



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

June 14, 2016

Bard Henry
1019 Irwin Ln.
Santa Rosa, CA 95401

Re: File No.: ADR16-0059
Address: 25191 Main St., Duncans Mills (multiple addresses)
APN: 096-150-004 (multiple parcel numbers)

Dear Mr. Henry:

On June 7, 2016, the Sonoma County Landmarks Commission approved the Design Review application for ADA accessible ramps and railing improvements in the commercial core of Duncans Mills subject to the attached conditions of approval.

In taking this action the Landmarks Commission makes the following findings:

Historic Significance

1. The subject properties have been designated as a part of County Landmark #139, Duncans Mills. The property is also in the Historical District (HD) Combining Zone.

Secretary of the Interior's Standards

2. The proposed alterations, as discussed in the staff report and conditions of approval are consistent with the standards for rehabilitation. The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* are nationally accepted standards that are regularly relied on by state and local agencies throughout the country. The Landmarks Commission has historically evaluated projects for their consistency with the Secretary's Standards in order to exempt projects from the California Environmental Quality Act (CEQA). The Secretary's Standards have also been used by the Commission as an authoritative guide for determining the appropriateness and compatibility of projects involving exterior alterations to historic properties.

According to the Secretary's Standards, some alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. The Secretary's Standards include ten overarching principles and are on file at PRMD.

The proposed alterations are consistent with the secretary of the Interior's Standards in that the new wooden accessibility ramps and railings are compatible with the existing wooden porches and boardwalks in Duncans Mills in that they use similar materials and do not detract from the historic resources.

Historic District Findings (SCC, Section 26-68-005)

3. The proposed alterations, as proposed and conditioned, protect the historical resources onsite and are compatible with and do not detract from the historical character of the site in that the applicant's proposal uses a similar design and materials and the ramps appear as an extension of existing wooden porches and boardwalks.

Zoning Code Standards (SCC, Chapter 26)

4. The design of buildings, fences and other structures are in harmony with site characteristics and nearby buildings, including historic structures, in regard to height, texture, color, roof characteristics and setback in that the architectural design and materials and colors proposed preserve or are compatible with the character of the existing wooden porches and boardwalks.

Landmarks Commission Standards and Criteria (Adopted by Landmarks Commission, 6/30/08)

5. Although, old and new materials are mixed, the original character or design of wooden porches and boardwalks would be retained.

Duncans Mills Historic District Design Guidelines

6. The project complies with the Duncans Mills Historic District Design Guidelines in that it proposes to add new handicap accessible wooden ramps and walkways in a manner compatible with the historic character of wooden porches and boardwalks.

Environmental Determination


7. The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures) and would not result in a substantial adverse change in the significance of a historical resource in that the proposed new wooden accessible ramps and railings, accessory to existing buildings, are similar in design and materials to the existing wooden porches and boardwalks.

The Landmarks Commission's action and environmental determination is based on the project application, including all plans and supplemental materials, and representations made during the Landmarks Commission meeting.

Landmarks Commission action is subject to appeal to the Planning Commission. A written request specifying the grounds for the appeal must be submitted to the Permit and Resource Management Department within ten (10) calendar days of the Commission's action. The required fee of \$1,079.00 must accompany the request.

If you should need any further information or clarification, please contact Denise Peter, Landmarks Commission staff, at (707) 565-7385 or Denise.Peter@sonoma-county.org.

Sincerely,



Denise Peter
Project Planner

Attachment: Final Conditions of Approval dated June 14, 2016

Copy: David Ferriera, PO Box 57, Duncans Mills, CA 95480
Dean Parsons, Project Review Division Manager
File No.: ADR16-0059

**Exhibit A
Final Conditions of Approval**

Date: June 14, 2016
Applicant: Bard Henry

File No.: ADR16-0059

APN: 096-150-004, 005, 006, 021, 025
Address: 25191 Main St., Duncans Mills (and other locations as indicated on site plan)

Project Description: Construct 8 handicap ramps, some with railings, to improve accessibility from parking areas to buildings.

These conditions may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of approval by the Landmarks Commission.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to building permits and grading permits.

PLANNING:

2. This project shall be constructed and maintained in conformance with the project description and plans as presented to the Landmarks Commission on May 3, 2016, and on file in ADR16-0059, and as modified by these Conditions of Approval, and the following design change:
 - a. Eliminate the handrail at picture 4-A if possible by adjusting the ramp slope, and reduce the number of locations where handrails are needed where possible elsewhere similar to the ramp examples in pictures 4-B and 2-A.
 - b. Change accessible parking spaces and path of travel across parking lot to the Gold Coast Coffee building if possible so that path of travel is minimized to reduce the amount of colored pavement marking needed that will detract from historic character of site.
 - c. Use wood railings that are of redwood or cedar and preferably of non-dimensional lumber. Do not use pressure treated wood.
3. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Permit and subject to penalty.
4. The building plans shall include material and color specifications consistent with this design review approval.
5. Lighting. Exterior lighting is not approved with this proposal. Any future exterior lighting shall require Design Review approval and plans submitted shall include specifications for exterior lighting that utilize full cut-off "night-sky friendly" lighting that casts light downward and does not result in light spillage to adjacent properties. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.

6. Prior to building permit final, a planning site inspection is required. Accordingly, applicant shall notify the Project Planner when construction is complete. The purpose of the planning site inspection is to ensure that site development has been accomplished in accordance with approved plans and conditions of approval. Alternately, the applicant may provide exterior photos to demonstrate compliance at the discretion of the Project Planner.

7. You have 24 (twenty four) months from the date of approval of this letter to substantially initiate your project. If you do not substantially initiate your project within this time frame, you can apply for a one time, 1-year extension of time. Fees apply for the 1-year extension of time.



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

April 5, 2016

SENT VIA EMAIL & USPS

Bard Henry
1019 Irwin Lane
Santa Rosa, CA 95401

Re: File No.: ADR16-0059
Address: 25191 Main Street, Duncans Mills
25171 Highway 116, Monte Rio
25195 B Street, Monte Rio
25193 Main Street, Duncans Mills
25377 Steelhead Boulevard, Duncans Mills
APN: 096-150-004, -005, -006, -021, and -025

Thank you for submitting your application on March 31, 2016 for a Historic Landmark Review.

Your project has been assigned to me for review and analysis. I will determine if your application is complete within 30 days from the date it was submitted. If your application is not complete, I will send you a list of required information for you to submit before your application can be deemed complete. Please be aware that additional information may be needed to complete the environmental review or to address any issues that are identified during processing.

Please contact me via email at Denise.Peter@sonoma-county.org or at (707) 565-7385 regarding your application and the development review process. Please refer to your file number (ADR16-0059) and site address when making inquiries.

Our goal is to return voicemail messages/emails before the end of the next business day. If you wish to discuss your application in person, please contact me to schedule an appointment. I will try to schedule an appointment within five (5) business days from your request. Drop-by office visits without an appointment are discouraged.

I look forward to working with you on this application.

Sincerely,

Denise Peter
Project Planner

:mm

c: File No.: ADR16-0059
David & Nancy Ferreira, c/o Duncans Mills Restorations, Owners