ADMINISTRATIVE DETERMINATION

DATE: August 10, 2016

TO: Neighboring Property Owners and Interested Citizens

FROM: Noah Housh, Planning and Community Improvement Director

RE: Administrative Determination that a proposal from Thomas and Linda Allen to revise the previously approved siding and roofing materials from stucco siding and standing seam metal roofing, to board and batten siding and composition shingle roofing is consistent with the August 6, 2013, Design Review approval granted by the Planning Commission (DR2013-38).

PROJECT DESCRIPTION

On August 6, 2013, Thomas and Linda Allen received Design Review approval to construct a new one story, 2,472 square foot home on a vacant 9,713 square foot parcel at 1703 Madrona Avenue. At this time, the design of the residence proposed stucco siding, aluminum doors, aluminum windows and a zinc standing seam metal roof.

The applicants have requested approval to revise this approved design to incorporate board and batten siding and composition shingles in place of the approved stucco siding and metal roofing materials. As identified in Planning Commission Resolution Design Review 2013-38, the Planning Director has the authority to "...authorize minor modifications to the (approved) plans", (Condition 9 in Planning Commission Resolution DR2013-38).

After a review of the previously approved design and the staff report discussing and analyzing the project, the Director has determined that the proposed modifications are truly a minor modification and are in substantial conformance with the Planning Commission approval. Given this, the Director has approved the proposed modifications to the project design.

APPEALS

This determination is subject to a 14-day appeal period. Anyone interested in appealing this Determination shall file an appeal with the Planning Director within 14-days of the date of this letter. The letter of appeal must state: (1) the specific action objected to; (2) the action appellant requests the city council to take; (3) the reason for the appeal; and (4) the name, address, and telephone number of the appellant or contact person if there are multiple appellants and be accompanied by the appropriate fee.

Notice of this Determination will be provided to the Planning Commission at their next regularly scheduled meeting (August 16, 2016).

Thank you for your attention to this matter.

Noah Housh
Planning and Community Improvement Director
City of St Helena.

City of St Helena, City Hall
Received
JUL 26 2016
1480 Main St.
St Helena, CA 94574

Request for Siding Change from Approved Design Review for:

Thomas and Linda Allen

1703 Madrona Ave.
Saint Helena, CA 94574
A.P.N: 009-305-047

Objective:

Thomas and Linda Allen are requesting consideration of a change in exterior finishes from those approved by the City of Saint Helena Planning Commission August 6, 2013.

- The approved finishes were integral color plaster with a Galvalume standing seam roofing.
- The proposed finishes are stain grade Board on Board siding with GAF/ELK Class "A" Fire rated Composition Shingles, in Weatherwood color.

The proposed finishes will be installed in such a way to adhere to the Green Building Guidelines issued by the City of Saint Helena.

Precedent:

The proposed finishes are in keeping with several existing homes in the immediate vicinity of the Allen Residence. Some examples can be found at:

395 North Crane: Board and batt siding w/ Composition shingle roofing

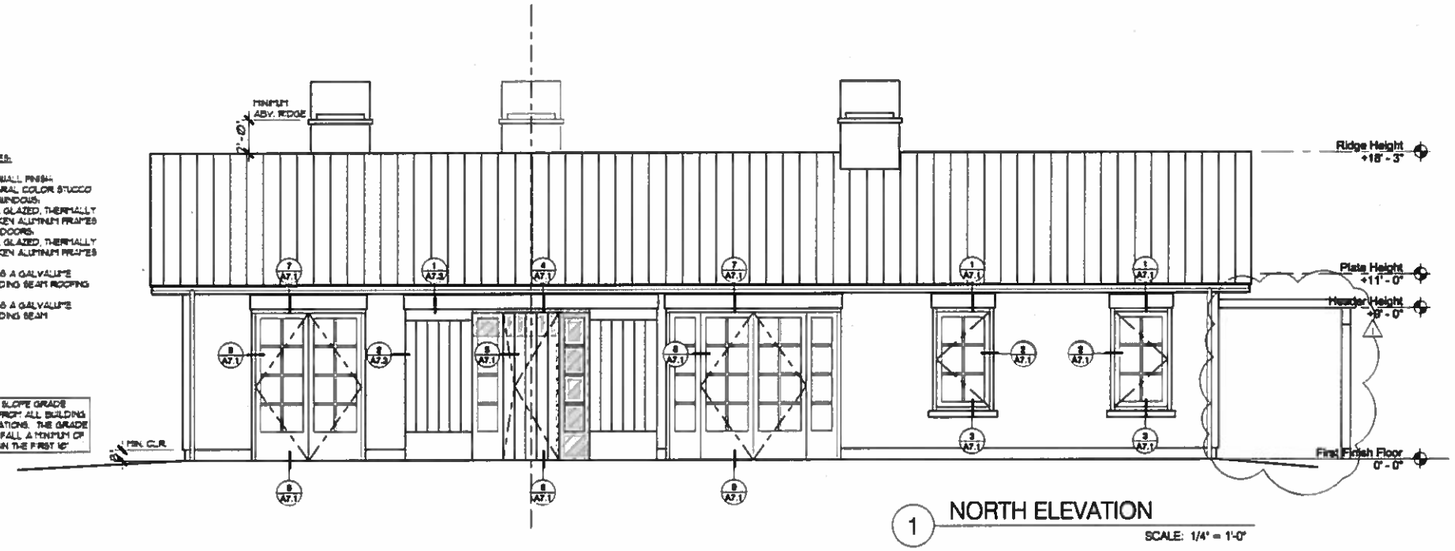
1604 Madrona: Board and batt siding w/ Composition shingle roofing

1515 Stockton Street: Board and batt siding w/ Composition shingle roofing

1648 Scott Street: Board and batt siding w/ Composition shingle roofing

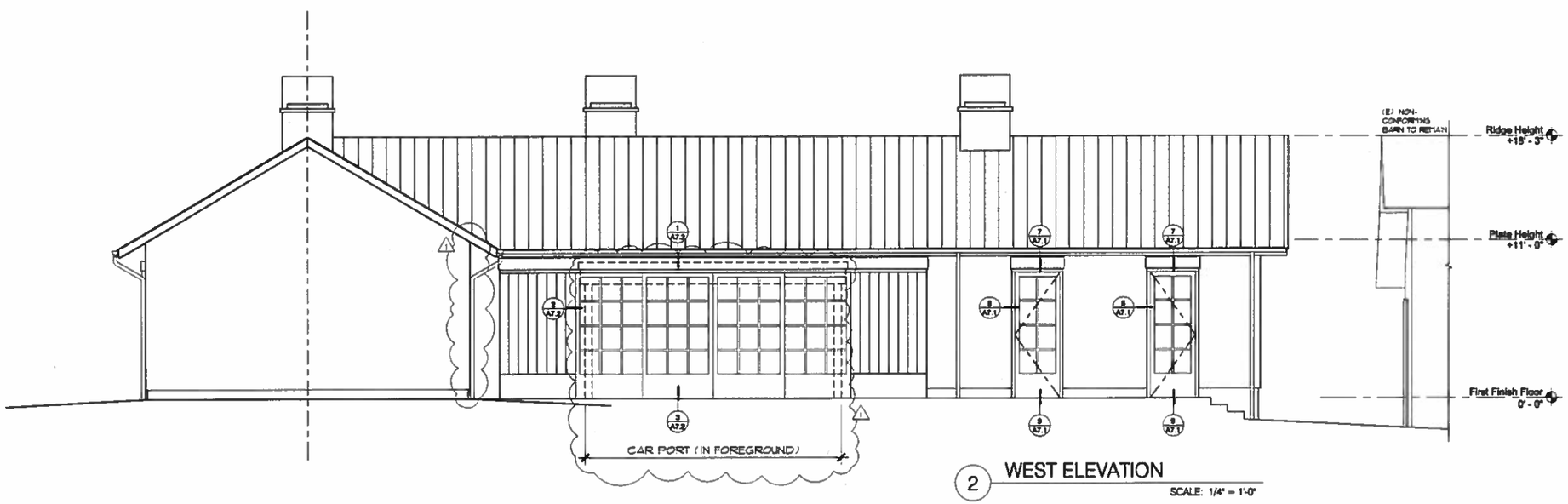
Thank you for your consideration.

Edmund Juncker,
Owner's Representative



1 NORTH ELEVATION

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



2 WEST ELEVATION

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

BACKEN GILLAM KROEGER architects

Allen Residence

1703 Madrona Avenue, St. Helena California 94584
Napa County APN 009-305-047

Plot Date 11/11/2019
Drawn By EJ
Checked By
Project No. 2019043

Date	Issue
AUG. 15	PERMIT SUBMITTAL
NOV. 15	COMMENT RESP.

ELEVATIONS

SCALE :

A3.1

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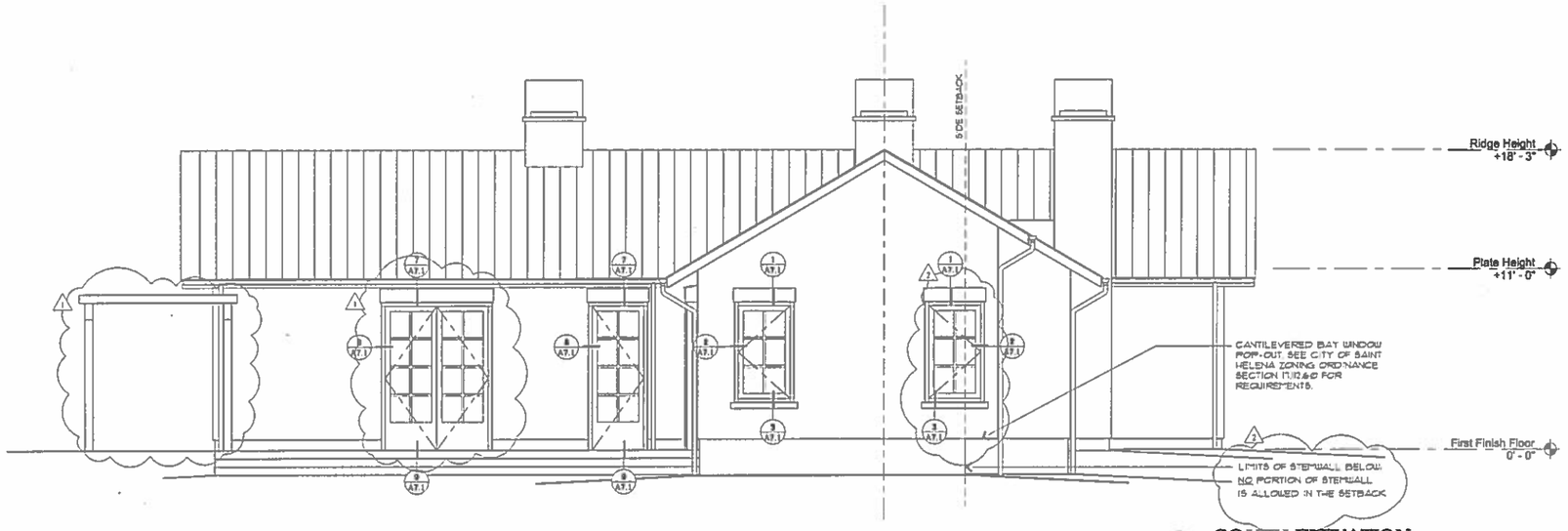
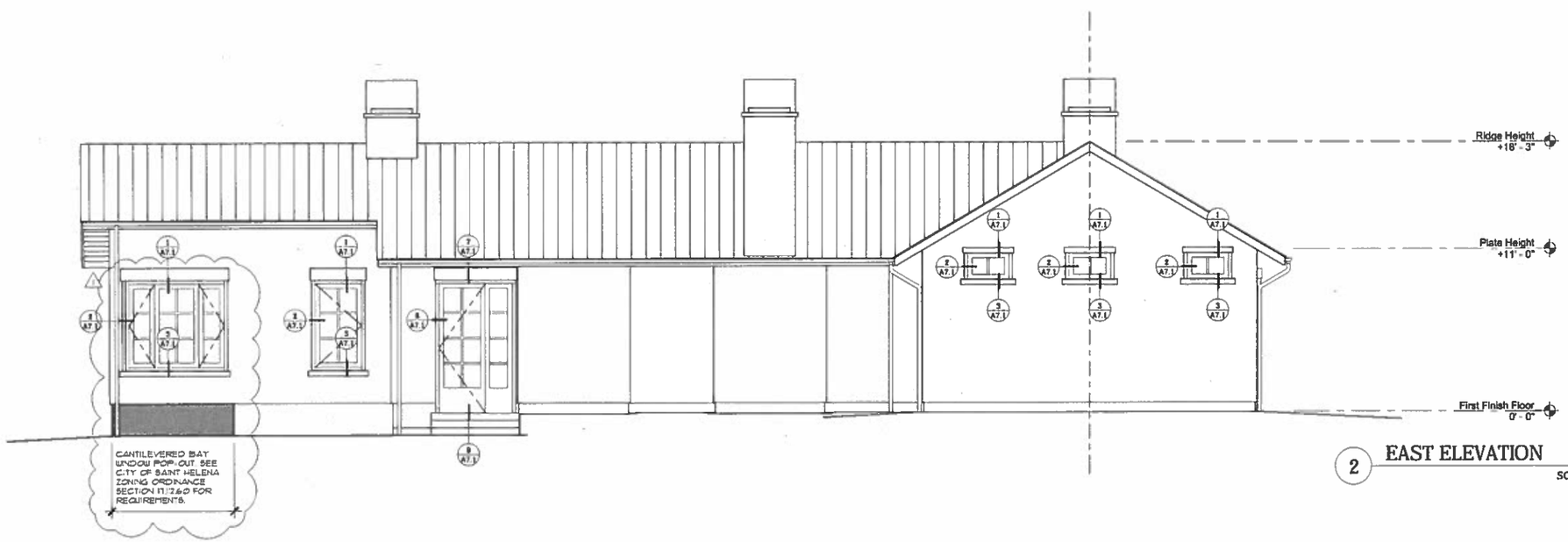


1 SOUTH ELEVATION

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



2 EAST ELEVATION

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

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Allen Residence

1703 Madrona Avenue, St. Helena California 94584
Napa County APN 009-305-047

Plot Date	1/11/2016
Drawn By	EJ
Checked By	
Project No.	2010043

Date	Issue
AUG '15	PERMIT SUBMITTAL
NOV. '15	COMMENT RESP.
JAN '16	COMMENT RESP.

ELEVATIONS

SCALE :

A3.2

PROPOSED EXTERIOR FINISHES:
EXTERIOR WALL FINISH:
2X8 RS CEDAR
BOARD-ON-BOARD W/
CIRCULAR SAW MARKS.
FINISH: CUSTOM STAIN.

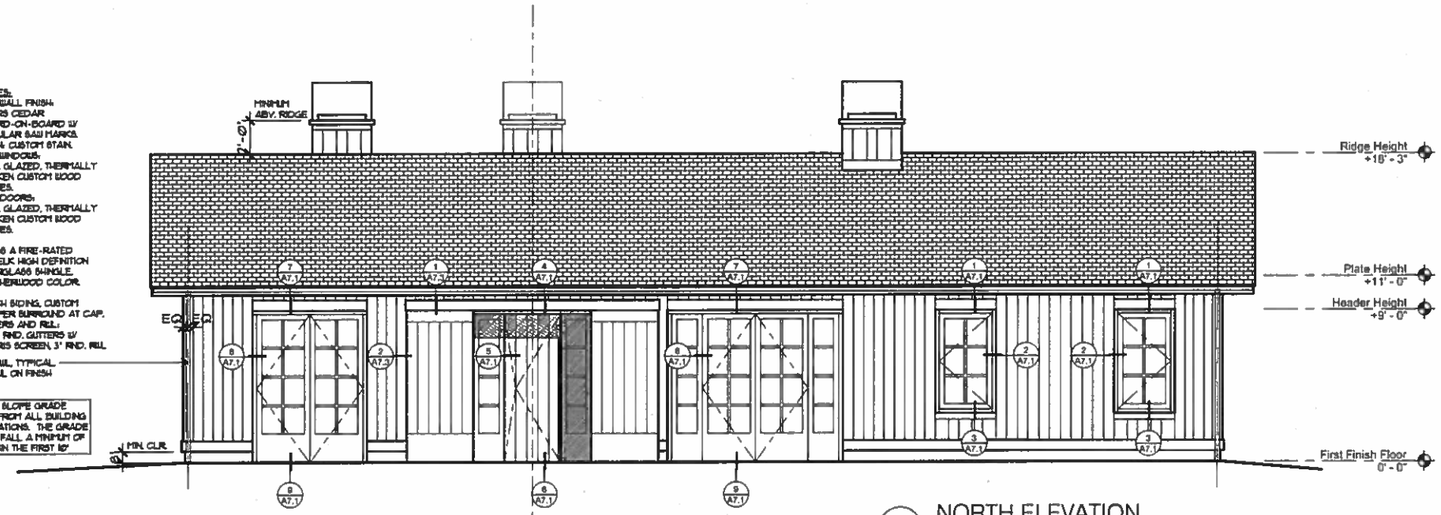
ROOFING:
CLASS A FIRE-RATED
GAF/ELK HIGH DEFINITION
FIBERGLASS SHINGLE,
WEATHERWOOD COLOR.

A PROPOSED EXTERIOR FINISHES
SCALE: NONE

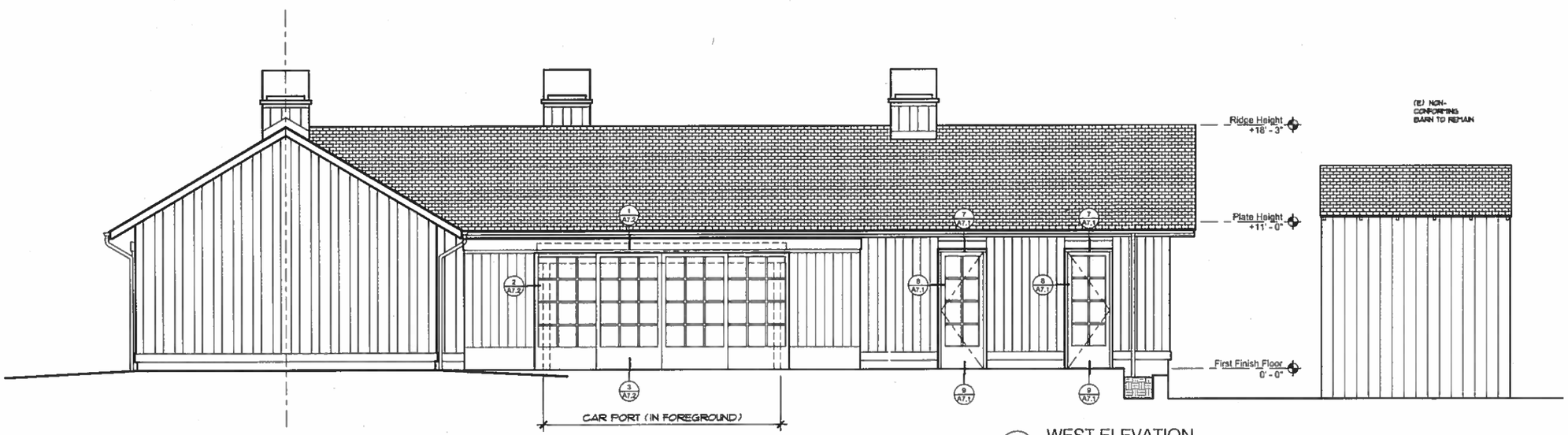
FINISH NOTES:
EXTERIOR WALL FINISH:
2X8 RS CEDAR
BOARD-ON-BOARD W/
CIRCULAR SAW MARKS.
FINISH: CUSTOM STAIN.
EXTERIOR WINDOWS:
DUAL GLAZED, THERMALLY
BROKEN CUSTOM WOOD
FRAMES.
EXTERIOR DOORS:
DUAL GLAZED, THERMALLY
BROKEN CUSTOM WOOD
FRAMES.
ROOFING:
CLASS A FIRE-RATED
GAF/ELK HIGH DEFINITION
FIBERGLASS SHINGLE,
WEATHERWOOD COLOR.
CHIMNEY:
MATCH SIDING, CUSTOM
COPPER SURROUND AT CAP.
RAIN GUTTERS AND RILL:
6" 1/2 RND. GUTTERS W/
DEBRIS SCREEN, 3" RND. RILL

COPPER RILL, TYPICAL.
CENTER RILL ON FINISH
BOARD.

NOTE: SLOPE GRADE AWAY FROM ALL BUILDING FOUNDATIONS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Allen Residence
1703 Madrona Avenue, St. Helena California 94574
Napa County APN 009-305-047

Plot Date	05/04/2016
Drawn By	EJ
Checked By	
Project No.	2010-43

Date	Issue
AUG '15	PERMIT SUBMITTAL
NOV. '15	COMMENT RESP.
JAN. '16	COMMENT RESP.
MAY '16	CONST. ISSUE

ELEVATIONS

SCALE :

A3.1

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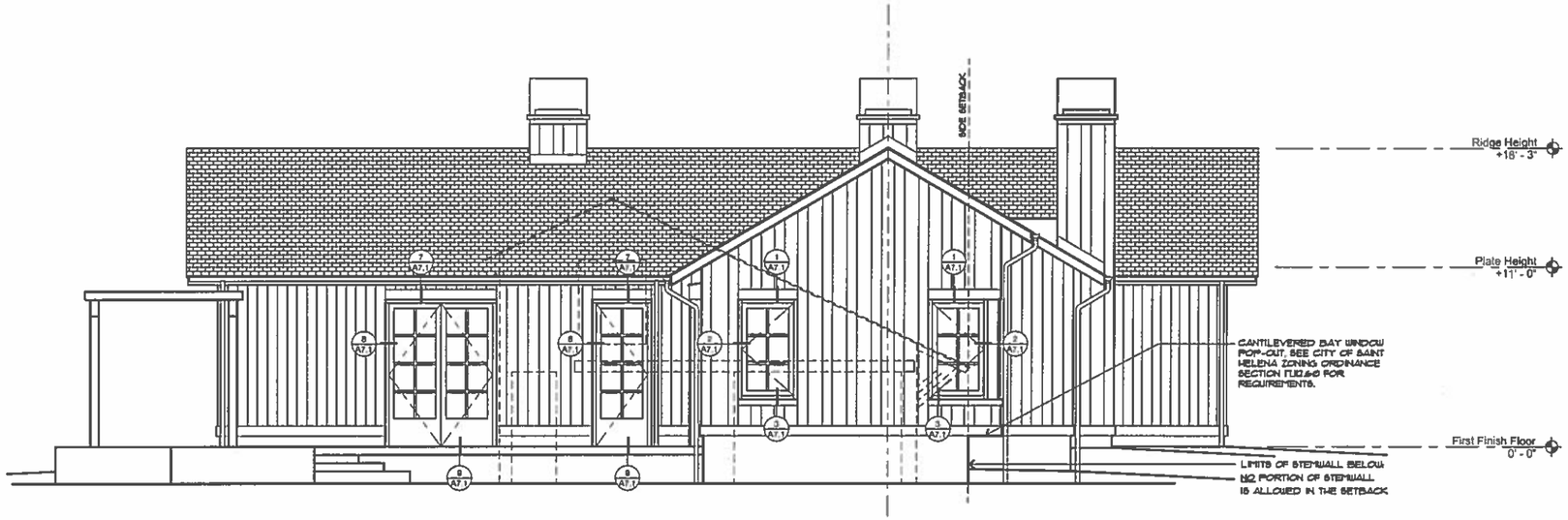
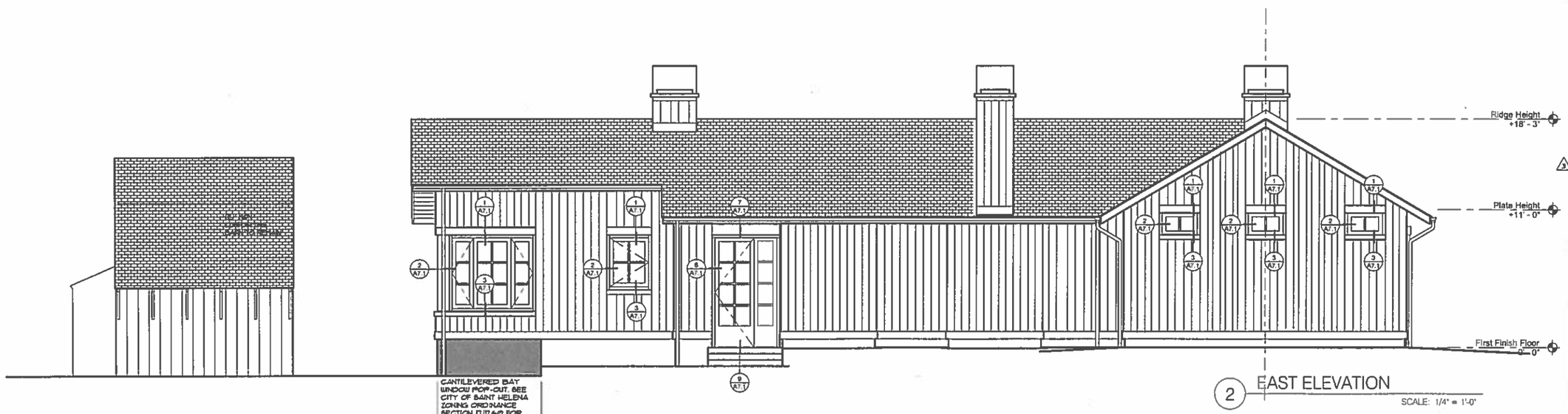
PROPOSED EXTERIOR FINISHES:
EXTERIOR WALL FINISH:
DOG RS CEDAR
BOARD-ON-BOARD W/
CIRCULAR SAW MARKS.
FINISH: CUSTOM STAIN.

ROOFING:
CLASS A FIRE-RATED
GAFAELK HIGH DEFINITION
FIBERGLASS SHINGLE,
WEATHERWOOD COLOR.

A PROPOSED EXTERIOR FINISHES
SCALE: NONE



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Allen Residence

1703 Madrona Avenue, St. Helena California 94574
Napa County APN 009-305-047

Plot Date	03/04/2016
Drawn By	EJ
Checked By	
Project No.	201043

Date	Issue
AUG '15	PERMIT SUBMITTAL
NOV. '15	CONTINUE REVIEW
JAN. '16	CONTINUE REVIEW
MAY '16	CONST. ISSUE

ELEVATIONS

SCALE :

A3.2

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