



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: JULY 20, 2020 REVISED

TO: MENDOCINO HISTORICAL REVIEW BOARD MEMBERS

FROM: JULIANA CHERRY, PLANNER III

SUBJECT: MHRB 2020-0001 REVISED SITE PLAN, TRIM COLORS, AND FRONT ENTRY

On July 16-17 and July 20, the applicant submitted revised site plans, additional information about exterior colors and information about cement walkways in Town. See attachment D.

Location of Solar Array

Roof mounted solar panels are no longer proposed. The ground mounted solar array is proposed in a new location that is between the existing deck and the new brick patio on the south side of the house. Please note that solar panels are designed using non-glare glass, because the intent is to capture (and not reflect) sunlight. See attachment A for revised Elevation, Site Plan and Landscape Drawings.

Revised Exterior Colors

Three exterior colors are proposed. (1) The revised window mullion color is proposed to be "Lafayette Green," which is a Benjamin Moore Historical Collection color HC-135. (2) The revised exterior trim color is proposed to be white from the Benjamin Moore Off White Collection OC-151. (3) The proposed exterior base color remains "Man on the Moon," which is a Benjamin Moore Off-White Collection OC-106. See attachment B.

Staff recommends revisions to recommended Condition #9. The revised condition could read, "Exterior base color shall be "Man on the Moon" or similar to Benjamin Moore OC-151. Exterior trim color shall be "White" or similar to Benjamin Moore OC-106. Exterior window mullions shall be painted "Lafayette Green" or similar to Benjamin Moore HC135.

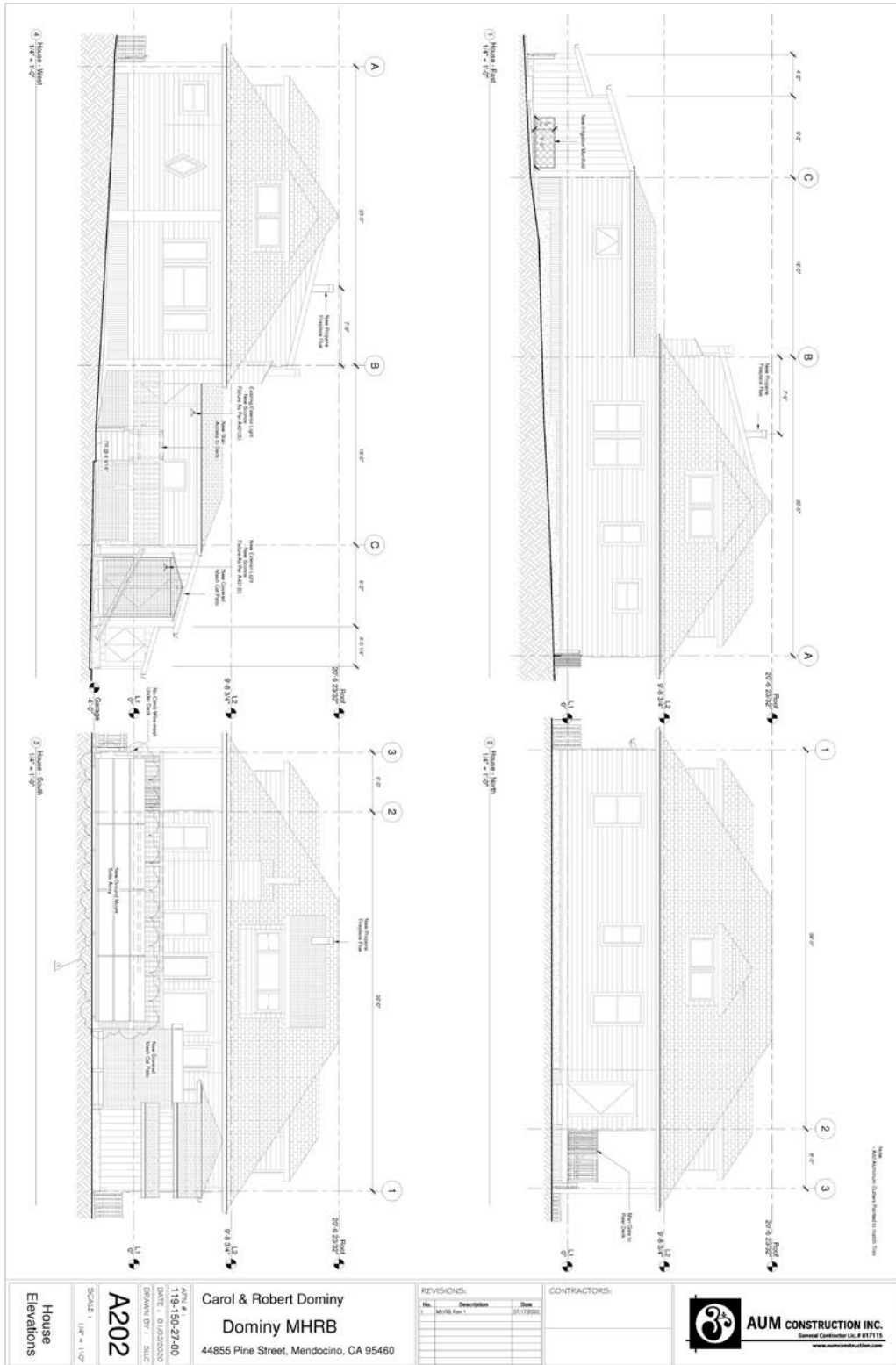
History of Front Entry Pathway and Cement Walkways

On file are newspaper articles from years 1906, 1908, 1914, and 1915 describing, in part, cement walkways and the cement front entry to the bungalow. See attachment C.

ATTACHMENTS:

- A. Revised Site Plans Sheets A0001 and A0002
- B. Exterior base, trim, and window mullion color samples
- C. News articles
- D. July 16, 2020 Correspondence

ATTACHMENT A. REVISED SITE PLANS SHEETS A0001 AND A0002



<p>House Elevations</p> <p>SCALE: 1/4" = 1'-0"</p> <p>A202</p> <p>DATE: 10/20/2020 DRAWN BY: SMC</p> <p>119-150-27-00 Carol & Robert Dominy Dominy MHRB 44855 Pine Street, Mendocino, CA 95460</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MHRB File 1</td> <td>07-17-2020</td> </tr> </tbody> </table>	No.	Description	Date	1	MHRB File 1	07-17-2020	<p>CONTRACTORS:</p> <p>AUM CONSTRUCTION INC. General Contractor Lic. # 817115 www.aumconstruction.com</p>
	No.	Description	Date					
1	MHRB File 1	07-17-2020						



PBS-FB Received 7-16-2020

APN 119-150-27

(1) Landscape - Existing
1" = 10'-0"

(2) Landscape - Proposed
1" = 10'-0"

MHRB 2020-0006 PAGE A-7 REVISED

<p>SCALE: 1" = 10'-0"</p> <p>Landscape Plans</p>	<p>A002</p>	<p>DATE: 11/9/19</p> <p>11/9/19 150-27-00</p> <p>DATE: 11/9/19</p> <p>DRAWN BY: NLD</p>	<p>Carol & Robert Dominy</p> <p>Dominy MHRB</p> <p>44855 Pine Street, Mendocino, CA 95460</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date													<p>CONTRACTORS:</p>
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<p>AUM CONSTRUCTION INC. General Contractor Lic. # 817115 www.aumconstruction.com</p>		<p>5/26/2020 9:35:07 AM</p>																		

ATTACHMENT B. EXTERIOR BASE, TRIM, AND WINDOW MULLION COLOR SAMPLES

1) The revised window mullion color is proposed to be “Lafayette Green,” which is a Benjamin Moore Historical Collection color HC-135.

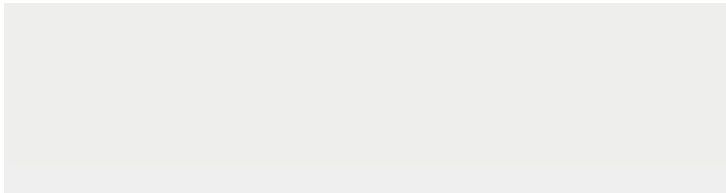


Lafayette Green

LRV: 8.63 ⓘ

This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.

2) The revised exterior trim color is proposed to be white from the Benjamin Moore Off White Collection OC-151.

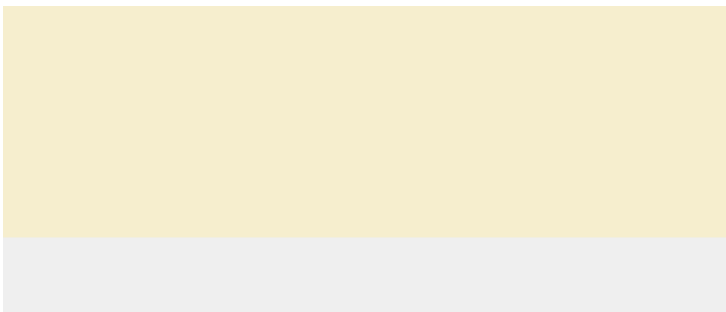


White

LRV: 85.27 ⓘ

Formerly known as White PM-2. This color is part of the Off-White Color collection. Inherently sophisticated and endlessly versatile, the Off-White collection offers subtle nuances of whites that suit tranquil, serene environments as well as creates color-enhancing accents for dynamic spaces. A compilation of 152 white and off-white colors.

3) The proposed exterior base color remains “Man on the Moon,” which is a Benjamin Moore Off-White Collection OC-106.



Man on the Moon

LRV: 82.4 ⓘ

This color is part of the Off-White Color collection. Inherently sophisticated and endlessly versatile, the Off-White collection offers subtle nuances of whites that suit tranquil, serene environments as well as creates color-enhancing accents for dynamic spaces. A compilation of 152 white and off-white colors.

ATTACHMENT C. NEWS ARTICLES

1) Mendocino Beacon

September 8, 1906

[On Main Street in front of what is now Sol de Mendocino (Eagle Saloon Site)]

Gus Johnson is laying a cement walk in front of the place of Joe Granskog and Handelin & Johnson. It now begins to look like Mendocino is about to enter the cement walk era. Other business men have said they will follow suit. The improvement is certainly an advance over the old uneven redwood plank walk which is filled with protruding knots.

2) Mendocino Beacon

October 17, 1908

CEMENT WALKS IN FAVOR HERE

In a short time the north side of Main street between Kasten and Lansing streets and for several doors west of Kasten street will have a continuous stretch of cement walk. Mrs. Munroe has had work started on the Alhambra front and will soon have the board walk, which was a good one, replaced by a fine, broad cement walk. Mr. Watson is doing the work.

John Silvia has had the walk in front of the Central hotel raised. This was done to avoid so many steps leading to the entrance of the hotel.

The curiosity of a number of people has been aroused as to who was responsible for having the cement walk laid in front of the reading room. Mr. Watson was accused of being the liberal-hearted gentleman but he said it was not he as he had not acquired the habit. The real identity of the generous individual has not been revealed. Suffice it to say whoever furnished the means to have it put in did a fine thing.

Others are thinking of having cement walks put down and it is to be hoped this will be done.

3) Mendocino Beacon

November 28, 1914

J. D. Johnson is laying a cement walk along Ukiah street from Howard to Evergreen Ave. This is a much needed improvement that is welcomed by residents of that locality.

4) Mendocino Beacon

January 2, 1915

[Susie Walbridge Home built]

In the eastern part of town, D. R. Davis has had built a very pretty bungalow in the Mission style of architecture. The interior arrangements and furnishings are a model of modern building methods, and are greatly admired by all who have inspected the interior. Mr. Davis will wed Miss Bernice Brown in the near future and the young couple will occupy this pretty and cozy home.

ATTACHMENT D. JULY 16, 2020 CORRESPONDENCE

From: Ishvi Aum <aumconstruction@gmail.com>
To: Juliana Cherry <cherryj@mendocinocounty.org>
CC: Bob Dominy <bob@dominy.com>, Carol <carol@dominy.com>, Samantha Greenlee...
Date: 7/16/2020 10:36 AM
Subject: Re: MHRB_2020-0001 Dominy + July Staff Report
Attachments: img.jpeg; img.jpeg; img.jpeg; Dominy_MHRB-200524.pdf

Juliana,

I have attached a revised plot plan showing our current solar plan. This plan should mitigate all of the neighbors concerns as we have removed them from the roofs, and pulled them back close to the deck.

Also the paint colors should be listed as follows:

Base and Trim to remain the same. Black Window Mullions changed to Lafayette Green (Benjamin Moore Historical Collection)

Existing Colors:
Base - Light Yellow
Trim - White
Window Mullions - Black

Proposed Colors:
Base - Man on the Moon, Benjamin Moore Off White Collection, OC-106
Trim - White, Benjamin Moore Off White Collection, OC-151
Window Mullions - Lafayette Green, Benjamin Moore Historical Collection, HC-135

With regards to the use of cement for the front walk to match the existing sidewalk, I would like to point out that the house used to have cement steps leading up to porch. We are going to replace them with wooden steps. This element was a very visible cement element. We would like to, however, maintain continuity with the existing sidewalk, as changing materials half way down a walk would look very strange. I have also included some articles that seem pertinent to the discussion of cement use for the walkway on this project.

Cement

Mendocino Beacon
January 2, 1915
The Susie Walbridge House

[image: Bungalow for D. R. Davis and Miss Bernice Brown built -]

Mendocino Beacon
November 14, 1914

[image: J. D. Johnson lays cement walk along Ukiah street from Howard to Evergreen -]

Mendocino Beacon
September 8, 1906

On Main Street in front of what is now Sol de Mendocino (Eagle Saloon Site).

[image: 1906 Mendocino enters cement walk era. -]

Thank you,

Ishvi

On Wed, Jul 15, 2020 at 2:07 PM Juliana Cherry <cherryj@mendocinocounty.org> wrote:

> Hi, Ishvi, Bob, and Carol

>

> In the next day or so you should receive a printed copy of the July Staff

> Report. Please review the content of the report and contact me if any

> clarifications are need or if you have questions.

>

> There were several reports assembled last week and I anticipate

> refinements may be needed for some. If in your case clarifications are

> needed, I can easily prepare a memo to supplement the report. I did notice

> that the printed version of the staff report is missing attachment page

> A-13 (pathway lighting example) and I have requested that this page be

> added to the on-line copy (

>

> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.mendocinocounty.org%2fhome%2fshowdocument%3fid%3d36689&c=E,1,McZ_vfnxpQ5DGbsYqbVszfjGE-7YjGdlWh5wnunEPEXhcCaP82Q5ssBJJ9ekn6aNasoJ9kcKwO7gKtsO5bOdF_pESdWe7ZteV7R.JHLLeruMkdGJEuAwXL4HRfOze&typo=1).

>

> Several public comments have been submitted. Public comments will be

> posted here, as they arrive:

>

> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.mendocinocounty.org%2fgovernment%2fplanning-building-services%2fmeeting-agendas%2fmendocino-historic-review-board&c=E,1,RfkXjPrxhvGSKS_3xX5Ky3NArR_7_6jivZ579dgiCSLHjJ3Rv7M5-TWOrbrwFhHsDRAUEzs0Zeatcv1D9oBM4n10kjOy0FBY8z8ECEg3wQ,,&typo=1

>

> Please call 707-234-2888 or email when I can be of further assistance.

>

>

> Be well, and

>

>

> Best,

> Juliana Cherry

> Planning and Building Services

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> Due to the Health Officers Order, the Planning and Building Services

> public counter hours in both Fort Bragg and Ukiah offices are available by

> appointment. Staff are also available by telephone and email.

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