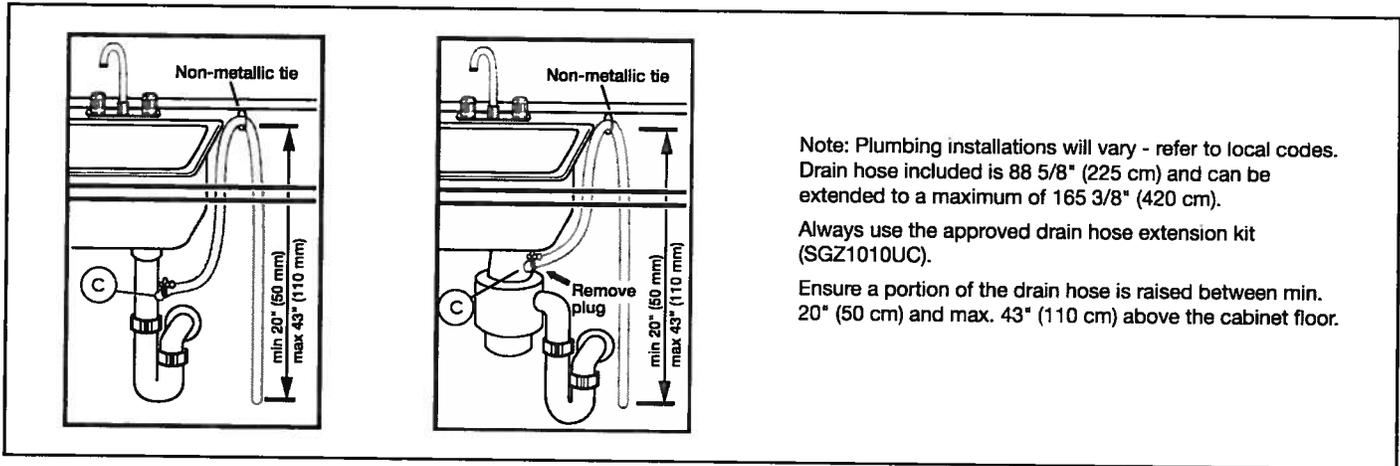
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24" Bar Handle Dishwasher

Benchmark™ Series – Stainless Steel SHX9PT75UC



Installation Details



Note: Plumbing installations will vary - refer to local codes. Drain hose included is 88 5/8" (225 cm) and can be extended to a maximum of 165 3/8" (420 cm).

Always use the approved drain hose extension kit (SGZ1010UC).

Ensure a portion of the drain hose is raised between min. 20" (50 cm) and max. 43" (110 cm) above the cabinet floor.

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Buy it for looks. Buy it for life.®

FAUCET DESCRIPTION

- Reflex™ pulldown system offers smooth operation, easy movement and secure docking
- Metal construction with various finishes identified by suffix
- Hydrolock® quick connect installation
- Pullout spray with 68" braided hose
- Flexible supply lines with 3/8" compression fittings
- High arc spout provides height and reach to fill or clean large pots while pull out wand provides the maneuverability for cleaning or rinsing
- 360° rotating spout

OPERATION

- Lever style handle
- Temperature controlled by 100° arc of handle travel
- Operates with less than 5 lbs. of force
- Operates in stream or spray mode in the pullout or retracted position
- When filling a vessel outside the sink, the pause feature conveniently stops the flow of water as the wand passes over the counter top

FLOW

- Flow is limited to 1.5 gpm (5.7 L/min) at 60 psi

CARTRIDGE

- 1255™ Duralast™ cartridge for Single-Handle Faucets

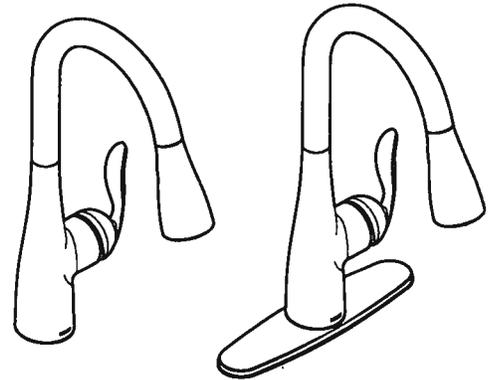
STANDARDS

- Third party certified to IAPMO Green, ASME A112.18.1/CSA B125.1 and all applicable requirements referenced therein including NSF 61/9
- Meets CalGreen and Georgia SB370 requirements
- Complies with California Proposition 65 and with the Federal Safe Drinking Water Act
- The backflow protection system in the device consists of two independently operating check valves, a primary and a secondary which prevent backflow
- **ADA**  for lever handle

WARRANTY

- Lifetime limited warranty against leaks, drips and finish defects to the original consumer purchaser
- 5 year warranty if used in commercial installations

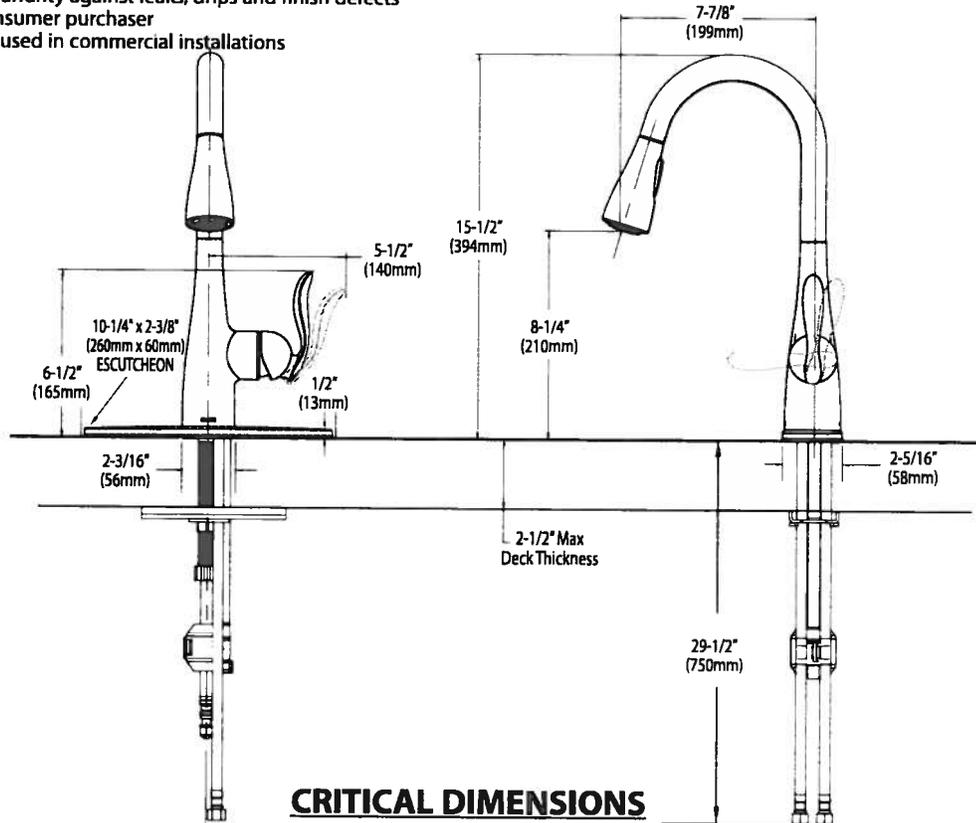
Specifications



ARBOR™
Single Handle High Arc Pulldown Kitchen Faucet

Models: 7594 series

NOTE: THIS FAUCET IS DESIGNED TO BE INSTALLED THRU 1 OR 3 HOLES, 1-1/2" (38mm) MIN. DIA.



CRITICAL DIMENSIONS

(DO NOT SCALE)



Buy it for looks. Buy it for life.®

Specifications

DESCRIPTION

- Metal construction with various finishes identified by suffix
- 1/2" IPS connections

OPERATION

- Lever style handles
- Maximum handle rotation angle is 90° to full on for either handle
- Hot side counterclockwise to open (clockwise to close)
- Cold side clockwise to open (counterclockwise to close)

FLOW

- Flow is limited to 1.5 gpm max (5.7L/min) at 60 psi, for products made before October 2008 flow is limited to 2.2 gpm max (8.3 L/min)

CARTRIDGE

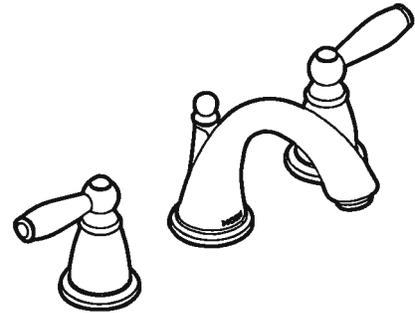
- 1224 cartridge design
- Nonmetallic, nonferrous and stainless steel material

STANDARDS

- Third party certified to WaterSense,® CSA B125.1, ASME A112.18.1, and all applicable requirements referenced therein including NSF61/9
- Contains no more than 0.25% weighted average lead content
- Complies with California Proposition 65 and with the Federal Safe Drinking Water Act
- ADA  for lever handles

WARRANTY

- Lifetime limited warranty against leaks, drips and finish defects to the original consumer purchaser
- 5 year warranty if used in commercial installations



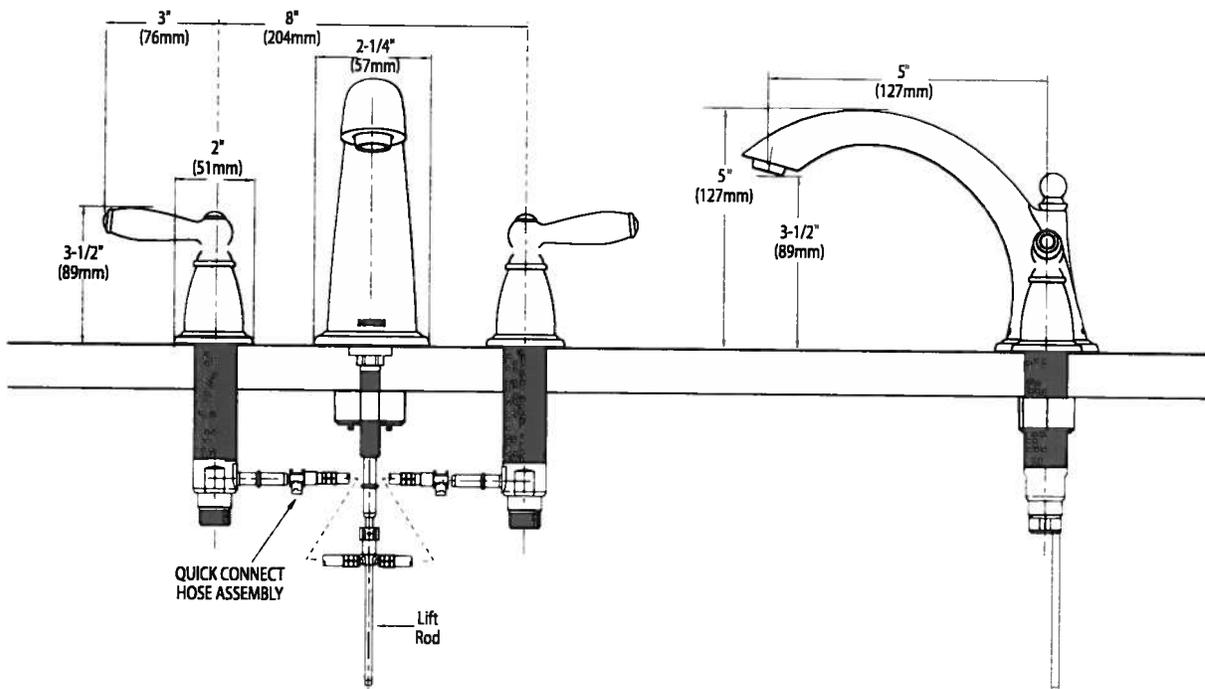
BRANTFORD™ Two Handle Widespread Lavatory Faucet

Models: T6620 series

Valve: 9000, 69000

NOTE: THIS FAUCET IS DESIGNED TO BE INSTALLED THRU 3 HOLES, 1-1/8" MIN. DIA.

NOTE: FOR DECK THICKNESS 1-1/2" TO 3", USE SERVICE KIT #115001. VALVES INSTALL THROUGH 1-1/4" DIA. HOLE.



CRITICAL DIMENSIONS

(DO NOT SCALE)

WF42H5000AW

Samsung Front-Load Washer

4.2 cu. ft. Capacity DOE

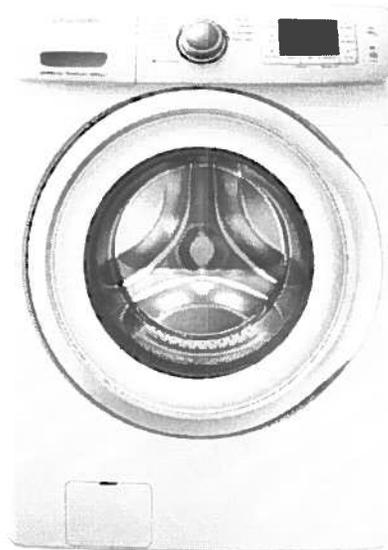
Features

- Smart Care
- Self Clean+
- VRT™
- Diamond Drum Design
- Direct Drive Motor
- 1200 rpm Maximum Spin Speed
- 8 Preset Wash Cycles
- 9 Options
- Garment+

Convenience

- Child Lock
- Door Lock
- Dispenser Trays: Main Wash, Softener, Bleach

10 ENERGY STAR™ rated:
CEE Tier 3
MEF=3.20
WCF=2.90
95 kWh/yr



Smart Care



Self Clean+

Available Color:



White

Signature Features

SMART CARE

- Troubleshoot with your smartphone.
- Perform a quick diagnosis of your washer and dryer right from your smartphone.*

*For details, visit www.samsung.com/us/laundry or call 1-800-241-2411.

SELF CLEAN+

- New self-cleaning technology.
- Keeps your front load washer fresh without the use of harsh chemicals.
- Reminds you to run Self Clean+ every 40 cycles.
- Additional cleaning of the gasket.

VRT™

- Maintains virtually silent performance, with special sensors to keep every load balanced, even at high spin speeds.



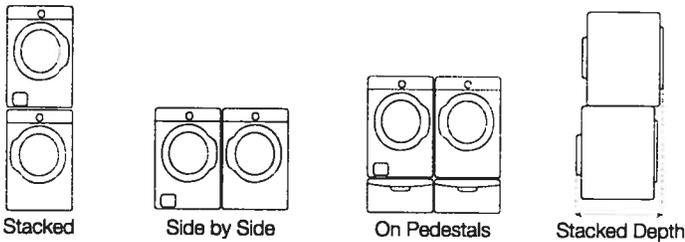
Ranked "Highest in Customer Satisfaction with Clothes Washers" by J.D. Power and Associates. (5 Consecutive Years)

SAMSUNG

WF42H5000AW

Samsung Front-Load Washer

Installing Options



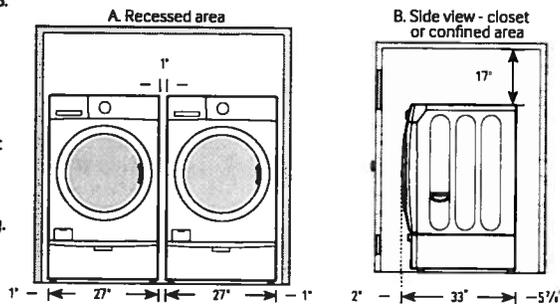
Installing Your Washer

1. Alcove or closet installation

MINIMUM CLEARANCES FOR CLOSET AND ALCOVE INSTALLATIONS:

Sides – 1"
Rear – 5 1/8"
Top – 17"
Closet Front – 2"

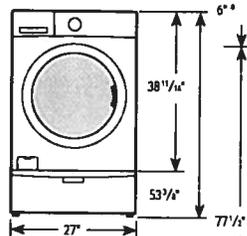
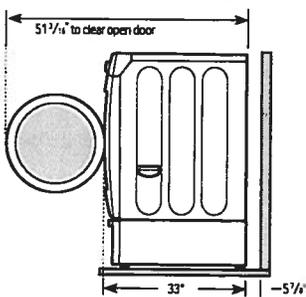
If the washer and dryer are installed together, the closet front must have at least a 72" unobstructed air opening. Your washer alone does not require a specific air opening.



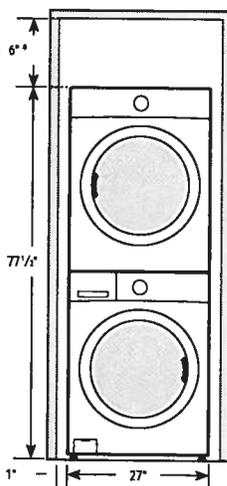
Dimensions

2. With optional pedestal base or stacking kit

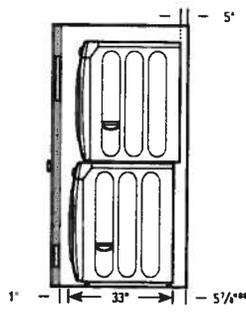
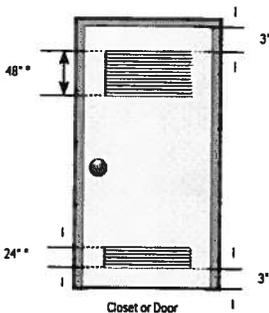
Required Dimensions for Installation with Pedestal



Required Dimensions for Installation with Stacking Kit



*Required spacing.
**External exhaust elbow requires additional space.



4.2 cu. ft. Capacity DOE

8 Preset Wash Cycles:

Normal, Heavy Duty, Permanent Press, Bedding, Active Wear, Delicates, Quick Wash, Rinse and Spin

9 Options:

Self Clean+, Delay End, My Cycle, Extra Rinse, Extra Spin, Sound, Spin Only, Smart Care, Child Lock

4 Temperature Settings:

Hot, Warm, Eco Warm, Cold

4 Spin Settings:

High, Medium, Low, No Spin

3 Soil Settings:

Heavy, Normal, Light

Dispenser Trays:

Main Wash, Softener, Bleach

Warranty

One (1) Year Parts and Labor

Two (2) Years Control Board

Three (3) Years Stainless Steel Drum

Ten (10) Years Direct Drive Motor

Product Dimensions & Weight (WxHxD)

Dimensions: 27" x 38 11/16" x 33"

Weight: 194 lbs

Shipping Dimensions & Weight (WxHxD)

Dimensions: 29 1/4" x 41 11/16" x 34 5/8"

Weight: 203 lbs

Color

White

Model

WF42H5000AW

UPC Code

887276962887

Matching Dryer (Electric/Gas)

White

DV42H5000EW

887276963167

White

DV42H5000GW

887276963174

SAMSUNG

Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.

Samsung received the highest numerical score for clothes washers (2009-2012) and dryers (2009-2012) in the proprietary J.D. Power and Associates Laundry Appliance Studies.SM 2012 study based on 9,339 total responses measuring 12 brands, and measures opinions of consumers about their washer and dryer obtained new in the past 24 months. Proprietary study results are based on experiences and perceptions of consumers surveyed in January-February 2012. Your experiences may vary. Visit jdpower.com.

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KOHLER®

Cimarron® Comfort Height® Touchless Toilet K-6419

Features

- Vitreous China
- Round-front bowl
- Comfort Height®
- AquaPiston® flushing system
- Touchless Technology allows hands-free operation to actuate the flush
- Less seat and supply
- 1.28 (4.8 lpf)
- 2-1/8" (54 mm) glazed trapway
- 11-1/2" (292 mm) x 9-1/4" (235 mm) water area.

Installation

- 12" (305 mm) rough-in
- 27-1/4" (692 mm) x 17-5/8" (448 mm) x 30-1/2" (775 mm)

Recommended Accessories

4775

Components

Product includes:

K-4347

K-5693

Additional included component/s: Bowl, Tank, Tank Cover, and Touchless Flush Kit.



For complete listing of available colors, go to kohler.com.



Codes/Standards

ASME A112.19.2/CSA B45.1
DOE - Energy Policy Act 1992
EPA WaterSense®

KOHLER® One-Year Limited Warranty

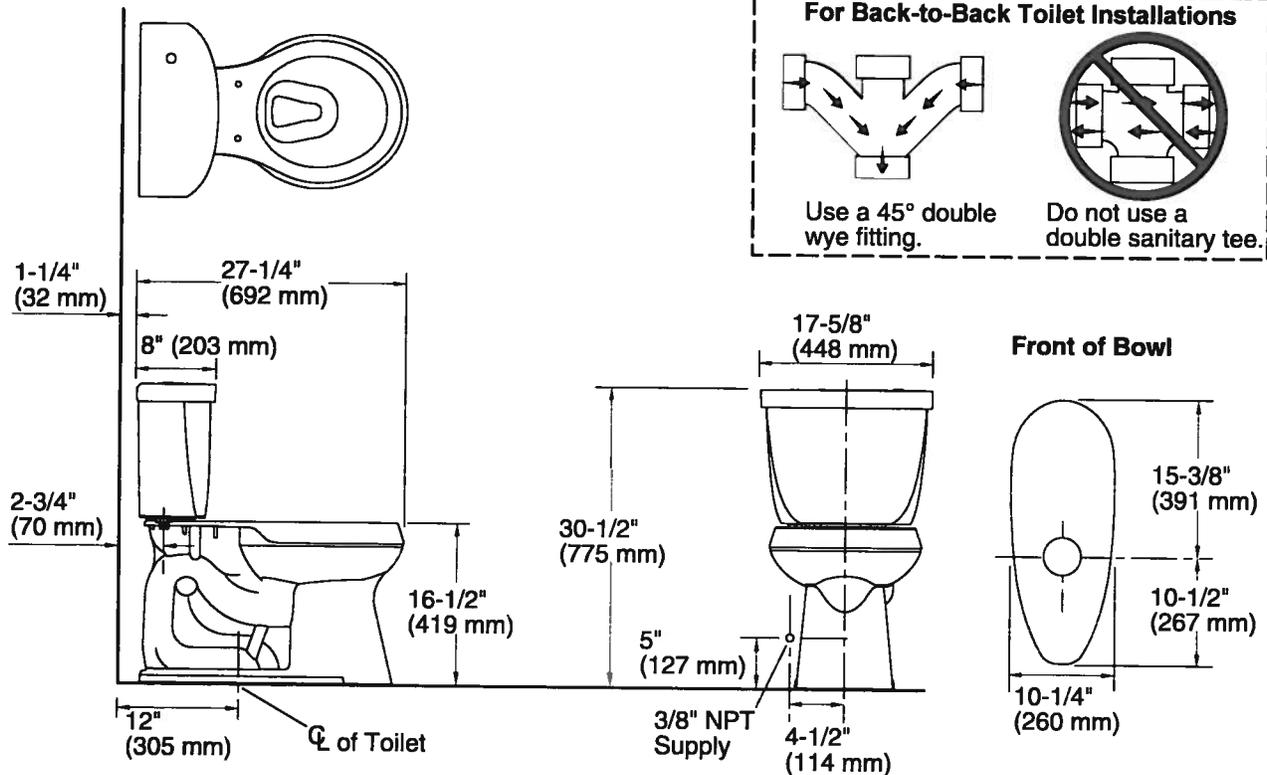
See website for detailed warranty information.

Product Specification

Toilet shall be 27-1/4" (692 mm) in length, 17-5/8" (448 mm) in width, and 30-1/2" (775 mm) in height. Toilet shall be made of vitreous china. Toilet shall be two-piece. Toilet shall be 1.28 gpf (4.8 lpf). Toilet shall feature touchless actuation. Toilet shall be Comfort Height®. Toilet shall be a 12" (305 mm) rough-in. Toilet shall be KOHLER Model K-6419.

KOHLER®

Cimarron® Comfort Height® Touchless Toilet K-6419



Technical Information

All measurements are nominal.

Toilet style:	Two-piece
Bowl shape:	Round front
Passageway:	2-1/8" (54 mm)
Flush rate - full:	1.28 gpf (4.8 lpf)
Water area:	11-1/2" x 9-1/4" (292 mm x 235 mm)
Rim to water height:	5-1/4" (133 mm)
Seat hole centers:	5-1/2" (140 mm)

Installation Notes

Install this product according to the installation guide.

For back-to-back toilet installations: Use only a 45° double wye fitting.

USA/Canada: 1-800-4KOHLER (1-800-456-4537)

www.kohler.com

5-2-2014 01:00

THE BOLD LOOK
OF **KOHLER**.

Forwarded email from Pamala Deikel to Dede Wilsey on May 4, 2016.
On May 4, 2016, at 7:18 AM, Pamala <ptdeikel@aol.com> wrote:

Good morning Dedewe are forwarding the "shadow study " you requested .
It shows that our proposed new structure will not impose a negative effect on your
Property next to us Please let us know if you have any further concerns
!! Always
The Best !!!! Xoxoxo Pamala

Sent from my iPad

Response Email to from Dede Wilsey to Ted & Pamala Deikel on May 4, 2016

From: Dede Wilsey

Date: May 4, 2016 at 10:57:01 AM PDT

To: Pamala

Subject: Re: 1242 Allyn Shadow Study

Thank you so much. This was very helpful.Thank you
for taking the time to do this. I will be happy to support
your design. Best, Dede Sent from my iPhone.

--

Noah Housh

From: Carolyn Leonhardt <c.leonhardt@me.com>
Sent: Friday, June 03, 2016 4:44 PM
To: Noah Housh
Subject: Planning Meeting/ Allyn Ave permit

To the Planning Commission: Regarding the New House on Allyn Avenue

I live at 1230 Allyn, next door to the proposed house. The existing house has been empty since I moved to St. Helena in 2003, but it is a great favorite in the neighborhood. Many people have wanted to restore it, including me. Now, it is to be demolished and replaced by a house nearly 4 times its size.

Needless to say, the neighborhood is alarmed.

Both neighboring houses are 24-30 feet wide. The proposed house is 51 feet wide. Both neighboring houses are single story. The proposed house includes a two-story section. Most of the homes on Allyn have driveways with separate garages at the back of their lots. The proposed house, which has ample room for a driveway, has made the garage a predominant feature of the front of the house.

As a designer/home builder myself, I am sympathetic to other home builders, but feel that we can, and should, express ourselves in a way that respects the style, size and scale of the neighborhood. St. Helena has many lovely original houses. New houses do not need to be tiny, or look like original Victorians or farmhouses, but there seems to be a trend toward bigger houses which feels wrong in this environment.

Some suggestions:

- It is legal to build a big house on this lot, but is it necessary or desirable. Downsizing it would make the neighbors happy and would still provide the eventual owners with a beautiful and spacious house.
- It would be nice to see lapped siding as a nod to the original house and immediate neighbors.
- The North elevation is monolithic and the windows overlook the neighbor's yard and pool. Perhaps the architect could find a way to set in the windows, and reduce the mass of the windowless section. Better yet would be to eliminate the 2nd story.
- Larger set backs, and a staggered front façade would reduce the mass, and provide more space between the houses. Good setbacks make good neighbors.
- This section of Allyn has no mature parking strip trees on the East side. It would be great for the developers to bring in some big trees, which would screen the house and provide shade from the late afternoon sun.

Thank you,

Carolyn Leonhardt and assorted Allyn Ave. neighbors

206.498.2854

Noah Housh

From: St. Helena Historical Society <shstory@shstory.org>
Sent: Monday, June 13, 2016 3:12 PM
To: Noah Housh
Subject: 1242 Allyn
Attachments: IMG_20150820_135443_181.jpg

Hello Noah,

When I contacted you previously there were no planning applications on this property. Now what I feared has come true. A developer wants to demolish it, after previous owners let it dilapidate on purpose. What a shame to see our historic homes replaced one by one—until the whole town will forget its past.

Mariam Hovanesian Hansen
Research Director

St. Helena Historical Society

P.O. Box 87

St. Helena, CA 94574

Tel. 707-967-5502

Email: shstory@shstory.org

Website: www.shstory.org

Facebook: <https://www.facebook.com/pages/St-Helena-Historical-Society/153288581421864>

From: St. Helena Historical Society
Sent: Monday, August 24, 2015 2:46 PM
To: 'David Stoneberg'
Subject: letter

Dear Editor,

Regarding the historic home at 1242 Allyn mourned in last week's edition, the house was the long time home of Dennis & Leonie Sheehan, at least from 1937 to 1967. The Irish Sheehans were some of the earliest residents of St. Helena, Patrick arriving in town in 1856. Patrick and Bartholomew Sheehan owned property in town and on Spring Mountain. Margaret Sheehan married Augustus Tainter and ended up with most of central St. Helena.

The house at 1242 Allyn is surprisingly not on the city's historic resources inventory, but it is nevertheless historic. What a shame that another remnant of St. Helena's heritage is going away.

Mariam Hovanesian Hansen
Research Director

St. Helena Historical Society

P.O. Box 87

St. Helena, CA 94574

Tel. 707-967-5502

Email: shstory@shstory.org

Website: www.shstory.org

Facebook: <https://www.facebook.com/pages/St-Helena-Historical-Society/153288581421864>

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