



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**03/16/2017
MHRB_2017-0003**

STAFF REPORT FOR MENDOCINO HISTORIC REVIEW BOARD PERMIT

**MHRB_2017-0003
03/16/2017**

OWNER/ APPLICANT:

TAYLOR JENNIFER
PO BOX 244
MENDOCINO, CA 95460

PROJECT DESCRIPTION:

A Mendocino Historical Review Board Permit request to paint the building's exterior warm gray (Gray Cashmere 2138-60 Benjamin Moore) and change the trim color to white.

Note: The Freitas House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)

STREET ADDRESS:

45350 UKIAH ST, MENDOCINO AREA (119-214-08)

PARCEL SIZE:

5,720 SQUARE-FEET

ENVIRONMENTAL DETERMINATION:

CATEGORICALLY EXEMPT

HISTORIC STRUCTURES:

ON SITE: ANTONIO D. FREITAS HOUSE, CATEGORY I
NORTH: NO NAME, CATEGORY III
SOUTH: FIELD
EAST: NONE

PAST MHRB PERMITS: 2011-28 generator. 93-28 remodel, paint. 92-24 garage. 88-36 dormers. 85-44 new construction. 85-43 new construction.

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
Relationship of Building Masses and Open Spaces
Relationship to Surrounding Structures
Materials and Textures
Architectural Details and Style
Facade Treatment
Proportions of Windows and Doors
Landscaping

Roof Shape
✓ Color(s)
Sign Size
Number of Signs
Placement/Location
Lighting
Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: VII.3. Exterior Building Materials and VIII. Non-Structural Guidelines - Exterior Painting.

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

The appearance of an exterior grey color and painted white trim will harmonize with the exterior appearance and design of existing structures within the District and with that of the existing subject structure.

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

The appearance of grey and white colors on the subject structure 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.

The proposed work does not include alteration or demolition of an existing building.

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.
-

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: \$1,040.00 (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 2017-0003
Date Filed 2-2-2017
Fee \$ \$320.-
Receipt No. _____
Received by RL

Office Use Only

MHRB APPLICATION FORM

| | | |
|---|---|------------------|
| Name of Applicant <u>Peter Taylor</u> | Name of Property Owner(s) <u>Peter Taylor</u> <u>Jennifer Taylor</u> | Name of Agent |
| Mailing Address <u>P.O. Box 805</u> <u>Mendocino, CA 95460</u> | Mailing Address <u>P.O. Box 805</u> <u>P.O. Box 244</u> <u>Mendocino, CA 95460</u> | Mailing Address |
| Telephone Number <u>415 302 8317</u> | Telephone Number <u>707 937-4591</u> | Telephone Number |
| Assessor's Parcel Number(s) <u>119-214-08</u> | | |
| Parcel Size <u>.16</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres | Street Address of Project <u>45350 Ukiah St. Mendocino, CA</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.

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.

Existing color is a bluish green color with white trim.

Proposed color is a warm gray color
named gray cashmere 2138-60 (Benjamin Moore color)

Trim color to be white

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

NA

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

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existing
45350
UKiah St

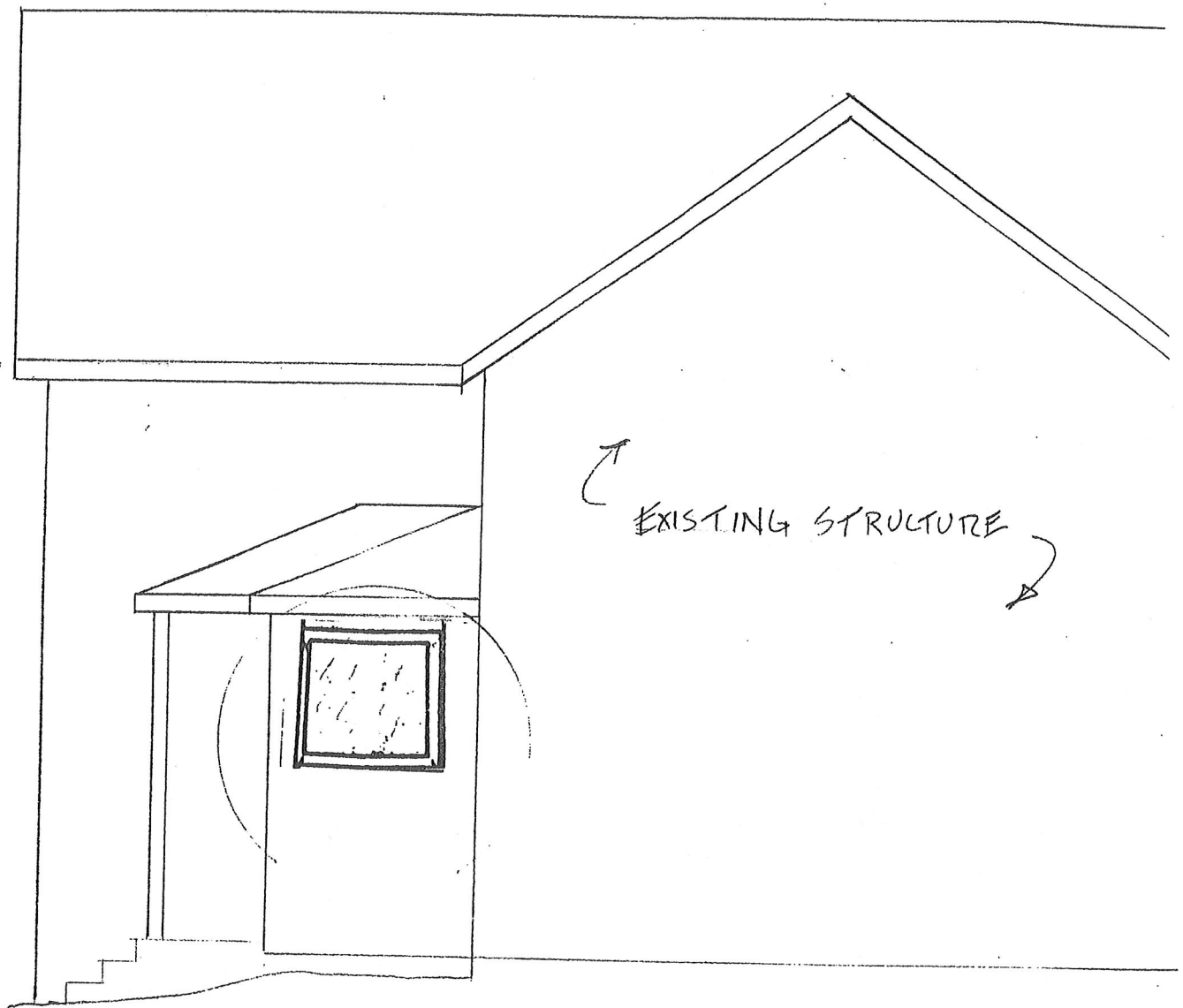
proposed
45350 UKiah St

proposed
white trim
45350
UKiah St



FRONT ELEVATION (SO.)

SCALE $\frac{1}{4}" = 1'$

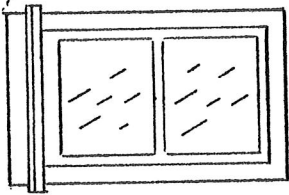
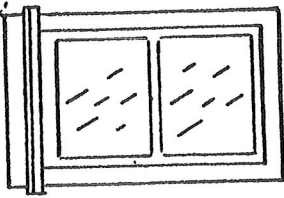
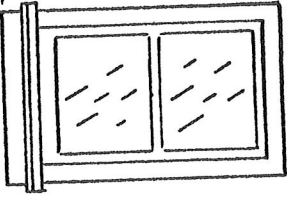


RT. SIDE ELEVATION (EAST)

SCALE $\frac{1}{4}'' = 1'-0''$

45350 Ukiah St

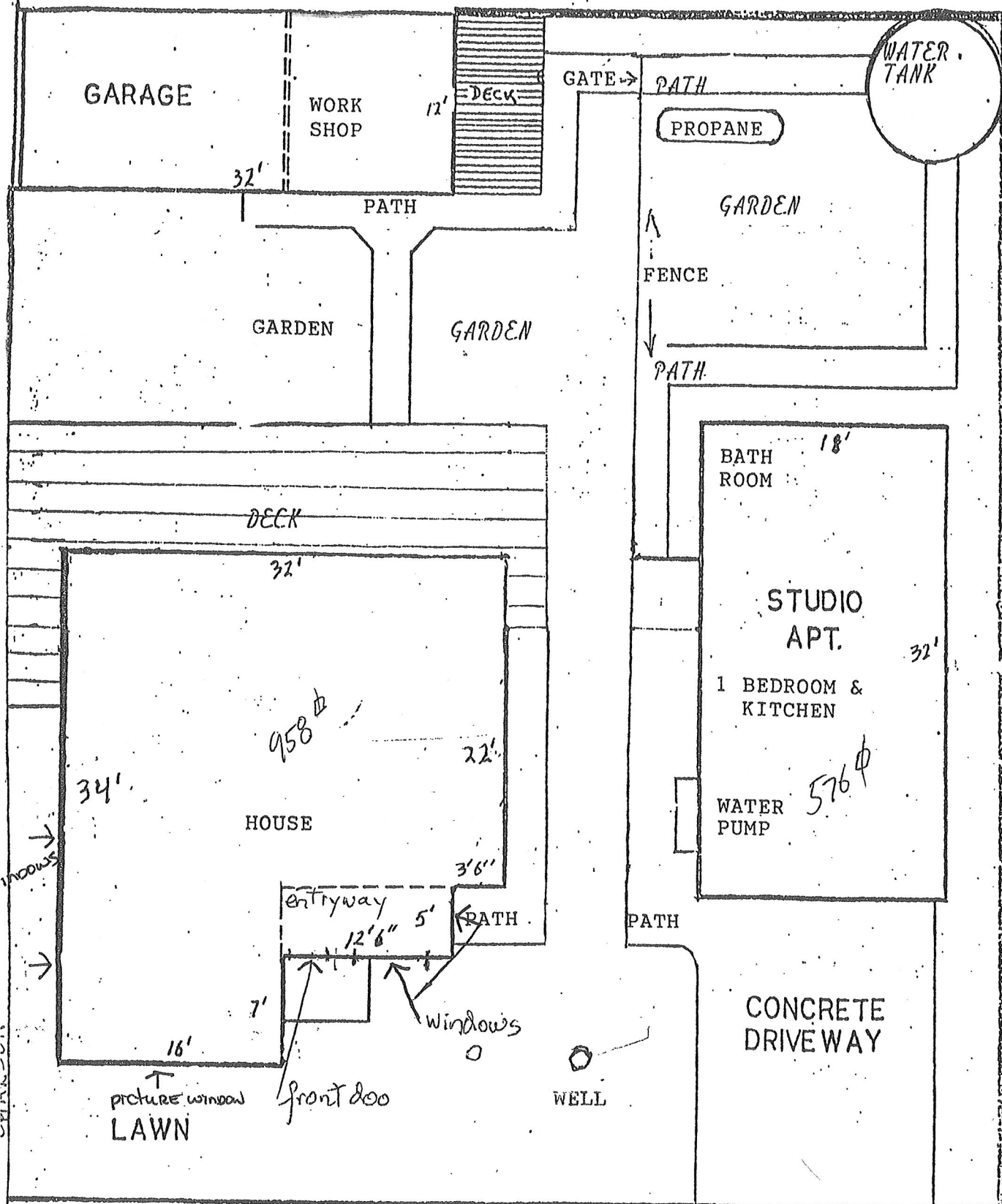
West



AP. NO. 119-214-06

ADJACENT PLOT NUMBER

729184



AP. NO. 119-214-09
ADJACENT PLOT NUMBER

INCH = 10 FEET PLOT MAP

45350 UKIAH STREET

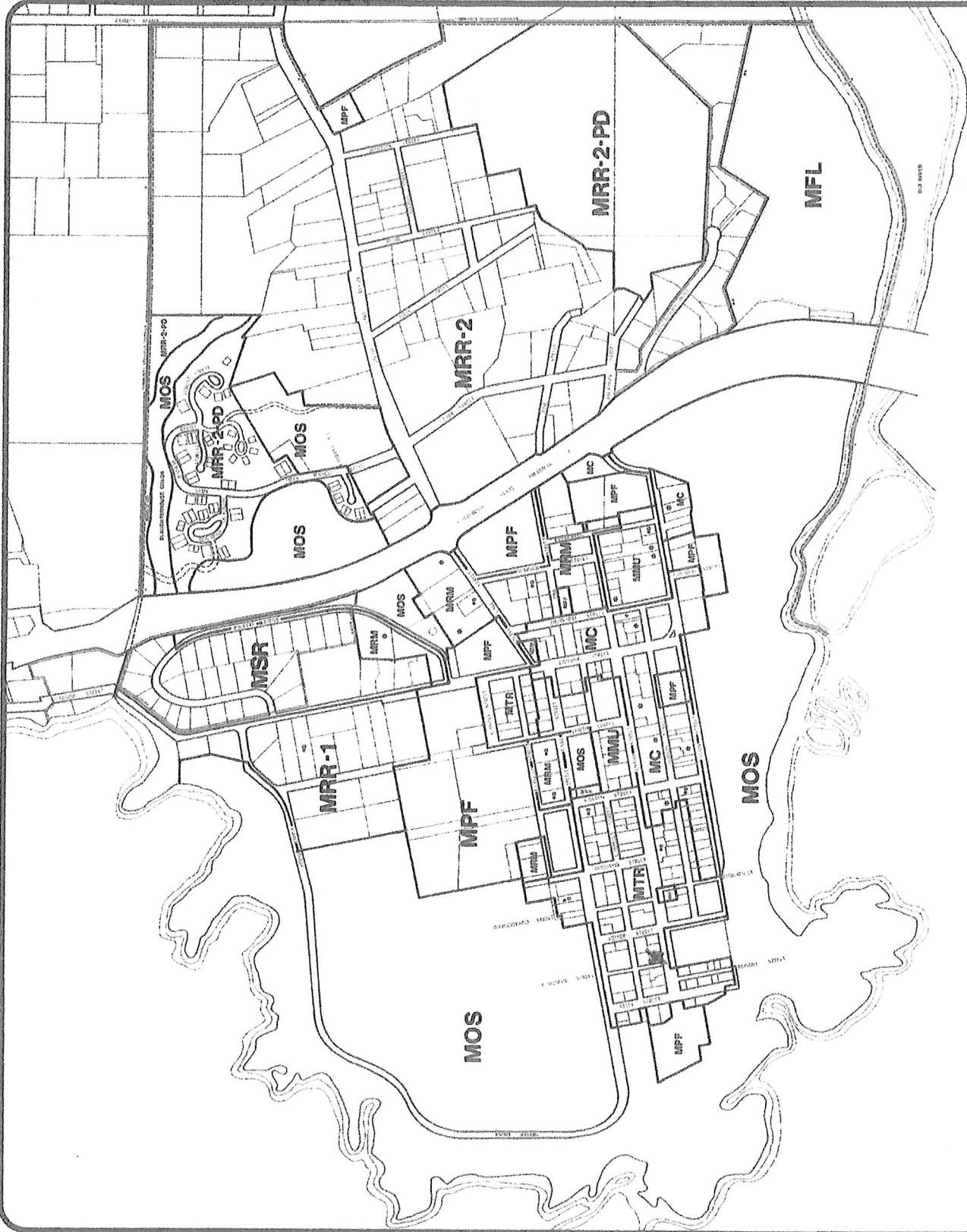
71.5'

1

MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
JANUARY 22, 1992

THE OFFICIAL ZONING MAP OF THE TOWN OF MENDOCINO, CALIFORNIA, IS HEREBY ADOPTED. THE ZONING MAP IS A MAP OF THE TOWN OF MENDOCINO, CALIFORNIA, SHOWING THE ZONING OF THE LAND IN THE TOWN OF MENDOCINO, CALIFORNIA. THE ZONING MAP IS A MAP OF THE TOWN OF MENDOCINO, CALIFORNIA, SHOWING THE ZONING OF THE LAND IN THE TOWN OF MENDOCINO, CALIFORNIA.



X 45350 Ukiah ST Parcel # 119-214-08