



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**JUNE 4, 2018
MHRB_2018-0010**

OWNER/APPLICANT: JUSTINE AND ROBERT FIRTH
PO BOX 749
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to replace windows.

STREET ADDRESSES: 10431 Kelly St, Mendocino (APN: 119-216-14)

PARCEL SIZE: 80 X 65 Feet or 0.12 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: Not listed
North: Category III Casmero Silvia House
South: Not listed
East: Category III Quail (Coelho) House
West: Not listed

PAST MHRB PERMITS: MHRB_2012-0005 exterior paint, window change

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).

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." Section 20.760.040(I) "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: “1. ... In keeping with the historical quality of the home, we would like to replace the large picture window with two side-by-side single-hung windows in the exact style of the existing original windows which are currently to the right of the picture window. The proposed side-by-side windows would be 5’8” across by 5’ tall. They would have wood frames. ...

2. ... In keeping with the historical quality of the home, we would like to remove the west-facing picture window and replace it with siding.

For the rest of the construction project, we will be replacing the other windows in-kind. We will also be replacing, in kind, the very weathered exterior siding. We plan to paint the home in exactly the same colors and manner as the existing exterior, using the same shade of red with white trim.”

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 2018-10 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 2018-10 have been satisfied.

6. Any Building Permit request shall include MHRB Permit #2018-10 (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-2018-000
Date Filed 4-27-2018
Fee \$ \$ 890⁰⁰
Receipt No. PRJ-020629
Received by (S) WALDMAN J

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <i>Justine and Robert Firth</i>		Name of Property Owner(s) <i>Justine and Robert Firth</i>		Name of Agent	
Mailing Address <i>POB 749 Mendocino CA 95460</i>		Mailing Address <i>POB 749 Mendocino CA 95460</i>		Mailing Address	
Telephone Number <i>707 937-2585</i>		Telephone Number <i>707 937-2585</i>		Telephone Number	
Assessor's Parcel Number(s) <i>119-216-14</i>					
Parcel Size <u>5,200</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres			Street Address of Project <i>10431 Kelly St. Mendocino CA 95460</i>		

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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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.

1. We want to replace a large modern picture window with two single-hung wood frame windows that match the dining room windows. see attached photos.

2. we want to remove an existing picture window facing west off the deck, so there is just siding there and no window. The existing picture window was installed in the 1980's and before that there was a cheap aluminum frame sliding window there. see attached photos.

Continued on (typed) Project Descript. Questionnaire page 2

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? N/A 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

PROJECT DESCRIPTION QUESTIONNAIRE, continued from form

Project: 10431 Kelly Street
Proposed Items to Change on Exterior - Windows

1. The existing south-facing picture window on the ground level of 10431 Kelly Street has an aluminum frame. It is oversized and not original to the home. It is 6' 7" across and 5' 7" tall. The owner thinks it was put in sometime prior to the 1960s.

The date of construction of the home is on file as 1896.

In keeping with the historical quality of the home, we would like to replace the large picture window with two side-by-side single-hung windows in the exact style of the existing original windows which are currently to the right of the picture window. The proposed side-by-side windows would be 5' 8" across by 5' tall. They would have wood frames. They would therefore be the same construction, elevation and size as the windows to the right.

We plan to use an experienced contractor who has done many projects in the area and who recently completed an entire home on Kelly Street with wood frame windows.

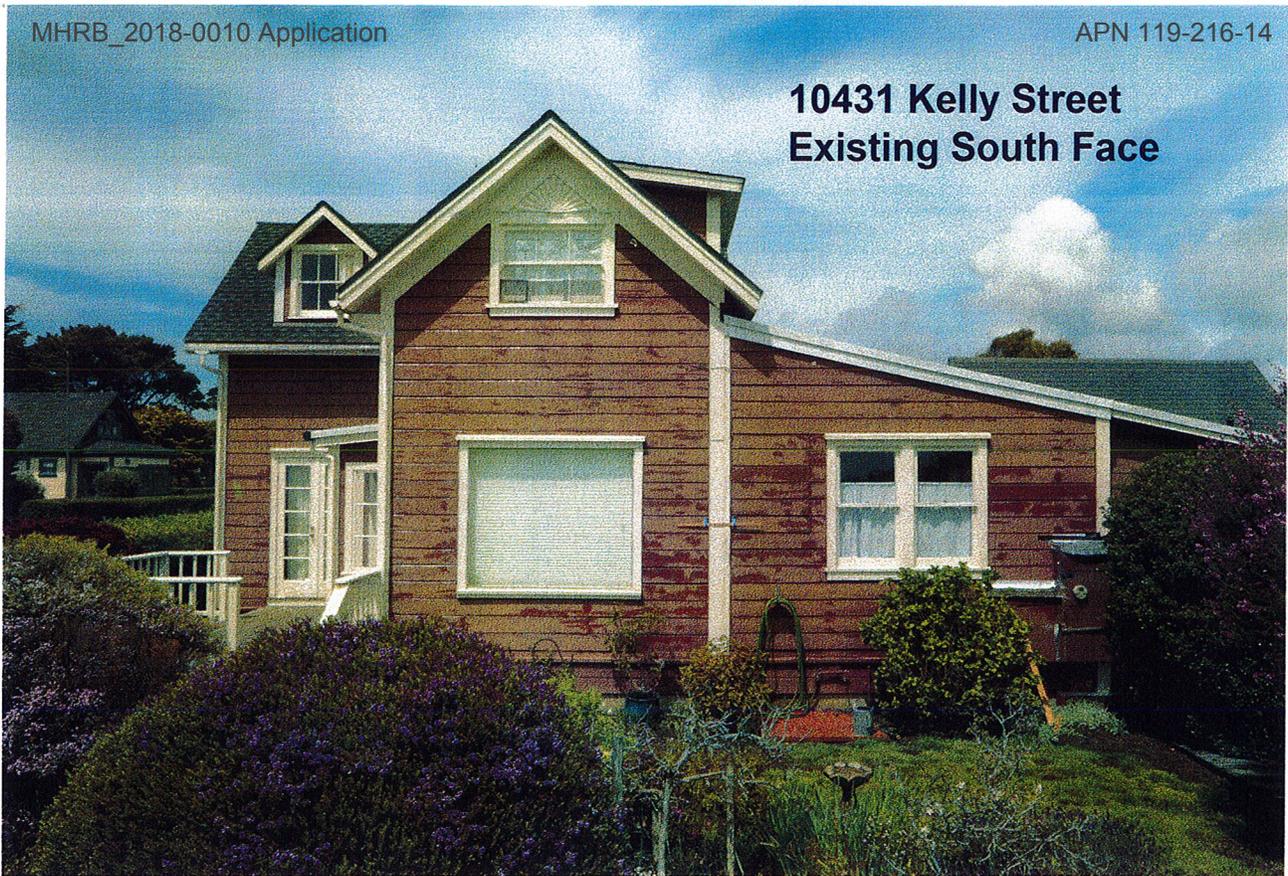
2. The west-facing picture window off the front deck is not original to the home. It is 54" wide by 56" tall and was installed in the 1980s. It replaced a horizontal sliding aluminum framed window that was installed sometime in the 1960s. Before that there may have been no window there.

In keeping with the historical quality of the home, we would like to remove the west-facing picture window and replace it with siding.

For the rest of the construction project, we will be replacing the other windows in-kind. We will also be replacing, in kind, the very weathered exterior siding. We plan to paint the home in exactly the same colors and manner as the existing exterior, using the same shade of red with white trim.

Six Attachments: Five sheets showing before and after of south-facing exterior and One sheet showing west-facing window before and after removal.

**10431 Kelly Street
Existing South Face**



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**10431 Kelly Street
Proposed South Face**





10431 Kelly Street
Existing West Face

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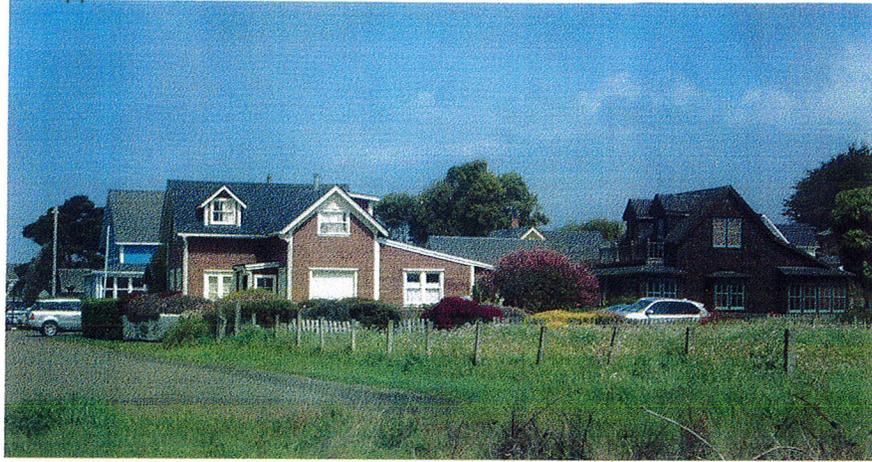
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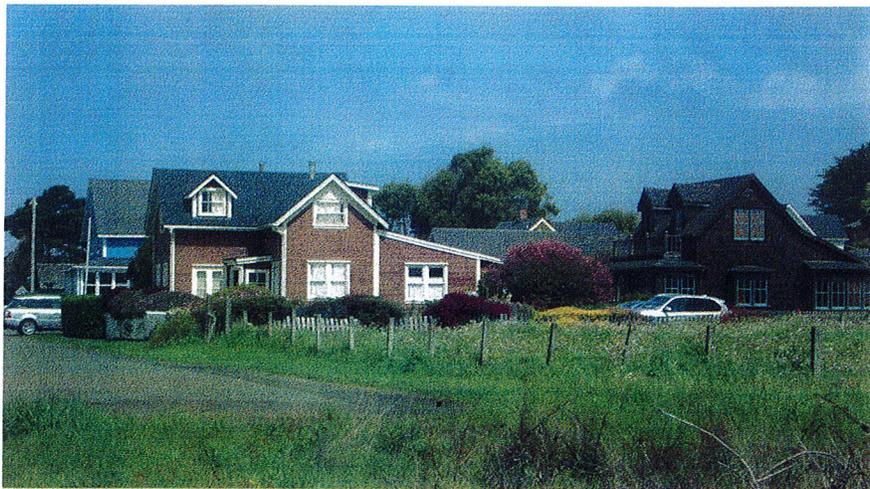


10431 Kelly Street
Proposed West Face

Before



After



After



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Before



After

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Before



After

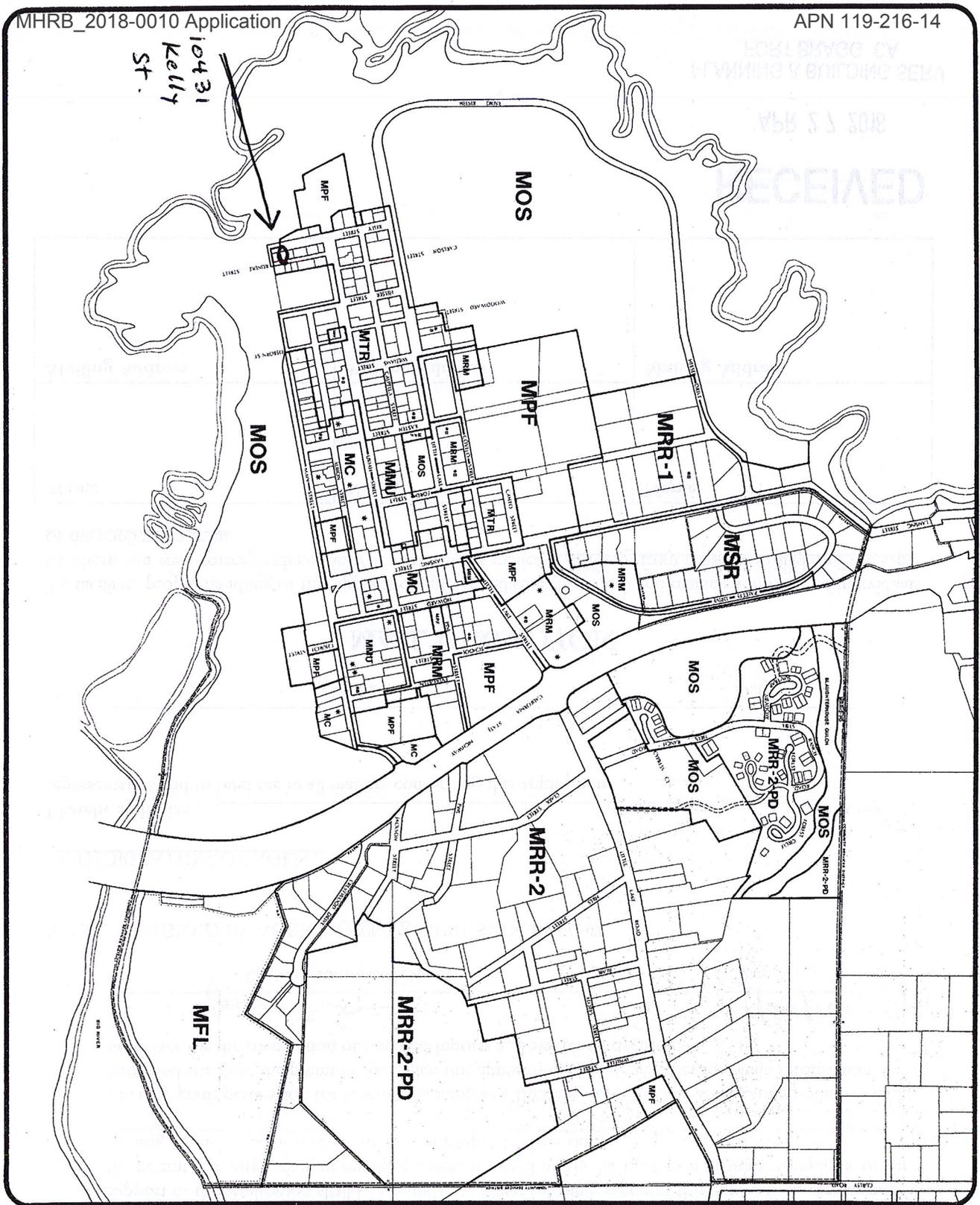
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10431
Kelly
St.

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A north arrow pointing upwards and a graphic scale bar are located in the bottom left corner of the map area.

MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 23, 1983