



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

JULIA KROG, DIRECTOR
Telephone 707-234-6650
FAX 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 2, 2022

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, at a special meeting to be held on Monday, September 12, 2022, at 2:00 p.m. or as soon thereafter as the item may be heard, 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. 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 or via Telecomment. The Telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2022-0001

DATE FILED: 6/20/2022

OWNER/APPLICANT: ANDREA SHEPARD

AGENT: NEWBERGER & ASSOCIATES, TODD NEWBERGER

REQUEST: A Mendocino Historical Review Board Permit to replace an existing 410-square-foot redwood shed with a 484-square-foot shed and 264-square-foot pervious stone patio. Painted redwood vertical lap siding and roofing material are to match the existing residence. Note: The site is listed as a Category I historic resource in Appendix 1 of the Mendocino Town Plan, the Flanagan-Escuela House 1889.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44901 Pine St, Mendocino; APN: 119-150-21

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: STEVEN SWITZER

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>.

As you are an adjacent property owner and/or interested party, your comments 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 September 11, 2022 or orally via telecomment in lieu of personal attendance. All correspondence should contain reference to the above noted case number. All public comment will be made 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>.

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 would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office.

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 (707) 964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD SEPTEMBER 12, 2022
STAFF REPORT**

MHRB_2022-0001

OWNER/APPLICANT: ANDREA SHEPARD
44901 PINE STREET
MENDOCINO, CA 95460

AGENT: NEWBERGER & ASSOCIATES, TODD
NEWBERGER
435 N MAIN STREET
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit to replace an existing 410-square-foot redwood shed with a 484-square-foot shed and 264-square-foot pervious stone patio. Painted redwood vertical lap siding and roofing material are to match the existing residence. Note: The site is listed as a Category I historic resource in Appendix 1 of the Mendocino Town Plan, the Flanagan-Escola House 1889.

STREET ADDRESS: 44901 Pine St, Mendocino; APN: 119-150-21

PARCEL SIZE: 0.52± Acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category I Flanagan-Escola House 1889
North: Category IIa Historic Site
South: Category IVb Not Historic
East: Category I Packard-Johnson House
West: Category IVb Not Historic

PAST MHRB PERMITS: MHRB 84-33 Remodel garage; 99-23 Brick paths, paint, vent; 01-36 arbor, tank screen, paint, temporary tent; 2013-17 exterior paint; 2020-0006 wood front door, wood window to match adjacent window alignment and repaint a brown color; and 2021-0010 redwood deck.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- ✓ Building Size, Height, Proportions and Form
- ✓ Relationship of Building Masses and Open Spaces
- ✓ Relationship to Surrounding Structures
- ✓ Materials and Textures
- ✓ Architectural Details and Style
- ✓ Facade Treatment
- ✓ Proportions of Windows and Doors
- ✓ Landscaping
- ✓ Roof Shape
- ✓ Color(s)
- ✓ Sign Size
- ✓ Number of Signs
- ✓ Placement/Location
- ✓ Lighting
- ✓ Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: VII –Structural Guidelines, Building Design (*Pages 7-9*), and VII—Non-Structural Guidelines, Exterior Painting (*Page 11*).

STAFF NOTES: The Mendocino Town Zoning Code prescribes the following:

...replacement of fifty (50) percent or more of the nonconforming structure is not repair and maintenance but instead constitutes a replacement structure that must be brought into conformance with the policies and standards of the LCP. (MCC, Title 20, Div. III, Sec. 20.716.010(B)(1))

Considering that the existing 410-square-foot redwood shed location is less than 20 feet from the front property line with street frontage on School Street (CR 4070), the structure is nonconforming. Replacing the existing 410-square-foot shed, with a 484-square-foot shed would require that the new structure be brought into conformance with the policies and standards of the LCP. However, a setback exception is offered where it is found that strict compliance would have adverse impacts to community character, historic structures, open space or public views.¹ This exception may be allowed pursuant to the review process in Chapter 20.760 and not subject to the requirements of Chapter 20.724 –Variances.

Staff recommends the Review Board consider granting a concurrent variance for a reduced front yard setback and adopt recommended Finding D.

In addition, the applicant plans to install photovoltaic panels on the upper mansard roof sections of the residence and garage. Government Code Section 65850.5 provides that installation of solar energy systems is not a municipal affair but is instead a matter of statewide concern. Review of applications to install solar energy systems shall be limited to the building official's review.² Staff recommends that the applicant has an opportunity to confer with the Review Board for comment.

RECOMMENDED 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 shed with its painted vertical tongue and groove siding with flush joints is well represented by shape and form and is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, the Flanagan-Escuela House; and
- (B) Pursuant with MCC Sec. 20.760.065(B), the proposed shed would not detract from the appearance of other property within the District; and
- (C) Pursuant with MCC Sec. 20.760.065(C), the proposed replacement an existing 410-square-foot shed with a new 484-square-foot shed will not unnecessarily damage or destroy a structure of historical, architectural, or cultural significance; and
- (D) Pursuant with MCC Sec. 20.724.010(A), a reduced front yard is an incidental and necessary concurrent variance to allow the replacement structure to be sited where there is an existing shed.

RECOMMENDED 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

¹ MCC, Title 20, Div. III, Sec. 20.656.040 –Setback Exception for MRM Districts

² California Government Code, TI 7, Div. 1, Ch. 4, Art. 2, §65850.5(b)

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 2022-0001 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 2022-0001 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2022-0001 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. The exterior finish shall be painted redwood vertical lap siding with no more than 10-inches of the foundation visible. The body, trim, door, and window paint colors shall match the existing paint colors of the Flanagan-Escola House. Composition shingles shall match the existing shingles on the roof of the Flanagan-Escola House. Exterior service meters and other mechanical equipment, e.g., electric meters, shall be enclosed within a cabinet.
9. 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.

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: \$2,620.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

ATTACHMENTS:

- A. Application MHRB_2022-0001
- B. Historical Information including Sverko Files and DPR 523 Forms
- C. MHRB Policy Exterior Paint Colors
- D. Coastal Element, Ch. 4.13: Mendocino Town Plan Figure 4.13-5

**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-2022-0001
Date Filed 6-20-2022
Fee \$ 1,801⁰⁰
Receipt No. PRJ-050235 / 050232
VOIDED
Received by @WALDMANJ

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Andrea Shepard	Name of Property Owner(s) Andrea Shepard	Name of Agent Newberger & Associates
Mailing Address 44901 Pine St. Mendocino, CA 95460	Mailing Address 44901 Pine St. Mendocino, CA 95460	Mailing Address 435 N Main St. Fort Bragg, CA 95437
Telephone Number 415-269-1996	Telephone Number 415-269-1996	Telephone Number 707-961-0911

Assessor's Parcel Number(s)
119-15-021

Parcel Size 0.52	<input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project 44901 Pine St. Mendocino, CA 95460
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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.

RECEIVED

JUN 20 2022

PLANNING & BUILDING SERV
FORT BRAGG CA

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. Remove existing 20'-6"x 20'-0" redwood shed and construct new 22'-0" x 22'-0" redwood shed. New 12'-0" x 22'-0" pervious stone entry patio. Body, trim, door and window colors to match existing residence. Body: BM #HC-108 'Sandy Hook Gray'; Trim: BM #OC-24 'Wind's Breath'; Door and Window frames: BM #HC-67 'Clinton Brown'
2. Install photovoltaic panels on the low sloping roof section of the residence and garage.

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? ⁴⁰⁰¹ _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? ³⁰³⁴ _____ 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

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

6/15/2022

Andrea Shepard
Applicant

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Newberger & Associates (Todd Newberger) to act as my representative and to bind me in all matters concerning this application.



Owner

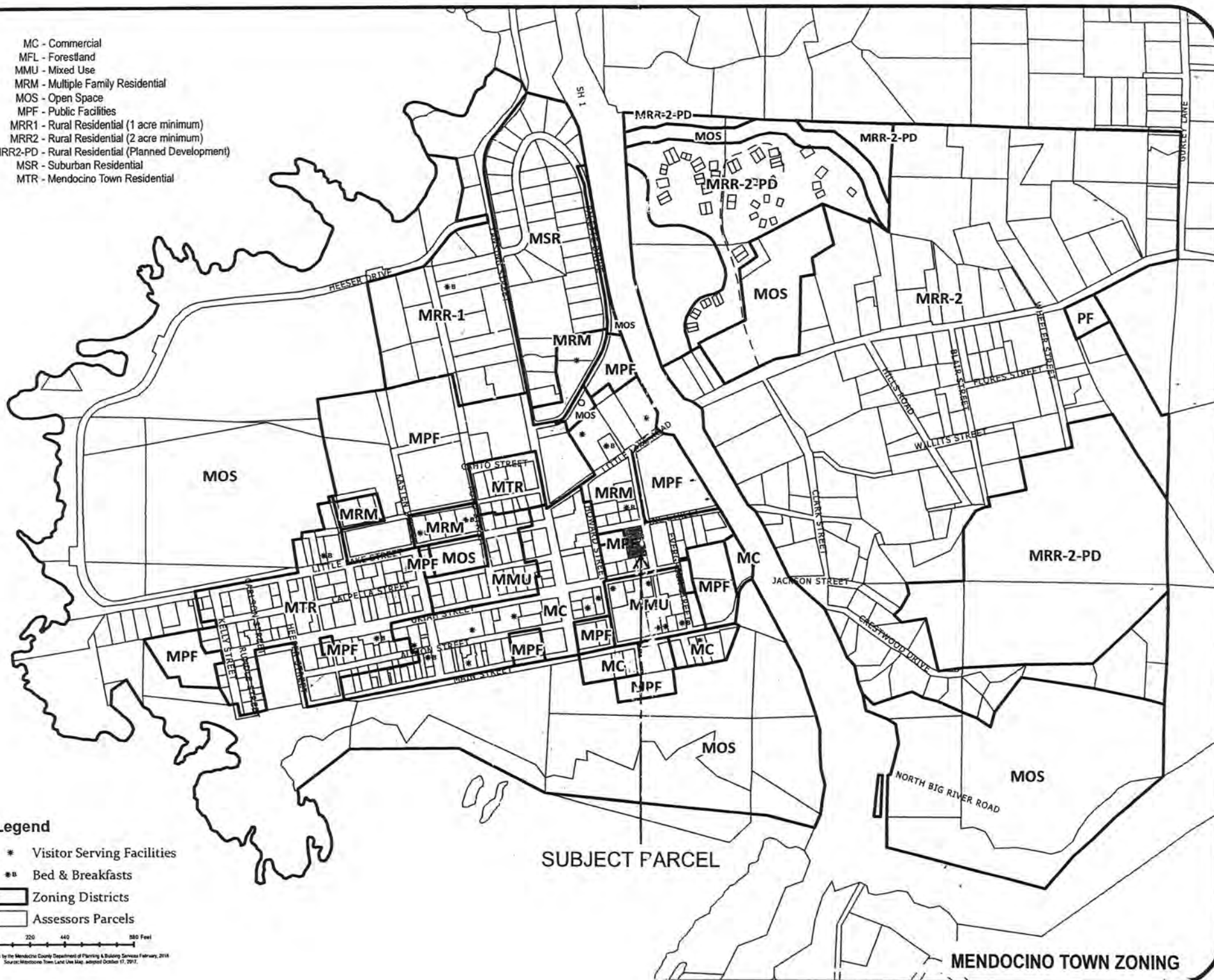
6/15/2022
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

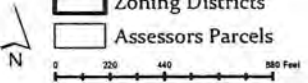
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

- MC - Commercial
- MFL - Forestland
- MMU - Mixed Use
- MRM - Multiple Family Residential
- MOS - Open Space
- MPF - Public Facilities
- MRR1 - Rural Residential (1 acre minimum)
- MRR2 - Rural Residential (2 acre minimum)
- MRR2-PD - Rural Residential (Planned Development)
- MSR - Suburban Residential
- MTR - Mendocino Town Residential



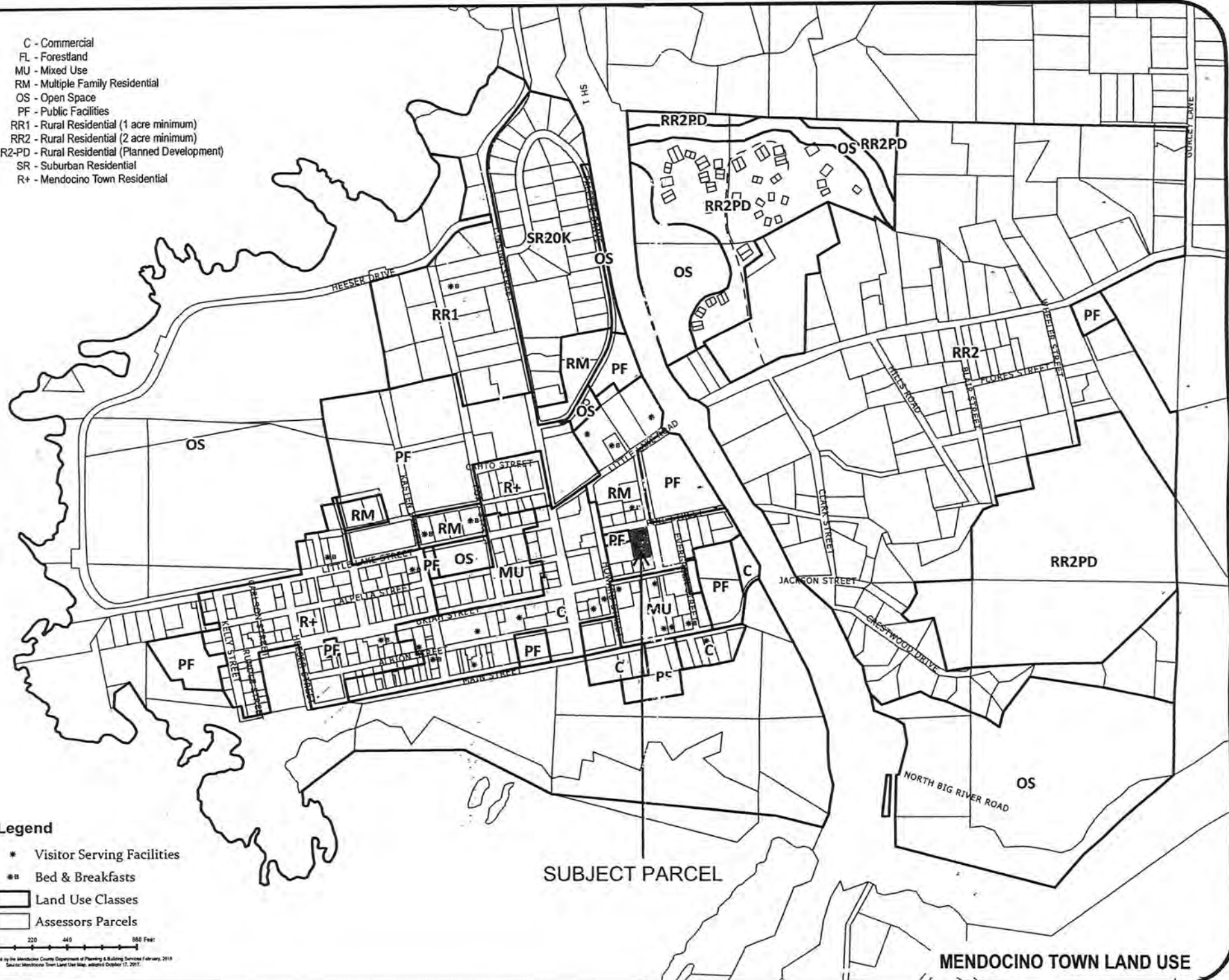
Legend

- * Visitor Serving Facilities
- *B Bed & Breakfasts
- [Thick black outline] Zoning Districts
- [Thin black outline] Assessors Parcels



Map produced by the Mendocino County Department of Planning & Building Services February, 2018
 Source: Mendocino Town Land Use Map, adopted October 17, 2007.

- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential



Legend

- * Visitor Serving Facilities
- *B Bed & Breakfasts
- Land Use Classes
- Assessor's Parcels



Map prepared by the Mendocino County Department of Planning & Building Services February, 2014
Source: Mendocino Town Land Use Map, adopted October 17, 2011.

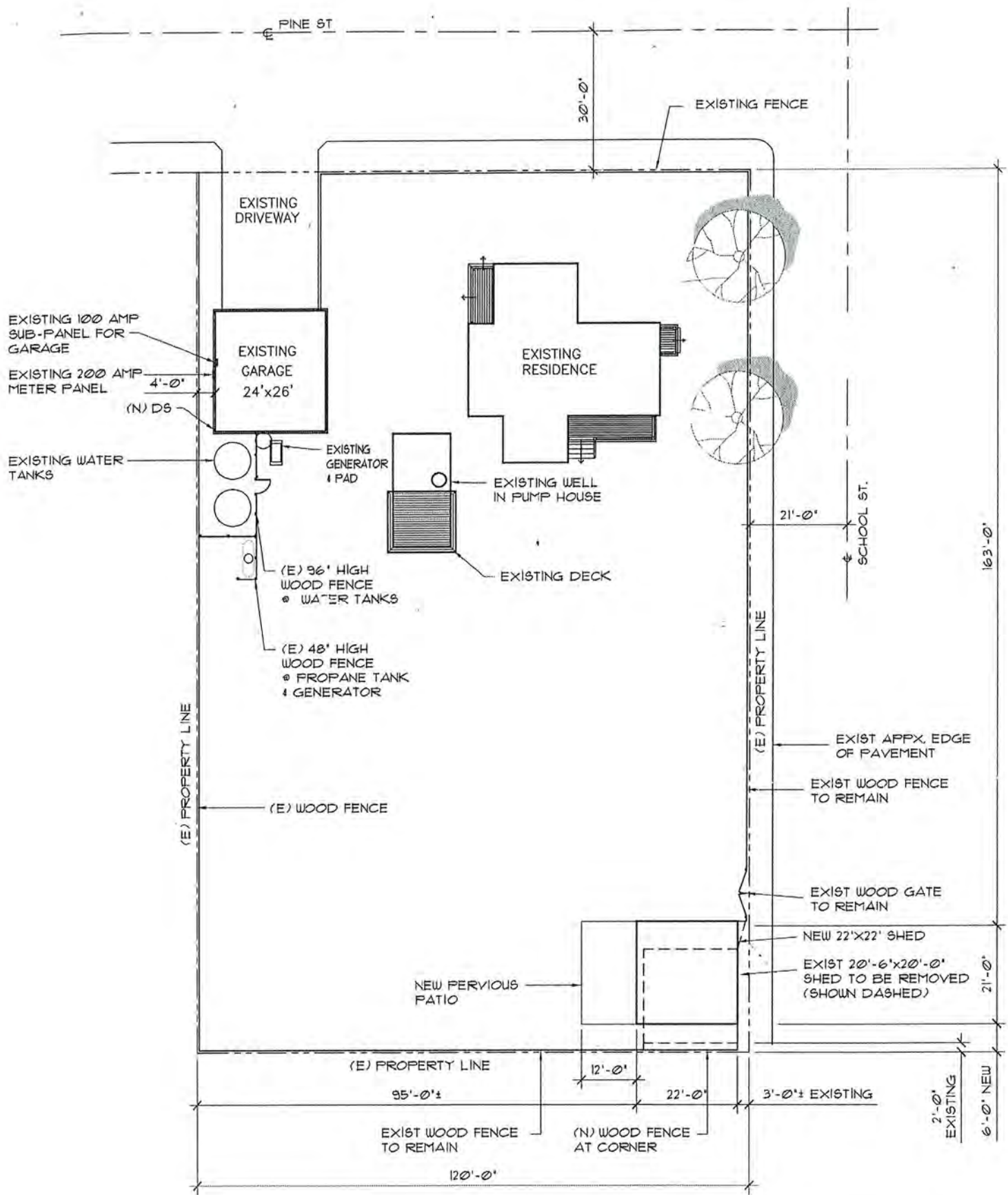
MHRB PERMIT APPLICATION SUBMITTAL CHECKLIST

THE FOLLOWING APPLICATION MATERIALS MUST BE SUBMITTED TO THE COASTAL OFFICE OF THE DEPARTMENT OF PLANNING & BUILDING SERVICES.

To ensure completeness, please check off each box under the letter "A" as each item is completed. Please submit this checklist with your application. The County will check off each box under the letter "C" as each item is verified as complete.

Please provide **7 copies** of items 1 - 4, on 8 1/2" x 11" paper (or if a larger size, folded to 8 1/2" x 11") collated and stapled into individual packets.

- | | | |
|-------------------------------------|-------------------------------------|--|
| A | C | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. MHRB Application Form and Project Description Questionnaire |
| A | C | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Location Map (on attached base map, fill in affected parcel and label) |
| A | C | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Plot Plan (See attached example) |
| A | C | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Architectural building elevations, floor plans, and sign details. Include dimensions, materials, colors, finishes, and exterior light fixtures. For new signs include exactly how the sign is to be mounted and/or supported. For project-specific informational requirements, please refer to the project description questionnaire. |
-
- | | | |
|-------------------------------------|-------------------------------------|---|
| A | C | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. For new construction and/or additions greater than 120 square feet in size, please provide three (3) sets of full-scale plans. |
| A | C | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Filing Fees (Check with Planner for fee amount). Checks should be payable to the County of Mendocino. |
| A | C | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. One (1) Signed Copy of Site View Authorization/Authorization of Agent/Mail Direction Form |
| A | C | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 8. One (1) Signed Copy of the Indemnification Agreement |



PROJECT: ANDREA SHEPARD
 SHED REMODEL
 ADDRESS: 44921 PINE STREET
 MENDOCINO, California, 95460
 ASSESSOR'S PARCEL NO.: 119-15-021



SITE PLAN

RESIDENTIAL OUTBUILDING REMODEL FOR: ANDREA SHEPARD

44901 PINE STREET
MENDOCINO, California 95460

SYMBOLS	VICINITY MAP

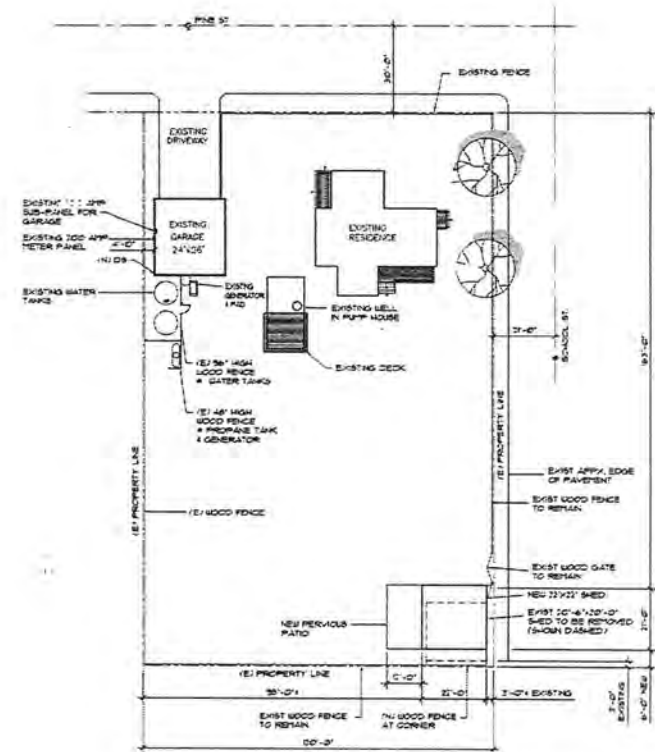
ABBREVIATIONS	DRAWING INDEX
AB JACK-BOLT	AC ARCHITECTURAL
AC ARCHITECTURAL	AD TITLE SHEET AND SITE PLAN
AD BLOCK	AE SHEED - EXISTING
AE SHEED	AF SHEED - REMODEL
AF BOARDING HANGING	
AG CABINET	
AH CONTROL JOINT	
AI CENTER LINE	
AL CLEAR	
AM GULPH	
AN CONCRETE	
AO CONTINUOUS	
AP DETAIL	
AQ DOUGLAS FIR	
AR DOOR	
AS DOWNSPOUT	
AT EXTERIOR JOINT	
AV EDGE HANGING	
AW EQUAL/UNEQUAL	
AX EXISTING	
AY FLOOR DRAIN	
AZ FINE EXPANSION	
BA FINISH FLOOR	
BB FIELD HANGING	
BC FACE OF CONCRETE	
BD FACE OF MASONRY	
BE FACE OF STUD	
BF GAGE	
BG GALVANIZED IRON	
BH GREEN ROOFING	
BI HOLE SIZE	
BJ HOLLOW CORE	
BK JOINT	
BL L OR L/W LAMINATE	
BM LAY PLAC LAMINATED PLASTIC	
BN METAL	
BO METAL	
BP METAL TRIM	
BQ METAL TRIM	
BR METAL TRIM	
BS NOT IN CONTRACT	
BT NOT TO SCALE	
BV OVER	
BW ON CENTER	
BX PLATED EDGE HANGING	
BY PLATE	
BZ PLASTER	
CA PRESSURE TREATED	
CB ROOF DRAIN	
CC REDWOOD	
CD PLAIN WATER LEADER	
CE SEE ARCHITECTURAL DRAWINGS	
CF SEE ENGINEERING DRAWINGS	
CG SOLID CORE	
CH 3/4" ALUMINUM STEEL	
CI TOP OF CURB	
CJ TYPICAL	
CK UNLESS NOTED OTHERWISE	
CL VERTICAL GRAN DOUGLAS FIR	
CM WATER CLOSET	
CN WOOD	
CO WROUGHT IRON	
CP MELDED WIRE FABRIC	

AREA ANALYSIS	TOTAL
RESIDENCE AREAS:	
RESIDENCE LIVING AREAS:	
FIRST FLOOR:	329 SQ FT
SECOND FLOOR:	329 SQ FT
TOTAL RESIDENCE AREAS:	658 SQ FT
LOT COVERAGE ANALYSIS:	
(E) RESIDENCE:	329 SQ FT
(E) GARAGE:	424 SQ FT
(E) DECK:	36 SQ FT
(E) SHED REMODELED:	44 SQ FT
(E) PUMP HOUSE:	17 SQ FT
(E) DECK:	30 SQ FT
TOTAL LOT COVERAGE (SQ FT):	880 SQ FT
LOT AREA (SQ FT):	2400 SQ FT
TOTAL LOT COVERAGE PERCENTAGE:	37%

CODE ANALYSIS

PROJECT: RESIDENTIAL OUTBUILDING REMODEL
ADDRESS: 44901 PINE STREET
MENDOCINO CALIFORNIA 95460
ASSASSOR'S PARCEL NO. 119-15-021
COUNTY OF MENDOCINO
APPLICABLE CODES: 109 ZONING ORDINANCE, 2015 CALIFORNIA BUILDING CODE, 2015 CALIFORNIA ENERGY EFFICIENCY CODE
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: TYPE V-B
PARCEL SIZE: 0.25 ACRES ± 22,800 SQ FT

PROJECT: RESIDENTIAL OUTBUILDING REMODEL
ADDRESS: 44901 PINE STREET
MENDOCINO CALIFORNIA 95460
ASSASSOR'S PARCEL NO. 119-15-021
COUNTY OF MENDOCINO
APPLICABLE CODES: 109 ZONING ORDINANCE, 2015 CALIFORNIA BUILDING CODE, 2015 CALIFORNIA ENERGY EFFICIENCY CODE
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: TYPE V-B
PARCEL SIZE: 0.25 ACRES ± 22,800 SQ FT



SITE PLAN
1" = 20'-0"

NEWBERGER & ASSOCIATES
1000 NEWBERGER
AVENUE SUITE 100
MENDOCINO, CALIFORNIA 95460
TEL: 707.461.1111
WWW.NEWSA.COM

TITLE SHEET
AND SITE PLAN

AN OUTBUILDING REMODEL FOR:
ANDREA SHEPARD
44901 PINE STREET
MENDOCINO, CALIFORNIA 95460



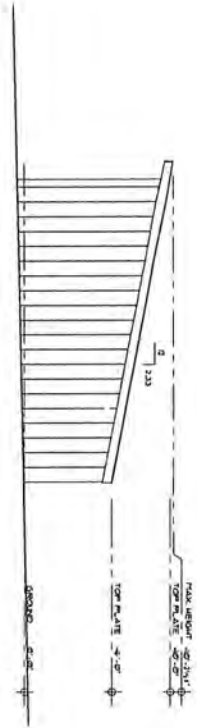
DRAWN: JH
CHECKED: TH
SCALE: AS NOTED

A1.1

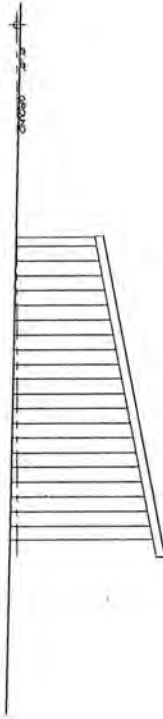
CALCULATED AREAS SHOWN ARE FOR THE BUILDING DEPARTMENT USE ONLY. THE FIGURES ARE NOT TO BE CONSIDERED AS A BUILDING AREA OR FOR TAX CONSIDERATION.

EXTERIOR ELEVATIONS - EXISTING

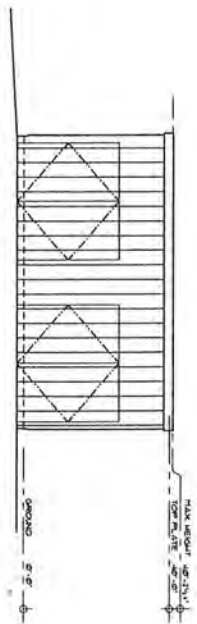
NORTH



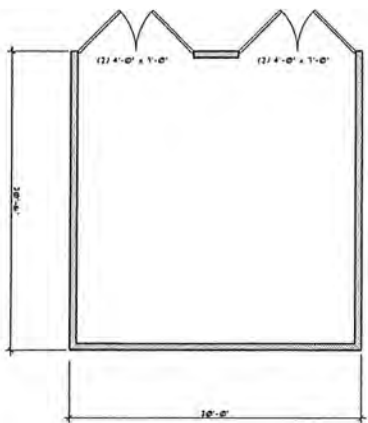
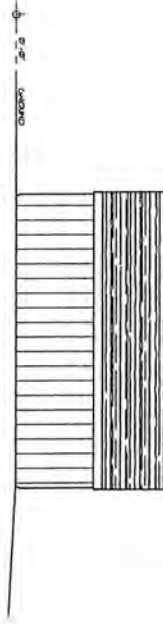
SOUTH



EAST



WEST



FLOOR PLAN - EXISTING

A2.1



AN OUTBUILDING REMODEL FOR:
ANDREA SHEPARD
 44901 PINE STREET
 MENDOCINO, CALIFORNIA 95460

SHED EXISTING

NEWBERGER & ASSOCIATES
 TODD NEWBERGER
 ARCHITECT - CA LIC C-10047
 435 NORTH MAIN STREET
 FORT BRAGG, CA 95427
 TOLL FREE DESIGN.COM
 707.842.0701
 LSNDDESIGN.COM



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: NEWBERGER & ASSOCIATES, TODD N

MHRB_2022-0001

Receipt: PRJ_050235

Date: 6/20/2022

Pay Method: CHECK 1136

**Received By: ADRIENNE M
THOMPSON**

Project Number: MHRB_2022-0001

Project Description: Shepard, Rebuild Shed

Site Address: 44901 PINE ST

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822600		\$1,498.00
MHRB BASE			\$1,498.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
Total Fees Paid:			\$1,801.00

Per Eleanor F. Sverko Oct. 27, 1997

FLANAGAN-ESCOLA HOUSE

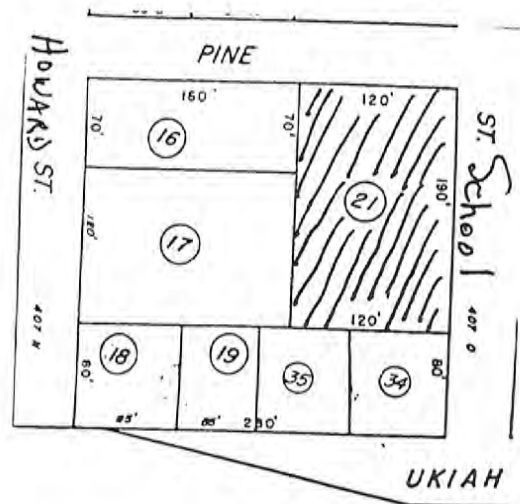
This home was surveyed by the writer, with limited information, for the State Office of Historic Preservation in 1987.

This property was purchased by John Flanagan, from H. L. Lansing, County Deeds Bk 33, pg 286, before Pine St. And School Street had been established. Hence the following legal description:
Point of Beginning: Howard Street, nw corner of land of Ira C. Perry, running south and east of Howard street, 60 ft to sw corner of a new street to run east from Howard, and 40 ft wide, then south of new street and parallel with north of Perry lot, 280 ft to the sw corner of new street, running south from Ukiah St to Big River/ Little Lake Wagon road & new street, then south and west line of street from Ukiah Street/Big River Little Lake Wagon Road, 180 ft to ne corner of lot of land conveyed by parties to G. H. Bowman, then west and north of Bowman lot, 120 ft to southeast corner of Perry lot, then north along east line of Perry lot, 120 ft to ne corner, then west along north line of Perry lot to nw corner to POB on Howard Street. (Dated 5/26/1884), (\$750.00).

5/29/1886: John Flanagan is about to have a residence erected on his property on the corner of Howard & Pine Streets.

7/19/1886, Bk 39, Pg 3, Julia W. Morrow and Helen F. Huff, to Kate A. Flanagan, \$1.00 describes a strip of land 10' x 280' on the south line of Pine St. to sw corner of School & Pine Streets.

APN; 119-150-21
MHR: E-44 Was Landmark No. 1
May now be subject to change.
44901 Pine St. (SW corner Pine & School)



9/4/1886: Julia W. Morrow to Kate Flanagan, lot in Mendocino City. NOT YET RESEARCHED.

2/23/1889: John Flanagan has returned from the city where he had been to purchase furnishings for his new house which is almost completed.

3/23/1889: John Flanagan has completed his new home and is preparing to move in.

August, 1914, *this house was rented out to a Robert Gurley, (see obit, Beacon, 8/1/1914, on mother, Mrs. Lucy Alice Gurley).*

4/24/1915: Mr. and Mrs. George Pease have moved into the Flanagan residence recently occupied by Robert Gurley and family.

4/27/1918: Tenant is A. J. Scott, moved into Flanagan house.

Oct. 6, 1922: Jennie F. Anderson to John Seth Escola, lot in Mendocino. NOT YET RESEARCHED. However, Beacon issue, 10/21/1922 notes John Escola has purchased from Mrs. Flossie Anderson of Albion, the former John Flanagan home on the south side of Pine Street, and will move in shortly. (Escola had been living in Paddleford/F. Fraga home on Calpella Street until this time).

This was the home of Mrs. Nannie Escola, Mendocino historian, for many years.

Following her passing, it was sold by her heirs to Robert and Amanda Avery.

The Avery's, in late 1984, early 1985, undertook to raise the ground floor of this single story house to two stories, building a new story under the original house, raised to accommodate this change.

Classified a Landmark No. I by MHR, Inc., in 1979, this substantial change now merits review and possible reclassification. Architectural details of changes appears in Real Estate Magazine, Vol I. Issue 7, Oct. 8 to Oct 22nd, featuring Leventhal & Schlosser, architects.

In 1993, the Avery's announced their intention to move to the state of Virginia.

The house is currently owned by the Scott Buckwald's who also own Agate Cove Inn

<p>TO</p> <ul style="list-style-type: none"> ● Robt & Amanda Avery ● P. O. Box 288 ● Mendocino, Calif. 95460 937-0681 	<p>FROM</p> <p>MENDOCINO HISTORICAL REVIEW BOARD P. O. Box 744 Mendocino, California 95460 /</p> <p>APPL.# <u>85-01</u></p> <p>Date: <u>1 / 7 / 85</u></p>
--	--

AP# 119-150-21 Street No. 44901 Pine St.

REQUEST: ADD, 32" x 24" stained glass window, 1x4 head, jamb & sill casings at n.w. corner, upstairs.

BOARD ACTION: MOTION, O'Brien/Jones and unanimously carried to approve #85-01 as submitted; finding such window will not detract from the historic structure, nor any other structures in the district.

Approved by: *Eleanor F. Avery* chairman

119-150-21
44901 Pine St**The Flanagan-Escola house, 1889**

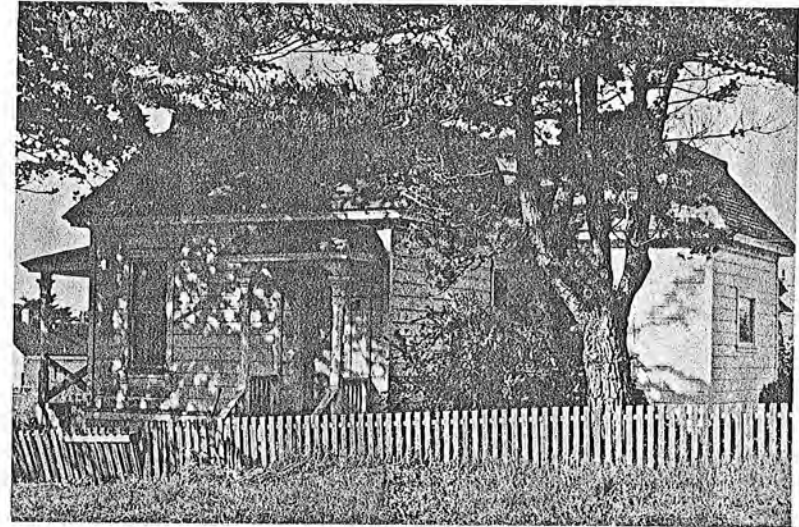
A news item in the Mendocino Beacon of March 23rd, 1889 stated, *John Flanagan has completed his new residence and is preparing to move into it. We had the pleasure of looking thru it the other day. It is a very handsome building both inside and out, and it is very convenient in its appointments.*

An industrious young boy, John started his career in the Mendocino lumber yard, then worked for druggist J. D. Murray, then, by 1874, became owner-operator of the Uncle Sam Saloon; for a number of years he was constable and deputy sheriff and in 1886 he was appointed County Supervisor, after which time he won by election two more terms.

There must have been happy times in the Flanagan house. Besides John and Kate's children there were dozens of cousins: each of John's four sisters lived in Mendocino with their families, Mrs. J. D. Murray, Mrs. George H. Bowman, Mrs. W. H. Norton and Mrs. Charles Hargrave.

After John and Kate Flanagan died, the house was rented. In 1919 the new tenants were John Escola and family; they were so comfortable in the house that in 1924 they decided to buy it.

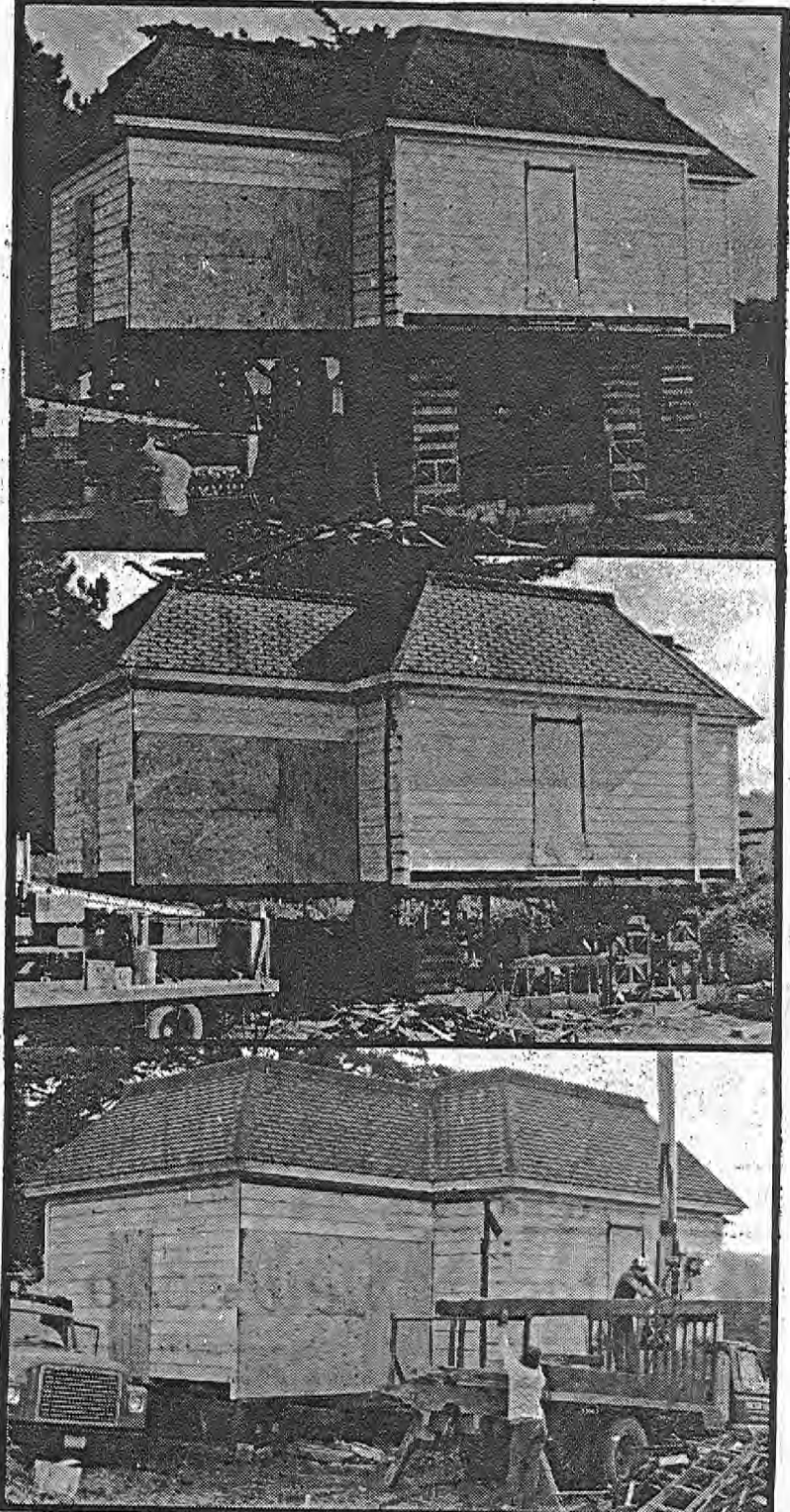
Mrs. Escola was born Nannie Flood, daughter of one of that early group of Maine men who came to Mendocino. She was born in Greenwood, grew up in the Mendocino area and was teaching school in Little River when she and John were married. When John died in 1948, their children being grown, she interested herself in local history. In the years since, she has collected so much lore of the Mendocino coast that she is considered to be one of the best sources of historical information in northern California. And she still lives in their house.



A small house with a flat main roof, a ridge around it and a steep slope of roof to the eaves, a Gambrel roof individual to this house in Mendocino.

How did the early day residents keep the roof from leaking in the torrential winter rains? Undoubtedly there was a plentiful amount of tar mopped on it and the steep sides were redwood shingles.

*Escola House
APN 119-150-21
44901 Pine St*



photograph by Rob Fowler

Going up

The Flanagan-Escola-Avery House got a house raising Monday when alterations began on the project to raise the original house to the second story and build a new first floor and foundation underneath. The construction firm of Wacker and Sons from Penngrrove took seven hours to raise the first floor of the 1200-square-foot, 28,000-pound house just above its planned 86-inch height.

The crew used hydraulic jacks connected to a central pump. About 10 jacks were placed on blocks under beams supporting the bottom floor. When each was touching the level floor, a single person controlled all jacks simultaneously, raised the house 15 inches in about two minutes.

HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Nannie Escola House
2. Historic name: FLANAGAN-ESCOLA HOUSE
3. Street or rural address: 44901 Pine St. (se corn Pine & School Sts)
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-150-21 MHR # E-44
5. Present Owner: Robt N. & Amanda Avery Address: P. O. Box 288
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:

1985, new owners Avery, raised the lower floor of this original one story cottage, to a second floor, for enlarged living space. While the roof and second floor (former first floor) have older discernible architecture, Project Committee questions whether or not this should remain a Landmark #I structure, and feels it would be more fitting to re-classify to # III.

Attach Photo(s) Here

8. Construction date:
Estimated _____ Factual 1889
9. Architect ?
10. Builder John Flanagan
11. Approx. property size (in feet)
Frontage 120 Depth 190'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1987

- 13. Condition: Excellent Good Fair Deteriorated No longer in existence
- 14. Alterations: First floor raised to second floor
- 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: Substantial alteration has already occurred.
- 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.)

John Flanagan had a saloon on Lansing St., but was also a deputy sheriff (Beacon, 8/1/1885) and appointed Deputy U.S. Marshal for Northern District of California (Beacon 9/1/1888).

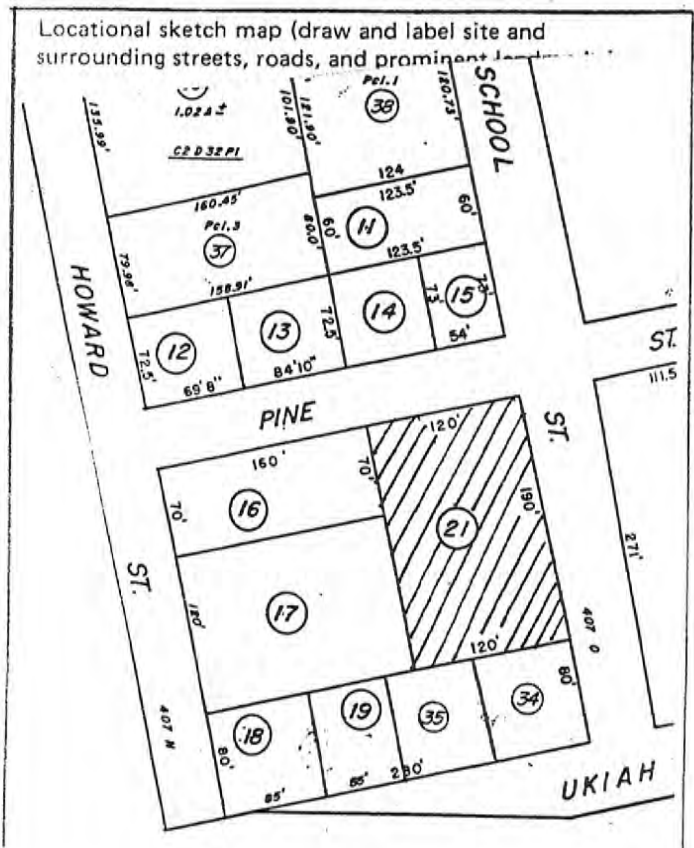
Beacon 12/8/1888 notes John Flanagan is having lumber hauled for his new house. Beacon 2/23/1889 notes Flanagan house is completed.

- 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 _____

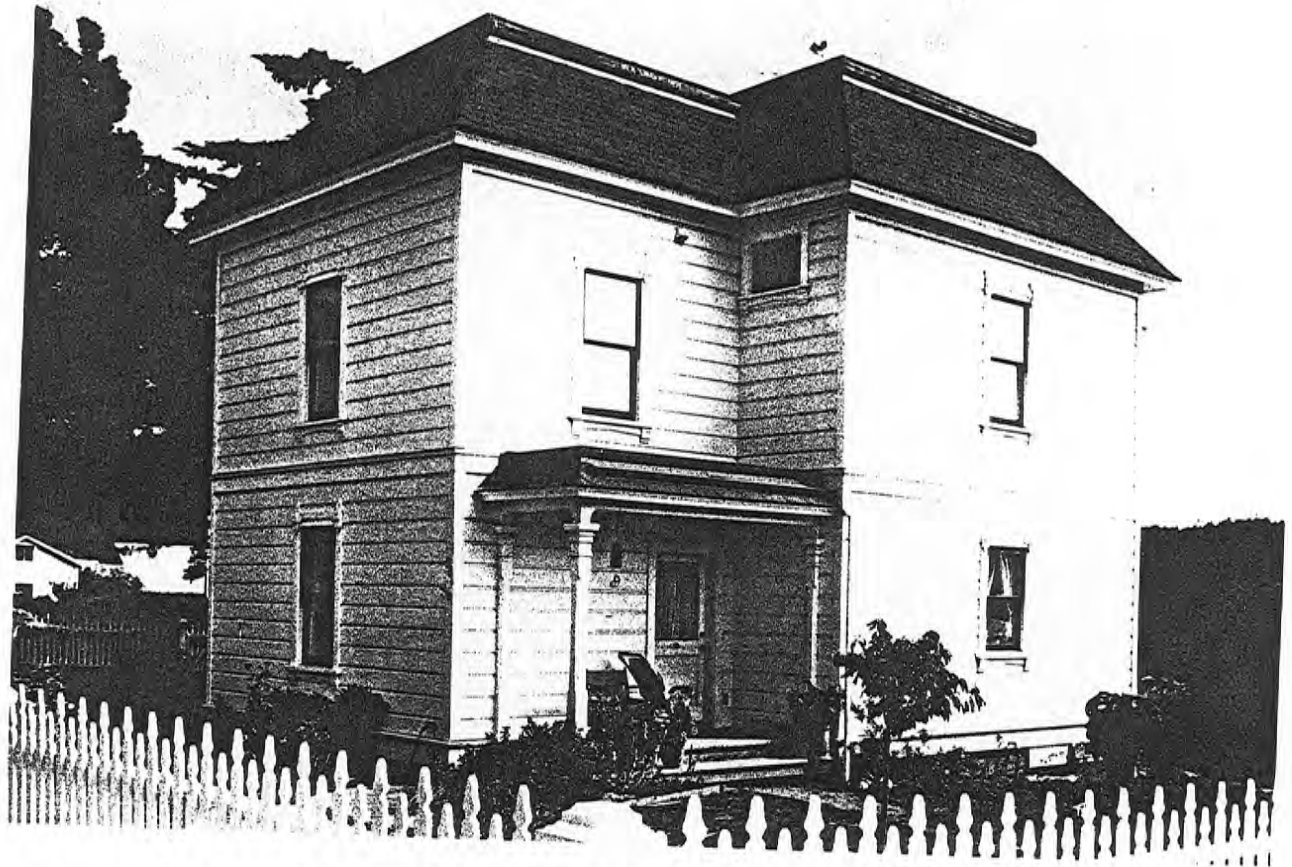
21. Sources (List books, documents, surveys, personal interviews and their dates).

Mendocino Beacon issues as cited

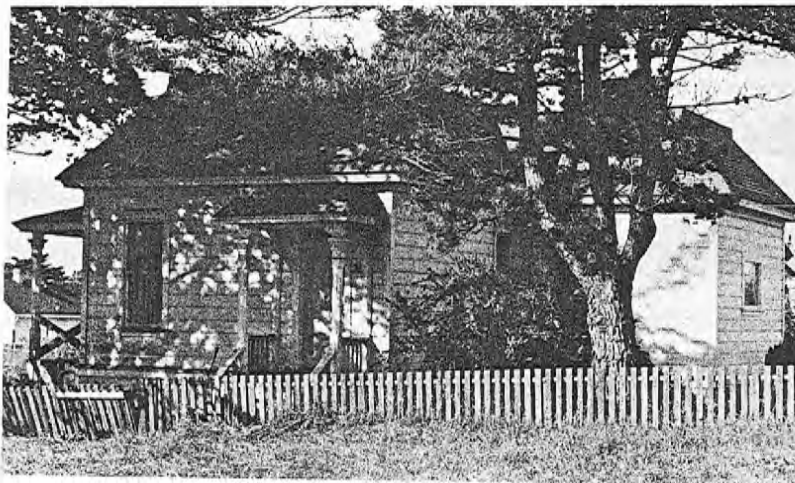
22. Date form prepared Sept. 14, 1987
By (name) Eleanor F. Sverko, co-
Organization ordinator, Co of Mendo
Address: 10511 Wheeler St.
City Mendocino Zip 95460
Phone: 707-937-5974



E-44 Flanagan-Escola Hse
1889 - 44901 Pine St.
one picture only to show
substantial alteration



from #



*MHR Book
1975*

A small house with a flat main roof, a ridge around it and a steep slope of roof to the eaves, a Gambrel roof individual to this house in Mendocino.

How did the early day residents keep the roof from leaking in the torrential winter rains? Undoubtedly there was a plentiful amount of tar mopped on it and the steep sides were redwood shingles.

File 119-150-21

7/19/1886, Bk 39, Pg 3, 10' strip on Pine St by 280' of ~~119-150-12, 13, 14, 15.~~
Julia W. Morrow and Helen F. Huff, wife of Bion Huff, to Kate A. Flanagan, \$1.00
Rec'd 8/28/1886

-119-150-16

POB: 60' from NW corner of I. C. Perry and SW corner of Kate Flanagan being the
NW corner of Flanagan
Then North 10'
Then East on south line of Pine St. to SW corner of School & Pine Sts, 280'
Then South on west line of School St., ~~40'~~ 10'
Then West 280' to POB.

and who executed the within mentioned
they duly acknowledged to me that they executed
the same.

In witness whereof I have hereunto set
my hand and affixed my official seal at
my office in the aforesaid County of Mendocino
the day and year in this certificate first above written

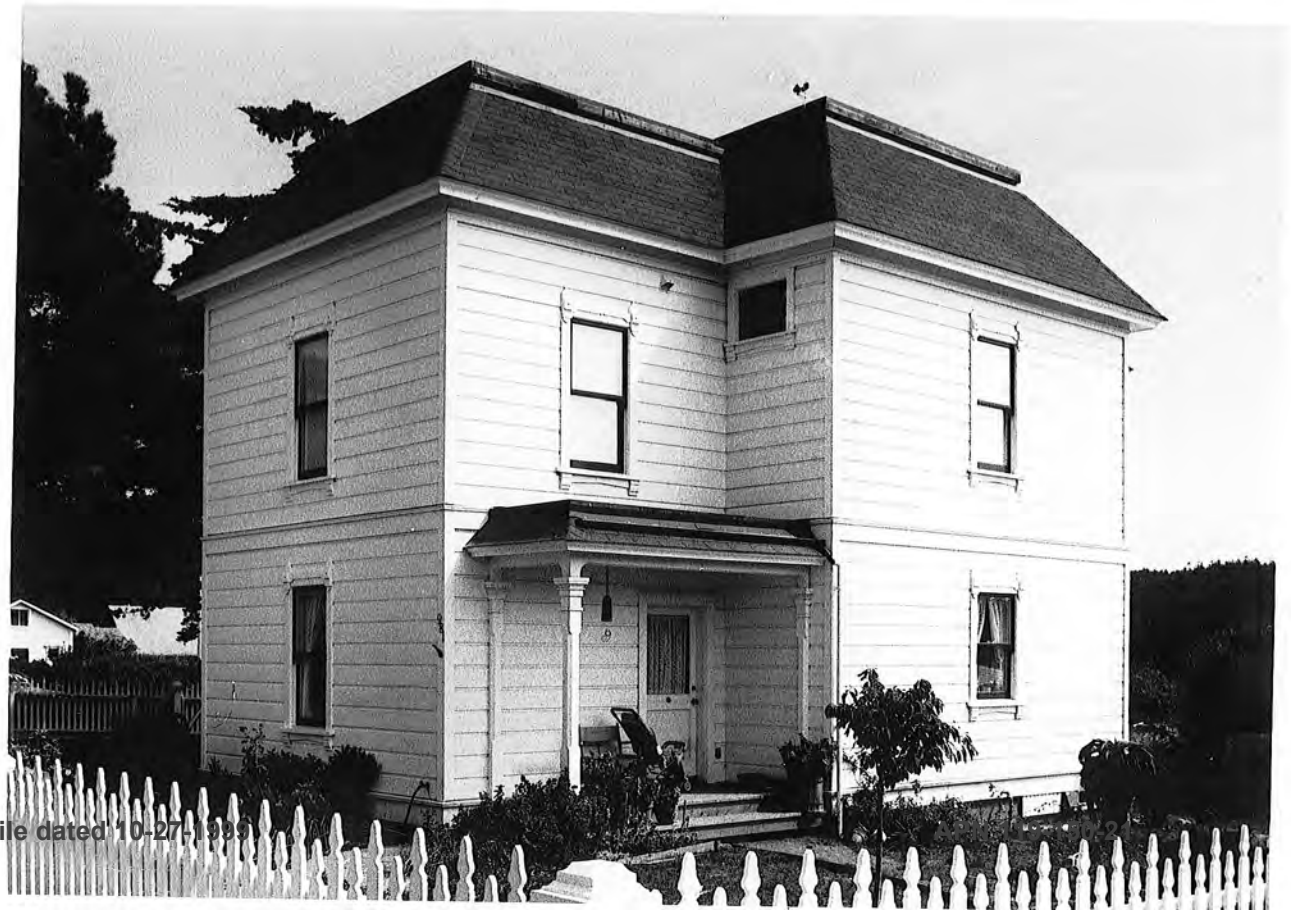
Geo. R. Hudson
Notary Public

Recorded at the request of Geo. R. Hudson Aug 28
1886 at 10 minutes past 8 o'clock a.m.

W. M. Perry
County Recorder
By *Jas. C. Brothers Jr*
deputy Recorder

*J. W. Morrow
and
H. F. Huff
to
K. A. Flanagan*

For and in consideration of the sum of one
dollar to us in hand paid by Kate A. Flanagan
of Mendocino Mendocino County California the
Julia W. Morrow and Helen F. Huff of same
place do hereby grant bargain and sell unto
the said Kate A. Flanagan that certain lot
piece or parcel of land situated lying and
being in or adjacent to the town of Mendocino
Mendocino County State of California and
bounded and described as follows to wit:
Commencing at a point distant sixty (60)
feet from N.W. corner of lot of I. C. Perry



Sverko File dated 10-27-1995

119-150-21

Renovation hearing Monday

The Mendocino Historical Review Board must decide for itself Monday night if Robert Avery's remodeling project of a longtime Mendocino home conforms with standards of the California Environmental Quality Act, a Mendocino County attorney said last week.

Avery applied for a permit to double the size of the the former Escola house, one of about 80 houses registered as a "Landmark 1" status on the local Mendocino Historical Research registers. Avery plans to remodel it into a two story house by lifting the present structure up one flight and building a new 8-foot first story

underneath it.

Last month a majority of board members said they personally approved of the project, but stopped short of authorizing it because they couldn't make findings which, they felt, complied with CEQA guidelines for historical preservation. Instead the item was continued to this month with board Chairwoman Eleanor Sverko directed to consult with county counsel and planners to determine how to proceed.

County attorney Ron Ball said in an interview last week that the CEQA guidelines regarding historic preservation give the review board

Mendocino Beacon, Thursday, May 3, 1984, Page 23

discretion in the case. He said the guidelines refer to "substantial adverse physical changes" to historically significant structures. He said it is up to the board to decide if the structure is historically significant and if the changes are adverse.

The project was opposed at last month's meeting on grounds that approving the alterations would set a dangerous precedent for altering historical buildings. Others argued that the precedent had already been set on such landmarks as the Masonic Building and the Mendocino Hotel, and questioned the propriety of listing the Escola house as so historic it was unable to be altered.



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*Building Supplies

MENDOCINO

BAKERY

WHOLESALE & RETAIL

Coast Chamber of Commerce and Supervisor Norman de Vall, it was agreed to accept applications for the committee under the three categories and hold a meeting Wednesday, May 23, 8 a.m. to organize the committee.

Interested persons were asked to send a formal application to the chamber at P.O. Box 1141, Fort Bragg.

Concerns expressed by business persons included: blockage of their shops by trucks and harassment of both shopkeepers and customers by some (but not all) vendors; patrolling of regulations regarding vendors and consumer protection from faulty sales; financial damage to established shops because vendors seemingly have lower overhead; selectiveness of the ordinance in allowing some, but not all types of vending; traffic hazards created by vending stands and trucks.

Others defended the amendment saying it was a traditional form of commerce in the town; helped to keep the town from becoming a "row of high-priced rents where nothing different is tolerated"; offered producers a chance to sell wares at liveable price; and added that all businesses, not just street vendors, impose on their neighbors.

Suggested solutions ranged from further amending the ordinance to protect shopkeepers, repealing the amendment, and organizing a "farmers' market" somewhere in town where vendors could be located, monitored and kept off the streets.

Adding to the farmers' market idea was a statement by de Vall that he knew of one person hoping to lease an area of town where all types of merchants could sell their wares.

Some disapproved of the idea, saying that it See VENDOR, page 2



Running the One

photograph by Rob Fowler

More than 100 runners begin the first leg of "Run the One" in Elk. For a complete story, see coverage on the back page and Charlie Acker's Greenwood column, page 11.

Escola house permit granted ¹¹⁹⁻¹⁵⁰⁻²¹

By ROB FOWLER

In a split vote the Mendocino Historical Review Board approved a controversial renovation project for the historic Escola House.

The project, developed by owner Bob Avery, calls for lifting the house up to a second story level and building a new first story underneath.

Last month the board appeared in a dilemma over invoking California Environmental Quality Act procedures because it is called for whenever "significant" changes are made to a historic building. The building is one of about 80 in Mendocino which are labeled as "Landmark I" by the local Mendocino Historical Research Inc. organization.

However, the board also received a letter from county counsel defining "significant" as "a substantial, or potentially substantial, adverse change..." Three of the board members, Ed O'Brien, Mike Beeson and Bob Canclini, decided

the change was not "adverse" and could therefore be allowed.

Two members, Chairwoman Eleanor Sverko and David Jones, said they could not make the same findings and dissented. Sverko said she had discussed the project with county planners and it was their opinion that it was clearly a matter for CEQA. Jones said he felt the project was contrary to the goals of historical ordinance saying, "there will be changes in the community, but we See HISTORY, page 2

Inside
Historic House Tour
pull-out section

14 ————— May 17-23, 1984

Coast Update

SNAFU Tangles Indian Projects

(MNS) — Two Mendocino County Indian tribes have filed suit against Interior Secretary William Clark and the Bureau of Indian Affairs (BIA) in an effort to establish their own courts.

Hopland and Coyote Valley Indian tribes contend a 1934 Federal law authorizes tribes to organize their own governments under written constitutions, with drafts to be submitted to the Interior Department for review. The Hopland tribe says it sent a draft to the Interior Department in 1979 and has not yet received approval.

The tribe was recently told by BIA officials it would no longer be eligible for contracts or grants because the tribe does not have a constitution.

The decision threatens a \$200,000 housing project on the Hopland Rancheria.

A similar situation affects the Coyote Valley Indians, displaced from their ancestral home in 1959 when the Army Corps of Engineers built Lake Mendocino. Federal officials contend proposed Indian constitutions conflict with federal law by setting up separate Indian courts and penal systems for lawbreakers. Lester Marston, attorney for the tribes, said proposed laws relate mostly to hunting and fishing and apply only to tribe members.

Bartenders not Liable

(MNS) — For the fifth time in six years, restaurant and insurance industry lobbies have succeeded in killing legislation in California that

would allow lawsuits against bars serving liquor to "obviously intoxicated" people who cause traffic accidents.

The Assembly Judiciary Committee voted 6-1 to send a bill by Assemblyman Richard Floyd of Hawthorne back for further discussion, effectively killing it for the year. Until 1979 California law allowed persons injured in an accident caused by a drunk driver to sue a bar or restaurant that served liquor to the driver if he or she was already obviously drunk and the drink increased the risk of danger on the road.

The legislature overturned that law in 1979 and the California Trial Lawyers Assn. has been trying to get it reinstated.

Review Board OK's Addition ¹⁹⁻¹⁵⁰⁻⁷¹

(MNS) — The Mendocino Historical Review Board has approved an application to remodel and substantially enlarge one of the older homes in the community.

The Board was acting on a request by Bob Avery, owner of a home at 981 Pine Street, previously occupied by longtime Mendocino resident, Nannie Escola. Avery had requested in April that he be allowed to raise the existing structure eight feet and build a 1,200-square-foot addition beneath it.

The sticky point for the Board was whether substantial alteration of an historic structure should be allowed, regardless of the appropriateness of the design of the new construction. Several residents spoke in favor of the project, commenting that the project constitutes an improvement of the structure and would be an asset to the surrounding neighborhood and the historic district. Opponents say the ^{APR 19 1984} has a mandate to preserve historic struc-

use
119-150-21

Architects in Houses the Coast

...ple of hours listening
...d Mike Leventhal talk
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...ayed for our interview
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...n this issue, including
...re clients and the spe-
...eived. As a result, it is
...ts that you see in this
...bove, we'll come back
...more about architec-
...al and Bob Schlosser.



“The thing about our partnership that we could say is that we’re the perfect team. What skills that Michael really excels in are the things that are not really my strong points and my really strong points are the things that are not really Michael’s strong points. But the wonderful thing is, sometimes I’ll come up with a wonderful idea that is really sort of Michael’s bailiwick and a lot of times he’ll come up with really good ideas that would kind of be in mine. So we just totally try to share everything. And I’ve got enough hair for both of us and Michael has that really wonderful smile.” Bob.

That’s what we excel at—smiling! Mike.

Real Estate: The Comptche-Ukiah Road House is built on a very steep slope. Tell us that problem.

Bob: That was the most difficult problem that the owner faced. Anytime you try to excavate on a hillside, pour concrete on a hillside, there’s a lot of time and effort involved in it and nothing is easy. Just getting the materials to where you need them is difficult. So they wound up stepping the foundation up the hill and bending the steel every time it made a step so it was a really major project.

The owner was his own contractor on this house so he had to tackle that one with his own carpenters and just hope for the best.

REM: Tell us about the design features of this house.

Bob: The owner had two massive bridge timbers that he wanted to use. And he came to Michael originally. That was when Michael and I first became partners. He said he wanted a very modern house because he loves art and wanted to display it in such a way that it was the focus and stood out from the house itself. Besides the site had a tremendous view and we wanted to take advantage of the panorama.

So we used those two bridge timbers and the original design was to have a barrel vault that ran the whole

Continued Page 4

A Country Home Where Art is the Focus

length of the living room. But we settled on a regular closed vault with some lighting in it because a skylight that was across the whole living room would have been ghastly expensive.

What the design does is make the whole top floor one completely open space with no walls in between that have to support the loads. So that it is all freestanding. That's what makes it modern architecture because technology and materials make it possible to span big distances and make space flexible.

Also, we wanted to take the windows all the way to the corners so that they wrap around the corners so we could take advantage of the panorama.

REM: Let's talk a bit about the historical remodel that you two did recently.

Bob: That house is an interesting story because it was an existing house that was a remodel. The owners had bought the house and needed a solution about what to do about more space. They had been travelling to the city and they saw that house over in Cloverdale, you know, and they got the idea to do that with theirs.

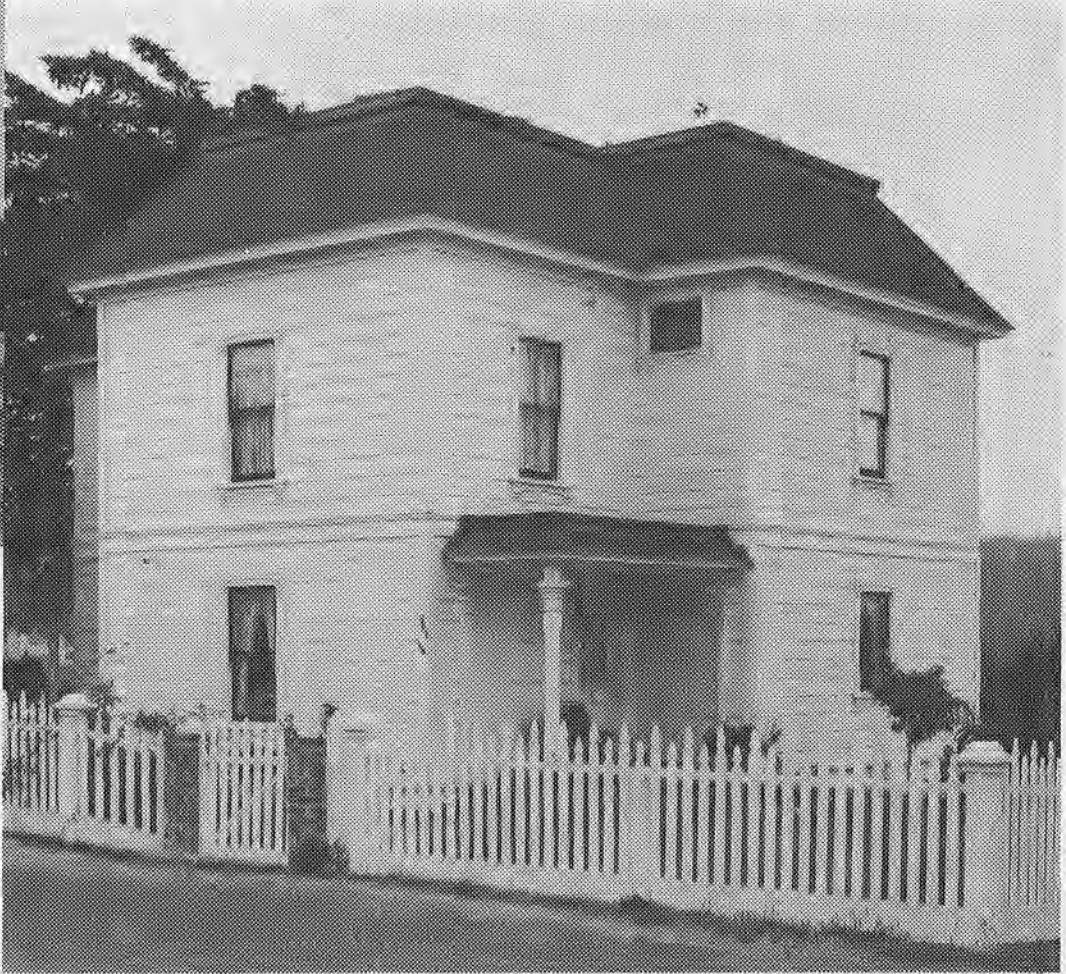
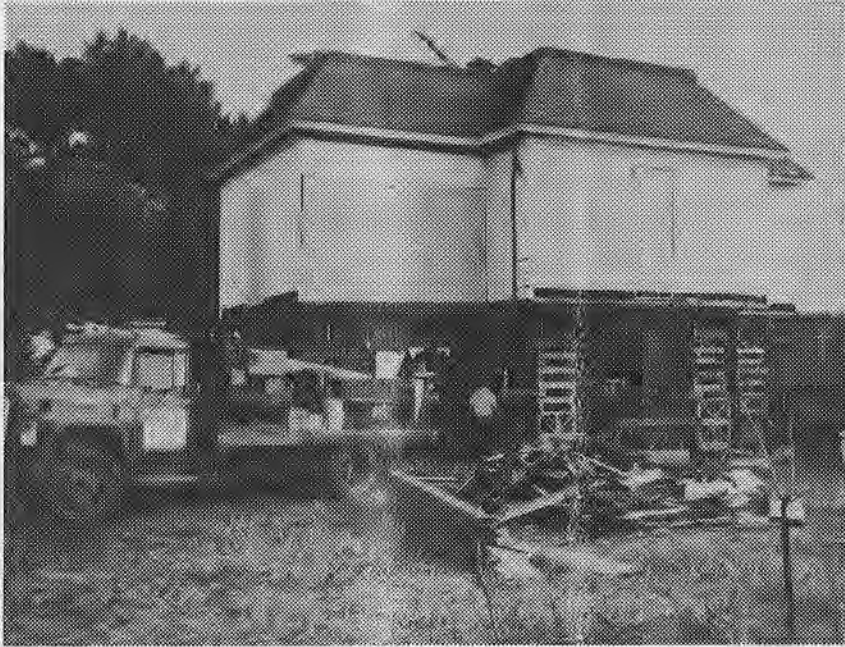
Continued Page 7



Photo by Rick Droz

Mendocino Town

Victorian Remodel



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Continued from Page 4

What they had was this really one story house designed in the old fashioned Victorian way. It was all chopped up into little rooms and while I guess it worked for the previous owner, it didn't work for the new owners. (They needed the house to work and their family needed the space and they needed the space to work. This was the design that we came up with.) The first floor all flows around and the ceilings are high and that effect in the ceiling was intentionally created. Some of the beams are support and we added the others for the effect we wanted.

Continued Page 8

Mendocino Town Victorian Remodel



Continued from Page 7

REM: You recently completed a house on the headlands that's really quite wonderful. How did you arrive at it's design?

Bob: We were aiming at trying to get a style that actually fits with the coast. The owners had been planning their house for about six years. They came to Michael before we were partners to get started on the design. They took a very long time to design their house and they were very specific about what they wanted.

I think, in general, with any kind of design project, the more attention that the clients pay to design, the harder they work with us, the better it turns out. I think these owners are entirely happy with the way their house

Continued Page 11

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Continued from Page 8

turned out. They worked really hard. They agonized over every detail of this house and it shows in the end.

We always think now that whenever clients ask us to change something, they usually are right. When I first started designing I would be all up tight about that and say that this is my design. Now we find that the more we listen to the client we realize that they know what they are talking about. If we can come up with a good enough reason to convince them why not then they usually listen to us.

These clients also needed a space upstairs where they could see the ocean and could be used as studio space that could double for a bedroom.

Also, this house is in a beautiful subdivision and since it's right on the bluffs, it was very important to try and keep it as low as possible so that all the neighbors in the subdivision felt like we weren't intruding on their view shed. And we tried to do detailing that works with the coast.

The shingles are really good for exterior weatherproofing. Because there are so many layers of them it really helps a whole lot. There are gutters all around which is a very important thing to do on the coast. Because it rains so hard, if you let the water sheet off the roofs around here you get big holes and if you let that happen for too long it can undermine your foundation.

It has all copper flashings which are really important when you live right next to the ocean. Sheet metal just doesn't work. The salt air corrodes it.

This house has a Japanese influence in that it has exposed beams on all the overhangs and the overhang goes all around the house. We really felt that had a lot to do with the way people live on the coast. Since it's pouring rain so much it's nice to have those big overhangs so you can have an area that you can walk around the outside of the house and enjoy the outdoors even when it's raining. The hip roofs slope up into the gable roofs which is a very traditional Japanese house form also.

On the inside it's more of a modern house. Again, the idea is to try and make the space all flow so that it's not chopped up into individual rooms. It has a greenhouse attached which is sort of a breakfast area and helps to heat the house also.

REM: That the two of you are trying to build houses that are suitable to the coast and climate is real clear from the houses that we've been talking about. What other reason do you think might make it more intelligent for me to come to you as licensed architects rather than to approach some other person who, for example, might be a contractor who happens to design houses.

Bob: There are a lot of people who design houses but there's not that many who are licensed architects. The difference is that if something goes wrong with one of our places we are responsible. So that we definitely have to be a lot more careful. And we really can't take chances. Sometimes it makes our buildings a little more expensive but we specify a way to do it that is really first rate!



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EXTERIOR PAINT COLORS IN TOWN OF MENDOCINO POLICY

PURPOSE: Provide guidelines for over-the-counter approval of exterior paint colors for use within the Town of Mendocino based on a select palette of colors approved by the Mendocino Historical Review Board.

GOALS AND OBJECTIVES: Coastal Element Chapter 4.13, *Mendocino Town Plan*, Subsection 4.3, *Mendocino Town Design Guideline Policies* includes Policy DG-1 which states, "All new development shall be designed to be compatible with the historical design character of the Town."

AUTHORITY: The authority for this procedure is contained in Title 20, Division III of the Mendocino County Code (MCC) Chapter 20.760 *Historical Preservation District for Town of Mendocino*. MCC Sections 20.760.030(H) and 20.760.035 identify work in Historical Zones A and B requiring Mendocino Historic Review Board approval. Pursuant to MCC Section 20.760.030(H), changing the exterior color of a structure in Historical Zone A, requires Review Board approval, except as provided by Section 20.760.040(I) which exempts "routine maintenance repainting of any building or structure in the same basic shade of color." Per MCC Section 20.760.035, any non-exempt work in Historical Zone B that would be visible from Historical Zone A requires Review Board approval.

POLICY: Pursuant to MCC Section 20.760.030(H), the Review Board has considered exterior paint colors and found certain Benjamin Moore color collections to be compatible with the circa 1900 colors and historical community character in the Town of Mendocino. Based on this review, the Review Board approves the following combination of exterior building colors, trim colors, and door colors:

- ✓ *Off-White Collection* paint colors applied to exterior building, trim, and doors; or
- ✓ *Off-White Collection* paint colors applied to exterior body with *Historical Collection* paint colors applied to exterior trim and doors (color applied to trim and doors must be the same color).

The Benjamin Moore color palettes are as published in 2019 and are available for review at the Coastal Office of the Mendocino County Department of Planning and Building Services in Fort Bragg or via:

<https://www.BenjaminMoore.com/en-us/color-overview/color-palettes/historical-collection>

<https://www.BenjaminMoore.com/en-us/color-overview/color-palettes/off-white-collection>

Note: Alternative paint brands may be used if the colors are identical to those in the above-referenced Benjamin Moore collections.

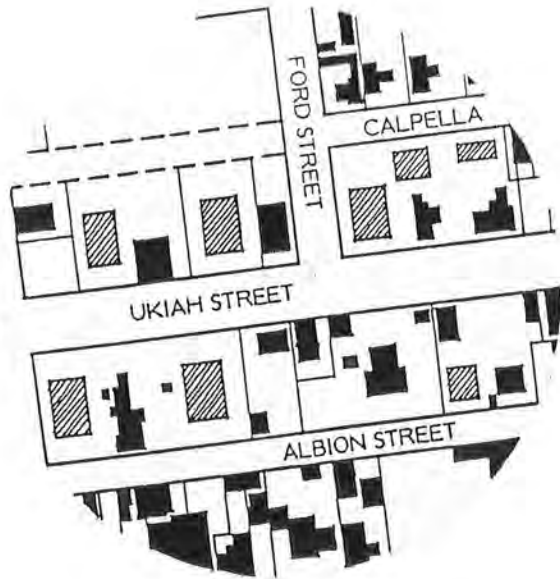
PROCEDURE: Exterior paint colors are selected by the property owner. Prior to changing exterior paint colors, property owners shall contact Planning and Building Services and provide proposed color chips and identify, in writing, the proposed color scheme as applied to various building components (body, windows, trim, architectural features, doors, fences, etc.). Planning and Building Services Staff will review the proposal to determine whether proposed colors match previously authorized exterior colors, including the 2019 Benjamin Moore *Off-White Collection* or *Historical Collection*. If the property owner proposes to replicate previously approved colors consistent with MCC Section 20.760.040(I) or will use no more than two exterior colors consistent with the above Policy; then an MHRB Permit shall not be required and a notation will be placed in PBS Address File regarding the authorized exterior paint colors and where the paint would be. All other exterior painting shall require approval by the MHRB.

Policy Initiated By: Mendocino Historical Review Board Paint Subcommittee.

Policy Approved:  Date: 1/31/20
 Chair Dan Potash, Mendocino Historical Review Board

Policy Approved:  Date: 2/3/20
 Director Brent Schultz, Planning and Building Services

Full development with 25% lot coverage and new 2 story buildings (shown cross hatched) near the center of each lot.



Full development with same lot coverage as above but new 2 story buildings (shown cross hatched) located to preserve open space character.

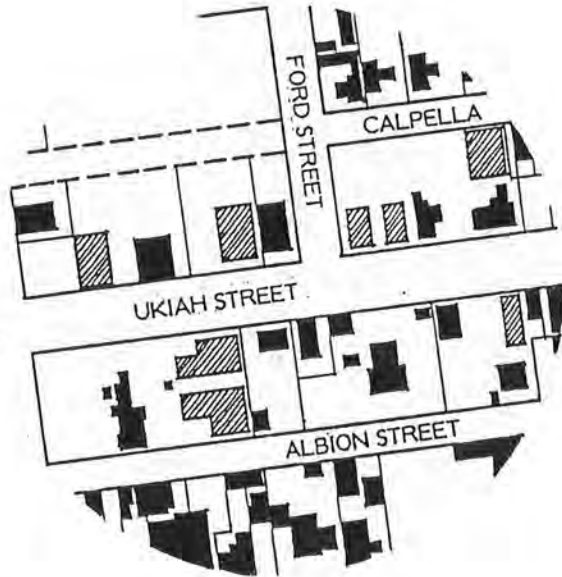


Figure 4.13-5. Mendocino Town Plan example of use of special site planning standards to preserve open space character without reducing allowable floor area.

11-5-85