



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**SEPTEMBER 11, 2017
MHRB_2017-0009**

OWNER/APPLICANT: THOMAS HEIM
31 BENHILL ROAD
SAINT PAUL, MN 55105

AGENT: KELLY GRIMES
PO BOX 598
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to repair and maintain an accessory structure: replace windows and sliding doors with new, wooden windows and sliding doors, to paint the exterior "Star Anise" color brown, to add deck, stairs, and replace fencing. Note: The Cavanaugh House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I Landmark resource.

STREET ADDRESS: 44801 MAIN STREET, MENDOCINO (APN: 119-250-29)

PARCEL SIZE: 0.25 ACRES

HISTORIC STRUCTURES: On Site: Category I Cavanaugh House
North: Category IIb Berry-Barton House
Category IIa Historic Dwelling
South: Mendocino Headlands State Park
East: Category I Presbyterian Church
West: Category 1 Len Barnard House

CEQA STATUS: A Class 31 Categorical Exemption from the California Environmental Quality Act for restoration of a historical resource following the Secretary of the Interiors Guidelines for Preservation and Restoration of Historic Resources.

PAST MHRB PERMITS: 85-0 Remodel; 88-20 Sign; 96-25 Remodel; 98-23 Siding and Windows; 07-49 Utility Shed, Water Tank Enclosure.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

Building Size, Height, Proportions and Form	Roof Shape
Relationship of Building Masses and Open Spaces	Color(s)
✓ Relationship to Surrounding Structures	Sign Size
✓ Materials and Textures	Number of Signs
✓ Architectural Details and Style	Placement/Location
Facade Treatment	Lighting
Proportions of Windows and Doors	Paving/Grading
✓ Landscaping	

APPLICABLE SECTIONS OF MHRB GUIDELINES: Reconstructions (Page 9), Demolition (page 10).

VI.3. SITE DEVELOPMENT GUIDELINES reads: "The orientation, setback alignment, space and placement of a building on site will be considered with special consideration given to the retention of natural topography and vegetation. All structural landscape elements and fences will be considered.

STAFF NOTES: The applicant proposed a variety of improvements to an existing accessory structure (studio) associated with the Cavanaugh House, a Category I historic resource. No changes to the primary residential structure is proposed.

1. The accessory structure would be painted dark brown or "Star Anise" color.
2. Replace, repair, and install new wooden windows on the west, north and south building elevations. Remove existing window and replace with siding that matches original exterior finish.
3. Replace, repair, and install new screen door on the west elevation and install new wooden French door on south elevation.
4. Construct new wooden decking and stairs adjacent to the existing studio and garage.
5. Remove fencing and reconstruct in new location with 6-foot wooden material.
6. Clad with horizontal v-rustic siding.

See application project description questionnaire and plans submitted for additional details.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

1. The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
2. The appearance of the proposed work will not detract from the appearance of other property within the District; and
3. Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

CONDITIONS:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.

- c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
- 5. To establish that site-work satisfies the requirements of MHRB Permit 2017-0009 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2017-0009 have been satisfied.
- 6. Any Building Permit request shall include MHRB Permit #2017-0009 (attached to or printed on the plans submitted).

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,616.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s)

Date Filed

Fee \$

Receipt No.

Received by

MHRB 2017-0009

7/21/2017

\$2,179-

016588

MFG

Office Use Only

MHRB APPLICATION FORM

Name of Applicant

THOMAS HEIM

Name of Property Owner(s)

THOMAS HEIM

Name of Agent

KELLY B. GRIMES

Mailing Address

31 BENHILL RD
SAINT PAUL, MISSISS

Mailing Address

31 BENHILL RD
SAINT PAUL, MN 55105

Mailing Address

P.O. Box 598
Little River, CA
95456

Telephone Number

1-952-818-6629

Telephone Number

1-952-818-6629

Telephone Number

707-937-2904

Assessor's Parcel Number(s)

119-250-29

Parcel Size

☒ Square Feet

10,686

☐ Acres

Street Address of Project

44801 MAIN STREET
MENDOCINO, CA 95460

TYPE OF DEVELOPMENT

(Check appropriate boxes)

- ☒ Demolition. Please indicate the type and extent of demolition. (see next page)
- ☐ Construction of a structure.
- ☒ Addition to a structure.
- ☒ Alteration of exterior of structure.
- ☐ Construction, installation, relocation or alteration of outdoor advertising sign.
- ☒ Outdoor lighting.
- ☐ Walkways, driveways, parking areas, and grading.
- ☒ Exterior painting of a structure.
- ☐ Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to

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s Heim Studio Project Description

ie

1. [

1. West Side:

- a. Construct a wooden platform approximately 12" above grade to connect the West side door of studio with parking and ramped walkway and gate to main house.
- b. Remove picture window on south side of west elevation patch opening with siding to match original.
- c. Add a wood framed screen door to existing door
- d. Paint existing door and siding

xplain

detail.

(s).

ght(s).

2. North Side:

- a. Replace aluminum sliding windows with fixed wood framed windows same size opening. (Frame)
- b. Paint

3. East Side:

- a. Paint

4. South side:

- a. Replace single pane windows with dual glazed units with a slightly different configuration which consists of a French style double door opening onto deck.
- b. Add redwood deck and stairs to grade as shown in drawings
- c. Remove most of the portion of fencing directly south of the building and connect fence to building near sides, as shown on drawings.
- d. Re-side with horizontal V-rustic siding (sim to garage)
- e. Paint

Paint entire building. See paint chips submitted.

2. If the project includes new construction, please provide the following information:

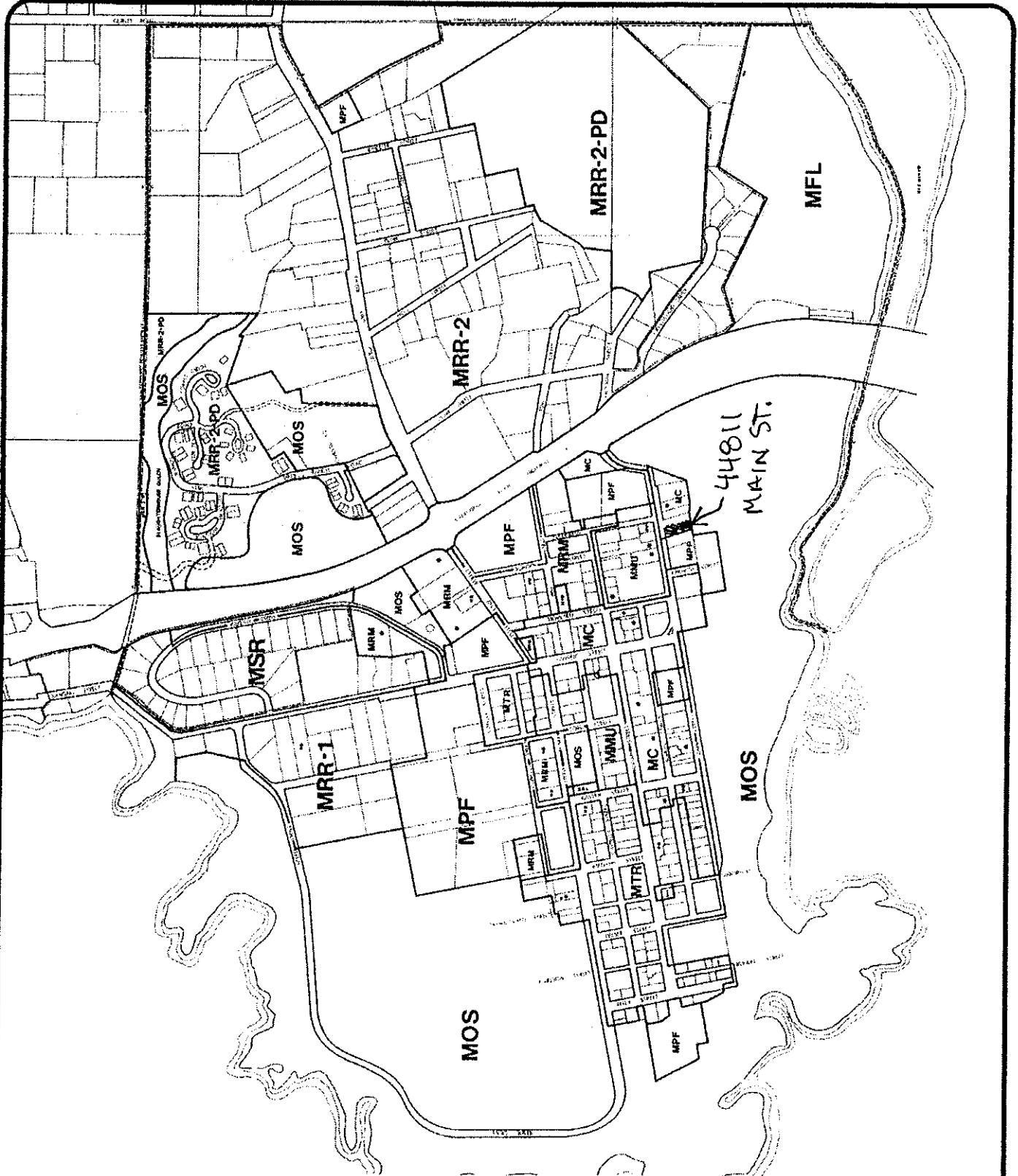
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 2242 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2242 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? 2242 sq. ft.

If you need more room to answer any question, please attach additional sheets

MENDOCINO TOWN ZONING

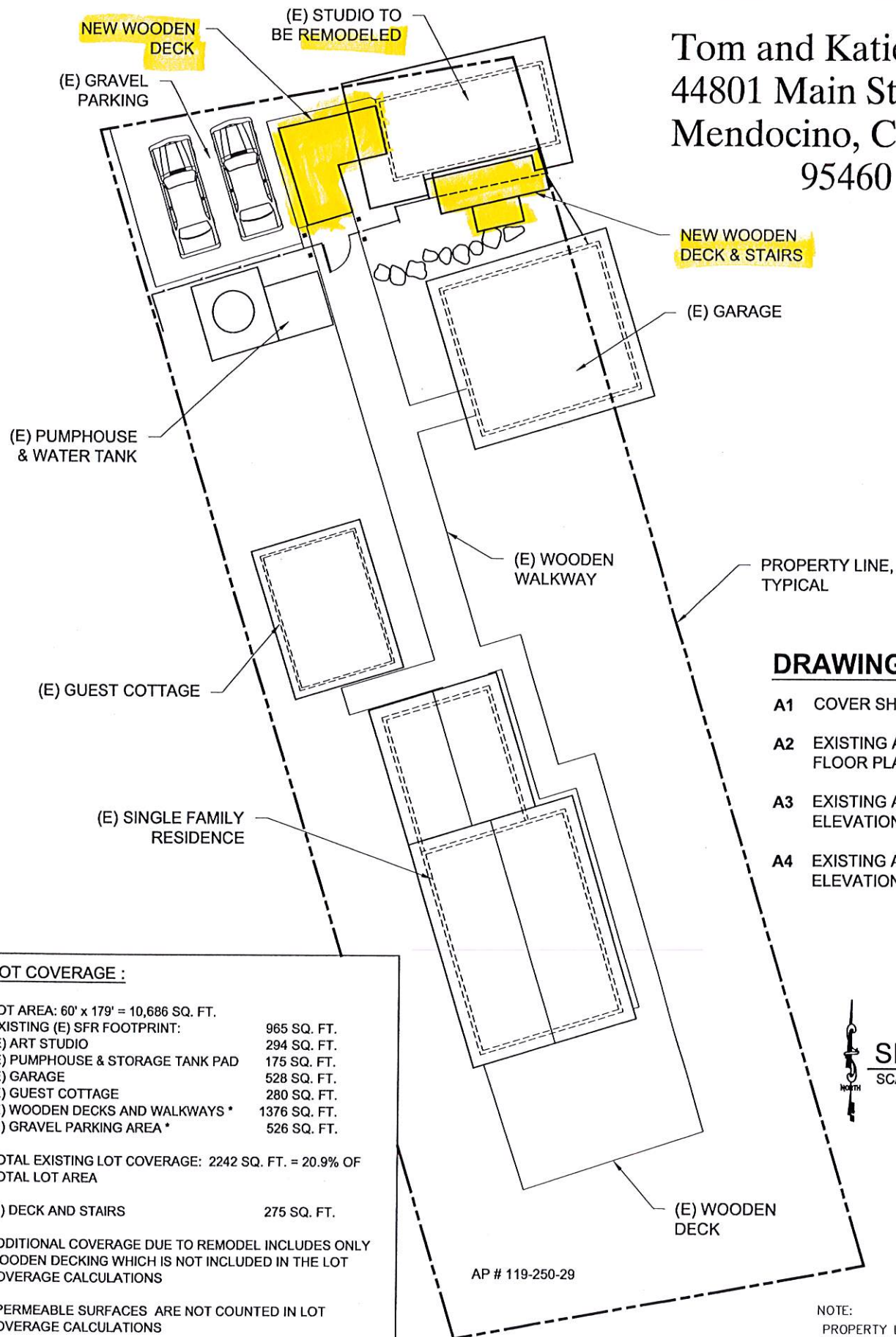
ADOPTED BY THE BOARD OF SUPERVISORS
JANUARY 22, 1982

1. The purpose of this zoning ordinance is to provide for the orderly development of the Town of Mendocino, to protect the health, safety and general welfare of the community, and to conserve the natural resources of the Town.



A Remodeled Art Studio for:

Tom and Katie Heim
44801 Main Street
Mendocino, California
95460



DRAWING INDEX

- A1** COVER SHEET, SITE PLAN
- A2** EXISTING AND PROPOSED FLOOR PLANS
- A3** EXISTING AND PROPOSED ELEVATIONS
- A4** EXISTING AND PROPOSED ELEVATIONS

LOT COVERAGE :

LOT AREA: 60' x 179' = 10,686 SQ. FT.

EXISTING (E) SFR FOOTPRINT:

(E) ART STUDIO	965 SQ. FT.
(E) PUMPHOUSE & STORAGE TANK PAD	294 SQ. FT.
(E) GARAGE	175 SQ. FT.
(E) GUEST COTTAGE	528 SQ. FT.
(E) WOODEN DECKS AND WALKWAYS *	280 SQ. FT.
(E) GRAVEL PARKING AREA *	1376 SQ. FT.
	526 SQ. FT.

TOTAL EXISTING LOT COVERAGE: 2242 SQ. FT. = 20.9% OF TOTAL LOT AREA

(N) DECK AND STAIRS 275 SQ. FT.

ADDITIONAL COVERAGE DUE TO REMODEL INCLUDES ONLY WOODEN DECKING WHICH IS NOT INCLUDED IN THE LOT COVERAGE CALCULATIONS

* PERMEABLE SURFACES ARE NOT COUNTED IN LOT COVERAGE CALCULATIONS



SITE PLAN

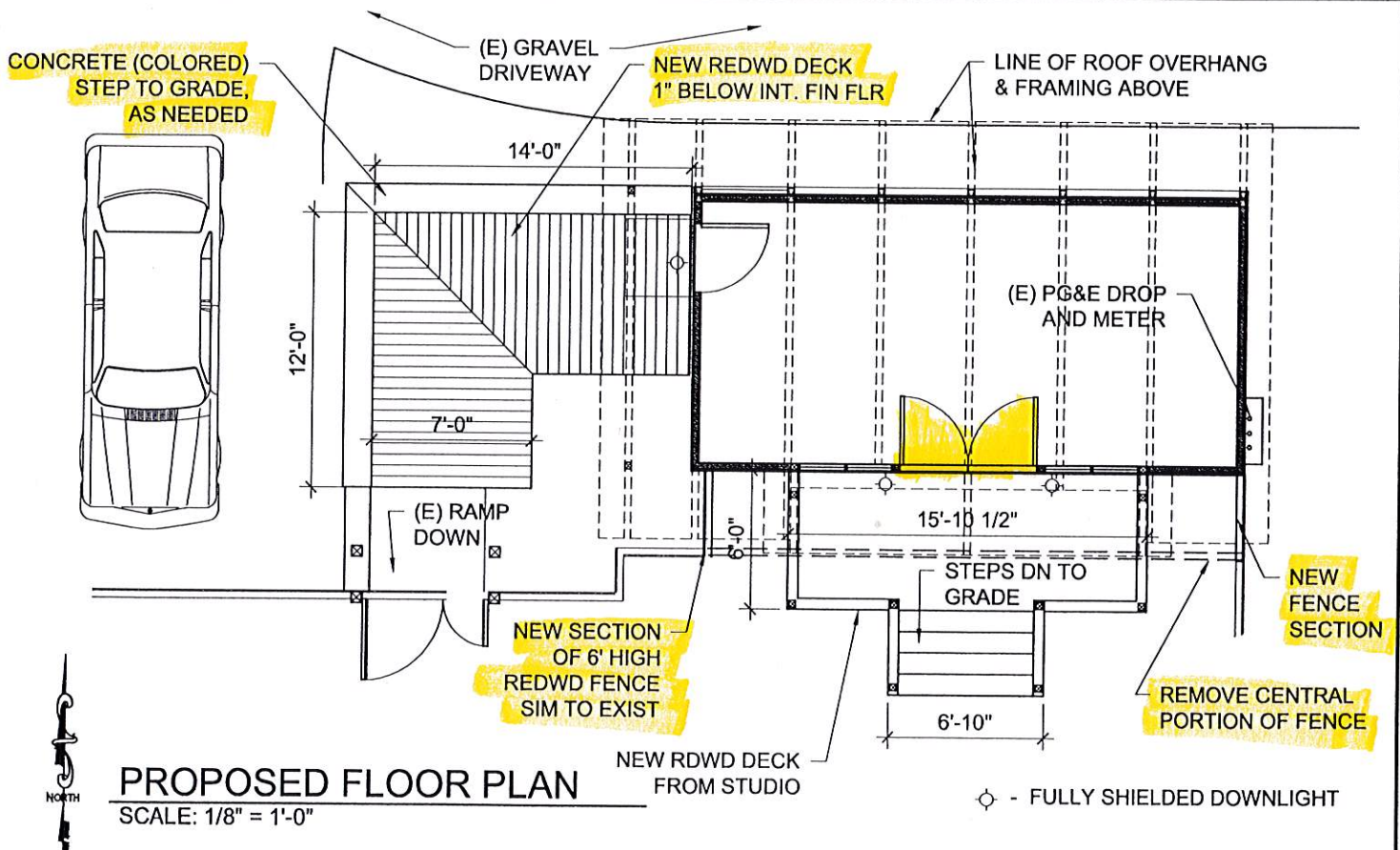
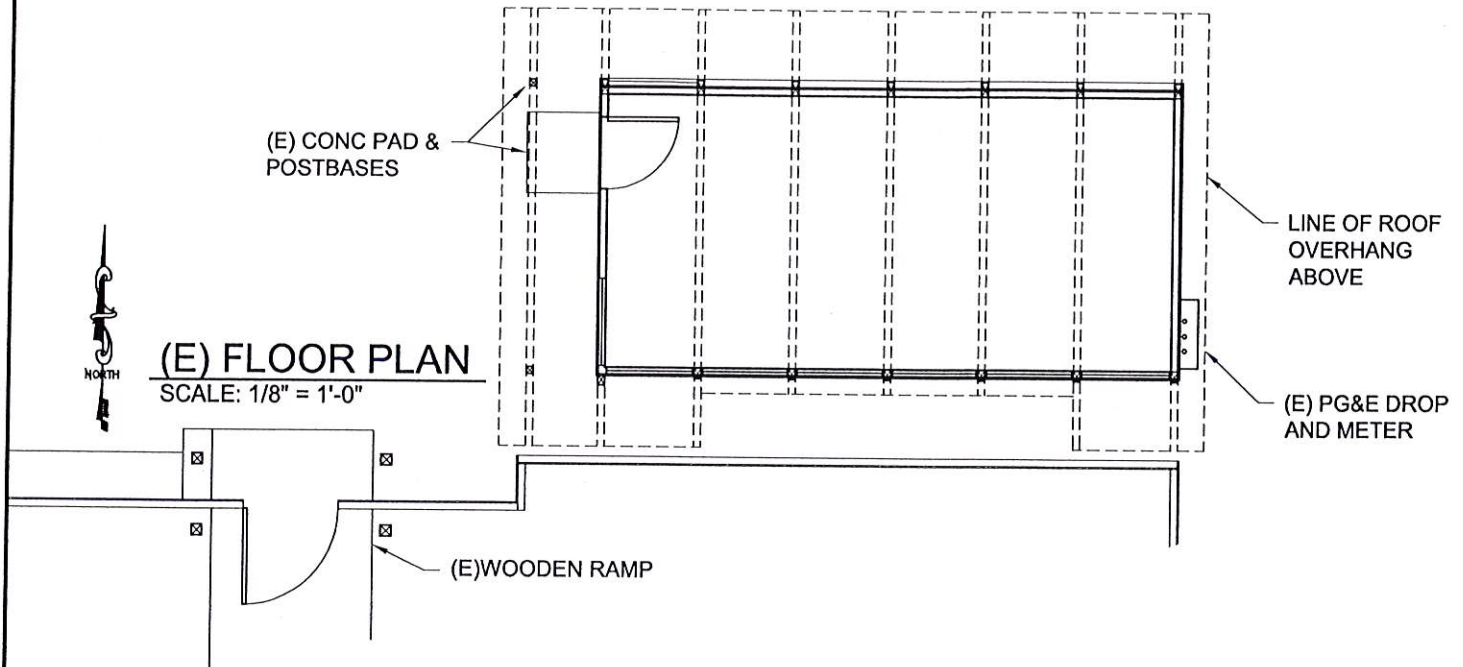
SCALE: 1" = 20'-0"

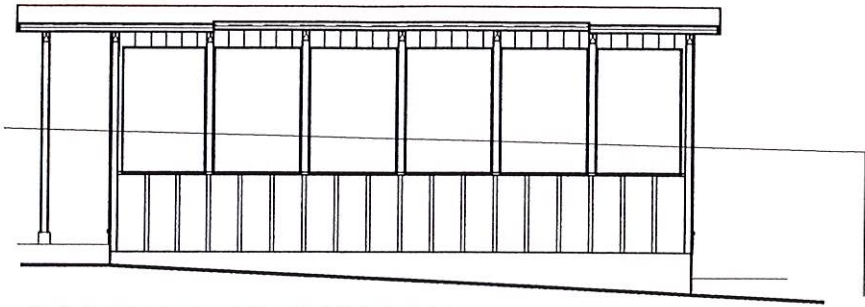
NOTE:

PROPERTY LINES INDICATED ON THIS PLAN ARE FOR GRAPHIC PURPOSES ONLY.

A Remodeled Art Studio for:

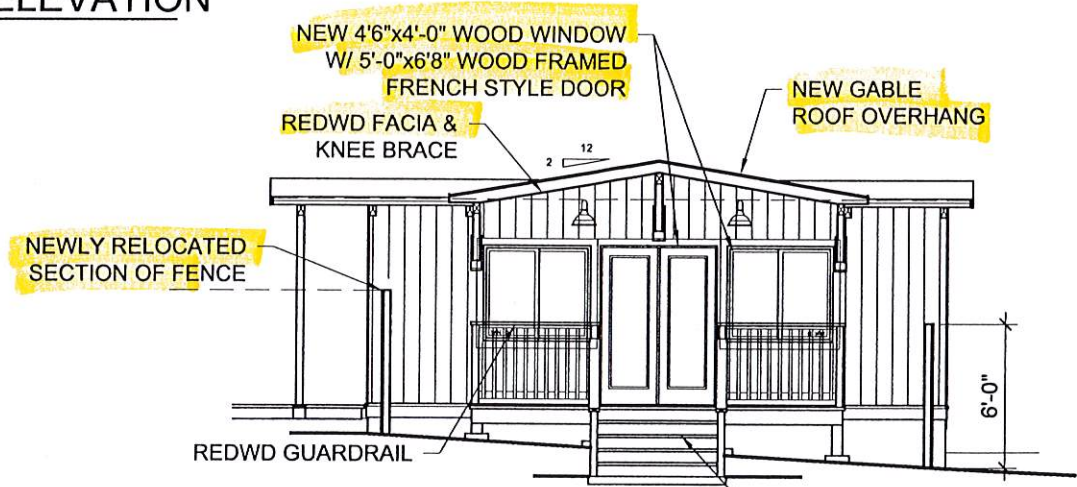
Tom and Katie Heim
44801 Main Street
Mendocino, California
95460





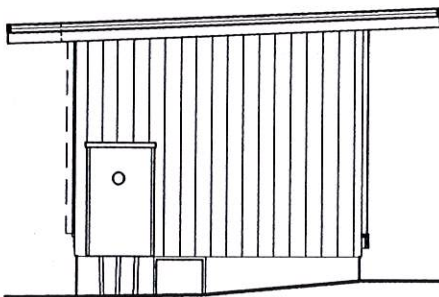
(E) SOUTH ELEVATION

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



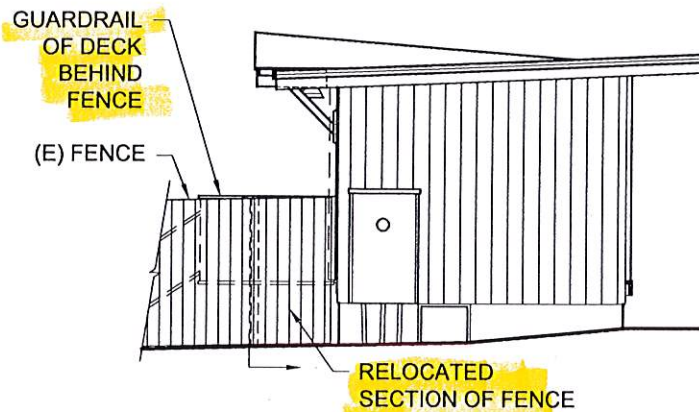
PROPOSED SOUTH ELEVATION

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



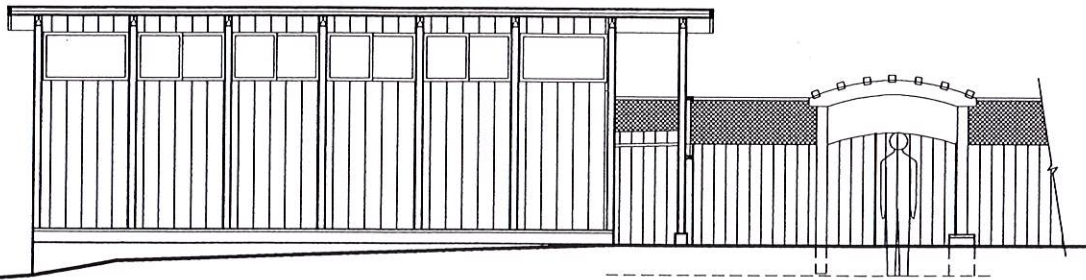
(E) EAST ELEVATION

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



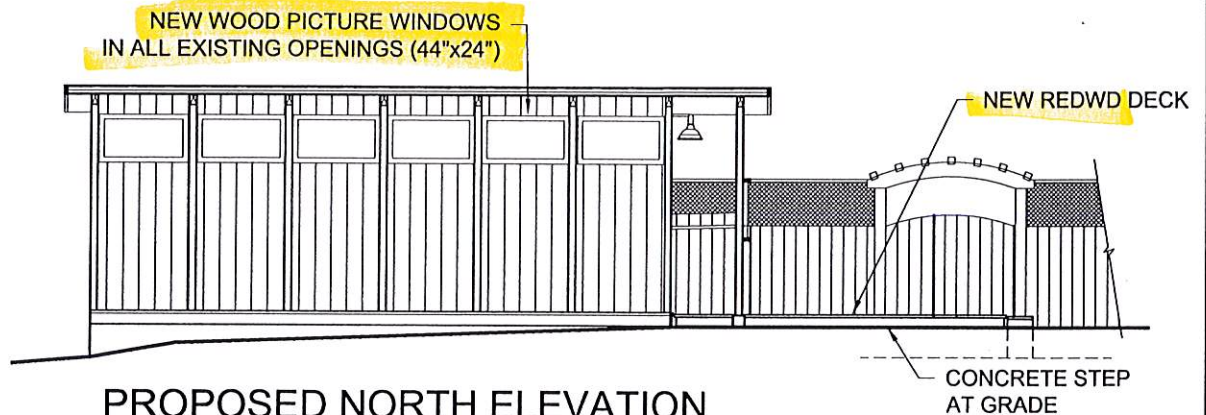
PROPOSED EAST ELEVATION

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



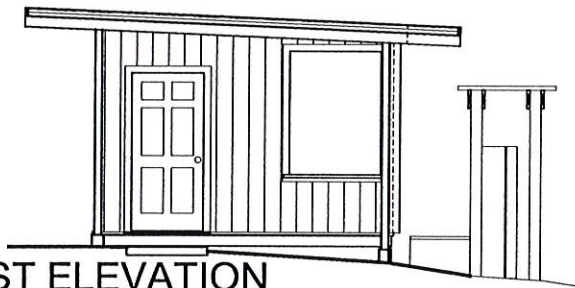
(E) NORTH ELEVATION

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



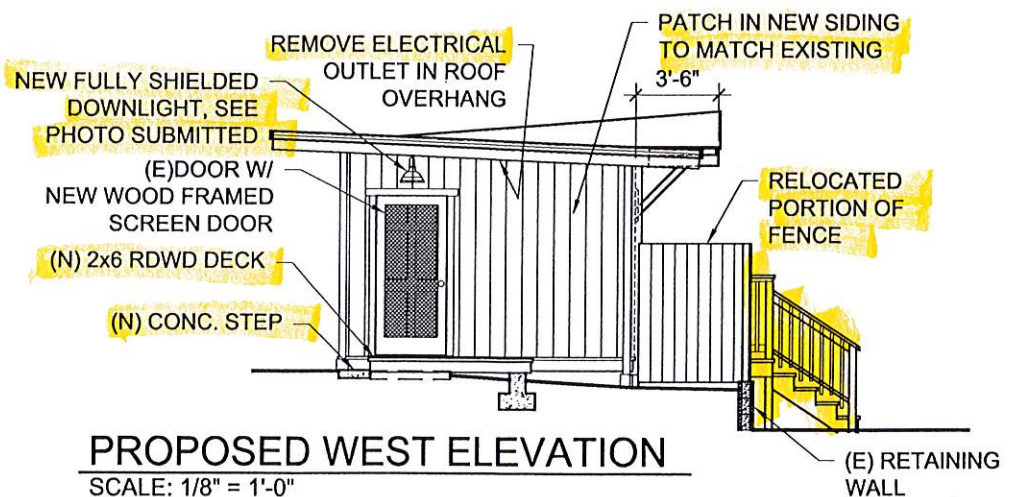
PROPOSED NORTH ELEVATION

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



(E) WEST ELEVATION

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



PROPOSED WEST ELEVATION

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



119-250-29 C1880

CAVANAGH House
44801 (991) MAIN ST

E. 4

W of 50' easement which
is west of Louis Rizzo's

1987

Front of House faces The Bay
on old Coast Road

Front facade easement on west &
south elevations to MHR 1970's

Ojendyck ALTERATIONS? Still LANDMARK # I?

SIMPLE GABLE

1 STORY WITH DEVELOPED ATTIC AND HIPPED PORCH

SIDING REDWOOD SHIP LAP

ROOF WOOD SHINGLE

COMPLETE STRUCTURE REBUILT - QUESTION IF ANY
ORIGINAL WORK REMAINS

CONDITION - EXCELLENT

Beacon, 10/8/1921

Miss Lizzie Cavanagh returned to Mendocino last week from Fort Bragg to take up her residence in the old home here. She has traded her Fort Bragg property to her brother, William, for the home place here. Mr. Wm. Cavanagh has been here the past week making some needed repairs on the local property.

119-250-29

Jan. 1986

TOWN OF MENDOCINO, Facade architectural easements
granted to Mendocino Historical Research, Inc.

- #1: Beacon Building - 1872 - APN: 119-233-09 45064 Ukiah Street
Front, south facing, facade granted to Mendocino Historical
Research, Dec. 28, 1976 by Biage & June T. Quattrocchi
Recorded by County Recorder, Dec. 30, 1976, Book 1069,
pg 525, #37349.
Facade easement granted in perpetuity.
- #2: replaced by #3.
- #3: Jarvis-Nichols Building, c1871, 45080 Main Street
APN: 119-238-01
"all portions and facades of the Jarvis-Nichols Building
fronting upon Main Street, Mendocino" (south facing facade)
granted by Lois B. & Robert L. Raymond, in perpetuity to
Mendocino Historical Research, Inc., Sept. 13, 1978 and
recorded by County Recorder, Dec. 8, 1978, Book 1183,
page 741, #25933.
- #4: Cavanaugh House, c 1860, 44801 Main Street APN: 119-250-29
North and west facades granted to Mendocino Historical
Research, Inc., for thirty years from Dec. 3, 1979, by
Gary F. & Lana Ojendyk ... and re corded by County
Recorder, Dec. 10, 1979, Book 1240, Page 64, #22593.
- #5: MacCallum House, 1882/1908 45020 Albion St. APN: 119-236-10
"frontal portion of the building" granted by William J. Norris
and Susan Norris, in perpetuity, on Jan. 3, 1980 and
recorded by County Recorder on Jan. 11, 1980, Book 1243,
page 518, # 603.
- #6: Red Baptist Church Building, 1897, 45015 Ukiah St. APN 119-236-11
"frontal portion of the building" granted by William F. Norris
and Susan J. Norris Jan. 3, 1980, and recorded by County
Recorder Jan. 11, 1980, Bood 1243, pg 521 #604. "in perpetuity"

Town of Mendocino, Facade architectural easements
granted to Mendocino Historical Research, Inc.
page two - Jan. 30, 1986

- #7: Bettencourt House, c1887 45320 Ukiah St. APN: 119-215-01
"all facades of the outbuilding located on the property"
granted by Jason Trent & Carol Trent, in perpetuity,
to Mendocino Historical Research, Inc., Dec. 23, 1980
and recorded in county records Dec. 26, 1980, Book 1287,
page 433, #19983. "Outbuilding" described as a tank
house and underlying workshop.
- #8: Gregory House, 1875, 45132 Ukiah St. APN: 119-232-06
"frontal facade of the building" granted by J. Julian
Bartee and Marie L. Bartee, in perpetuity to Mendocino
Historical Research, Inc.. on Sept. 15, 1981 and
recorded in County records: Book 1324, pg 477, Oct. 1, 1981,
#15160.

CAVANAGH HOUSE
44801 (991) Main Street

Sverko, May 5, 1999
APN: 119-250-29
MHR; E-4 Landmark No. I

This house was surveyed by the writer for the State Office of Historic Preservation in 1987. Sources of information include Mendocino Historical Research Inc., files and Neva Cannon, grand-daughter of Chas. Cavanagh.

The house was built in 1863, by Charles and Elizabeth (Knowland) Cavanagh, who came from Ireland via Boston to Cuffey's Cove and then to Mendocino.

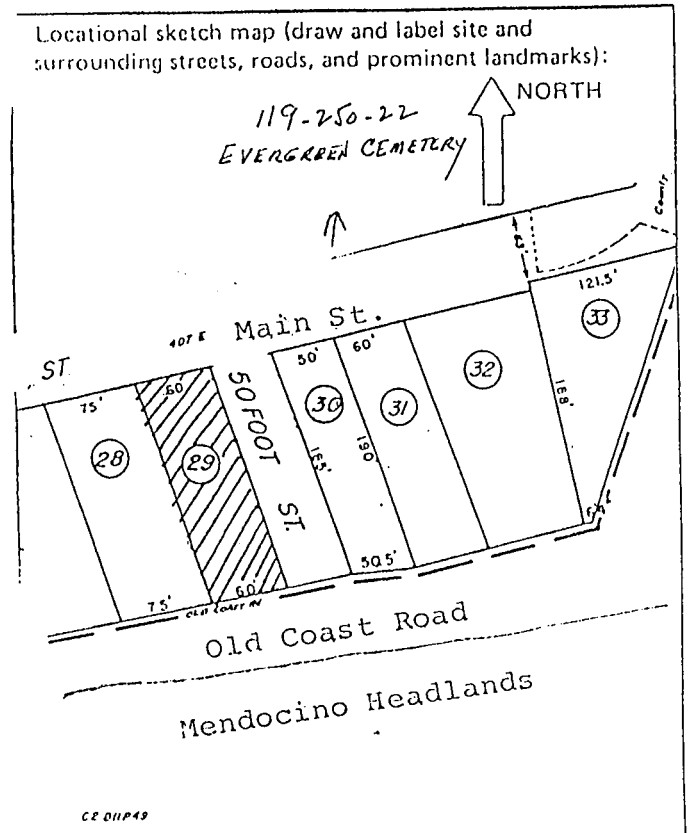
It is believed that Cavanagh acquired this property from G. Canning Smith. Smith also owned parcel 119-250-28, now a part of the Presbyterian Church holdings. I don't have research done on earlier deeds.

12/3/1979, A FACADE EASEMENT was granted by owner Gary Ojendyk on this house, west and south elevations, for thirty years to Mendocino Historical Research, Inc. County Records, Bk 1240, Page 64, #22593.

The south end of his house is the front, facing the bay and what was once the old Coast Road. The rear of the house fronts on the Main Street side.

Deeds, 10/25/1882, Bk 29, Pg 80, Kate B. Rothchild, Julia W. Morrow & Helen Lansing to Chas Cavanagh, describes a lot 64' on Main Street south to land of Cavanagh. (Evidently previously acquired.)

The Cavanagh's raised five children here: Charles, Sarah, William, Lizzie & Edward. Edward was the father of Neva Cannon.



Con't

E-4

CAVANAGH House

119-250.29

44801 (991) Main Rd

west of 50' easement

west of Luisi Drive

60 x 180' approx

~~Owners~~ - Gjendych - was

MARIN Convalescent Hosp

Box 100✓

Belvedere Ca 94920

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: CAVANAGH House 119-250-29
2. Historic name, if known: CAVANAGH House
3. Street or rural address: 991 Main Street
City: Mendocino ZIP: 95460 County: Mendocino
4. Present owner, if known: Mary Ojanlyk Address: 24182 Vista D'onde
City: Laguna Niguel CA ZIP: 92677 Ownership is: Public ☐ Private ☒
5. Present Use: Dwelling Original Use: Dwelling
Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The small bldg at the rear (north) of the house are related to a printing firm. The front of the house (facing the bay) has a large modern deck just above ground level.

A Grant Facade Easement was made to Mendocino Historical Research, Inc. on the west & south elevations in the late 1970's.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage _____
Depth _____
or approx. acreage _____

9. Condition: (check one)

a. Excellent ☐ b. Good ☒ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☒
e. Commercial ☒ f. Industrial ☐
g. Other ☐ Presbyterian Church

12. Threats to site:

a. None known ☒ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐
e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): _____

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: CAVANAUGH HOUSE (Cavanagh ?)
2. Historic name: CAVANAUGH HOUSE
3. Street or rural address: 44801 Main St. (991 Main)
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-250-29 MHR # E-4
5. Present Owner: Marin Convalescent Hospital Address: Box 1002
City Belvedere Zip 94920 Ownership is: Public _____ Private X
6. Present Use: Dwelling Original use: Dwelling

DESCRIPTION

- 7a. Architectural style: Simple Gable
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The front of the house (facing the bay) has a large modern deck just above ground. The small buildings at the rear (north) of the house are rented to a printing firm.

One story structure with developed attic and hipped porch

Siding is Redwood shiplap

Roof is wood shingle

Complete structure has been re-built, archi questions if any original work remains.

Facade Easement Granted to Mendocino Historical Research 12/3/1979 by Gary F. & Lana Ojendyk, 12/10/79 Book 1240, Pg 64, #22593 County office west & south elevations.

Attach Photo(s) Here

8. Construction date:
Estimated _____ Factual 1863
9. Architect _____
10. Builder Charles Cavanaugh
11. Approx. property size (in feet)
Frontage 60 Depth 185'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1987

E-4 Cavanaugh Hse
c1860 44801 (991) Main
altered since '76 ?

Sanborn MAP 1890

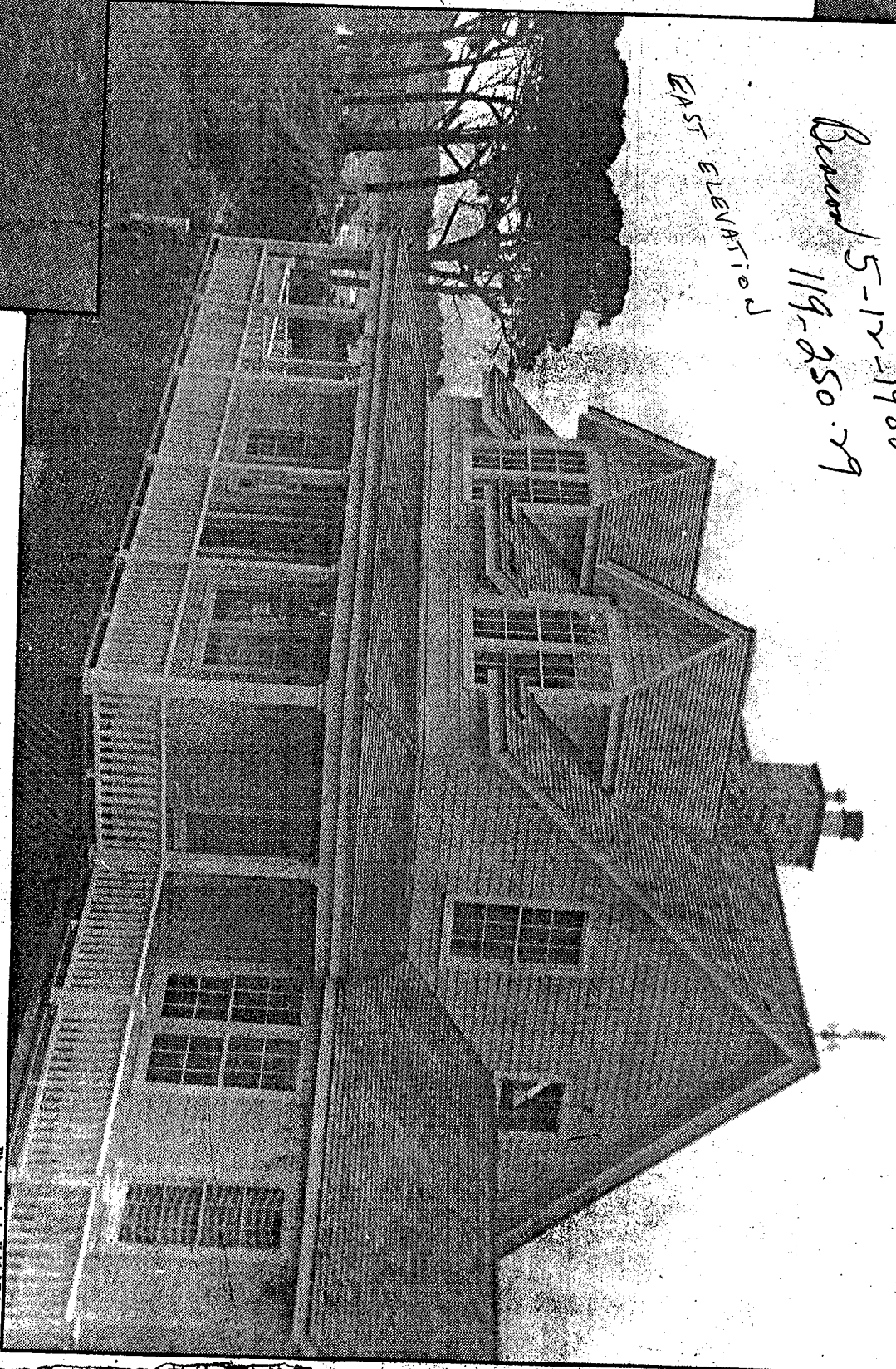


Press - 1

Currently owned by Herb and
built in 1863. It was the loca-
g business. Mrs. Wells lived
ill remembered by some in

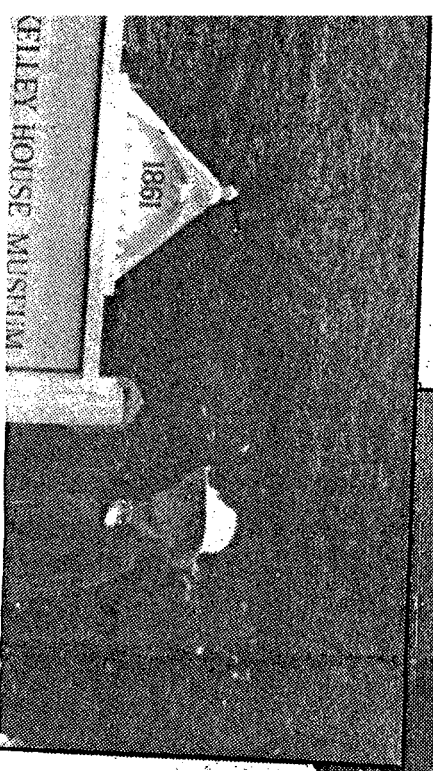
Record 5-12-1988
119-250-79

EAST ELEVATION



The Cavanagh House was built in 1863 by Charles
and Elizabeth Cavanagh. They came to Mendocino
from Ireland, via Elk. Neva Cannon of Fort Bragg
is granddaughter of the Cavanaghs and is a Kelley
House docent.

Photographs by Keith McDonald





Beacon, 2/23/1918
BUYS DOYLE PROPERTY

H. R. Cleveland, who has been making his home at this place for some time and who is at present employed at Boyle's camp, has purchased the Doyle property, formerly the home of the late Judge Canning Smith, just east of the Presbyterian Manse. Mr. Cleveland expects to make his home here. His son, Roy Cleveland, arrived here this week from Camp Kearney, where is training, on a three-months' leave of absence which he will spend with his father here.

119-250-7829

5-29-1910

For Sale - The Doyle place next to
Presbyterian Church, lot 80 x 180
on Main St.

Kate F. Doyle

119-250-78

San Diego

Offered \$350 - who will offer more?