



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**AUGUST 6, 2018
MHRB_2018-0009**

OWNER/APPLICANT: JOHN CORNACCHIA
PO BOX 1691
MENDOCINO, CA 95460

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

PROJECT DESCRIPTION: A Mendocino Historical Review Board permit request to (1) install siding at front entry, replace entry door and transom window, and replace front porch posts and brackets; (2) remove existing window and replace with 5.2 FT by 7.0 FT wooden French doors painted black and install exterior downcast lamp; (3) construct 17.8 FT by 8.5 FT at-grade stone patio; and (4) construct 6.25 SF utility cabinet with door. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Resource "Joseph Souza Silveria Silva House."

STREET ADDRESS: 45120 Calpella Street, Mendocino (APN: 119-231-11)

PARCEL SIZE: 0.11 Acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt. 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:	Silva House Category I
North:	Bever House Category IIa
South:	Thomas House Category IIa
East:	Vincent House Category I
West:	Valadao House Category I

PAST PERMITS: MHRB 97-28 dormer denied. MHRB 99-04 dormer approved.

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: Section IV Examples of Historic Architectural Styles (pp. 4-5); Section V General Guidelines (pp. 6-12). General principles for rehabilitation, restoration or renovation of existing historic structures (unnumbered, last two pages).

APPLICABLE SECTIONS OF MCCZC DIV. III: Chapter 20.562 *Mendocino Town Residential* and Chapter 20.760 *Historical Preservation District for Town of Mendocino*. The project site is located within the R+ Land Use designation and MTR Zoning District. The project is subject to the following development standards:

MTZC Section	MTR District Regulation	Existing
20.652.030 Minimum Front and Rear Yards	10 feet	5 feet Front Yard 0 feet Rear Yard
20.652.035 Minimum Side Yard	6 feet	3.25 feet easterly Side Yard 24.6 feet westerly Side Yard
20.652.040 Setback Exemption	see Chapter 20.760	
20.652.045 Maximum Height	28 feet	25 feet
20.652.055 Maximum Lot Coverage	25%	24.4%

No changes are proposed to the building's proximity to side yards or front yards.

As requested, the proposed site improvements are:

1. The front porch has two doors. Each door is an entry door to a separate dwelling unit. The property owner has filed a Categorical Exclusion application to change the existing duplex to a single-family residential unit. The MHRB Permit request is to remove one of the two doors and fill the void with siding to match the existing siding. See Proposed Floor Plan Sheet A2 and Proposed South Elevation Sheet A3.
2. The second front porch door is proposed to be replaced with a wooden door with glass lights. The existing transom above this entry door is proposed to be replaced with a shorter transom window. See Proposed Floor Plan Sheet A2 and Proposed East Elevation Sheet A3.
3. The applicant requests to replace the existing posts. The replacement wooden posts would be chamfered and brackets would be added. The wood would be painted. See detail Sheet A3.
4. The applicant requests to remove one window on the north elevation and replace it with a pair of multi-light French doors measuring 5-feet wide by 7-feet tall. See Proposed Floor Plan Sheet A2 and Proposed North Elevation Sheet A4.
5. Pursuant with MTZC Section 20.760.040(J) 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 is exempt from the provisions of Chapter 20.760. As proposed, the exterior lamp would be exempt. See Proposed Floor Plan Sheet A2.
6. The applicant proposes a stone patio with a redwood step in front of the proposed French doors. The area of the patio would not be included in lot coverage requirements. See Proposed Site Plan Sheet A1 and Proposed Floor Plan Sheet A2.
7. The applicant would like to relocate the water heater to a 6.25-square-foot utility shed located on the north side of the building. See Proposed Floor Plan Sheet A2 and Proposed North Elevation Sheet A4.
8. Pursuant with 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 is exempt from the provisions of Chapter 20.760. The proposed repair and restoration of damaged siding would be exempt from MTZC Chapter 20.760.

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 the existing subject structure.
- (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 have 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 1 or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of 1 or more such conditions.
5. To establish that site work satisfies the requirements of MHRB Permit 2018-0009 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 2018-0009 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2018-0009 (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) MHRB-2018-0009
Date Filed 6-27-2018
Fee \$ \$ 890⁰⁰
Receipt No. PRJ-021770
Received by (M) WALDMAN J

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>JOHN CORNACCHIA</u>	Name of Property Owner(s) <u>SAME</u>	Name of Agent <u>Kelly B. Grimes, Architect</u>
Mailing Address <u>P.O. Box 1691 MENDOCINO CA 95460</u>	Mailing Address <u>SAME</u>	Mailing Address <u>P.O. Box 598 LITTLE RIVER, CA. 95456</u>
Telephone Number <u>707-734-3736</u>	Telephone Number	Telephone Number <u>707-937-2904</u>
Assessor's Parcel Number(s) <u>119-231-11</u>		
Parcel Size <u>5000</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>45120 CALPELLA 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.

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.

PROJECT DESCRIPTION

1. Remove redundant front door and replace with siding to match existing.
2. Reduce height of transom and replace front door with wooden door with divided glass
3. replace posts and brackets on front porch.
4. Remove non-original window with wooden French door (5'-0"x7'-0") paint to match windows (black).
5. install exterior light next to French Door, fully shielded downlight.
6. Construct new wooden deck at rear of building (17'-10"x8'-6").
7. Construct new 2'-0"x2'-6" utility shed at rear of building, side to match existing.
8. Repair or replace all compromised (rotten or bug infested) siding with redwood siding with matching profile.

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? 1224 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1064 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

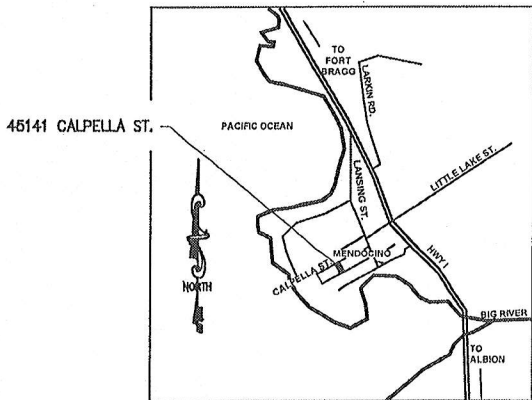
PROJECT DESCRIPTION FOR CORNACCHIA 45120 CALPELLA STREET

1. Remove redundant front door and replace with siding to match existing.
2. Reduce height of transom and replace front door with wooden door with divided glass
3. replace posts and brackets on front porch.
4. Remove non-original window and replace with wooden French door (5'-0"x7'-0") paint to match windows (black).
5. install exterior light next to French Door, fully shielded downlight.
6. Construct new stone patio @ grade at rear of building (17'-10"x8'-6").
7. Construct new 2'6"x2'-6" utility shed at rear of building, side to match existing.
8. Repair or replace all compromised (rotten or bug infested) siding with redwood siding with matching profile.

RECEIVED

JUL 06 2018

PLANNING & BUILDING SERV
FORT BRAGG CA



VICINITY MAP
NO SCALE

LOT COVERAGE :

LOT AREA: 80' x 63'+/- = 5008 SQ. FT. = 0.115 ACRES	
EXISTING (E) SINGLE FAMILY RESIDENCE FOOTPRINT:	890 SQ. FT.
(E) FRONT PORCH	110 SQ. FT.
(E) PUMPHOUSE	54 SQ. FT.
(E) WORK-SHED OUTBUILDING	120 SQ. FT.
(E) WATER STORAGE TANK	50 SQ. FT.

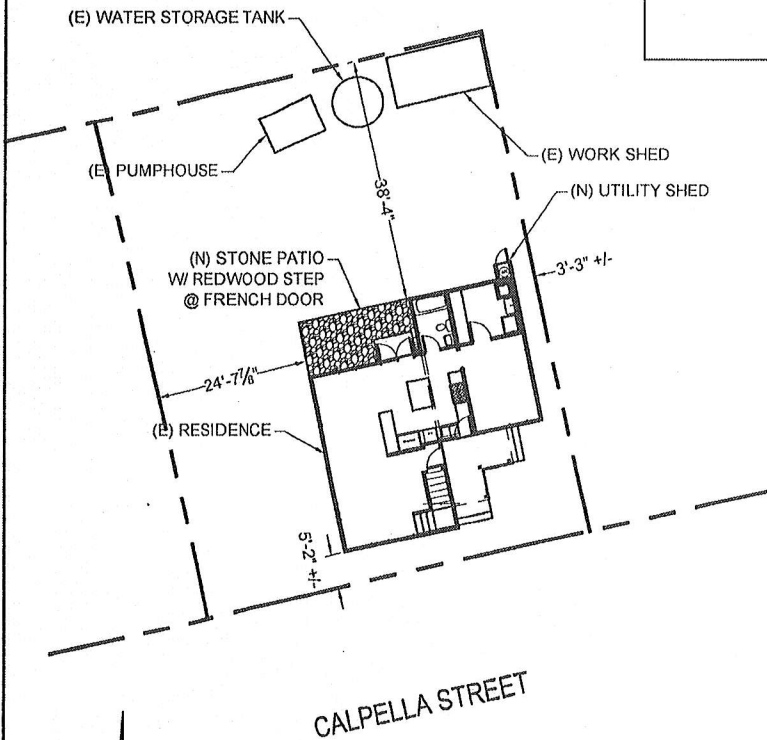
TOTAL EXISTING LOT COVERAGE: 1224 SQ. FT. = 24.4% OF TOTAL LOT AREA

REMODELED COVERAGE:

UTILITY SHED	6 SQ. FT.
BACK PATIO	152 SQ. FT.

TOTAL COVERAGE AFTER REMODEL: 1230 SQ. FT.* = 24.5% OF TOTAL LOT AREA

* PLEASE NOTE: THE BACK PATIO DOES NOT COUNT IN LOT COVERAGE CALCULATIONS



Minor Remodel for:

John Cornacchia
45120 Calpella Street
Mendocino, California
95460

DRAWING INDEX

- A1 COVER SHEET, SITE PLAN, LOT COVERAGE
- A2 PROPOSED FLOOR PLAN
- A3 PROPOSED ELEVATIONS, EAST & SOUTH
- A4 PROPOSED ELEVATIONS, WEST & NORTH

1 SITE PLAN
A1 SCALE: 1" = 30'-0"

RECEIVED

JUL 06 2018

PLANNING & BUILDING SERV
FORT BRAGG, CA

A MINOR RESIDENTIAL REMODEL FOR:

JOHN CORNACCHIA
45120 CALPELLA STREET
MENDOCINO, CA 95460

A.P. # 119-231-11

NOTES:

SHEET NAME:

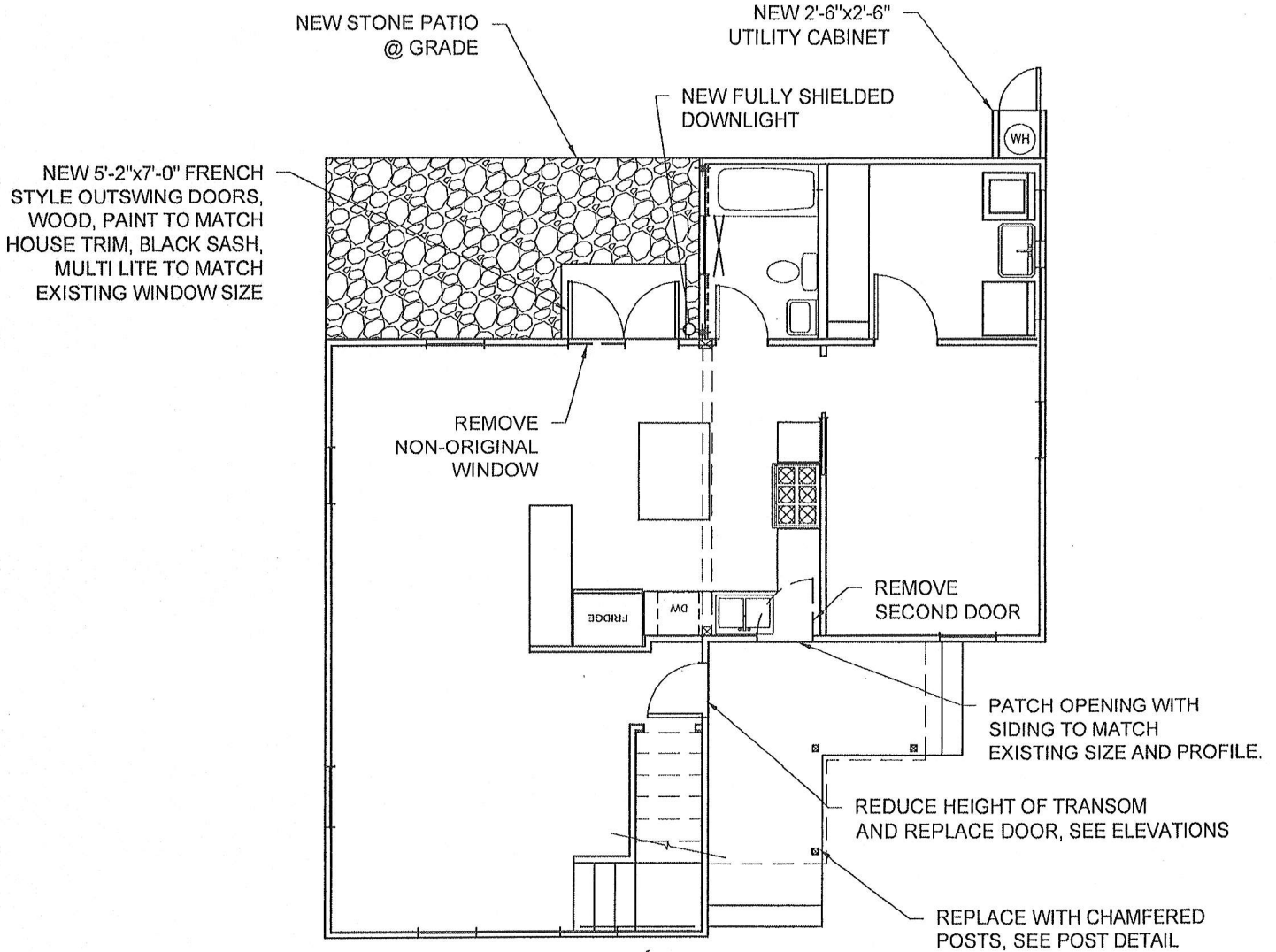
SITE PLAN

DATE:	JUNE 21, 2018
SCALE:	AS NOTED
DRAWN BY:	KBG
JOB:	CORNACCHIA
SHEET NO:	A1 of 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904





PROPOSED FLOOR PLAN

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

PLEASE NOTE:
THE ENTIRE BUILDING WILL BE INSPECTED
AND ALL ROTTEN OR DAMAGED SIDING
AND UNDERLYING STRUCTURE WILL BE
REPAIRED OR REPLACED AS NEEDED.

RECEIVED

JUL 06 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

A MINOR RESIDENTIAL REMODEL FOR:

JOHN CORNACCHIA
45120 CALPELLA STREET
MENDOCINO, CA 95460

A.P. # 119-231-11

SHEET NAME:

PROPOSED FLOOR PLAN

NOTES:

DATE: JUNE 21, 2018

SCALE: AS NOTED

DRAWN BY: KBO

JOB: CORNACCHIA

SHEET NO:

A2 of 4

Kelly B. Grimes, Architect

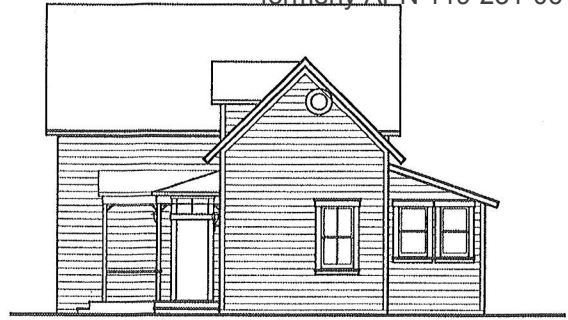
P.O. Box 598
Little River, CA 95456
707-937-2904



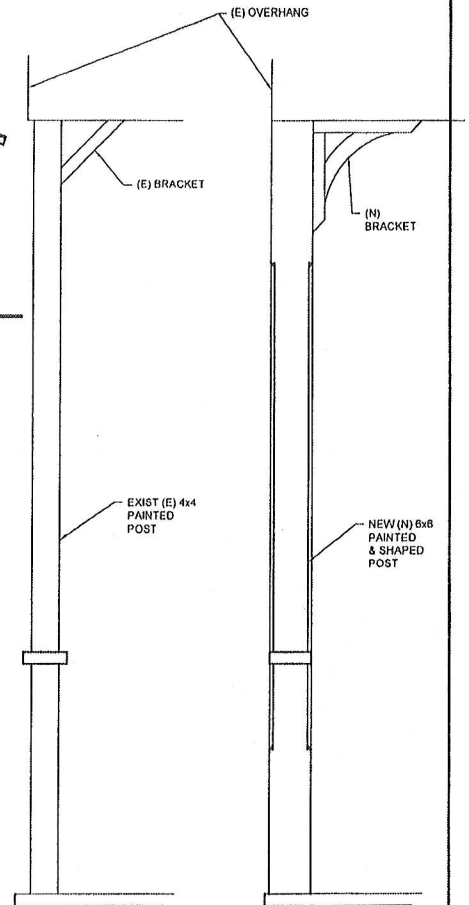


(N) EAST ELEVATION
SCALE: 1/8" = 1'-0"

REPLACE DOOR WITH 2'-8"x6'-8" WOODEN, HALF GLASS DOOR, AS SHOWN, PAINT TO MATCH EXISTING (BLACK)



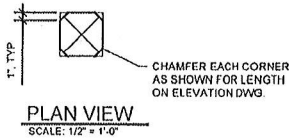
(E) EAST ELEVATION
SCALE: 1/16" = 1'-0"



ELEVATION OF POST
SCALE: 1/2" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PLAN VIEW
SCALE: 1/2" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

RECEIVED

JUL 06 2018

A MINOR RESIDENTIAL REMODEL FOR:

JOHN CORNACCHIA
45120 CALPELLA STREET
MENDOCINO, CA 95460

A.P. # 119-231-11

PLANNING & BUILDING SERVICES
FORT BRAGG CA

SHEET NAME:

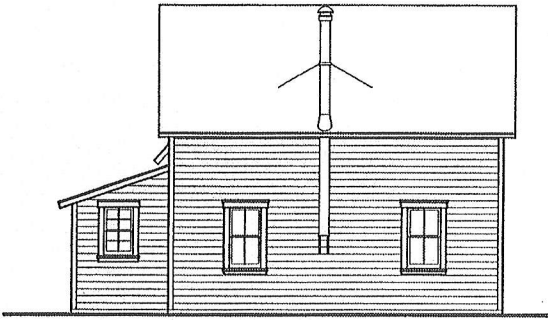
**PROPOSED ELEVATIONS
EAST & SOUTH**

DATE: JUNE 21, 2018
 SCALE: AS NOTED
 DRAWN BY: KBG
 JOB: CORNACCHIA
 SHEET NO: **A3** of 4

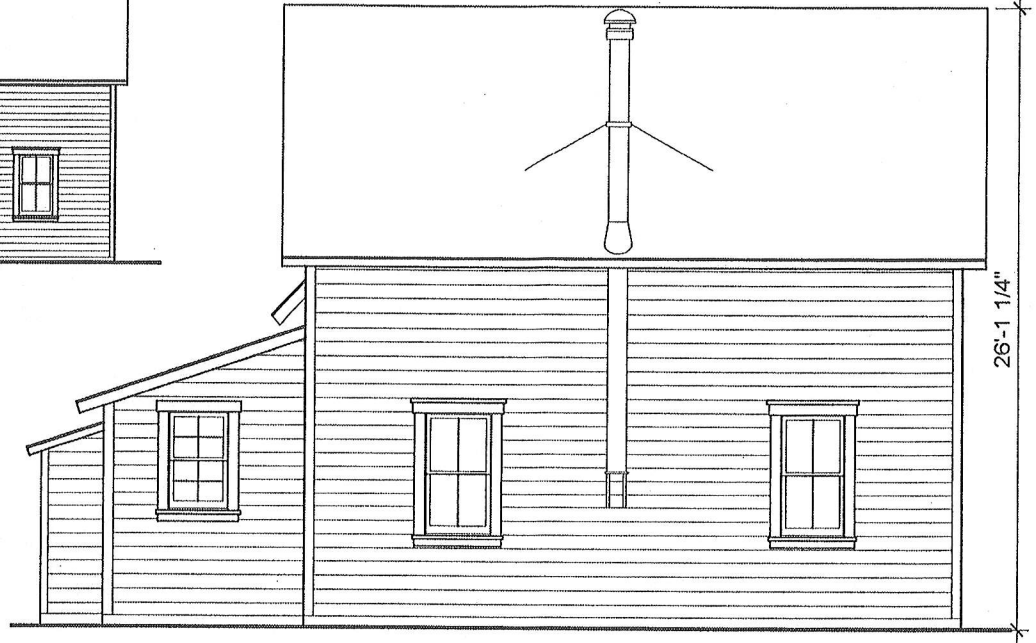
Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904





(E) WEST ELEVATION
SCALE: 1/16" = 1'-0"



(N) WEST ELEVATION
SCALE: 1/8" = 1'-0"

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JUL 06 2018

PLANNING & BUILDING SERV
FORT BRAGG CA



(N) NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NEW UTILITY CLOSET,
SIDE TO MATCH EXISTING
W/ 2x4 CORNER BOARDS

NEW 5'-0"x7'-0" FRENCH DOOR AND REDWOOD
STEP DOWN TO PATIO



(E) NORTH ELEVATION
SCALE: 1/16" = 1'-0"

A MINOR RESIDENTIAL REMODEL FOR:

JOHN CORNACCHIA
45120 CALPELLA STREET
MENDOCINO, CA 95460

A.P. # 119-231-11

NOTES:

SHEET NAME:

**PROPOSED ELEVATIONS
WEST & NORTH**

DATE: JUNE 21, 2018

SCALE: AS NOTED

DRAWN BY: KBO

JOB: CORNACCHIA

SHEET NO: **A4** of 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



JOSEPH SOUZA SILVERIA SILVIA HOUSE
45120 Calpella Street

Sverko, March 19, 1999
APN: 119-231-06
MHR: #109, Landmark No. I

This house was surveyed for the State Office of Historic Preservation by the writer in 1987. HOWEVER, there is now newer information, to AMEND that 1987 form.

DEEDS, 10/20/1877, Bk 18, Pg 455, Wm. Heeser to Jose daSoaza Silveira and J. C. Brown, \$100.00, describes this lot, 809'x80'.

DEEDS, 7/27/1878, Bk 18, pg 456, John Coelho Brown to Jose deSoaza Silveira, \$75.00, describes this same lot.

Joseph Souza Silveria-Silvia built his house shortly thereafter.

Oral History: Everett Curtis Silvia of Walnut Creek.. 1994, this home was occupied by family members throughout the years. Last survivor was Joseph Silvia.

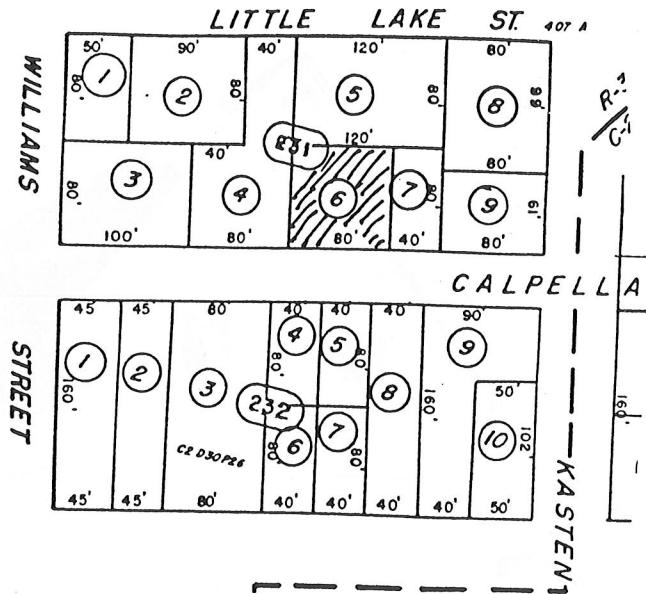
In 1950, he no longer felt capable of managing the property and evidently turned it over to his nephew, Everett Silvia. Following Joseph's demise in 1958, Everett sold the property in 1961.

The Wood Family Trust acquired this property... date unknown. Susan Wood Onstad thought it was 1971-72.

1989 House to house survey, two dwelling units, Wood family trust, both long term rentals.

MHRB: August 4, 1997, Berg, construction of a dormer on south elevation.

I believe this dormer was finally approved by MHRB, February, 1999.



MHRB AGENDA, July 28, 1997 - #97-28 (Berg)



Sverko photo - 1991

JOSEPH SOUZA SILVERIA-SILVIA House - 1877
45120 Calpella Street

Joseph Silvia purchased this lot from Wm. Heeser on Feb. 5, 1877, (the date his son A. A. "Augie" Heeser was born), and Joseph built his family home shortly thereafter.

This house is listed on Mendocino Historical Research, Inc., Inventory of Historic Structures as a Landmark No. 1, significantly historic, and was included by the writer in a 1987 survey for the State Office of Historic Preservation.

Occupied by daughter Annie, and son Joe, neither of whom ever married, in their latter years, Joe was the last survivor. In 1950, he felt incapable of looking after the property and looked to his nephew, Everett C. Silvia for assistance. Following Joe's demise in 1958, Everett offered the property for sale in 1961. It has more recently been in the hands of the Wood Family Trust.

(over)

HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____		Ser. No.	APN 119-231-06
UTM: A _____		C _____		NR	45120 CalPella Street
B _____		D _____		SHL	Loc _____

IDENTIFICATION

1. Common name: SILVIA HOUSE
2. Historic name: same
3. Street or rural address: 45120 (570) Calpella
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-231-06 MHR #109
5. Present Owner: Orlyn Wood/Wood Family Trust Address: P. O. Box 1607
City Mendocino Zip 95460 Ownership is: Public _____ Private X
6. Present Use: Dwelling Original use: Dwelling

DESCRIPTION

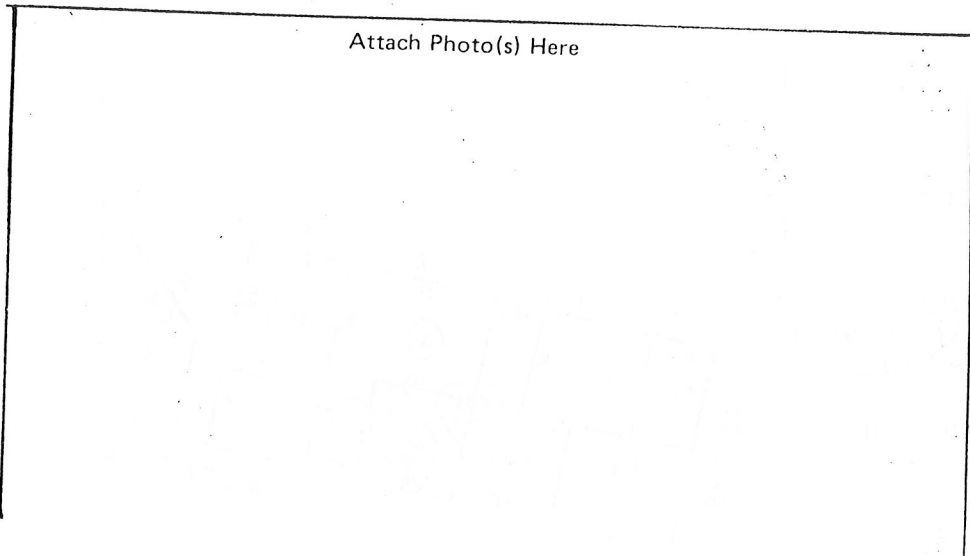
- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Approx house size, 35' x 40'

Simple gable, two story structure

Siding: Horizontal V Rustic

Roof: Composition shingle over wood shingle



Pre 1900

8. Construction date: ??
Estimated _____ Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage 80 Depth 80
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1987

13. Condition of structure: Good Fair Deteriorated No longer in existence
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other: _____
16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other: _____
17. Is the structure: On its original site? Moved? Unknown?
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Time frame of this project did not permit research to establish original creation of this lot.

Stebbins/Bear note that Portuguese names of Silvia, Silvera, Silvero, Silveria, Silveira, were changed back in the early days to more American sounding names and to facilitate mail delivery by those postmasters.

Little or no history of the Portuguese families of Mendocino has been written and additional research is badly needed.

The Wood family acquired this property in 1971-72 (Susan/Wood Onstad) The Onstad's and Mrs. Woods are local residents.

Courthouse records indicate (Bk 18, Pg 456) this property transferred from John Coelho Brown to Jose deSoazo Silveira 7/27/1878.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

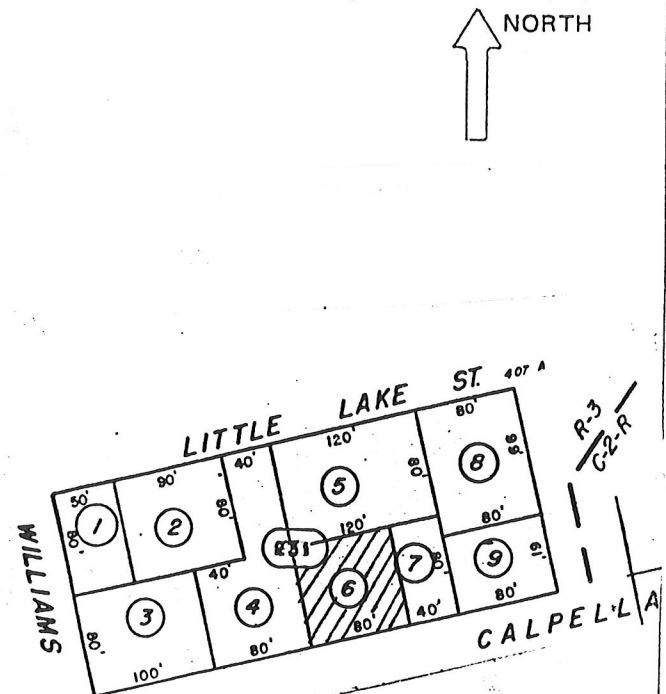
Mendocino cultural history

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Courthouse
Mendocino Hist Research, Inc.
Michael Leventhal, archi &
Kevin Fletcher

22. Date form prepared Sept. 19, 1987
By (name) Eleanor Sverko, co-ordinator
Organization County of Mendocino
Address: 10511 Wheeler St.
City Mendocino Zip 95460
Phone: 707 937-5974

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





119-231-06

Joseph Souza/Silveria Silva House

WOOD SHAKY TRUSS

Silveria APN 119-231-06 # 109
45120 CalPella Street
CALPELLA

(SUSAN WOOD-ONSTAD)

1987

SIMPLE GABLE

2 STORY

STONE HORIZONTAL V RUSTIC

ROOF COMPOSITION SHINGLE

OVER WOOD SHINGLE

CONDITION - GOOD

Mendocino Historical Review Board

c/o Planning & Building Services

153 W. Spruce St.

Fort Bragg, CA 95437

964-5379

APN 119-231-06

45120 Calpella Street

MENDOCINO HISTORICAL REVIEW BOARD

NOTICE OF PUBLIC HEARING

Monday, August 4, 1997 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 | A. Consideration of Draft
Response to Grand Jury
Report |
| | 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. 97-20 (Martin/Roman Catholic Bishop of Santa Rosa)

Installation of a handicapped access ramp at the entry to St. Anthony's Church. Signage and striping for two handicapped spaces in parking lot. Alterations to stairway and portico at entry. Installation of brick and concrete patio in front of church. Located at 10700 Lansing Street, APN 119-140-26.

New Items

B. MHRB 97-27 (Miksak/Gallery Bookshop)

(1) Installation of two-sided, wooden sign approximately 36"x18" in size with cut-out silhouette of black cat reading books and grey and white lettering on grey-green background to read "The Gallery Bookshop"; (2) Installation of individually painted wooden letters spelling "Bookwinkles" on lintel of eastern door, spanning 34"x4" total. Located at 45098 Main Street, APN 119-238-01.

C. MHRB 97-29 (Williams/Corners of the Mouth)

Installation of exterior compressor unit to be mounted on 3'x3' concrete pad with shed roof and wire enclosure on south side of previously approved walk-in cooler. Located 45015 Ukiah Street, APN 119-236-11.

D. MHRB. 97-31 (Cusick/First American Title Company)

Installation of two wooden signs to fit in upper panels at top of stairway (one facing north and one facing south). Sign dimensions 20"x34". Signs to have gold eagle, beige background, and dark blue copy reading "First American, First American Title Company of Mendocino County". Located at 45098 Main Street, APN 119-238-01.

E. MHRB 97-25 (Levin)

Installation of 1) new sign on existing sign post reading "C.O. Packard House Bed & Breakfast" being no taller than 8' tall including finials. Colors will match the new colors on the house. Sign to measure 2'x3' plus vacancy sign measuring 15"x6"; 2) brick over existing concrete pathway from front gate to front steps and to back deck; 3) repaint house and apartment units with very light yellow paneling, white window trim and gray eyebrow trim; 4) construct high white picket fence; 5) add three roof vents for waste lines of 2", 3" and 1 1/2" each; 6) add approximately 14"x14" vent cap for cook stove, painted to blend in with siding on the house; 7) remove steel chimney from first apartment on Kasten Street side; 8) remove brick chimney from kitchen (east side); 9) replace window in kitchen with a double hung wooden window measuring 33"x52"; 10) replace laundry room door with 6-light on top half, solid bottom, same size 36"x6'8"; 11) replace first Kasten Street door with another solid 4-panel door-same size 36"x6'8"; 12) remove second door (30" aluminum screen) off Kasten Street and fill with matching shiplap siding and paint. Existing door measures 6'8"x30"; 13) add two triangular redwood gable vents measuring 24" at the widest point and 19" from top to bottom on North and East elevations. Located at 45170 Little Lake Street, APN 119-160-07.

F. MHRB 97-30 (Wells)

Construction of a 700 square foot, second story addition to an existing single story cottage, and expand an existing gravel parking area on the Albion Street side of the John Dougherty House. The structure is presently 16'2" high, and would be 27'10" high after construction. Located at 45111 Ukiah Street, APN 119-235-09.

G. MHRB 97-28 (Berg)

Construction of a dormer on south elevation. Window size, trim, dormer siding and roof to match existing. Replace small fixed round window on east elevation with operable configuration. Located at 45120 Calpella Street, APN 119-231-06.

10/20/1877, Bk 18, Pg 455, 119-231-06, 45120 Calpella St.
Wm. Heeser to Jose daSoaza Silveira & J. C. Brown, \$100.00, rec'd 7/30/1878

POB: 200" N from N line of Ukiah St. and 120' W of the W line of Kasten St
Then W on N line of Calpella St, 80'
Then N, 80', Then E, 80', Then S, 80' to POB.

Silveria

said County and State of the second part withereth, that said party of the first part for and in consideration of one hundred dollars to him paid by said parties of the second part, the receipt whereof is hereby acknowledged, does hereby grant and convey unto said parties of the second part and to their heirs and assigns forever that certain piece or parcel of land situated in the town or village of Mendocino north of the Bay at the mouth of Big river in said County and state, which is bounded and described as follows to-wit: Beginning at a point distant two hundred (200) feet northly from the northern line of Ukiah Street as laid out on the map and described in the field notes of the survey of said town now on file or of record in the office of the Recorder of said County, and said point of beginning being distant one hundred and twenty (120) feet westly from the continuation in a straight line northly of the western line of Kasten street as laid out on said map, and described in said field notes, thence from said point of beginning running westly on northly line of Calpella street (it being forty (40) feet wide and parallel with Ukiah street) eighty (80) feet, thence northly at right angles with Ukiah Street eighty (80) feet, thence eastly and parallel with Ukiah Street eighty (80) feet and thence southly and at right angles with Ukiah Street eighty (80) to the point of beginning, In Witness Whereof said party of the first part has hereunto set his hand and seal

State of California)
County of Mendocino) Wm Heeser, (Seal)

On this 20th day of October ad 1877 before me Augustus Heeser a Justice of the Peace in and for Big River Township in said County and State personally appeared William Heeser known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same,

At Heeser, Justice of the Peace cited for said Township.
Recorded at request of Wm Heeser, July 30, 1878 at 40 min past 8 a.m.


Paul W. Day, Recorder.

7/27/1878, Bk 18, Pg 456, 119-231-06, 45120 Calpella St
John Coelho Brown to Jose deSoaza Silveira, \$75.00, rec'd 7/31/1878

POB: 200' N from N line of Ukiah St. and 120' west from west line of Kasten Street,
Thence running west on north line of Calpella St., 80'
Then north 80'
Then Easterly 80' and
Then southerly 80' to POB.

follows to-wit: Beginning at a point distant two hundred (200) feet northerly
from the northern line of Ukiah Street as laid out on the map and described in the
field notes of the survey of said town now on file or of record in the office of
the Recorder of said County) and said point of beginning being distant one hundred
and twenty (120) feet westerly from the continuation in a straight line northerly
of the western line of Kasten Street as laid out on said map and described in
said field notes. thence from said point of beginning, running westerly on north-
erly line of Calpella Street it being forty (40) feet wide and parallel to Ukiah Street
eighty (80) feet, thence northerly at right angles with Ukiah Street eighty (80) feet
thence easterly and parallel with Ukiah Street eighty (80) feet and thence southerly
and at right angles with Ukiah Street eighty (80) feet to the point of beginning.

In Witness whereof said party of the first part has hereunto set his hand and seal.

Witness to mark
C. W. Deuelow
John Coelho ^{his} x Brown. 
_{mark}

State of California
County of Mendocino
William Hesser a Notary Public in and for said County, personally appeared
John Coelho Brown known to me to be the person whose name is subscribed
to the within instrument and acknowledged to me that he executed the same.

W^m Hesser. Notary Public.

Recorded at request of W^m Hesser July 30 1878 at 41 min past 8 am.
Paul W. Day. Recorder.