



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 7, 2020

**PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, July 20, 2020 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

CASE#: MHRB_2020-0001

DATE FILED: 1/3/2020

OWNER/APPLICANT: ROBERT & CAROL DOMINY

AGENT: AUM CONSTRUCTION INC

REQUEST: Mendocino Historical Review Board permit request to install exterior lighting, install ground-mounted and roof-mounted solar, extend cement walkway and install brick patio, and construct a 6-foot by 8-foot wire mesh enclosure and fencing. Note: This location is listed in the Appendix I of the Mendocino Town Plan as a Category IIb Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44855 Pine St, Mendocino (APN: 119-150-27)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by July 19, 2020 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379 or 964-5379^[JA1], Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**JULY 20, 2020
MHRB_2020-0001**

OWNER/ APPLICANT: ROBERT & CAROL DOMINY
PO BOX 304
GLENCOE, CA 95232

AGENT: AUM CONSTRUCTION INC
PO BOX 1033
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Mendocino Historical Review Board permit request to install exterior lighting, install ground-mounted and roof-mounted solar, extend cement walkway and install brick patio, and construct a 6-foot by 8-foot wire mesh enclosure and fencing. Note: This location is listed in the Appendix I of the Mendocino Town Plan as a Category IIb Historic Resource.

STREET ADDRESS: 44855 Pine St, Mendocino (APN 119-150-27).

PARCEL SIZE: 0.37 ACRES

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

HISTORIC STRUCTURES: On Site: Dwelling, Category IIb
North: Dwelling, Category IIa
South: Evergreen Cemetery, Historic Site
East: None
West: Packard Gibbs House, Category I
JD Johnson Rental, Category I

PAST MHRB PERMITS: No MHRB permits on record.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. MCC Section 20.760.050(A)(5) sidewalks and (6) lighting.

APPLICABLE SECTIONS OF MHRB GUIDELINES: Page 9, Fences and walls. Page 9, Sidewalks and Driveways. Page 12, Solar and Wind Devices.

- | | |
|---------------------------------------------------|------------------------|
| ✓ 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 | ✓ Solar & Wind Devices |

OTHER NOTABLE RESOURCES: Exterior Paint Colors in Town of Mendocino Policy dated February 3, 2020, identifies colors previously authorized by the Review Board.

MHRB recommendation to adopt Chapter 14 "Solar Technology," from the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings (See <https://www.nps.gov/tps/standards/rehabilitation/guidelines/solar-technology.htm>).

Mendocino Town Plan Policy CNS-13 "The installation of solar energy systems in the Town shall be consistent with the Mendocino Town LCP, the Mendocino Historic Review Board Design Guidelines, and applicable State law. Photovoltaic systems that are integrated into and harmonious with building design and construction, or generally not visible from public streets or designated open space, shall be preferred."

PROJECT DESCRIPTION: Paint the exterior "Man on the Moon (OC-106)" and paint the trim "Lafayette Green (HC-135)." Add exterior lighting, as shown on the plans, including path lighting in the front yard. Install a 2500-gallon water-storage tank above ground. Construct a 6-foot by 8-foot wire mesh enclosure. Install an interior propane fireplace with new roof penetration. Construct fencing, new front yard entry, new rear yard brick patio, and extend concrete path to Pine Street. Install solar panels on the roof of the garage and install a ground-mounted solar panel array in the backyard. Construct a new covered patio. Add stairs to an existing deck. Install a generator behind the garage. Replace exterior doors with new wood doors. Replace garage door with new wood "carriage style" garage door. Construct an arbor in the front yard, near Pine Street.

STAFF NOTES: 1. Fencing and arbor: Pursuant with MCC Section 20.760.050(4), "Fences should be of wood, iron or plant materials. Retaining walls should be of dry stone, stone masonry or wood." Fencing is proposed between the house and Pine Street. A new arbor would be constructed near Pine Street. Gates are shown on the site plans. All fences and exterior dividing walls require approval pursuant to MCC Section 20.760.030(D). Any construction related to landscaping in excess of 6-feet in height requires approval pursuant to MCC Section 20.760.030(K); see also, MCC Section 20.760.050(11).

2. Paving, sidewalks, patios: The applicant requests to extend an existing cement pathway and to construct a new brick patio. Also proposed are stairs to existing decking. Walkways and driveways require approval pursuant to MCC Section 20.760.030(E).

3. Exterior lighting: Proposed are down shielded lamps that would be adjacent to doors and/or stairs (See Sheet A401 for detail of exterior sconce). An exterior porch light is proposed (See sheet A401). Proposed for the front yard are pathway lamps 15.8 inches tall, the color is aged bronze, and the light is shielded by a 4.8 diameter shade (Product # Malibu 8308-9103-01). Any outdoor lighting requires approval pursuant to MCC Section 20.760.030(G). See recommended condition #7 regarding exterior lighting.

4. Exterior Colors: The colors proposed, "Man on the Moon" and "Lafayette Green," are colors previously authorized by the Review Board (See December 2, 2019 Memorandum). See recommended condition #8 regarding proposed exterior colors.

5. Doors: Proposed is a replacement garage door and replacement side door to the garage. See recommended condition #9 regarding proposed doors.

6. Mechanical equipment: A generator behind the garage is proposed. A new propane tank is proposed. A solar array mounted to the garage roof is proposed and another ground-mounted solar array is proposed. In regards to the proposed solar panels, the Review Board action could include recommendations for the installation and location of the panels.

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

(A) Pursuant with MCC Sec. 20.760.065(A), the proposed renovations and alterations to the existing historic resource are sensitive to the local historic district architecture and land use. The exterior appearance and design of the proposed doors, lighting, decking, pathways, and patios would harmonize with the exterior appearance and design of structures within the District.

- (B) Pursuant with MCC Sec. 20.760.065(B), the appearance of the proposed doors, lighting, decking, pathways, and patios would not detract from the appearance of other property within the District.
- (C) Pursuant with MCC Sec. 20.760.065(C), the proposed alterations would not 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 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 2020-0001 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 2020-0001 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2020-0001 (attached to or printed on the plans submitted).
7. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries.
8. Exterior colors shall be "Man on the Moon" and "Lafayette Green." (Exterior Paint Colors in Town of Mendocino Policy dated February 3, 2020 may allow the property owner to use other exterior colors.)
9. All new or replaced exterior doors and window frames shall be made from wood. New or replacement exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels.

ATTACHMENTS:

- A. Application
- B. Memo RE: Solar Guidelines

STAFF REPORT FOR MHRB PERMIT

**MHRB_2020-0001
MHRB-4**

C. Sverko historical information for APN 119-150-27

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.

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB-2020-0001</u></p> <p>Date Filed <u>1/3/2020</u></p> <p>Fee \$ <u>\$ 718.78</u></p> <p>Receipt No. <u>PRS-032533</u></p> <p>Received by <u>Vandy</u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant Bob + Carol Dominy	Name of Property Owner(s) Bob Dominy Carol Dominy	Name of Agent Aum Construction Inc. CO: Sunny Chancellor
Mailing Address PoBox 1968 Mendocino, CA 95460	Mailing Address PoBox 1968 Mendocino, CA 95460	Mailing Address PoBox 1033 Mendocino, CA 95460
Telephone Number 925-577-4808	Telephone Number 925-577-4808	Telephone Number 707-937-3624
Assessor's Parcel Number(s) 119-15-027-00		
Parcel Size <u>0.37</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project 44855 Pine St., Mendocino, CA 95460	

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.

* Demolition - N/A

* New Signs - N/A

* Existing Signs - N/A

* Exterior Painting - Existing Colors: Base, Light Yellow - Trim, White

Proposed Colors: Base, Man on the Moon,
Benjamin Moore Off White Collection, OC-106
Trim, White, Benjamin Moore Historical Collection
Mullions, Lafayette Green
Benjamin Moore Historical Collection, HC-135

* Exterior Lighting - All Indicated on Plans

Visual Reference on Sheet A401

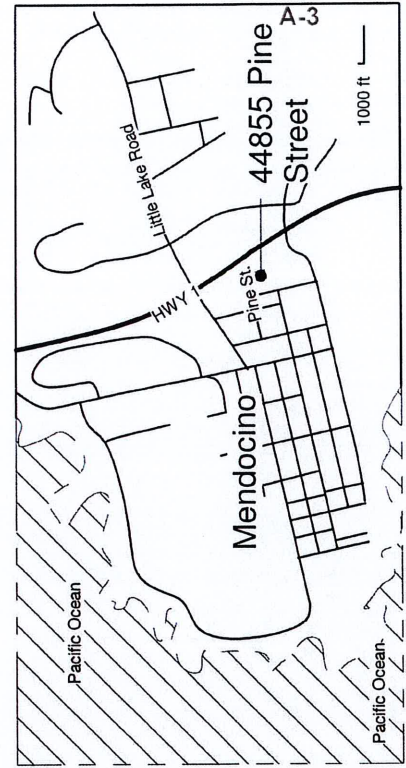
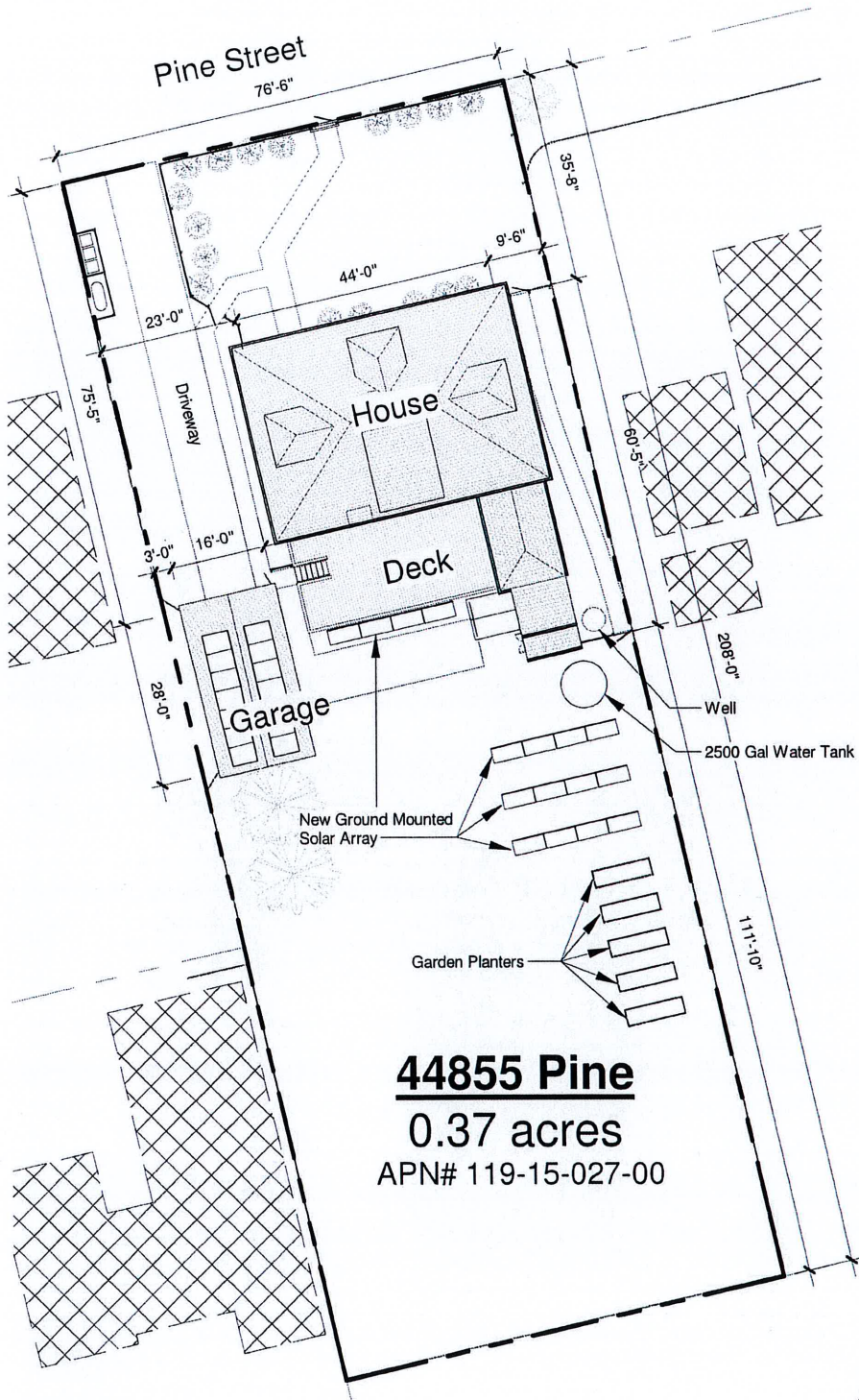
* New Construction - New 6'x8' Wire Mesh Covered Cat Area. New Propane Fireplace on L2 of House, with new Roof Penetration. New Fencing throughout to create dog friendly zones. New Front Yard Entry Walkway. New Rear yard Brick Patio. New 10kw Solar system, ground mounted and mounted to Garage roof.

* Walkways - Existing Concrete Path to remain. New 4' wide Concrete Path to connect street to Existing Path

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? 3,540 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1,854 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? N/A sq. ft.

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



Trim:
Benjamin Moor Lafayette Green HC-135



Exterior base:
Benjamin Moor Over the Mood OC-106



44855 Pine
0.37 acres
APN# 119-15-027-00



1 Site - 8.5x11
1" = 30'-0"



AUM CONSTRUCTION INC.
General Contractor Lic. # 817115
www.aumconstruction.com

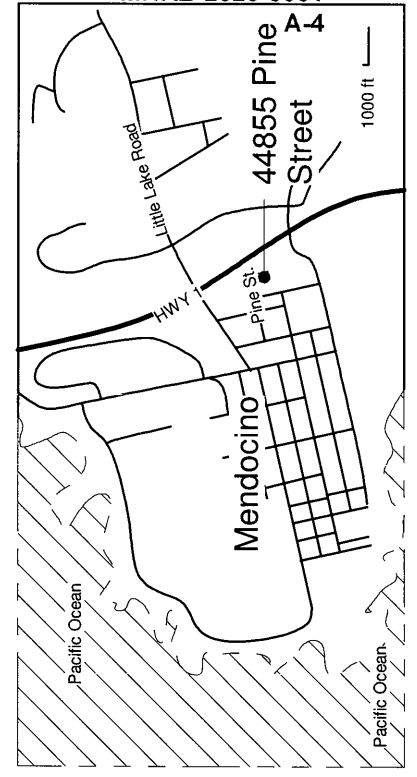
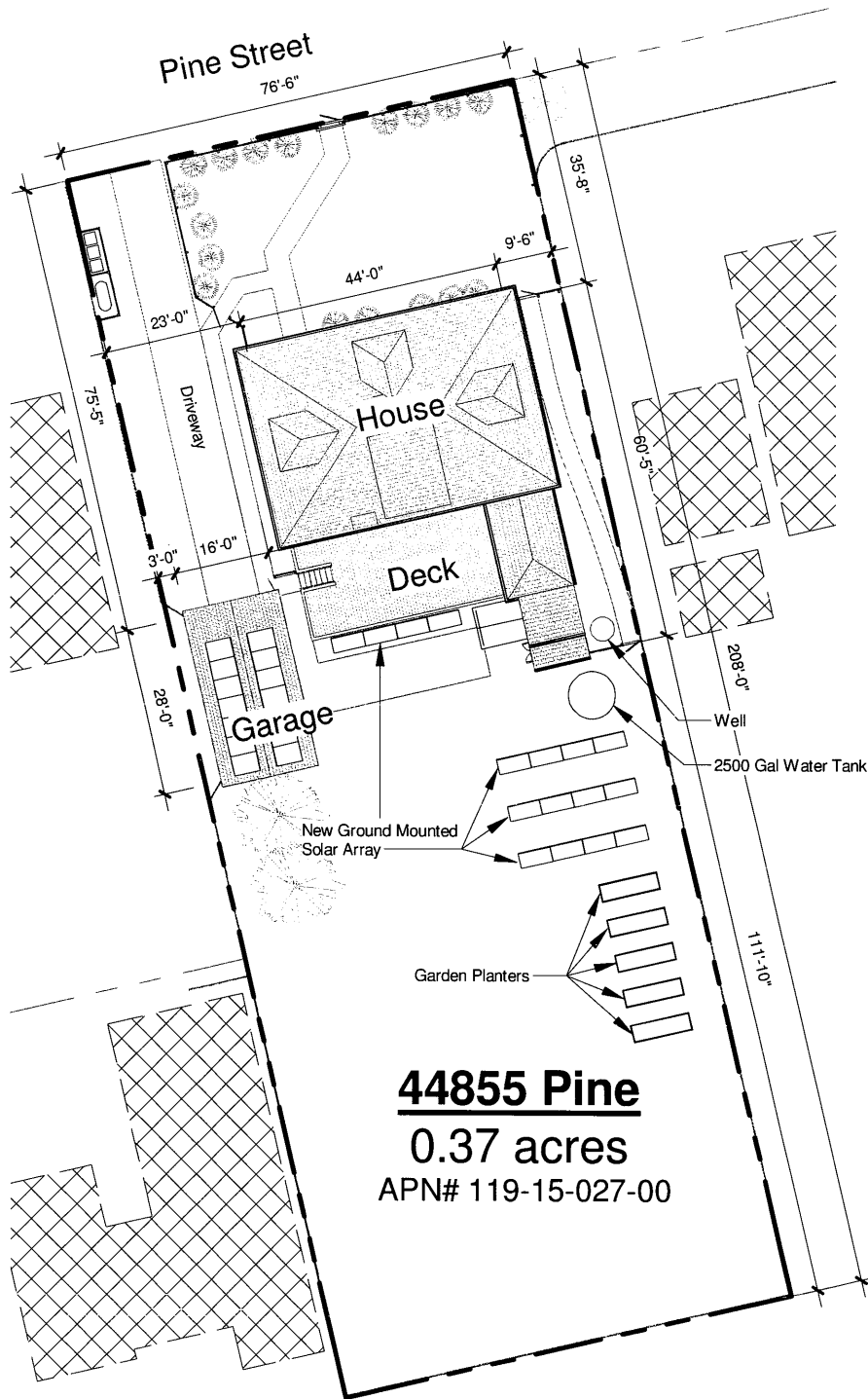
Carol & Robert
Dominy
Dominy MHRB

8.5x11 Plot Plan

Date:	01/02/2020	APN# 119-15-027-00	A001b
Drawn by:	SLLC	Scale:	As indicated

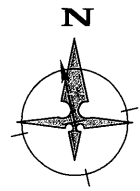
STAFF REPORT FOR MHRB - ATTACHMENT A

MHRB 2020-0001



44855 Pine
 0.37 acres
 APN# 119-15-027-00

1 Site - 8.5x11
 1" = 30'-0"

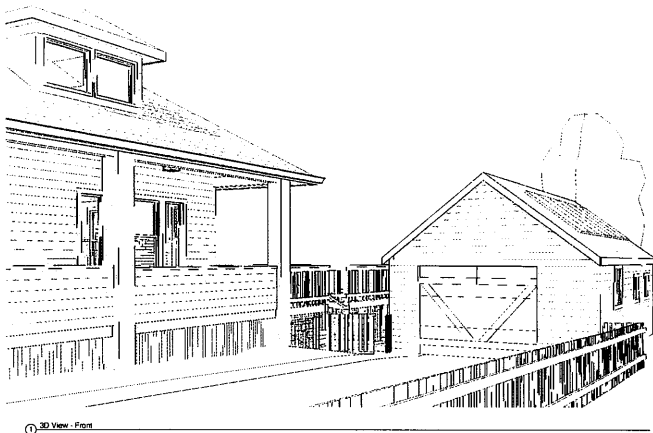


AUM CONSTRUCTION INC.
 General Contractor Lic. # 817115
 www.aumconstruction.com
 PBS Received 1-3-2020

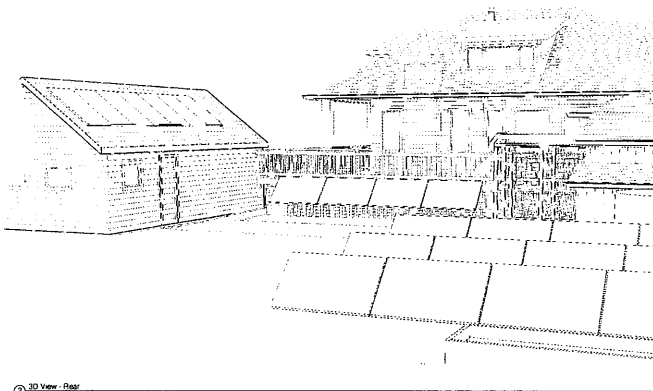
Carol & Robert
 Dominy
 Dominy MHRB

8.5x11 Plot Plan

Date:	01/02/2020	A001b
Drawn by:	APN 119-150-27 SLLC	Scale: As indicated



1 3D View - Front



2 3D View - Rear

PROJECT INFO

Project Address:
44855 Pine Street
Mendocino, CA
95460
AP# 119-150-27-00

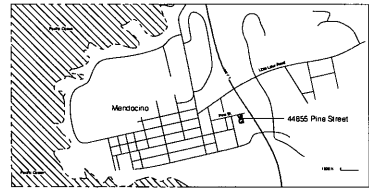
Owner:
Carol and Robert Dominy
P.O. Box 1926
Mendocino, CA
95460

Designer:
AUM Construction Inc.
P.O. Box 1033
Mendocino, CA
95460

Contractor:
AUM Construction Inc.
Jeff 817115, Class B
P.O. Box 1033
Mendocino, CA
95460

Scope of Work:
Replace Garage Roof to Match House.
Replace Garage Door and Main Door.
Repair Garage to Match House. Install
New Rear Framer and Battery System and
RV Charge Outlet. Build new Covered Cat
Patio area. Install New Pressure Treated
on Second Floor with new Plus Roof
Penetration.

VICINITY MAP



SHEET LIST

Sheet Number	Sheet Name
A000	Cover Sheet
A001	Site
A002	Landscape Plans
A101	Garage - Plans
A102	House Plans
A201	Garage - Elevations
A202	House Elevations
A401	Landscape Details

AREAS

Area Schedule (Gross Building)		
Name	Area	Comments
Garage	453 SF	Single Level Slab
Existing Deck	813 SF	Reused Wood
House Footprint	1400 SF	2-Story Structure
Patio	637 SF	New Block
Grand total	3297 SF	

BUILDING CODE

All work must conform to:

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Electrical Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Energy Efficiency Code

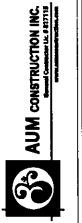
Mendocino Town Zoning Compliance

- All Exterior work to conform with Division III of Title 20 of Mendocino County Code, Chapter 20.780
- Exterior Elevations W/ No Change
- New Roof will Match Existing
- Report to Match Existing

Best Management Practices

- Avoid rain events, schedule work to occur between April 1 and October 1. If work is required between October 1 and April 1 (the rainy season), install appropriate BMPs and perform required pre construction inspection.
- Make sure that nearby storm drains are well marked to minimize the chance of inadvertent disposal of residual paints and other liquids.
- Maintain good housekeeping practices while work is underway.
- Keep the work site clean and orderly. Remove debris in a timely fashion.
- Divide the area.
- Cover materials of particular concern that must be left outside, particularly during the rainy season.
- Do not dump waste liquids down the storm drain.
- Dispose of wash water, sweepings, and sediments properly.
- Store materials properly that are normally used in repair and remodeling such as paints and solvents.
- Sweep out the gutter or wash the gutter and trap the particles at the outlet of the downspout.
- If when repairing roofs, small particles have accumulated in the gutter. A sock or plastic bag placed over the outlet may effectively trap the materials.
- Properly store and dispose of waste materials generated from construction activities.
- Clear the area in the immediate vicinity of the construction activity after it is completed, making sure no construction vehicles enter the storm drain system.

- When painting activities are included the following BMPs are recommended:
 - Enclose painting operations consistent with local air quality regulations and OSHA, County of Mendocino - Construction Best Management Practices (BMPs) for over the counter building permits.
 - Transport paint and materials to and from job sites in containers with secure lids and tied down to the transport vehicle.
 - Test and inspect spray equipment prior to starting to paint. Tighten all hoses and connections and do not refill paint containers.
 - Wipe paint cans before using so that any spill will not be exposed to sun. Do so even during dry weather because cleanup of a spill will never be 100% effective.
 - Do not transfer or load paint near storm drain inlets.
 - Cover or enclose parking operations properly to avoid drift.
 - Clean the application equipment in a sink that is connected to the sanitary sewer if using water based paints.
 - Recycle all cleanup water and dispose of properly.
 - Recycle paint when possible. Dispose of paint at an appropriate household hazardous waste facility.
 - Dispose of paints containing lead or tributyl tin and considered a hazardous waste properly.
 - Store leftover paints if they are to be kept for the next job properly, or dispose properly.



CONTRACTORS:

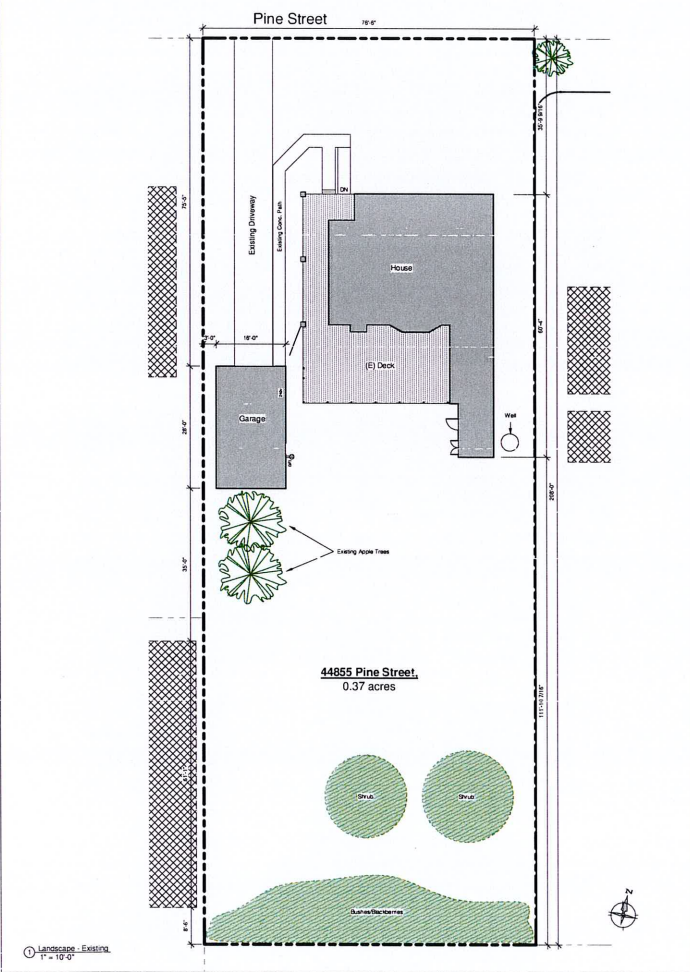
Carol & Robert Dominy
Dominy MHRB
44855 Pine Street, Mendocino, CA 95460

APN # 119-150-27-00
DATE: 01/02/2020
DRAWN BY: SLIC

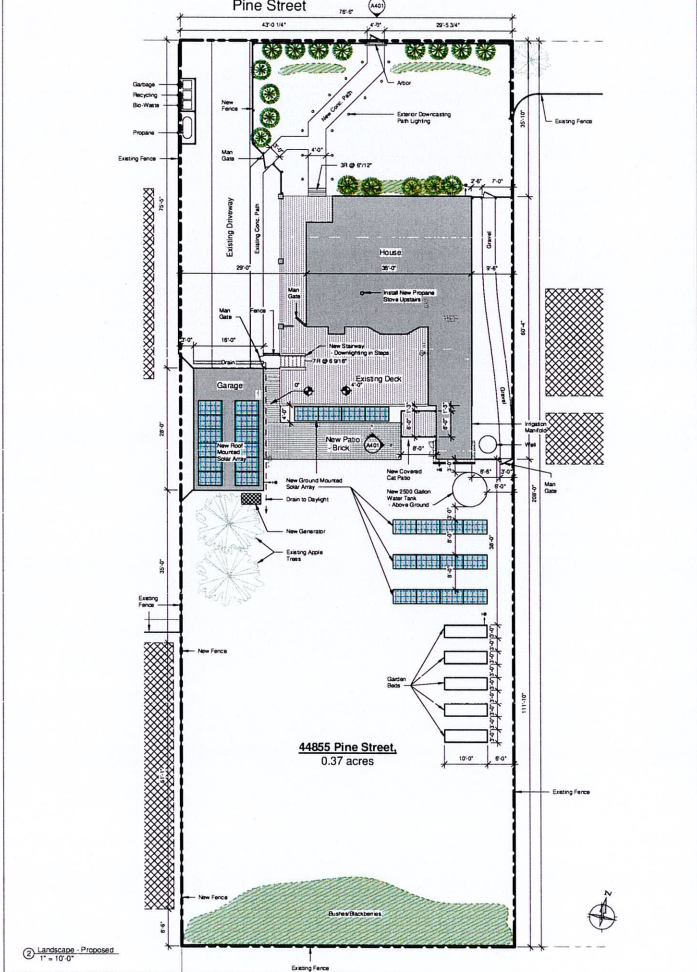
A000

SCALE: 3/4" = 1'-0"

Cover Sheet



PBS Received 1-3-2020



AUM CONSTRUCTION INC.
General Contractors, LLC & DBTLLC
10000 S. 10th Street, Suite 100, Phoenix, AZ 85042

CONTRACTORS:

NO.	DATE	DESCRIPTION

REVISIONS:

Carol & Robert Dominy
Dominy MHRB
44855 Pine Street, Mendocino, CA 95460

APN #: 119-150-27-00
DATE: TBD
DRAWN BY: SLIC

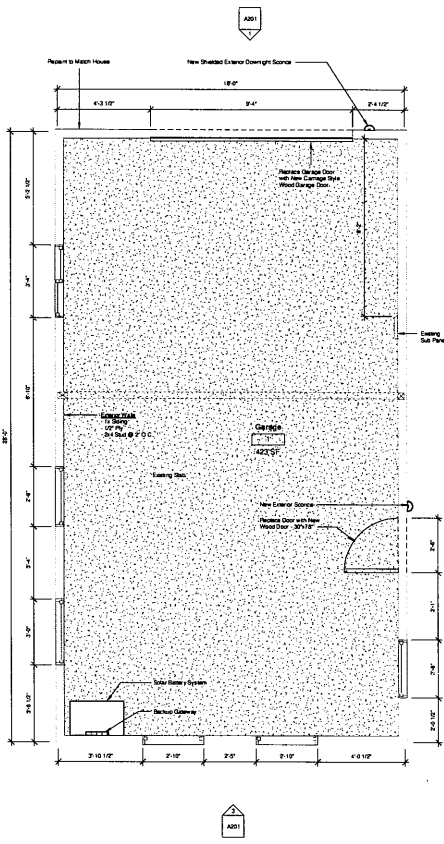
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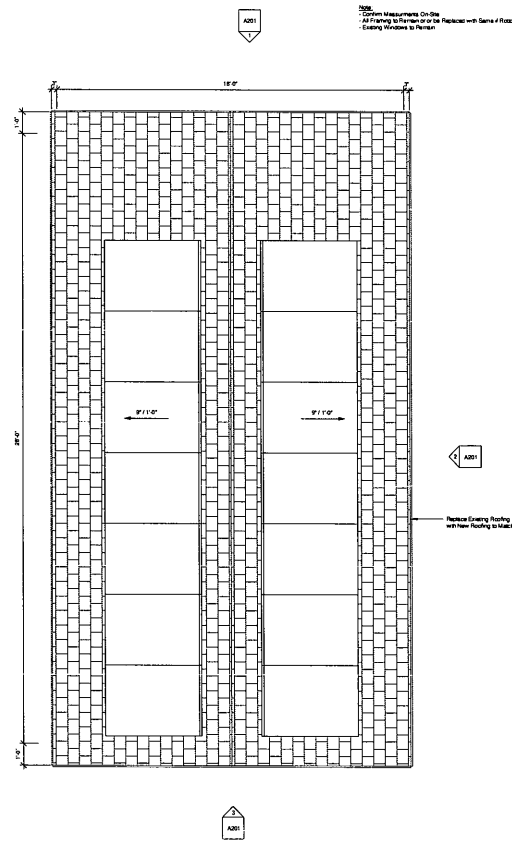
Landscape Plans

1/22/2020 11:20:29 AM

APN 119-150-27



Garage
1/2" = 1'-0"



Garage Roof
1/2" = 1'-0"

Note:
- Confirm Measurements On Site
- All Framing to Remain or to be Replaced with Same or Better Components
- Existing Windows to Remain



CONTRACTORS:

NO.	DATE	DESCRIPTION

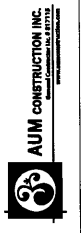
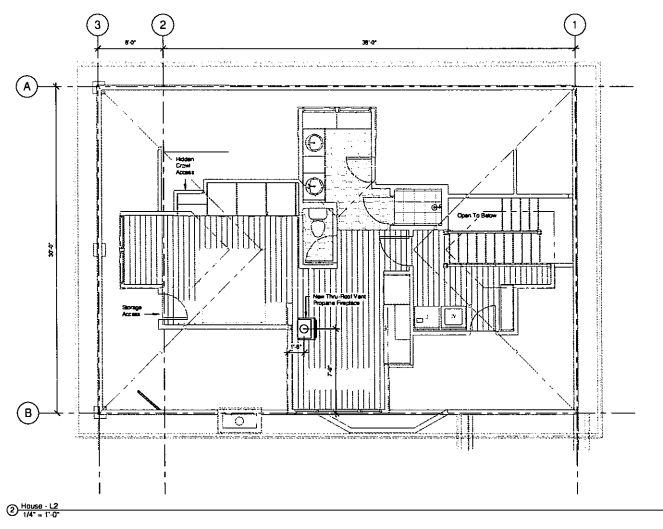
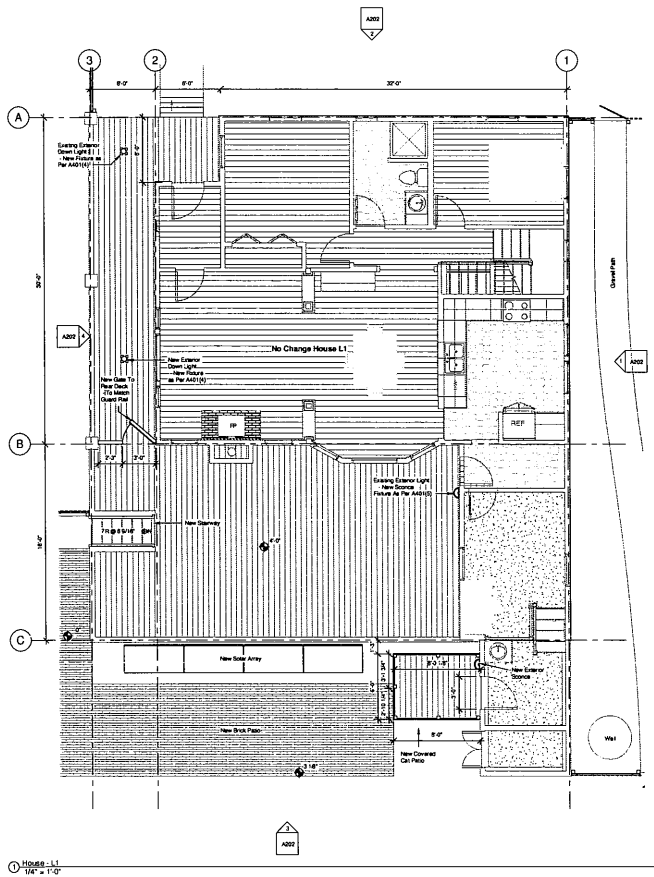
Carol & Robert Dominy
Dominy MHRB
44855 Pine Street, Menlo Park, CA 94020

APN # 119-150-27-00
DATE: 01/02/2020
DRAWN BY: SLUC

A101
SCALE: 1/2" = 1'-0"

Garage - Plans

1/2/2020 11:20:29 AM



CONTRACTORS:

NO.	DATE	REVISIONS

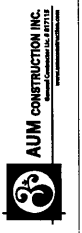
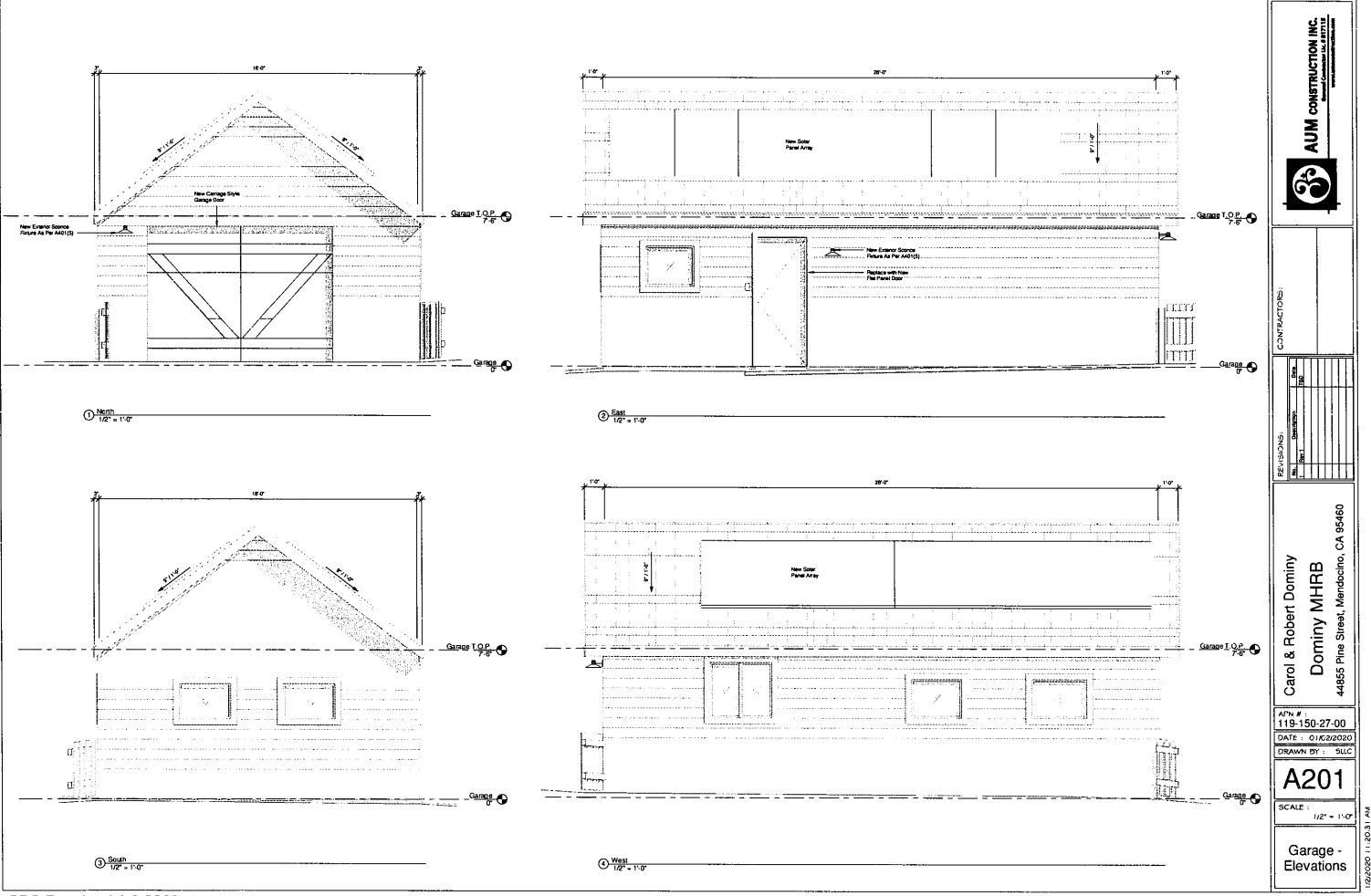
Carol & Robert Dominy
 Dominy MHRB
 44855 Pine Street, Mendocino, CA 95460

APN #: 119-150-27-00
 DATE: 01/02/2020
 DRAWN BY: SLIC

A102
 SCALE: 1/4" = 1'-0"

House Plans

1/26/2020 11:20:30 AM

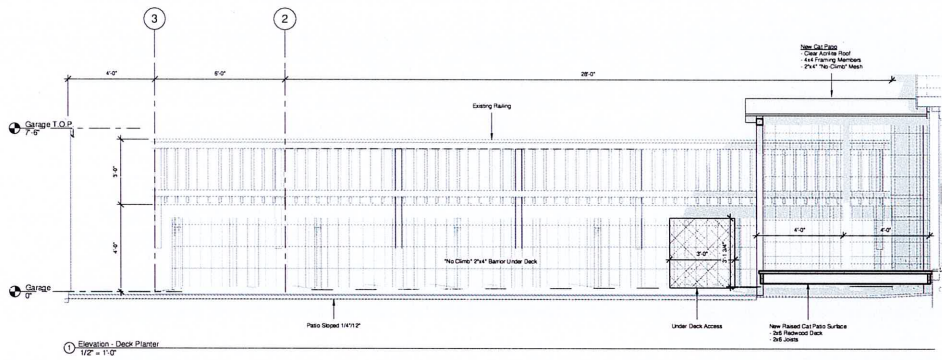


CONTRACTORS:

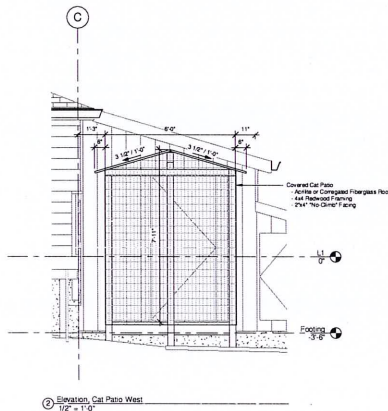
NO.	DATE	DESCRIPTION

Carol & Robert Dominy
 Dominy MHRB
 44855 Pine Street, Menlo Park, CA 94025

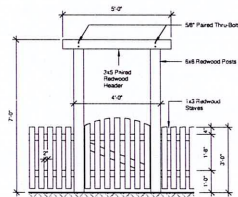
APN # 119-150-27-00
 DATE: 01/02/2020
 DRAWN BY: SLIC
A201
 SCALE: 1/2" = 1'-0"
 Garage - Elevations



1 Elevation - Deck Planer
1/2" = 1'-0"



2 Elevation - Cat Patio West
1/2" = 1'-0"



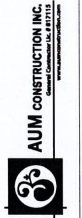
3 Alter Elevation
1/2" = 1'-0"



4 Exterior Porch Light
1/2" = 1'-0"



5 Exterior Sconce
1/2" = 1'-0"



CONTRACTORS

NO.	DATE	DESCRIPTION

Carol & Robert Dominy
Dominy MHRB
44855 Pina Street, Mendocino, CA 95460

APN # 119-150-27-00
DATE: TBD
DRAWN BY: SLUC

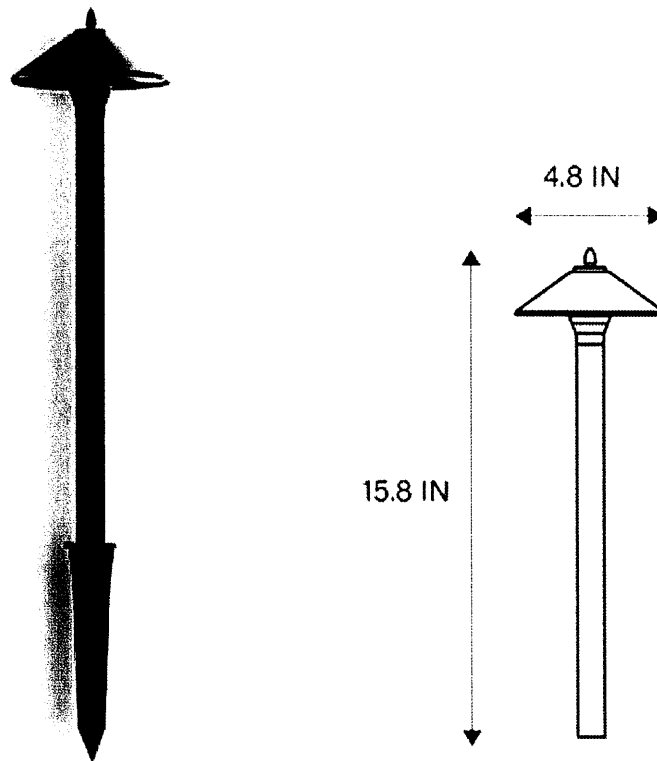
A401

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

Landscape Details

1/26/2020 11:40:33 AM

Malibu 8308-9103-01 Decorative Pathway Landscape Lights, Low Voltage Pro Path
Yard Lights for Garden Landscape, Aged Brass by Malibu





COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

MEMORANDUM

DATE: JULY 20, 2020
TO: MENDOCINO HISTORICAL REVIEW BOARD MEMBERS
FROM: JULIANA CHERRY, MHRB SECRETARY
SUBJECT: MHRB 2020-00001 DOMINY and SOLAR GUIDELINES

Project: The property owner proposes to install solar on the roof of an existing garage and, in the backyard, install a ground mounted solar array. The proposed solar installation satisfies the solar guidelines published in Chapter 14 "Solar Technology," as the design would have a nominal offset from the garage roof and it would be installed in areas where views of the garage roof and back yard are limited by other structures. The locations are minimally visible from the public right of way.

Guidelines: There have been few opportunities for the Review Board to meet and confer with applicants regarding their desire to install solar in Town (e.g. MHRB 2016-05 St John and MHRB_2019-10 Barrett), but the Review Board has been proactive regarding solar. On May 22, 2015, MHRB Secretary Kinser prepared the following information about solar energy installations and Review Board authority:

The Review Board's approval authority for projects in the historic preservation district is delegated state authority, it may exercise its review, but that review must comply with Solar Act limitations. The Review Board may not place restrictions on solar energy installations that either significantly raise the cost or lower the efficiency of installation or use of the system.

The Solar Act expressly states that one of these unreasonable barriers is design review for aesthetic purposes. It expressly seeks to eliminate "time-consuming processes that frequently result in the denial of project approval due solely to aesthetic concerns."

Therefore, it is our suggestion that the Review Board develop guidelines for these installations and an expedited "meet and confer" process with applicants if there are issues that require modifications. We believe the Review Board could arguably develop its own recommendations for installation of solar energy systems on historic buildings that preserve, and not radically change or damage, the character-defining materials or features of a structure.

Federal law does not provide the Review Board with authority to deny an application to install a solar energy system on a building located within the Historic District.

And on October 5, 2015, following several meetings discussing solar guidelines, a motion from Review Board Member Lamb unanimously passed. Board Member Lamb noted the numerous noticed public meeting discussions, direction from County Counsel, input from the public, and input from by the members of the Mendocino Historical Review Board and moved that the Mendocino Historical Review Board recommend to the Mendocino County Planning Commission a revision to the *1987 Historical Review Board Design Guidelines* page 12 "Solar and Wind Devices" to include the addition of solar guidelines published in Chapter 14 "Solar Technology," from the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings; and that the Mendocino Historical Review Board further recommend, the Mendocino County Planning Commission state their support to the Board of Supervisors regarding (1) the addition of the national solar installation guidelines to the Mendocino Historical Review Board Design Guidelines (1987) and (2) the December 1, 2014 MHRB adopted Solar Panel Guidelines.

Per Eleanor F. Sverko Oct. 29, 1997

APN: 119-150-27
MHR: E-42, IIB
44855 Pine Street**SUSIE WALBRIDGE HOUSE**

The Beacon noted among new homes built in 1914, was one for D. R. Davis, bungalow, Mission architecture, east of Lansing Street. D. R. Davis was married to Berniece Brown, daughter of H. H. Brown, who owned Parcel No. 119-150-28.

11/7/1921: Dennis R. Davis to A. P. Kundert, County Deeds, Bk 166, pg 486. "Annie Gordon" house previously conveyed by Henry Brown to Bernice Brown, 9/23/1914, Bk 141, Pg 18.

8/11/1922, H. H. Brown released mortgage to A. P. Kundert, County Mortgages, Bk 91, pg 43.

7/17/1922, Mortgage recorded, A. P. Kundert to Harry Boos, \$600, 3 yrs at 7%. (Mrs. Kundert later married Simon Boos and they lived in Dougherty House.)

6/17/1922, property was redeemed from State Controller for unpaid taxes of \$28.36 by Mrs. Edna Kundert. Bounded on north by Pine St., on south by cemetery, on west by J. D. Johnson, on east by H. H. Brown. (Beacon, 7/14/1923)

Nov. 2, 1929, Mrs. Annie Gordon deeded two properties in this vicinity to her two daughters, one to Mamie (Gordon) Mendosa and one to Mrs. Susie (Gordon) Walbridge, both DATED 7/24/1924. NOT YET RESEARCHED.

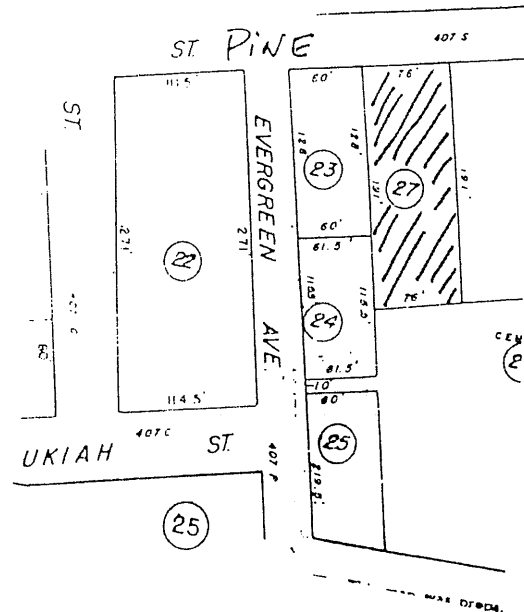
Beacon 11/4/1933: Homes rented to CCC Camp families, Kundert home to R. W. Book and family.

9/24/1938: Mr. Dixon, Sr., and miss Jeanette Dixon of Seattle are in Mendocino to make their home with Gordon Dixon who has taken the Kundert residence on Pine Street.

When did Mrs. Susie Walbridge and husband move into this house???

Check Kelley House files .. Mrs. Walbridge died 1986? 1987?

C. R. Walbridge also owned property on west Pine Street, see Jack & Rich Lemos.



*Parcel File
119-150-27*

MENDOCINO BEACON

MENDOCINO, MENDOCINO CO., CALIF., SATURDAY, NOVEMBER 2, 1929

WE ENJOY HALLOWEEN PARTY

entertained her junior Presbyterian Sunday day evening with a party. The games and from that time the young guests were a Virginia reel, for-games and all the light the hearts of attention fortune telling on old lady witch, masked and the pi-ss ladies, Spaniards, and Halloween pretty sight in the which was decorated black paper garlands witches, pumpkins ed around. A prize costume was award-who was dressed in a nge and black ballet Bishop received the niest costume, she be-a jaunty Halloween Philbrick and Jean ived prizes at the the best speeches of ose who attended the ene Mallory, Marie lee, Jean Rustin, Ger-Marjorie Philbrick, Rosalie Swanson, Mae Bishop and

ENDEAVOR PARTY

of the Christian En-Presbyterian Church business meeting last after the regular ses-sion of giving a t up. All members of this Friday would at thus making the n affair. Each mem-ave to invite one per-ent committees for Refreshments, Miss Philbrick and Thelma nment and decoration Irene Granskog, Jane Nichols and Frank

HEALTH RESTORED

ends of Albert Scott, former proprietor of el, who has been ser-U. C. Hospital in San last June, will be t that he is returning a very good health a

UNCLES FUNERAL

Visited, accompanied by

PIONEER COAST WOMAN DIES SUDDENLY

MRS. ANNIE GORDON VICTIM OF HEART ATTACK

A wave of sadness, that has extended throughout the entire coast section, followed the news of the passing of Mrs. Annie R. Gordon, whose death occurred at her home in Mendocino, Monday afternoon, October 28th.

While Mrs. Gordon, for the past several months was in such physical condition that she perhaps could be called neither ill nor entirely well, yet she was by no means confined to her home, and had recently made a trip to Eureka to visit relatives, and had quite often visited in East Mendocino. Thus, when the end came so suddenly, it was a great shock to her family. Her son, Archie, of Little River, had just dropped in for a few moments' chat, and was in the house but a very short time when she was fatally stricken.

Mrs. Gordon was one of the real pioneer women of the Mendocino coast, having been born at Cuffey's Cove, this county, July 12, 1870, and was for the entire 59 year span of her life a resident of the coast, and many years of which were lived at Mendocino, her late home.

She is survived by four daughters and two sons, Mrs. Ella Luis of Oakland; Mrs. Ethel Henderson, Mrs. Susie Walbridge and Mrs. Mamie Mendosa all of Mendocino, and Archie A. Gordon of Little River and Frank O. Gordon of Mendocino. She also leaves four brothers and two sisters, James Dilling of Portland, Oregon; Frank A. Dilling of Mendocino and Oscar Dilling of Petaluma and Edward A. Dilling of Eureka and Mrs. Mamie Hasel of Fort Bragg and Mrs. Emily Mowery.

Funeral services were held this afternoon from the Cannarr funeral home at 1:30 o'clock, with Rev. L. F. Eisel of the Fort Bragg Presbyterian church officiating. Interment was in the Little River cemetery, Mr. and Mrs. Cannarr were in charge of the arrangements.

PEANUTS SUCCESSFULLY

Reference Sverko File dated 10-29-29

That the soil of the coast section of Mendocino county is adapted to the raising of a great variety of veget-

HALLOWE'EN SPIRIT TAKES GREENWOOD

SERIES OF PARTIES GIVEN FOR OLD AND YOUNG

ELK, Oct. 31.—Gee, but it's tough to put in one night in the merry land of make believe and have to get down to the hard realities of this work-a-day life the following morning particularly when the land of Make Believe became so real that the younger folks became mere kids and the older ones become pretty juvenile but as you know conforming to the laws of witchcraft the older one is the younger he becomes when the golden wand waves.

You may not believe in witchcraft and if not we feel sorry for you but then you have not been where we have been or seen what we have seen. You probably never have been met at the entrance of a cavern by a ghost, yes, a real honest-to-goodness ghost (or at least everybody said it was) and escorted into the home of the mother of witches for surely the things we saw there were not wrought by human hands but were beyond a doubt the work of a real sorceress. We did not witness her riding through the air on a broomstick but there is no doubt in the minds of anyone who saw the magic worked by her hands that she could do it if called upon.

After spending a couple of most pleasant hours at bridge we were privileged to enter the supper hall where thrill upon thrill awaited us. Here were hobgoblins, witches, spirits and every conceivable occupant of that other world where lots of little tots but few grownups are permitted to enter. And here we were served a dish that was just too good to attempt to describe, served in the cutest little cups made of oranges with eyes, nose and teeth and each with a grin that made you want to carry the little bowl home with you when you had finished the contents. And then to top it off the most delicious pumpkin pie imaginable with a layer of whipped cream which made perfection more perfect. And following up the magical effect each received a bon-bon which opened with a bang and brought forth a gorgeous crown. Some of these crowns were very becoming while on others they were too comical for any use. The surroundings brought out the real Halloween

MENDOCINO SCORES 2ND BASKET BALL WIN OF SEASON

Last Friday night a large crowd witnessed one of the hardest fought basket-ball games ever staged in Apple hall. Mendocino defeated Point Arena 24 to 23 after four quarters of fight and the ball game was won by Dave Paoli in the last thirty seconds of play. Point Arena was leading 23 to 22 with but half a minute of play when Paoli dribbled down the floor to score the winning points.

Point Arena led the first quarter 7 to 6, but Mendocino came back strong in the second quarter and were leading 17 to 9. The third quarter was fast and probably the hardest fought of the game, Point Arena making 5 points to Mendocino's 4. During the final quarter the south coasters played their best and caught the locals napping. They scored nine points to Mendocino's three and almost carried home the bacon. Dave Paoli was high point man of the game with nine points.

This was the second game between these two teams and the scores show how evenly matched they are. Mendocino won the first game, played at Point Arena, 20 to 19, and won this game 24 to 23. Come again Point Arena.

The Point Arena girls defeated a local and Fort Bragg aggregation 18 to 7. The Point Arena girls had a comfortable lead all through the game.

T. N. T. CLUB NOTES

The T. N. T. club met last Tuesday evening at the home of Mrs. Arthur Daniels with a full membership present. Bridge was indulged in with three tables in play.

Eunice Tannlund took first prize and Lucille Freathy had a mortgage on the consolation. The dining room was very prettily decorated in Halloween style with black cats and pumpkins, witches, etc. The players were decorated with paper hats and equipped with tin horns from which they evoked sweet (?) sounds—I nearly said music.

The hostess served a delicious supper in the dining room after which the table was cleared and a big black stew pot was brought in and placed in the center. Strings protruded from all sides of the kettle and the young ladies were told to pull on a string and get their fortunes which was done amid a great deal of excitement and with much chattering

HARD LUCK

Frank Ritchie is one of old Isaac Walton's disciples, and one day last

EAGLES TO MEET 100 NEW MEMBERS

PULLMAN TAKEN FOR FORT BRAGG

FORT BRAGG, Nov. 1.—The initiation of the largest class of members ever taken into the order of Eagles is scheduled place tonight when the band are to be initiated. The band will lead a street parade this evening with all in order joining in the banquet will be served. It is the leading to increase its membership and members and by way to accomplish the Change in Train Schedule. Commencing next Monday Western will be made as the Pullman service on the Pacific to Willits. Leaving Fort Bragg this evening on the Pullman day coaches will leave at 8:15 m. This will arrive at 8:15 where passengers will south bound Pullman Northwestern Pacific occupancy at 8:30. ing Willits at 6 o'clock ing the train for this depart until 8:15. Pullman may be or until time to leave The morning train arrive here at 10:30 Brief Notes.

Fred Duffy arrived from Del Monte in the city of Fort California American Water Mrs. Jack C. daughter, Mrs. C. vue, Ohio, arrived Friday.

Mrs. P. O. Bishop ering nicely from in a San Francisco Charles Beverin par woods store the hospital here. Eino Abramson from San Francisco visiting with his

APN 119-150-27

within said County and State aforesaid on the date in this certificate first above written.

(SEAL)

Frank W. Taft

Notary Public in and for the County of Mendocino, State of
California.

Recorded at the request of Bank of Willits Dec 16 1921 at 2 min past 9 o'clock A. M.
and recorded in Book 166 of Deeds, page 485 Mendocino County Records.

James R. Elder, Recorder.

By L. G. Elder, Deputy Recorder.

\$1.30

1463 Compared JRE/LGE

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U S I R S \$1.50 cancelled.

For and in consideration of the agreed purchase money to me in hand paid, the receipt
of which is hereby acknowledged by me, I Dennis Ryder Davis, of the County of Mendocino,
State of California, do hereby grant, bargain, sell and convey unto A. P. Kundert and
Edna L. Kundert, his wife, also of aforesaid County and State, and unto their heirs
and assigns forever that certain lot or parcel of land situated in the town of Mendocino,
County of Mendocino, State of California, which is particularly described as beginning
at a point in the southerly line of Pine street, distant sixty (60) feet easterly from
the intersection of the southerly line of Pine street with the easterly line of
Evergreen avenue, said point of beginning being the northeast corner of the lot of land
formerly owned by L. H. Bither but now owned by J. D. Johnson; thence from such point of
beginning running North 12° 30' West twenty-five (25) feet to the center of Pine street;
thence North 77° 30' East in the center line of said Pine street seventy-six (76) feet;
thence South 12° 30' East Two Hundred Sixteen (16) feet to the northerly boundary line
of Evergreen cemetery; thence South 77° 30' West on said last named boundary line
seventy-six (76) feet to its intersection with easterly boundary line of land of
J. D. Johnson, and thence North 12° 30' West on said easterly boundary line of land of
J. D. Johnson one hundred ninety-one (191) feet to the point of beginning, together
with the buildings and improvements thereon and the privileges and appurtenances thereto
belonging, conveying and meaning to convey that certain lot conveyed by Henry E. Brown
to Bernice E. Brown by deed dated September 21, 1914, and recorded in Record of
Mendocino County under date of September 23, 1914, at page 18 in liber 141 of Deeds.

In witness whereof, I have hereunto set my hand this 7th day of November, in the
year Nineteen Hundred and twenty-one.

Dennis Ryder Davis

State of California,) ^{ss.}
County of Mendocino.)

On this 7th day of November, in the year Nineteen hundred and twenty one, before me
Geo. A. Lemmers, a Notary Public in and for Mendocino county, residing therein, duly
commissioned and sworn, personally appeared Dennis Ryder Davis, known to me to be the
person whose name is subscribed to the foregoing instrument and he acknowledged to me
that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said
county the day and year in this certificate first above written.