



MENDOCINO HISTORICAL REVIEW BOARD STAFF REPORT

JUNE 4, 2018
MHRB_2018-0011

OWNER: KATHLEEN FETZER
PO BOX 289
MENDOCINO, CA 95460

AGENT: SCRAMAGLIA & HAYES CONSTRUCTION
860 MYRTLE ST
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to replace north and west elevation vinyl siding with wood shingles, and extend the existing vestibule, add wood posts and finish with same wood shingles and paint color.

STREET ADDRESSES: 45081 Covelo St, Mendocino (APN: 119-160-22)

PARCEL SIZE: 80 by 22 feet or 0.04 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 Interior's Guidelines for Preservation and Restoration of Historic Resources.

HISTORIC STRUCTURES:

Site:	Historic Site of the Jailhouse Lot
North:	Category I Jen Hansen House
South:	Category IVb Not Historic
East:	Category IVa Not Historic
West:	Not listed

PAST MHRB PERMITS: 89-46 remodel; 97-48 exterior alteration, paint, windows, 98-01 exterior alteration, paint; exterior alteration, pave; 04-31 gates, paring, walks, arbors.

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: Windows and Doors (Page 8). Exterior Building Materials (Page 7). Architectural Features (Page 9).

APPLICABLE ZONING CODES: Exemptions listed in MTZC Section 20.760.040(C) "Routine maintenance of existing structures where materials used match existing, and, where no alteration of

height, dimensions, or exterior architecture of such structures will occur.” And Section 20.760.040(l) “Routine maintenance repainting of any building or structure in the same basic shade of color.”

MTZC Section 20.760.040(A)(3) “The architecture, size, materials, details, proportion, height, texture, color, facade treatment and fenestration of the work proposed insofar as the same affects the appearance of the subject property and other property within the District.”

MTZC Section 20.760.050(C)(2) Proportions of Windows and Doors: “The proportions and relationships between doors and windows of any new development and of any proposed alteration or new construction to a landmark structure shall be compatible with the architectural style and character of the structure and with surrounding structures in the same Historical Zone.”

APPLICANT’S STATEMENT: “Remove existing vinyl siding from the north elevation, replace with wood shingles and paint white to match other shingle siding elsewhere on the building. Widen existing entry vestibule to extend to corner of building using wood posts and shingle siding. Replace two double hung wood windows like-in-kind and replace vinyl siding with shingles on west elevation.”

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.
- (c) 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.

STANDARD 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 2018-11 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 2018-11 have been satisfied.

6. Any Building Permit request shall include MHRB Permit #2018-11 (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-2018-0011Date Filed 5-3-2018Fee \$ \$890⁰⁰Receipt No. PBJ-020736Received by (M) WALDMANJOffice Use Only

MHRB APPLICATION FORM

Name of Applicant <u>Saramaglia & Hayes Construction, Inc</u>	Name of Property Owner(s) <u>Kathleen Fötzer</u>	Name of Agent <u>N/A</u>
Mailing Address <u>800 Myrtle St. Fort Bragg CA 95437</u>	Mailing Address <u>P.O. Box 289 Mendocino CA 95437</u>	Mailing Address
Telephone Number <u>707 357 0086</u>	Telephone Number <u>707 972 2029</u>	Telephone Number
Assessor's Parcel Number(s) <u>119-160-22</u>		
Parcel Size <u>3200</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>45081 Corveto St. Mendocino</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.

RECEIVED

MAY 03 2018

PLANNING & BUILDING SERV
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.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

- Remove existing vinyl siding from north elevation, replace with wood shingles and paint white to match other shingle siding elsewhere on the building.
- widen existing entry vestibule to extend to corner of building using wood posts and shingle siding (see attached drawing)
- Replace 2 double hung wood windows like in kind and replace vinyl siding with shingles on west elevation

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? 1100 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1900 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? 1900 sq. ft.

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

- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

Legend

- * Visitor Serving Facilities
- * Bed & Breakfasts
- Land Use Classes
- Assessors Parcels



0 200 400 600 Feet

Map prepared by the Mendocino County Department of Planning & Building Services February 2018
Source: Assessor's Parcel Map, Aerial Photo, Standard Datum 17, 2017.

Subject property

MENDOCINO TOWN LAND USE



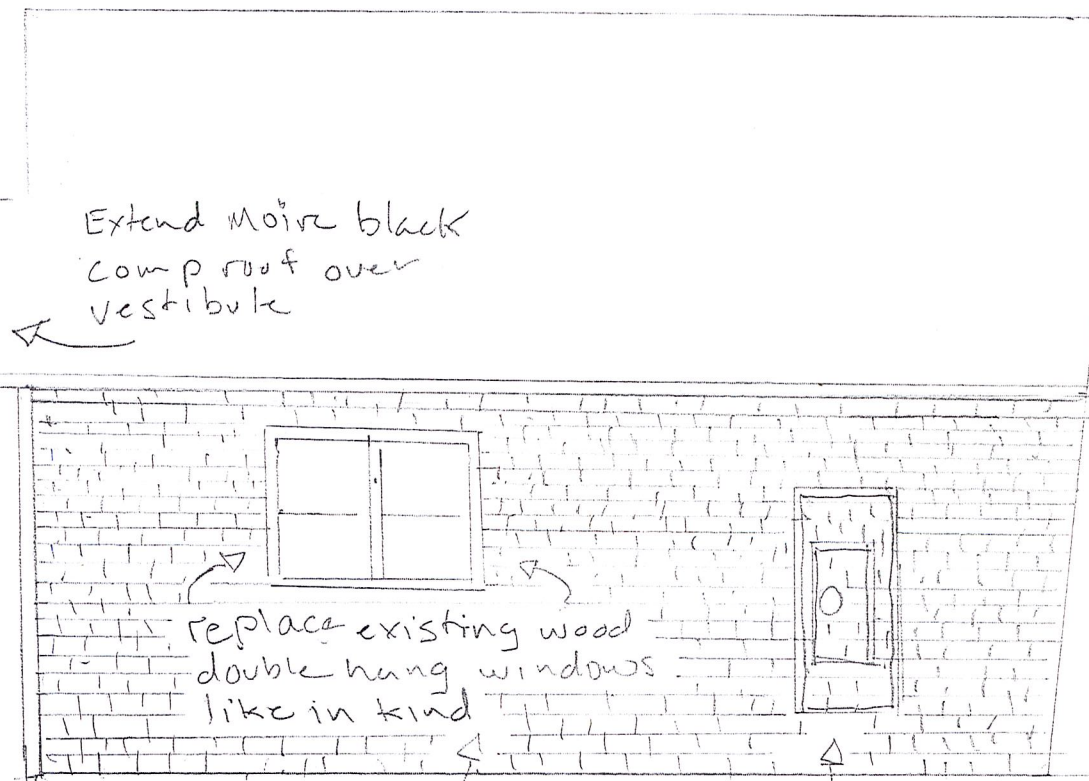
45081 Corclo St.
Mendocino, CA

Scale: 1/4" = 1'

West elevation
45081, Covelo St.
Mendocino, CA

PBS Received 5-3-2018

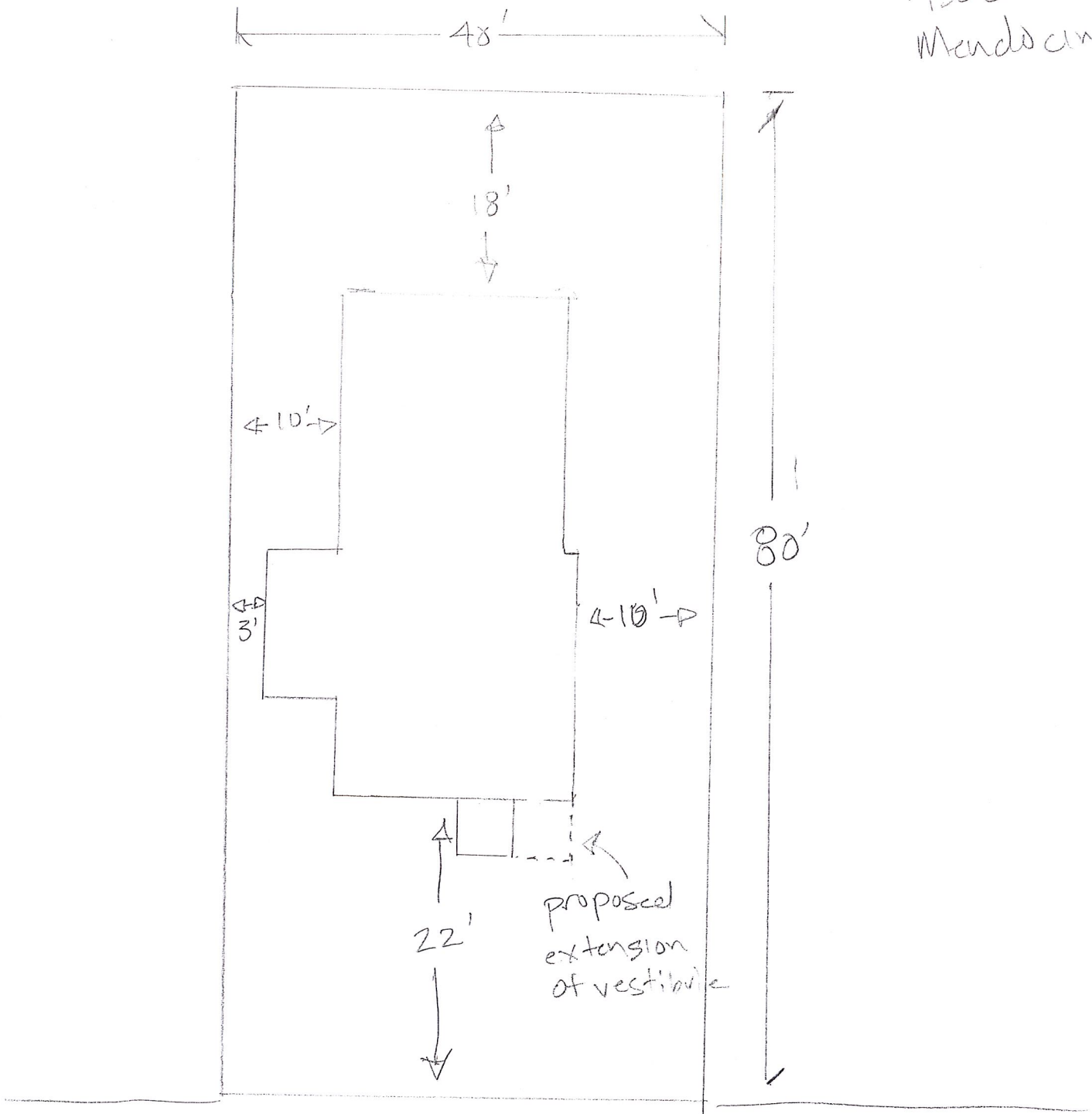
Page 5



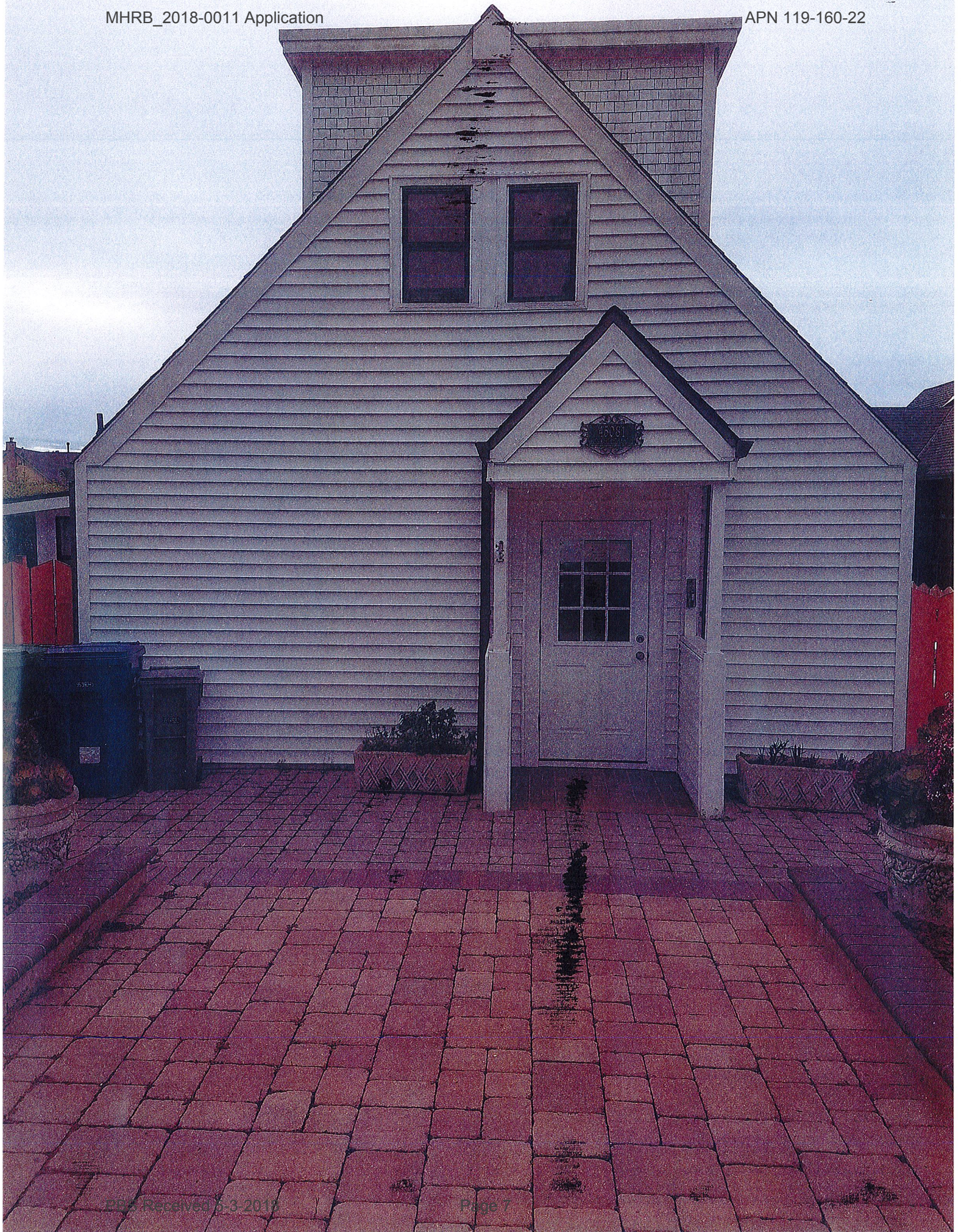
MHRB_2018-0011 Application

APN 119-160-22

Plot Plan
45081 Covelo St
Mendocino, CA



Covelo St





Per Eleanor F. Sverko, Nov. 11, 1997

APN: 119-160-22

MHR: #150, Site, Jailhouse Lot
45081 Covelo Street

CLIFF SANDERS "FORT APACHE"

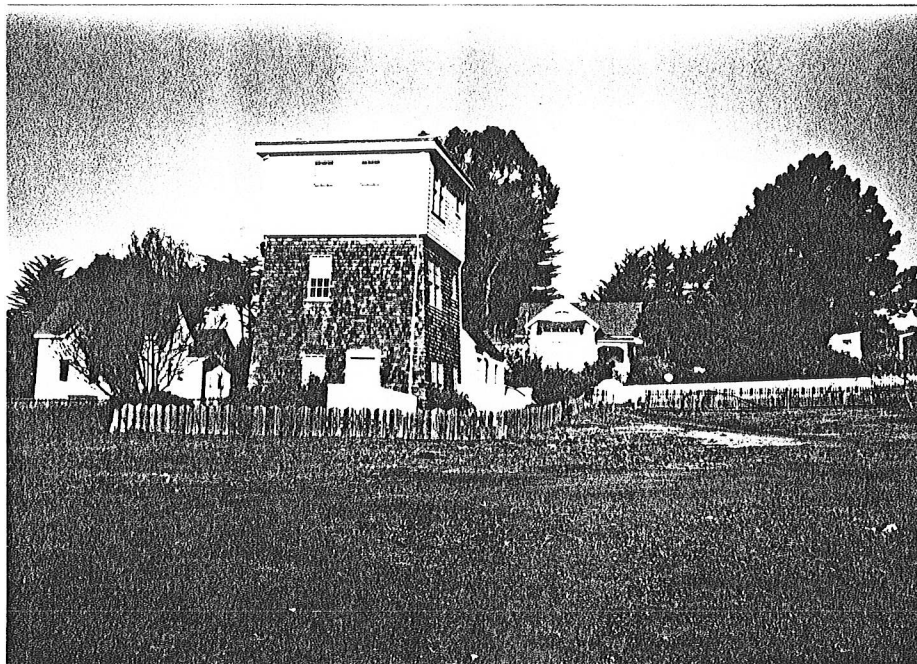
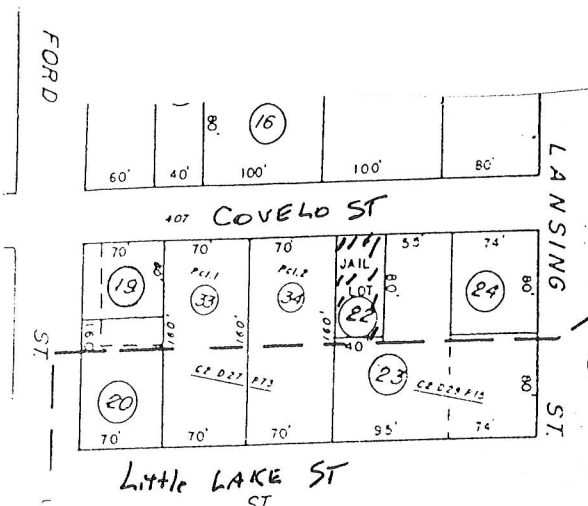
This lot was the site of the "jail" for Mendocino, a very small building where an occasional drunk might be locked up overnight.

Research has not been done on when Cliff Sanders acquired it, but in 1978,79, he experienced several months of delay in his building project.

He constructed the building in 1979, in the design of a water tank tower, with the widow's walk, etc. on top, but the California Coastal Commission found the building was too high and made him remove the top, which caused locals to dub the building "Fort Apache".

I don't now remember if it was intended to be a rental dwelling.

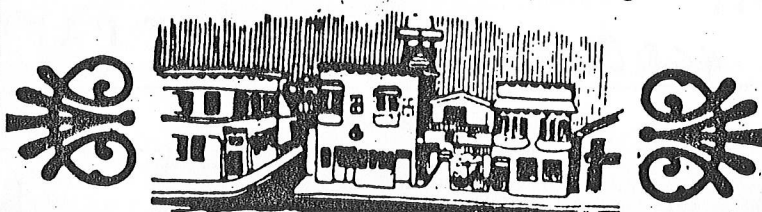
In 1989, a house to house survey notes it was owned by Fetzer, of Fetzer Vineyards of the Ukiah valley, and has been used as their summer home.



SVERKO photo DEC, 1990

MENDOCINO BEACON, Thursday, October 25, 1979 - Section 1 Page 3

JACK'S CORNER



By JACQUES HELFER

JACKS

Mendocino's new **HEADLANDS INN** is now open to the public. Located at the corner of Howard and Ukiah Streets, this was the old Strauss house. Now there are seven guest rooms, a parlor and a country kitchen for the convenience of visitors to our town. Congratulations and best wishes for success to Dick Foreman and George Webb who worked long and hard to transform that tired old home into a good looking and well appointed inn. 119-250-06

*** Sometimes you get lucky. Last week Alphonse Riede had the old shingle roof replaced with a new one on his building on Main Street. The workmen managed to beat the rain by just a few hours on that job, which was a relief to Carl Moore whose book shop is on the second floor. 119-237-05?

*** I was interested to see the concrete foundation poured last week for the tower portion of the residence Cliff Sanders is building on the old "jail lot." Mendocino's jail was a small, sturdy building where an occasional boisterous drunk might be locked up overnight. The location is across Covelo street from the building that used to house the Piersol Hospital, in the old days. The house currently occupied by Margot Farrar is also across the street.

Cliff Sanders told me that during the time he has been delayed by the sewer board on this project, the loan interest rate has gone from 11 percent to 11 3/4 percent. The 30 year bank loan is for \$80,000. I checked at a local bank and was told that the 3/4 percent increase will add \$16,441.20 to the ultimate cost of that residence! I hope you will keep this kind of reality in mind when you vote for sewer board members next month. 119-160-22

THE MENDOCINO

DEC 13, 1979

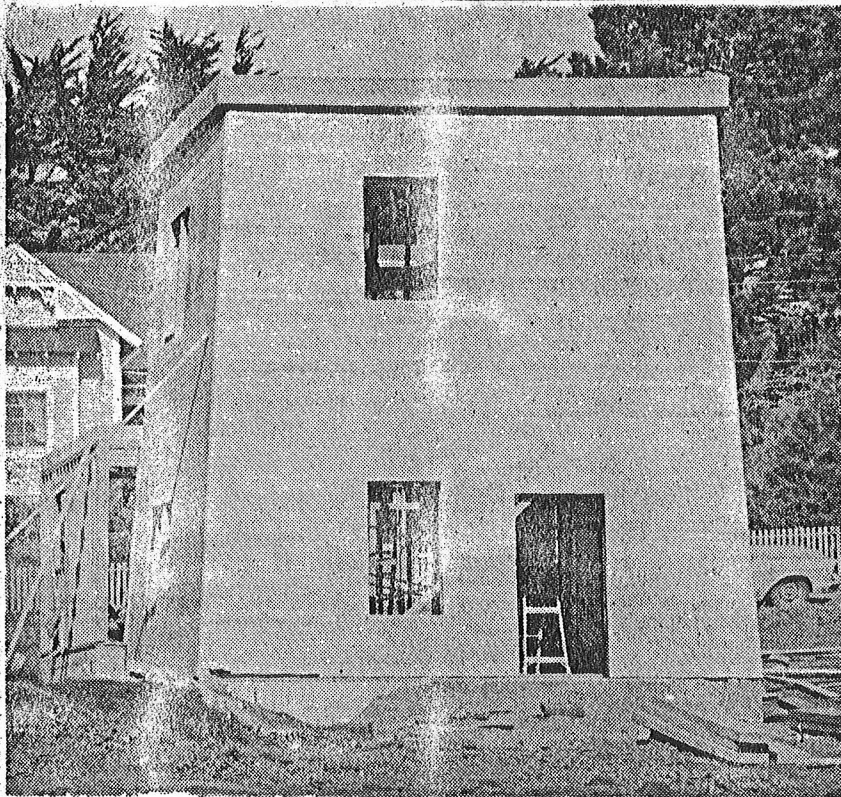
45081 Covelo St

COAST PAPER FOR COAST

119-160.77

Volume 103 Number 50

Mendocino, Mendocino



After many long, expensive delays, Cliff Sanders has finally started construction on his water-tower house on Covelo Street in Mendocino. The walls, constructed on the ground, were raised "all at once" last weekend.

Supervisors tell county to crackdown on code violations

Mendocino County Supervisors, meeting Monday with the planning commission told county departments to

Supervisor Norman de Vall, who has authored a Clean Slate resolution which would relax building codes in the county

Mendocino counselor killed

Ronald Scranton, 38, a well-loved and highly respected counselor at the Mendocino High and Mendocino Middle Schools, was killed Wednesday evening, December 5, in an automobile accident on Highway 128.

According to California Highway Patrol reports Scranton was westbound at 9:15 p.m., approximately 7.66 miles east of Highway one, when a two-axle truck with a one-axle semi, being driven eastbound by Carl Lundquist, 44, of Rohnert Park, crossed the center line hitting Scranton's Volvo head on.

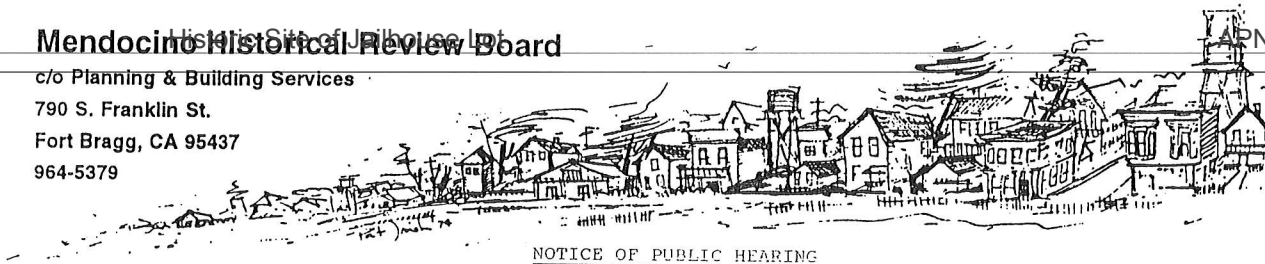
The Albion Fire Department responded to the accident scene, working for 20 minutes to free the victim who was pronounced dead at the scene.

Lundquist was not injured.

A memorial service was held Saturday, December 8, at the Mendocino Presbyterian Church.

Participating in the service were Rev. Grant MacLean, Mendocino School District Superintendent Dr. Donald Kirkpatrick, High School principal Ken Matheson, a former colleague from Merced, a number of students who gave readings and a teacher from Philo who had written a song for the occasion.

A native of Texas, Ronald Scranton was born on April 21, 1941. He served in the U.S. Air Force from 1956 to 1963. Prior to coming to Mendocino on May 1, 1976, he had served as the director of a



NOTICE OF PUBLIC HEARING

Monday, January 5, 1998 at 7:00 P.M.
Mendocino Community Center
School and Pine Streets

APPLICATIONS MAY BE REVIEWED AT MENDOCINO COMMUNITY CENTER

ORDER OF AGENDA

- | | |
|--------------------------|--------------------------------|
| I. Call to order | VI. Public Expression* |
| II. Roll Call | VII. Determination of Noticing |
| III. Approval of Minutes | VIII. Public Hearing Items** |
| IV. Correspondence | IX. Matters from the Board*** |
| V. Report From the Chair | X. Matters from Staff |

*PUBLIC EXPRESSION- The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.

**PUBLIC HEARING ITEMS

Continued Items

- A. 97-46 (Litton) This item is continued from the 12/1/97 MHRB agenda. The applicant has withdrawn his request for demolition and reconstruction of the "apartment," consequently there is no need for a site visit, as discussed at the 12/1/97 meeting.

Following modifications to exterior of garage: (1) on south elevation, eliminate window and center door on elevation, replace one-light door with two-panel, nine-light door; (2) on east elevation, modify and replace four windows, add two-panel, nine-light door; (3) install horizontal wood siding on all elevations.

Following modifications to exterior of workshop: (1) Install horizontal wood siding on all elevations; (2) Replacing a six-light two-panel door with a nine-light door; (3) modifying dimensions of window on south elevation and on the north elevation. Situated at 45120 Calpella Street (APN 119-231-04).

New Items

- B. 97-47 (Brandon/Clark) Replacement of two existing signs with new signs of same dimensions to read "Century 21 Seascape Realty, Member Fine Homes & Estates." Sign dimensions to be 74"x36.25". Brown-black background, white letters, yellow highlights. Situated at 45050 Little Lake Street (APN 119-160-23).
- C. 97-48 (Fetzer/MacFarland) Applicant proposes to: (1) Install 250 gallon propane tank on north side of residence, adjacent to and west of driveway. Tank to be enclosed with 36" high unpainted redwood fence to match existing fence. Alternative location is adjacent to residence on west elevation. Tank in alternate location would be 124 gallons and would be screened with wood fencing. (2) Construct brick or gravel driveway on north side of residence off of Covelo Street (approx. 15' x 20'). (3) Install gate at driveway entry, 14' in length, 36" in height to match existing fence. (4) Construct shed roof addition over doorway on east elevation (approximately 4' x 4'). Materials to match existing residence. (5) Remove door on north elevation, replace with siding to match existing. (6) Replace eight existing windows (diamond-shaped panes) with 6-light wooden windows of same dimensions. (7) Install window boxes on all first floor windows. (8) Add new window to match existing rectangular double pane windows on west elevation. (9) Repaint residence to match existing, or at direction of Board. Situated at 45081 Covelo Street (APN 119-160-22).

***MATTERS FROM THE BOARD

- D. Report from Boardmembers attending the 51st National Preservation Conference in Santa Fe, New Mexico in October 1997.

