



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MHRB_2018-0003
MAY 7, 2018**

OWNER: SPRING POND PROPERTIES, LLC
171 BOATYARD DRIVE
FORT BRAGG, CA 95437

APPLICANT: TOM HONER
171 BOATYARD DRIVE
FORT BRAGG, CA 95437

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

REVISED PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to renovate the Williams House and outbuilding. House alterations include adding three dormers, a trellis, restoring the chimney, relocating a window, and installing gutters and downspouts. Outbuilding alterations include relocating a door, installing new windows, gutters, and downspouts. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure "Williams House".

STREET ADDRESS: 10575 Lansing Street, Mendocino (APN: 119-150-01)

PARCEL SIZE: 0.15 Acres

ENVIRONMENTAL DETERMINATION: 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

HISTORIC STRUCTURES: On Site: Category I/Historic Structure
North: Category S/Site 119-140-08
South: Category I/Historic Structure 119-150-44
East: Open Lot
West: Category IVa/Not Historic 119-160-23
Category I/Historic Structure 119-160-31

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: Building Design (pages 7-9)

PREVIOUS PERMITS: MHRB 88-19 requires a 20 foot setback between the Williams House and parking areas, and for the entire length of the property, planted landscaping between the Williams House and the parking area (See File).

APPLICANT'S STATEMENT: "Revised William's House MHRB Project Description Main House: (1) Replace all single glazed windows with dual glazed units, same size and style. (2) Install two gable dormers on upper north roof. (3) Install one shed dormer along south side of upper south roof. (4) Replace funky back door overhang with redwood trellis style overhang. (5) Restore exterior brick chimney and attachments. (6) Move window downstairs on west wall about 3' south along wall. (7) Repair and replace all rotten wood with same. (8) Repaint same colors. (9) Install white aluminum gutters and downspouts. (10) Replace roofing with charcoal comp shingles.

Outbuilding: (1) Move existing person door about 2' east along south wall. (2) Install 2 sets of double 3050 single hung wood windows on south elevation. (3) Install new 3033 and new 3050 single hung wood window on west elevation. (4) Install new 3030 fixed, wood framed window above existing barn door on east elevation. (5) Repair and replace all rotten wood with same. (6) Repaint same colors. (7) Install white aluminum gutters and downspouts. (8) Replace roofing with charcoal comp shingles."

STAFF NOTES: On March 5, 2018 the project was considered by the Review Board and the property owner requested a continuance to revise their original proposal. The revised project complies with all development standards of the MC District. The applicant proposes no change in building foot print, height, or lot coverage. Project revisions include restoring the existing chimney and its attachments. Revised elevation drawings depict possible locations for new roof vents and three are shown on the east elevation of the William's House. Proposed outbuilding windows are changed to single-hung, wood-framed windows.

The proposed site plan notes a new privacy hedge to be planted; this landscape feature is required by MHRB Permit 88-19.

Pursuant with MTZC Section 20.760.030, the following proposed alterations to the house would require Review Board approval: (2) two gabled dormers; (3) one shed dormer; (4) redwood trellis; (5) relocating existing window on ground floor, west elevation; (9) install white aluminum gutters and downspouts. (Note, parenthetical numbers reference itemized Applicant's Statement.)

In addition, the following proposed alterations to the outbuilding require approval: (1) relocate door or remove door; (2) south elevation install two pairs of windows; (3) west elevation install two single-hung, wood-framed windows; (7) install white aluminum gutters and downspouts.

Table 1: MC District Regulations and Accessory Use Regulations		
MTZC Section	Standard	(P) Proposed (E) Existing
20.664.010(B)(1) Permitted Use Types	Three Family Residential	(P) Three Family Residential (E) Single Family Residential
20.664.035 Minimum Front and Rear Yards	0 feet	(E) 0 feet
20.664.040 Minimum Side Yard	0 feet	(E)
20.664.050 Maximum Building Height	28 feet	24.5 feet house 12 feet outbuilding
20.664.055 Minimum Vehicle Parking	1.5 spaces/dwelling	5.0 spaces
20.664.060 Maximum Lot Coverage	25%	11%
20.664.075(A) Maximum Gross Floor Area	0.5 SF Structure: 1.0 SF Lot	0.17 SF Structure: 1.0 SF
20.664.075(C) Conversion of Land Use	Residential land uses cannot be converted to non-residential	No conversion proposed

MTZC Section 20.760.040 *Exemptions* applies to portions of the proposed work. For example, MTZC Section 20.760.040(D) allows routine maintenance to be exempt where “materials used match existing, and, where no alteration of height, dimensions, or exterior architecture of such structures will occur.” Staff finds the proposal to replace (House 1) single glazed windows with dual-glazed windows of the same dimension and style would be exempt and repair and replacing all rotten wood with same (wood, color, and texture) would be exempt. MTZC Section 20.760.040(I) allows an exemption when repainting of any building or structure in the same basic shade of color (House 7, Outbuilding 6). MTZC Section 20.760.040(J) exempts outdoor lighting for doorways and stairs provided that the lighting is shielded, reflected downward and positioned in a manner that does not allow light glare to extend beyond the boundaries of the parcel on which it is placed (No exterior lamps proposed). MTZC Section 20.760.040(K) exempts changes in roofing materials provided that PBS has determined that the roof is to be of wood shingles, or composition or other fire retardant material, which gives the appearance of wood (House 10, Outbuilding 8). To summarize, the following activities could be exempt from the provisions of MTZC Chapter 20.760: replacement glazing, repainting with the same or similar color, outdoor lighting adjacent to doors, and roof material.

Table 2 lists MHRB Guidelines for building design and compares the proposed residence with the guidelines.

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
1. Scale and Proportion	Height, width, general proportions, windows and doors shall conform to surrounding buildings.	No proposed changes to height, width, or general proportions.
2. Vertical Emphasis	This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	No proposed changes to door or window dimensions. Some doors will be relocated or removed.

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
3. Exterior Building Materials	Use of lap siding, v-rustic, T&G, ship-lap siding, Ansac, wood shingles, and vertical Board and Batten are favored.	Existing siding to be repaired and restored.
4.a. Windows and Doors: Residential	Proportions (including relationships between windows and doors) shall be compatible with the architectural style and character of landmark structures... Windows and doors may have accent ornamentation when it is integral to the building design.	Proposed windows under gable and shed dormers.
5. Foundation Walls	The maximum exposure should be 10-inches.	No change to the foundation walls.
6.a. Roof Form: Residential	Hip, mansard and high pitched gable roofs are acceptable for main structures with lesser pitch common for porches or additions. Gable end roofs should face the street.	Three dormers proposed.
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged.	Existing roof materials to be replaced with charcoal grey shingles.
7. Architectural Features	All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design.	See proposed buildings elevations.

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

- (a) 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
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District.

STANDARD CONDITIONS:

- 1. This action shall become final and effective on the 11th day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.

2. 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 have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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.
6. To establish that site work satisfies the requirements of MHRB Permit 2018-0003 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 2018-0003 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2018-0003 (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) MHRB 2018-0003
Date Filed 1-12-2018
Fee \$ 890
Receipt No. PRJ 018985
Received by Debra B.

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>TOM HONER</u>	Name of Property Owner(s) <u>Spring Pond Properties, LLC</u>	Name of Agent <u>Kelly B. Grimes, Architect</u>
Mailing Address <u>171 Boatyard Drive Fort Bragg, CA 95437</u>	Mailing Address <u>SAME</u>	Mailing Address <u>P.O. Box 598 Little River, CA 95456</u>
Telephone Number <u>813-7754</u>	Telephone Number	Telephone Number <u>937-2904</u>
Assessor's Parcel Number(s) <u>119-150-01</u>		
Parcel Size <input checked="" type="checkbox"/> Square Feet <u>13,750</u> <input type="checkbox"/> Acres		Street Address of Project <u>10575 Lansing St.</u>

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.

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FORT BRAGG CA**

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 your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

REVISED William's House MHRB Project Description

Main House:

1. Replace all single glazed windows with dual glazed units, same size and style.
2. Install two gable dormers on upper north roof.
3. Install one shed dormer along south side of upper south roof.
4. Replace funky back door overhang with redwood trellis style overhang.
5. Restore exterior brick chimney and attachments.
6. Move window downstairs on West wall about 3' south along wall.
7. Repair and replace all rotten wood with same.
8. Repaint same colors.
9. Install white aluminum gutters and downspouts
10. Re-roof with Charcoal composition shingles.

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Outbuilding:

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PORT BRAGG CA

1. Move existing person door about 2' east along south wall.
2. Install 2 sets of double 3050 single hung wood windows on south elevation.
3. Install new 3033 and new 3050 single hung wood window on west elevation.
4. Install new 3030 fixed, wood framed window above existing barn door on East elevation.
5. Repair and replace all rotten wood with same.
6. Repaint same colors
7. Install white aluminum gutters and downspouts
8. Re-roof with Charcoal composition shingles.

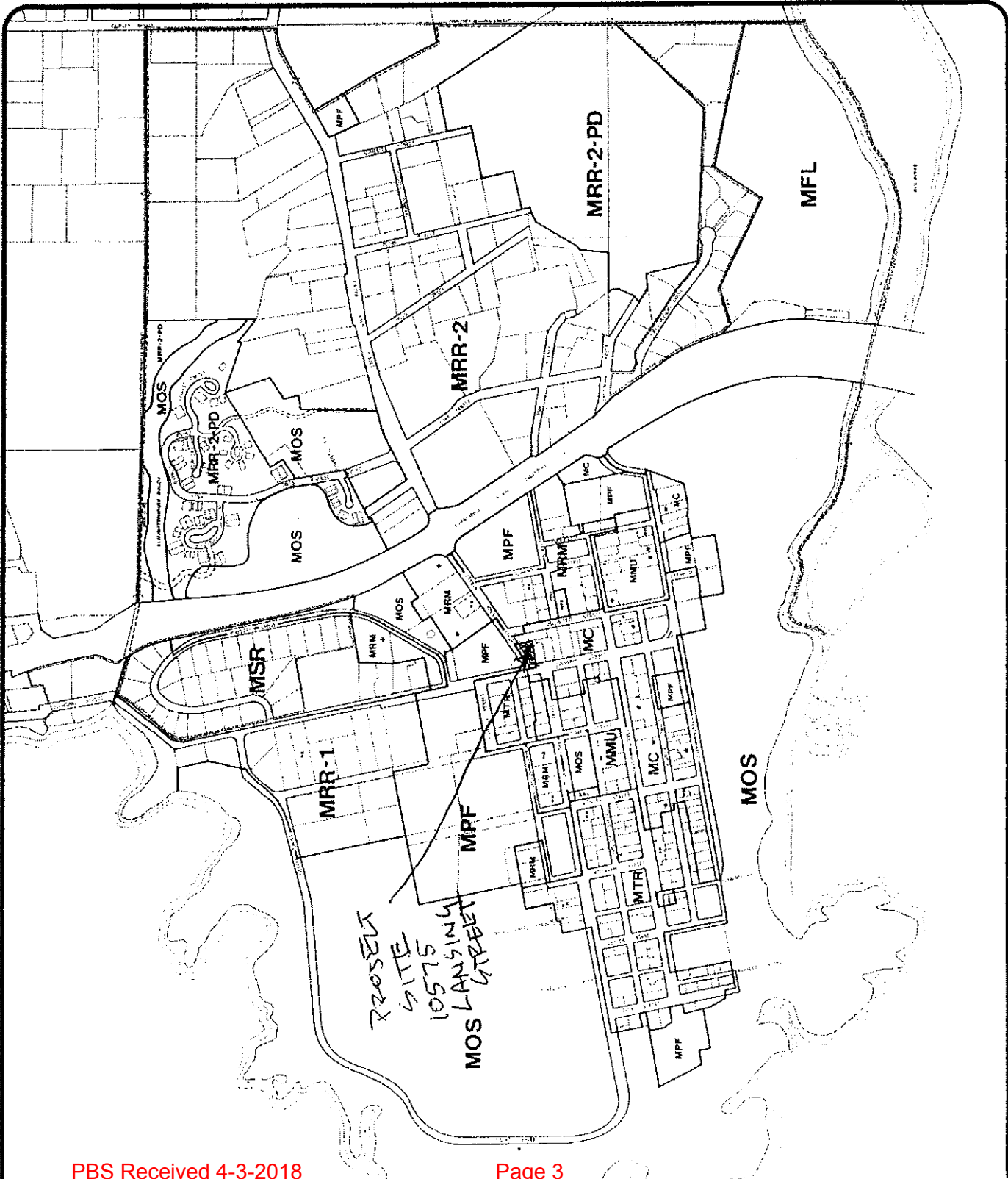
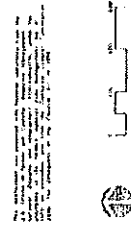
2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? ~ 2000 sq. ft.
- What is the total floor area (internal) of all structures on the property? ~ 2300 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? 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 25, 1994



A Minor Remodel for:

Spring Pond Properties
10575 Lansing Street
Mendocino, California
95460

STOP

LITTLE LAKE STREET

PARKING EASEMENT
FOR MARKET
14'-0"

LOT AREA: 13,750 SQ.FT.

EASEMENT AREA: 2,100 SQ.FT.
MRM/MC AREA 11,650 SQ.FT.

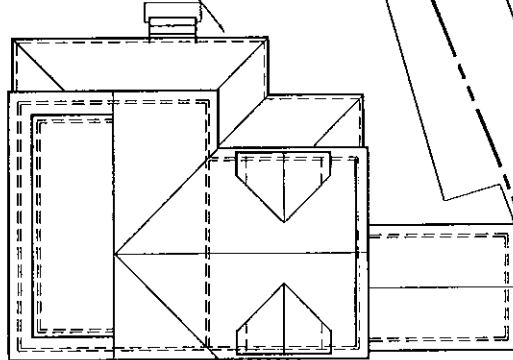
HOUSE AREA:
1ST FLOOR - 1016 SQ.FT.
2ND FLOOR - 724 SQ.FT.
GARAGE AREA: 468 SQ.FT.
SHED AREA: 96 SQ.FT.

PICKET FENCE

COVERED PORCH

PROPERTY LINE,
TYPICAL

SITE PLAN
SCALE: 1" = 20'-0"



SHED

(E) HISTORICAL RESIDENCE
TO BE REMODELED

(E) GARAGE TO BE
REMODELED

GARAGE

DRIVEWAY / PARKING

NEW PRIVACY HEDGE

(E) PICKET FENCE

PROPERTY LINE, TYPICAL

14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

Kelly R. Gorman, Architect
P.O. Box 36
Lamar, CA 94150
707-419-2000



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/18
2	REVISED PER COMMENTS	10/1/18
3	REVISED PER COMMENTS	10/1/18
4	REVISED PER COMMENTS	10/1/18
5	REVISED PER COMMENTS	10/1/18
6	REVISED PER COMMENTS	10/1/18
7	REVISED PER COMMENTS	10/1/18
8	REVISED PER COMMENTS	10/1/18
9	REVISED PER COMMENTS	10/1/18
10	REVISED PER COMMENTS	10/1/18

A MINOR REMODEL
FOR:

SPRING
POND
PROPERTIES

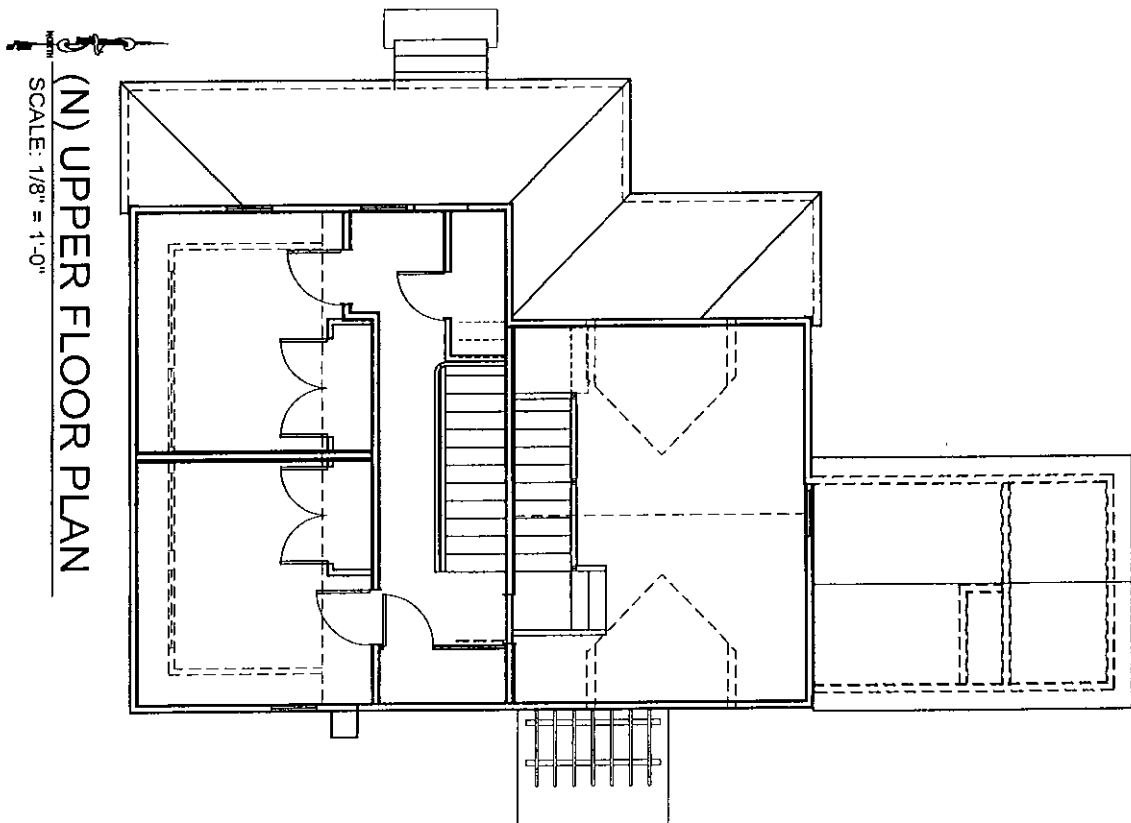
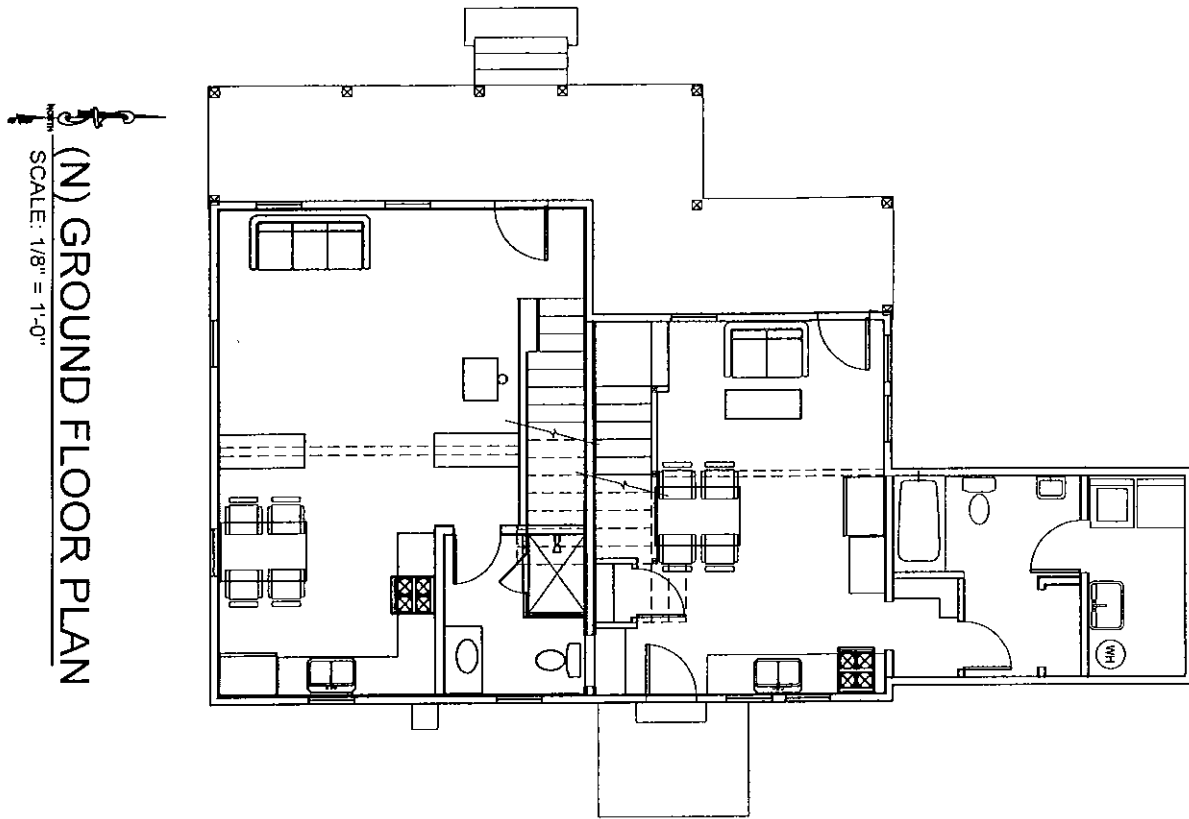
10575 LANSING ST.
MENDOCINO, CA
95460

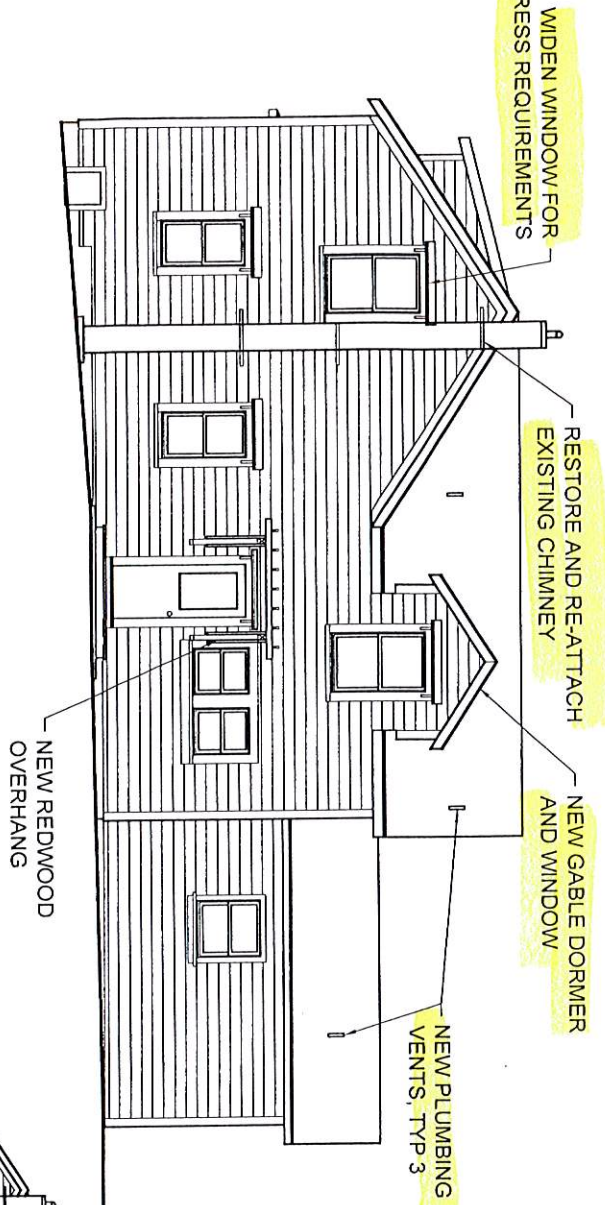
AP # 119-150-01

SITE PLAN

A1

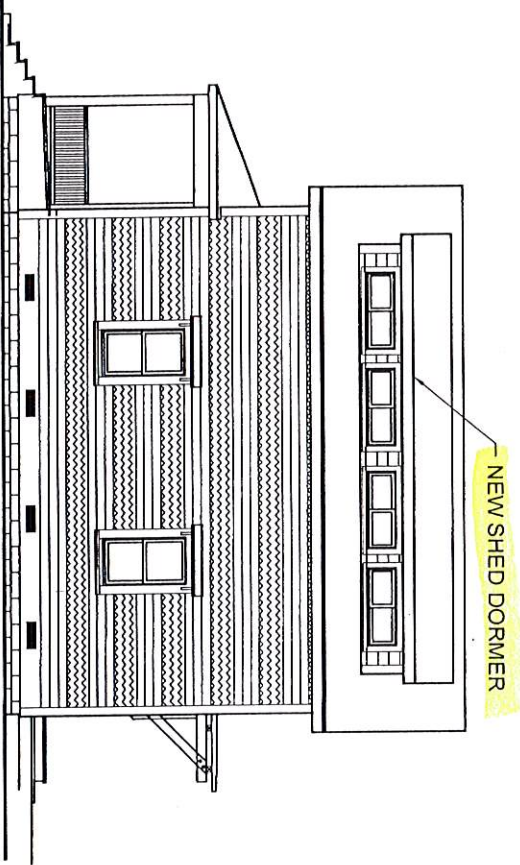
OF 8 SHEETS





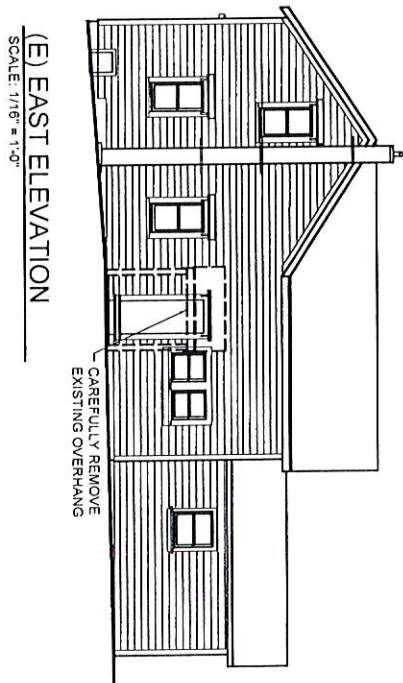
(N) EAST ELEVATION

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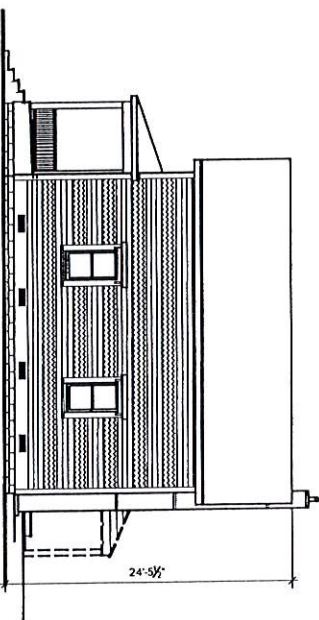
(N) SOUTH ELEVATION

SCALE: 1/10" = 1'-0"



(E) EAST ELEVATION

SCALE: 1/16" = 1'-0"



(E) SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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FORT BRAGG CA

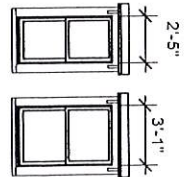
MOVE WINDOW
TO THE NORTH

(N) WEST ELEVATION

SCALE: 1/10" = 1'-0"

NEW WINDOW & DORMER

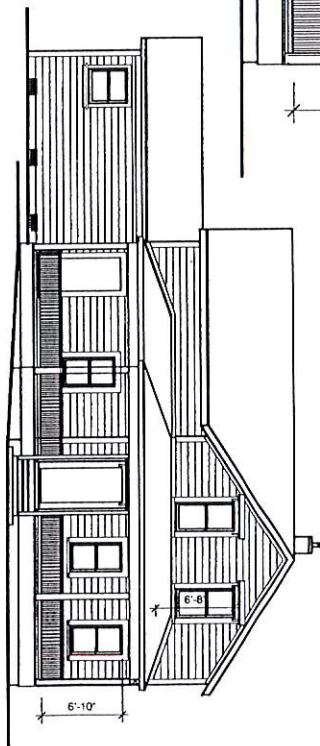
WIDEN WINDOW FOR
EGRESS REQUIREMENTS



6'-10"

(E) WEST ELEVATION

SCALE: 1/16" = 1'-0"



6'-10"

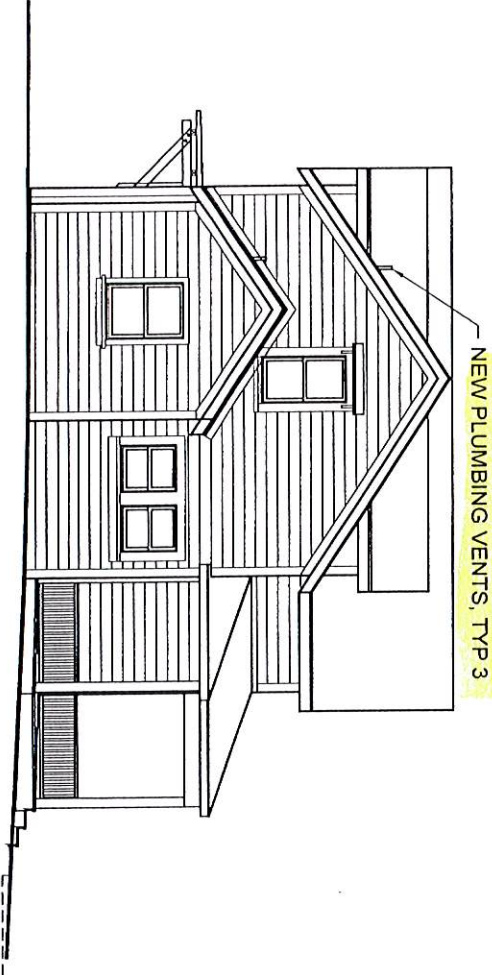
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FORT BRAGG CA

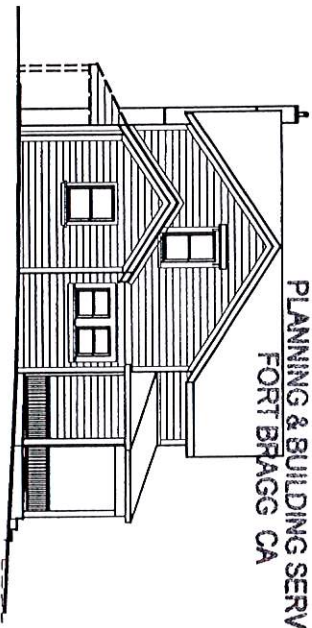
(N) NORTH ELEVATION

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(E) NORTH ELEVATION

SCALE: 1/16" = 1'-0"



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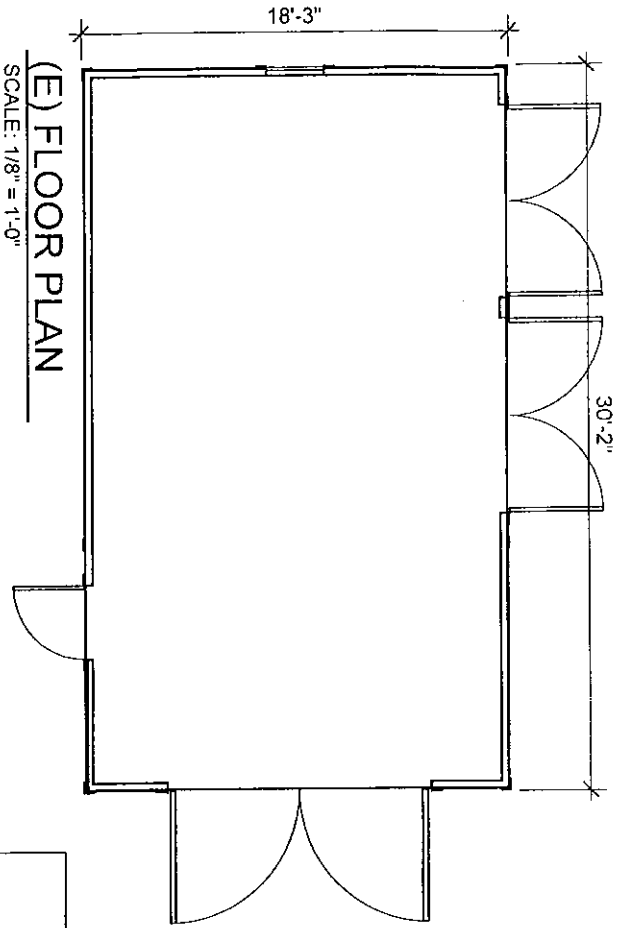
PLANNING & BUILDING SERV
FORT BRAGG CA

HOUSE
ELEVATIONS
WEST & NORTH

A4

OF 6 SHEETS

BS Received 4-3-2018



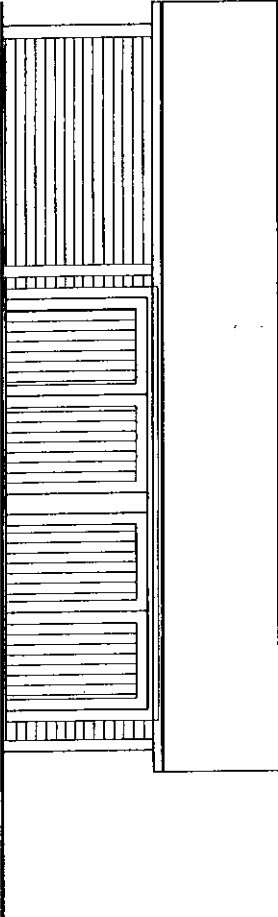
(E) FLOOR PLAN

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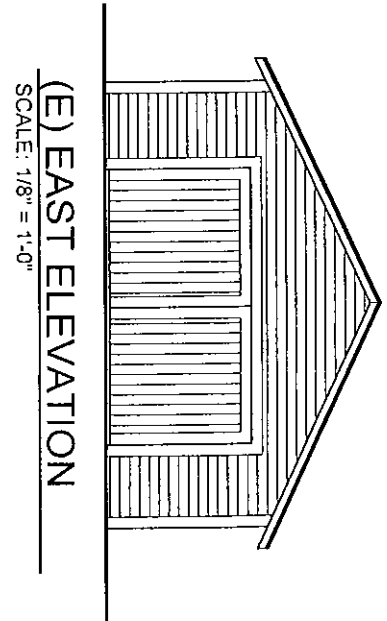
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PLANNING & BUILDING SERV
FORT BRAGG CA



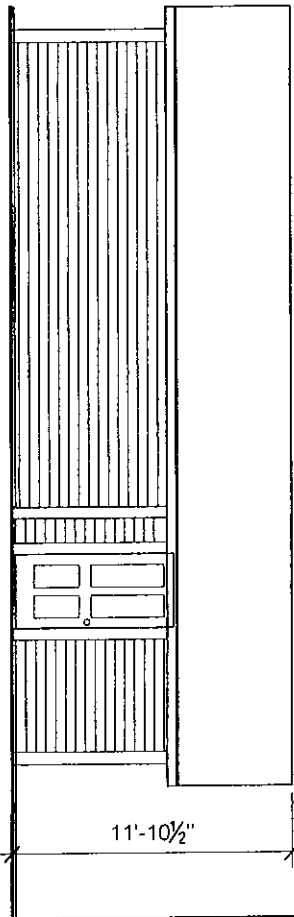
(E) NORTH ELEVATION

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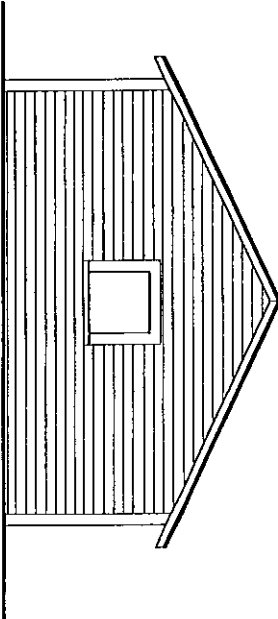
(E) EAST ELEVATION

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(E) SOUTH ELEVATION

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



(E) WEST ELEVATION

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

11'-10 1/2"

A MINOR REMODEL
FOR:

SPRING
POND
PROPERTIES

10575 LANSING ST.
MENDOCINO, CA
95460

AP # 119-150-01

DATE: December 16, 2017
BOOK: AS NOTED
SHEET: 85
NEW
EXISTING
REMOVED
NOTED

EXISTING
GARAGE

A5

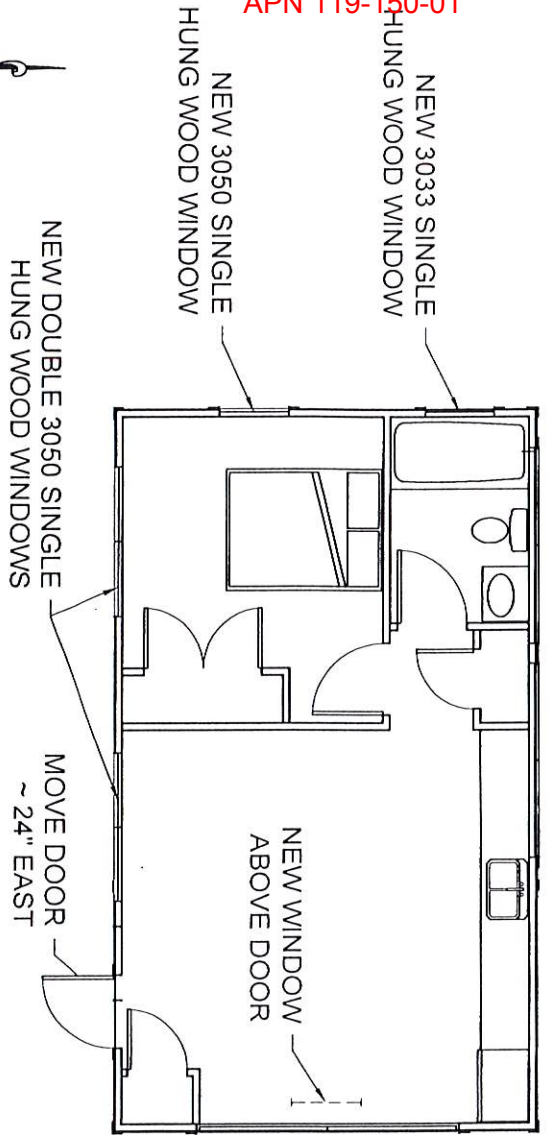
OF 8 SHEETS

PBS Received 4-3-2018



(N) FLOOR PLAN

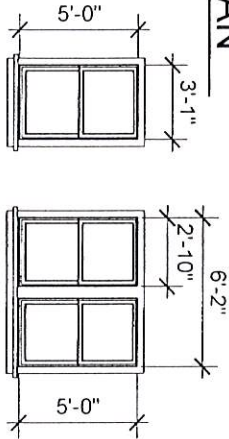
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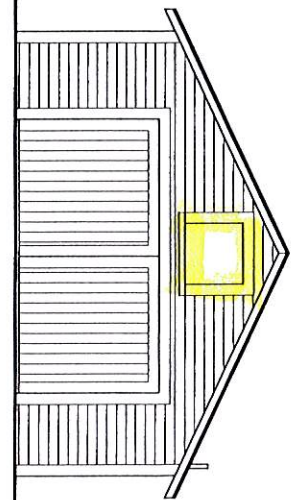
APR 03 2018

PLANNING & BUILDING SERV
FORT BRAGG CA



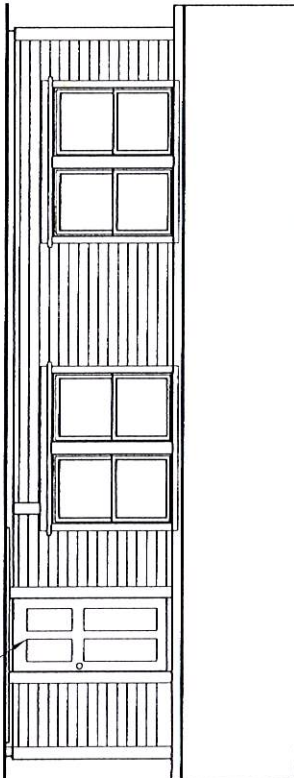
(N) EAST ELEVATION

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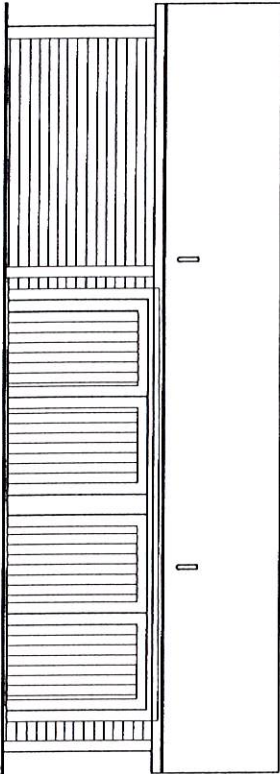
(N) SOUTH ELEVATION

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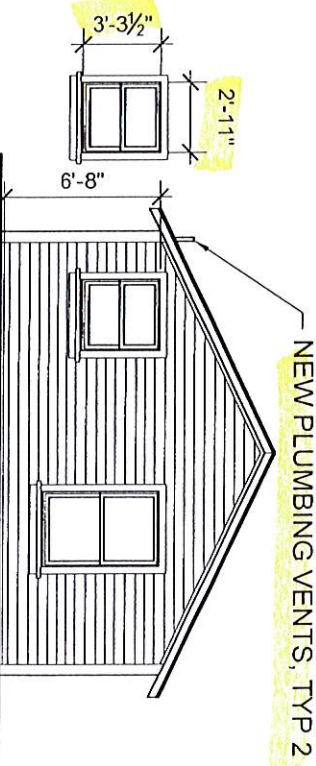
(N) NORTH ELEVATION

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



(N) WEST ELEVATION

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



A MINOR REMODEL
FOR:

SPRING
POND
PROPERTIES

10575 LANSING ST.
MENDOCINO, CA
95460

AP # 119-150-01

DATE: December 14, 2017
SCALE: AS NOTED
PROJECT: 119-150-01
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS

REMODELED
GARAGE

A6

OF 6 SHEETS

