



**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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July 29, 2024

**PUBLIC NOTICE OF PENDING ACTION AND SITE VIEW  
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

The Mendocino Historical Review Board, on Monday, August 12, 2024, will perform a site view of the proposed project, beginning at 4:00 PM, or as soon as the Board may assemble. Concluding the site view, the Board will convene for their special meeting in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 6:00 p.m. or as soon thereafter as the item may be heard, for the below described project that is located in the Town of Mendocino.

**CASE#:** MHRB\_2024-0003

**DATE FILED:** 4/1/2024

**OWNER/APPLICANT:** Tom Coulson Mendocino Village Inn

**AGENT:** Debra Lennox

**REQUEST:** Mendocino Historical Review Board Permit for exterior alterations at the existing Mendocino Village Inn, including the change of exterior paint colors, rebuild deteriorated wood fencing, relocate existing water tanks and install screening, rebuild the front porch and stairs to match existing with exception of paint colors, replace existing handrails with new metal handrails and remove two (2) existing fireplaces and chimneys and replace the chimneys with brick veneer to match the existing chimney design. (Note: The site is designated a Category I historic resource. The " McCornack House" built in 1882, currently a Visitors Serving Facility (VSF) known as the "Mendocino Village Inn).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 44860 Main Street, Mendocino; APN: 119-250-37

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** Jessie Waldman

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.gov/departments/planning-building-services/public-hearing-bodies>.

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing and provide comments. 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, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) by August 11, 2024 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.gov/departments/planning-building-services/public-hearing-bodies>. Under the Mendocino Historical Review Board tab.

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



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**AUGUST 12, 2024  
MHRB\_2024-0003**

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**OWNER/ APPLICANT:** Tom Coulson, Mendocino Village Inn  
P.O. Box 25640  
Honolulu, HI 96825

**AGENT:** Debra Lennox  
PO Box 798  
Mendocino, CA 95460

**PROJECT DESCRIPTION:** Mendocino Historical Review Board Permit for exterior alterations at the existing Mendocino Village Inn, including the change of exterior paint colors, rebuild deteriorated wood fencing, relocate existing water tanks and install screening, rebuild the front porch and stairs to match existing with exception of paint colors, replace existing handrails with new metal handrails and remove two (2) existing fireplaces and chimneys and replace the chimneys with brick veneer to match the existing chimney design. (Note: The site is designated a Category I historic resource. The " McCornack House" built in 1882, currently a Visitors Serving Facility (VSF) known as the "Mendocino Village Inn").

**STREET ADDRESS:** 44860 Main Street, Mendocino; APN: 119-250-37

**PARCEL SIZE:** 12,992 Square Feet

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**HISTORIC STRUCTURES:** On Site: Category I McCornack House, built in 1882  
North: Category IVb N/H "The Well"  
South: Category I Presbyterian Church  
East: Category IIa Peterson-Knacke House  
West: Category I Lansing House

**STAFF PLANNER:** Jessie Waldman

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**PAST MHRB PERMITS:** MHRB\_85-65 (Remodel Inn and new sign); MHRB\_88-40 (Reconstruct water tower and addition to Inn); MHRB\_92-12 (Exterior alterations as revision to MHRB-88-40); MHRB\_99-27 (Reconstruction of sitting room at east side between Main House and 1988 addition); MHRB\_2007-15 (Remove pine tree).

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

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

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** VII – Structural Guidelines: Exterior Building Materials (pg. 7) and Architectural Features (pg. 9).

**APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE (MTZC):** Chapter 20.660 *Mendocino Mixed Use (MMU)*; Section 20.760.030(A) *Work in Historical Zone A Requiring Approval*; Section 20.760.050 *Standards*.

**STAFF NOTES:** The landowner seeks approval for exterior alterations at the existing Mendocino Village Inn, including the change of exterior paint colors, rebuild deteriorated wood fencing, relocate existing water tanks and install screening, rebuild the front porch and stairs to match existing with exception of paint colors, replace existing handrails with new metal handrails and remove two (2) existing fireplaces and chimneys and replace the chimneys with brick veneer to match the existing chimney design. (Note: The site is designated a Category I historic resource. The " McCornack House" built in 1882, currently a Visitors Serving Facility (VSF) known as the "Mendocino Village Inn").

The parcel was originally developed in 1882 with the "McCornack House" and is listed as a Category 1 Historical Structure on Appendix 1 (Inventory of Historical Structures) of the MTP. The 1992 listed use was and is a Visitors Serving Facility (VSF) known as the "Mendocino Village Inn" on Appendix 1 (Inventory of Historical Structures) of the MTP. The subject parcel is within the Mendocino Mixed Use (MMU) Zoning District. MTZC Chapter 20.660 – Mendocino Mixed Use (MMU) provides the following:

TABLE 1: DEVELOPMENT STANDARDS FOR MMU DISTRICTS		
MENDOCINO TOWN ZONING CODE SECTION	STANDARD	PROPOSED
20.660.005(3) Intent	VSF – Mendocino Village Inn	No Change
20.660.035 Minimum Front and Rear Yards	20 feet	No Change
20.660.040 Minimum Side Yard	6 feet	No Change
20.660.050 Maximum Height	28-feet	No Change
20.660.055(D) Minimum Vehicle Parking	Varies	No Change
20.660.060 Maximum Lot Coverage	25% allowed (24.6% existing)	No Change

Mendocino Town Zoning Code (MTZC) Section 20.760.030 and Section 20.760.050 provides that the alteration of the exterior architecture of any building are subject to Review Board approval. The exterior alterations at the existing Mendocino Village Inn are as follows:

1. Remove two (2) existing fireplaces & chimneys; and
  - a. Replace exterior chimneys with brick veneer to match existing shape and aesthetics; and
2. Rebuild deteriorated wood fencing; and
3. Add a 3'-6" wooden fence; and
4. Rebuild the front porch and stairs to match existing with exception of paint colors; and
  - a. Porch material to remain wood; and
  - b. Stair treads to BM Newburyport Blue or similar; and
  - c. Stair risers to be BM White Heron or similar; and

5. Repaint entire structure, using four (4) colors, as follows:
  - a. Main exterior paint from white to BM Buckland Blue or similar; and
  - b. Base and bracket trim exterior paint from darker grayish blue to BM Newburyport Blue or similar; and
  - c. Trim exterior paint from light grayish blue to BM White Heron or similar; and
  - d. Railing and window/door trim exterior paint from darker grayish blue to BM Black or similar; and
  - e. Proposed stair treads to BM Newburyport Blue or similar; and
  - f. Proposed stair risers to be BM White Heron or similar; and
6. Replace existing handrails with new metal handrails to be painted black; and
7. Relocate existing water tanks with new concrete pad and install screening; and
8. Remove eucalyptus tree in northwest corner; and
9. Proposed 3'-6" wooden fence along west property line; and
10. Re-gravel existing parking spaces; and
11. Replace (e) front door with natural mahogany door with full beveled glass light.

**RECOMMENDED MHRB FINDINGS:** The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the findings a through c, pursuant with MTZC Section 20.760.065.

- (a) Pursuant to MTZC Section 20.760.065(A), exterior renovations to project site are in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any; and
- (b) Pursuant to MTZC Section 20.760.065(B), exterior alterations to project site will not detract from the appearance of other properties within the District; and
- (c) Pursuant to MTZC Section 20.760.065(C), alterations to project site will not unnecessarily damage or destroy a structure of historical, architectural, or cultural significance

**RECOMMENDED CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one 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. Any Building Permit request shall include MHRB Permit 2024-0003 (attached to or printed on the plans submitted).
  6. Rebuild the front porch and stairs to match existing aesthetics with exception of paint floors where the porch material to remain wood.
  7. Proposed screening at the relocated water tanks shall be wood.
  8. Pad at the relocated water tanks shall be gravel.
  9. Proposed exterior paint colors, using four (4) colors, shall be as follows:
    - a. Main exterior paint from white to BM Buckland Blue or similar; and
    - b. Base and bracket trim exterior paint from darker grayish blue to BM Newburyport Blue or similar; and
    - c. Trim exterior paint from light grayish blue to BM White Heron or similar; and
    - d. Railing and window/door trim exterior paint from darker grayish blue to BM Black or similar; and
    - e. Proposed stair treads to BM Newburyport Blue or similar; and
    - f. Proposed stair risers to be BM White Heron or similar; and
    - g. Proposed handrails shall be metal handrails to be painted black.
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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: \$2,674.00 (Check payable to County of Mendocino).

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

**ATTACHMENTS:**

- A. MHRB\_2024-0003 Application
- B. Sverko 119-250-37 Files (Posted on website only)

<p><b>COUNTY OF MENDOCINO DEPT. OF PLANNING &amp; BUILDING SERVICES</b></p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB2024-0003</u></p> <p>Date Filed <u>4/1/2024</u></p> <p>Fee \$ <u>1845-</u></p> <p>Receipt No. <u>PRJ 061475</u></p> <p>Received by <u>Sandy Arellano</u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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**MHRB APPLICATION FORM**

<p>Name of Applicant Tom Coulson Mendocino Village Inn</p>	<p>Name of Property Owner(s) Tom Coulson</p>	<p>Name of Agent Debra Lennox</p>
<p>Mailing Address PO Box 25640 Honolulu, HI 96825</p>	<p>Mailing Address PO Box 25640 Honolulu, HI 96825</p>	<p>Mailing Address PO Box 798 Mendocino CA 95640</p>
<p>Telephone Number <b>808-782-1750</b></p>	<p>Telephone Number <b>808-782-1750</b></p>	<p>Telephone Number <b>707-813-7886</b></p>
<p>Assessor's Parcel Number(s) <b>119-250-37</b></p>		
<p>Parcel Size <input checked="" type="checkbox"/> Square Feet <u>14,000</u> <input type="checkbox"/> Acres</p>		<p>Street Address of Project 44860 Main St. Mendocino</p>

**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.

Exterior paint change for new residence:

1. Exterior Body of the building- BM Buckland Blue HC-151 or equiv.
2. Exterior base of Bldg & bracket trim- BM Newburyport Blue- HC 155 or equiv.
3. Exterior Trim- BM White Heron OC-57 or equiv.
4. Railings & window/door frames- Black- HC 190 or equiv.
5. The decks, tank surround, & front door would remain natural wood
6. Repair/replace deteriorated fencing with wood
7. Relocate existing water tanks, build screens per plans
8. Repair/replace existing front porch & stairs. Replace handrail with new metal handrails
9. Remove existing chimneys, replace w/ brick veneer to match (E) chimney shape



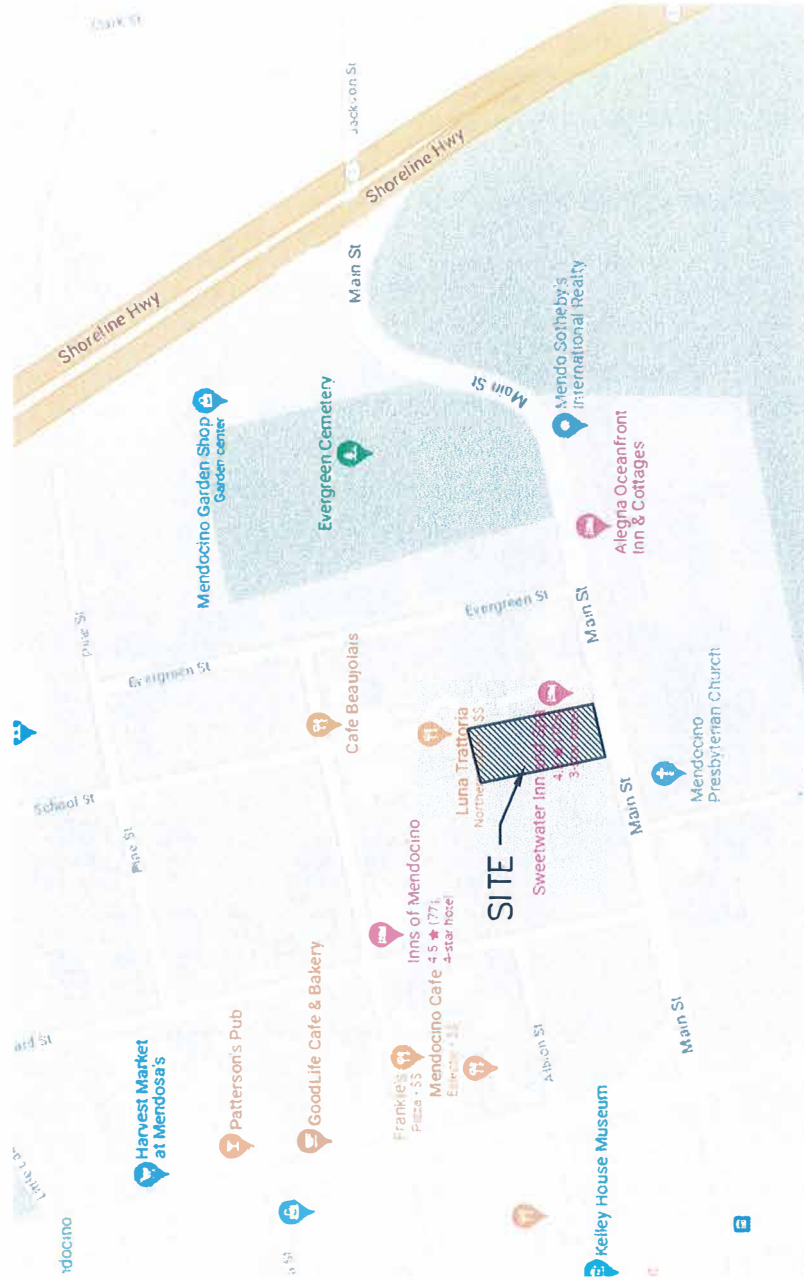
### 2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 14000 sq. ft.
- What is the total floor area (internal) of all structures on the property? 5610 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? 0 sq. ft.

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



**PROPOSED REMODEL  
OF 'MENDOCINO VILLAGE INN'  
for TOM COULSON  
44860 MAIN STREET, MENDOCINO CA**



**VICINITY MAP**  
SCALE: NTS







MENDOCINO VILLAGE INN REMODEL  
44860 MAIN ST. MENDOCINO 3.28.24



Debra B. Lennox, AIA  
PO Box 798  
Mendocino, CA 95460  
707-937-0770

Proposed Colors:

- OC-57 White Heron F2F2EB
- HC-151 Buckland Blue
- HC-155 Newburyport Blue
- HC-190 Black

SOUTH ELEVATION  
NTS

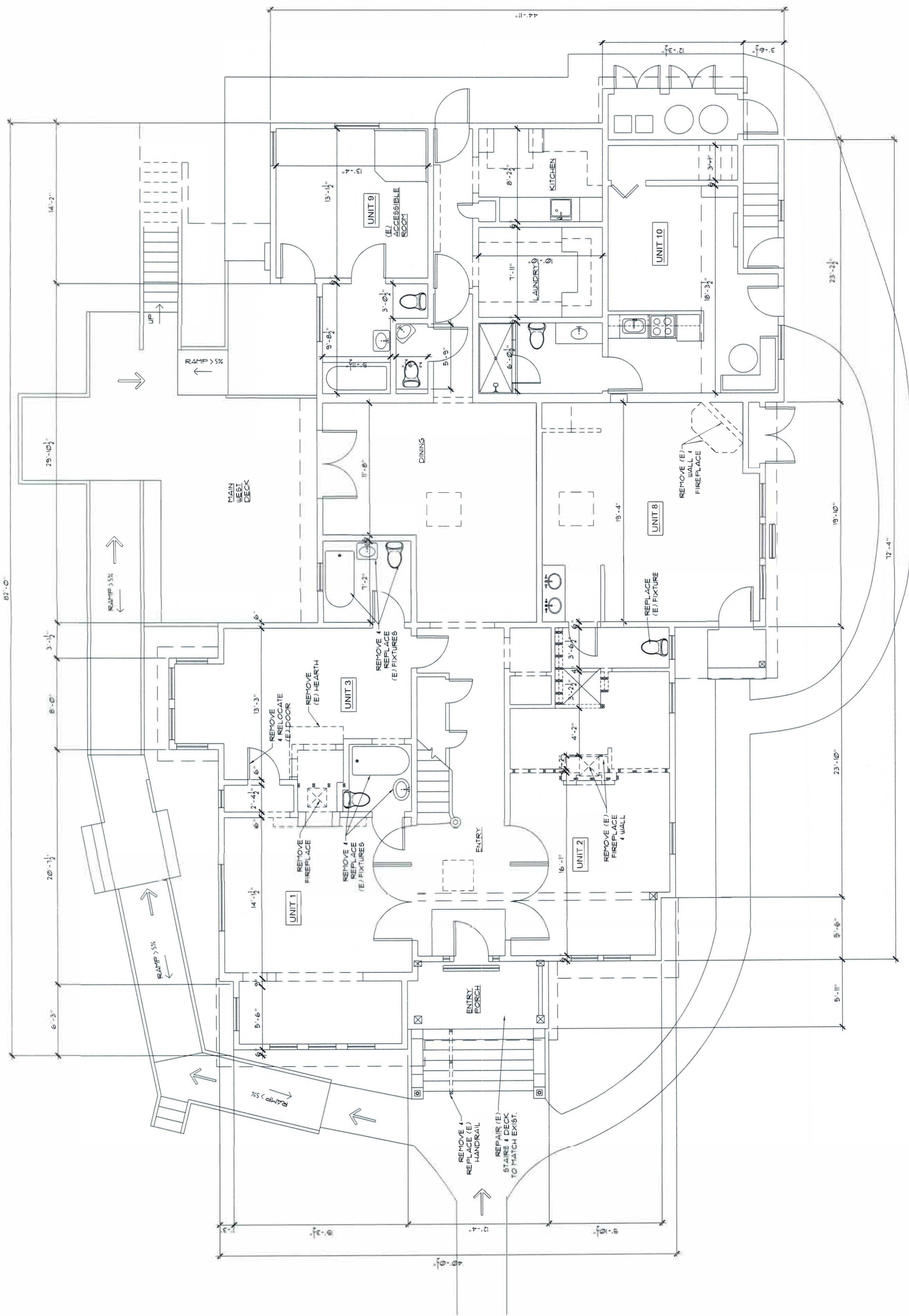
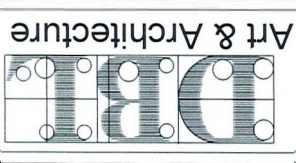
EXISTING MAIN FLOOR PLAN

INN REMODEL  
 MENDOCINO VILLAGE INN  
 44860 MAIN STREET  
 MENDOCINO, CA

SCALE: 1/4" = 1'-0"  
 DATE: 2.26.2024  
 DRAWN: L.R.  
 FILE: ACAD2023

SHEET  
**A2.0**  
 OF SHEETS

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 ARCHITECT  
 PO Box 798  
 Mendocino, CA 95460  
 Mendocino  
 www.dblemox.com  
 707-937-0770  
 dblemox@mcn.org



**(E) MAIN FLOOR PLAN**  
 NORTH SCALE: 1/4" = 1'-0"





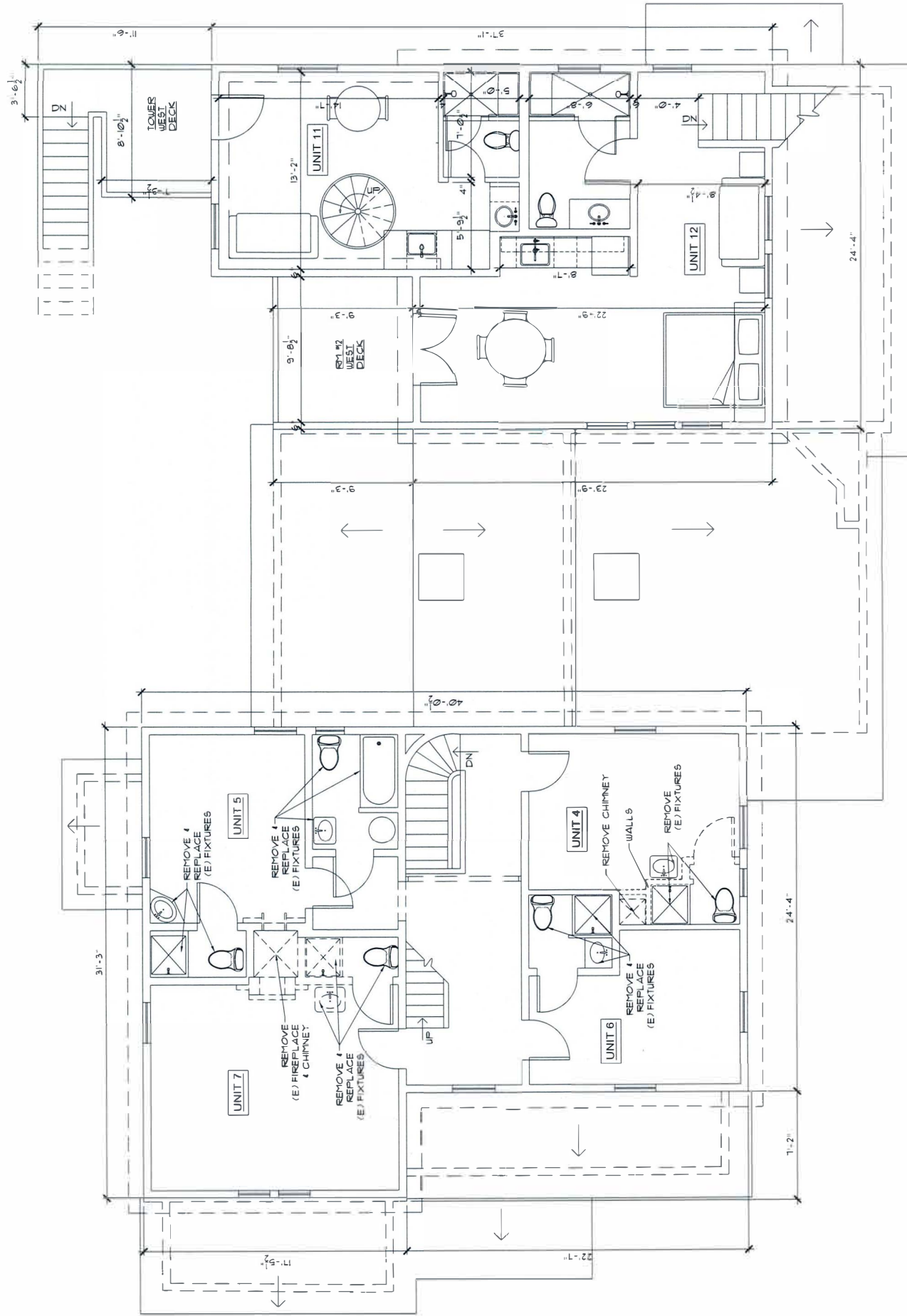
**Debra Lennox, AIA**  
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 dblenox@mcn.org

REVISION	BY

**EXISTING 2ND FLOOR PLAN**  
 INN REMODEL  
 MENDOCINO VILLAGE INN  
 44860 MAIN STREET  
 MENDOCINO, CA

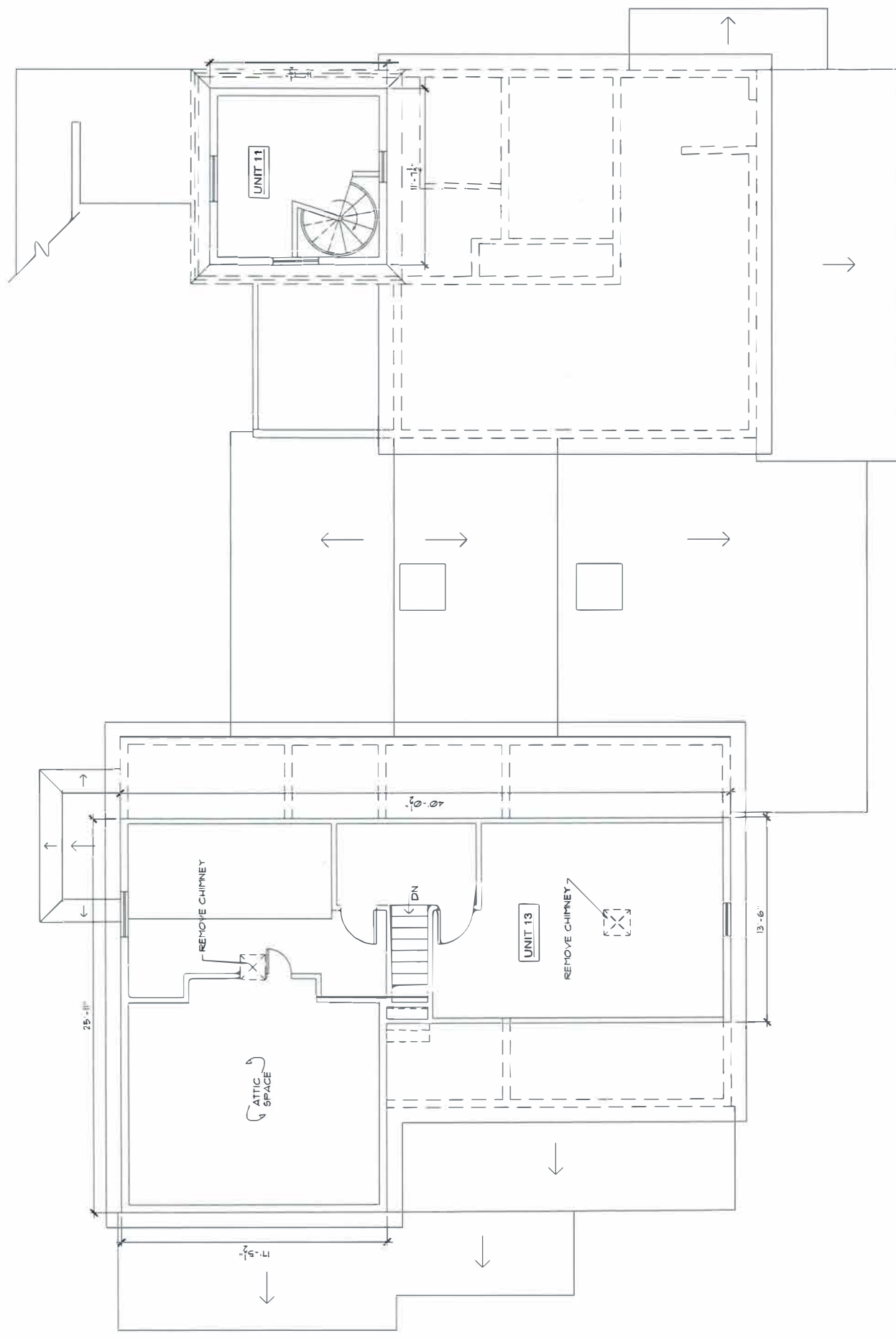
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 DATE: 2/26/2024  
 DRAWN: LR  
 FILE: ACAD2023

SHEET  
**A2.01**  
 OF SHEETS



**(E) SECOND FLOOR PLAN**  
 NORTH SCALE: 1/4" = 1'-0"

	Debra Lennox, AIA ARCHITECT LEAD A/P PO Box 798 Mendocino, CA 95460 707-937-0770 dblennox@mcn.org/www.dblennox.com Mendocino	REVISION BY	EXISTING 3RD FLOOR PLAN
	INN REMODEL 44860 MAIN STREET MENDOCINO VILLAGE INN MENDOCINO, CA	SCALE: 1/4" = 1'-0" DATE: 2/6/2024 DRAWN: LR FILE: ACAD16023	SHEET <b>A2.02</b> OF 5 SHEETS




**(E) THIRD FLOOR PLAN**  
 NORTH SCALE: 1/4" = 1'-0"



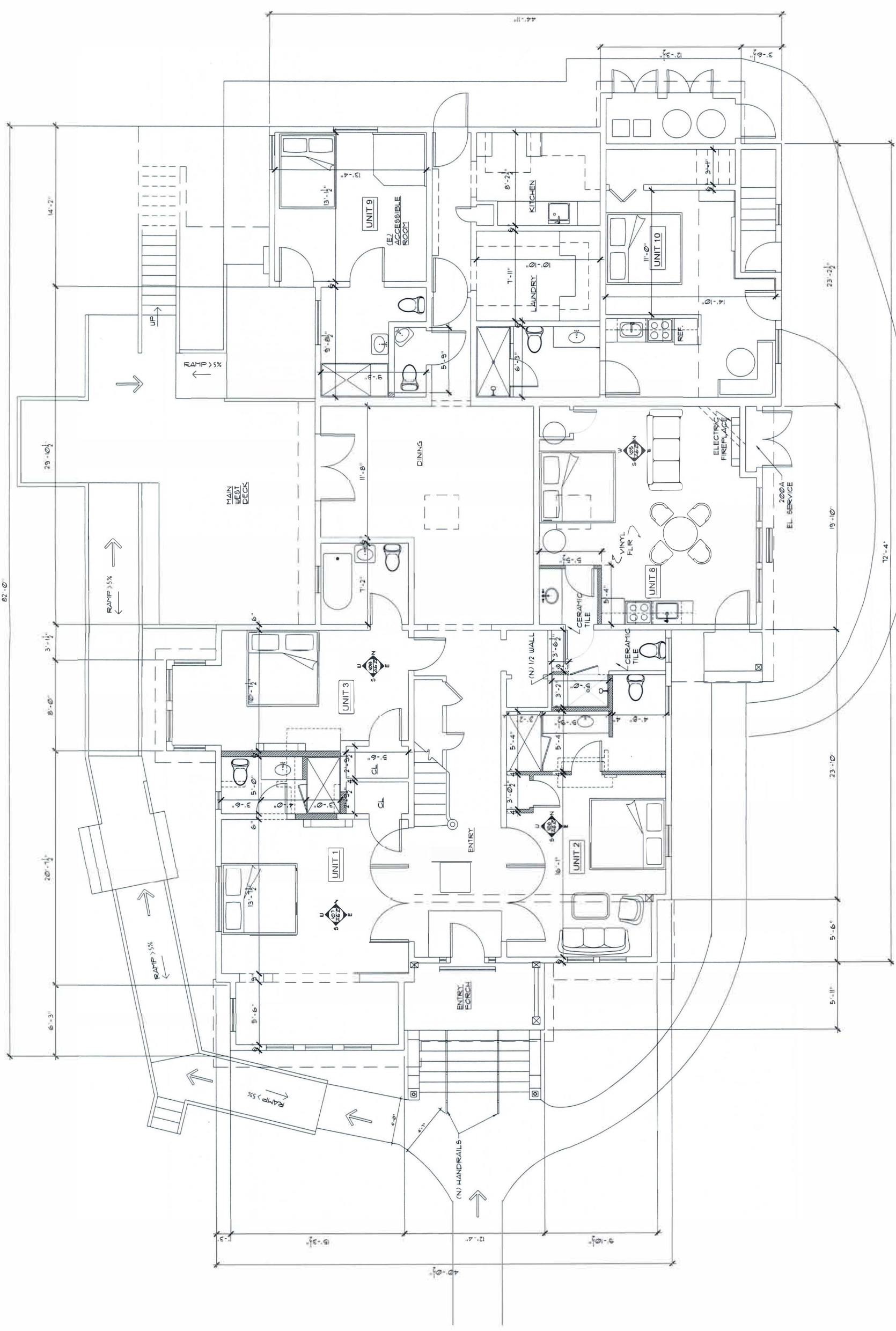
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 dblenox@mcn.org

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PROPOSED MAIN FLOOR PLAN  
 INN REMODEL  
 44860 MAIN STREET  
 MENDOCINO VILLAGE INN  
 MENDOCINO, CA

SCALE: 1/4" = 1'-0"  
 DATE: 3/21/2024  
 DRAWN: LR  
 FILE: ACAD1023

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 OF SHEETS



**(P) MAIN FLOOR PLAN**  
 NORTH SCALE: 1/4" = 1'-0"





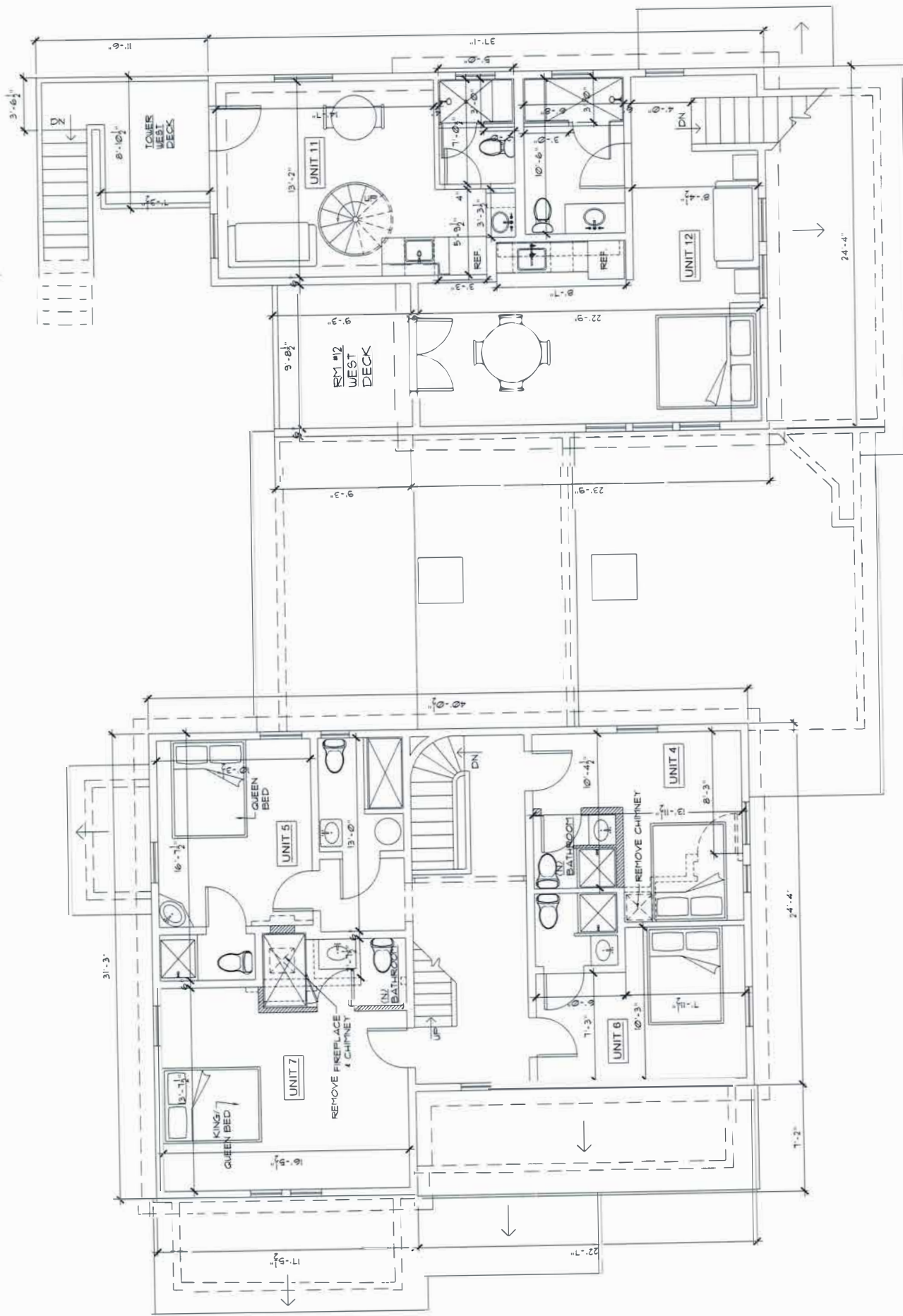
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 Mendocino, CA 95460  
 707-937-0770  
 dblennox@mch.org/www.dblemnx.com  
 Mendocino

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PROPOSED 2ND FLOOR PLAN  
 INN REMODEL  
 MENDOCINO VILLAGE INN  
 44860 MAIN STREET  
 MENDOCINO, CA

SCALE: 1/4" = 1'-0"  
 DATE: 2/26/2024  
 DRAWN: LR  
 FILE: ACAD2613

SHEET  
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 OF SHEETS



**(P) SECOND FLOOR PLAN**  
 NORTH SCALE: 1/4" = 1'-0"





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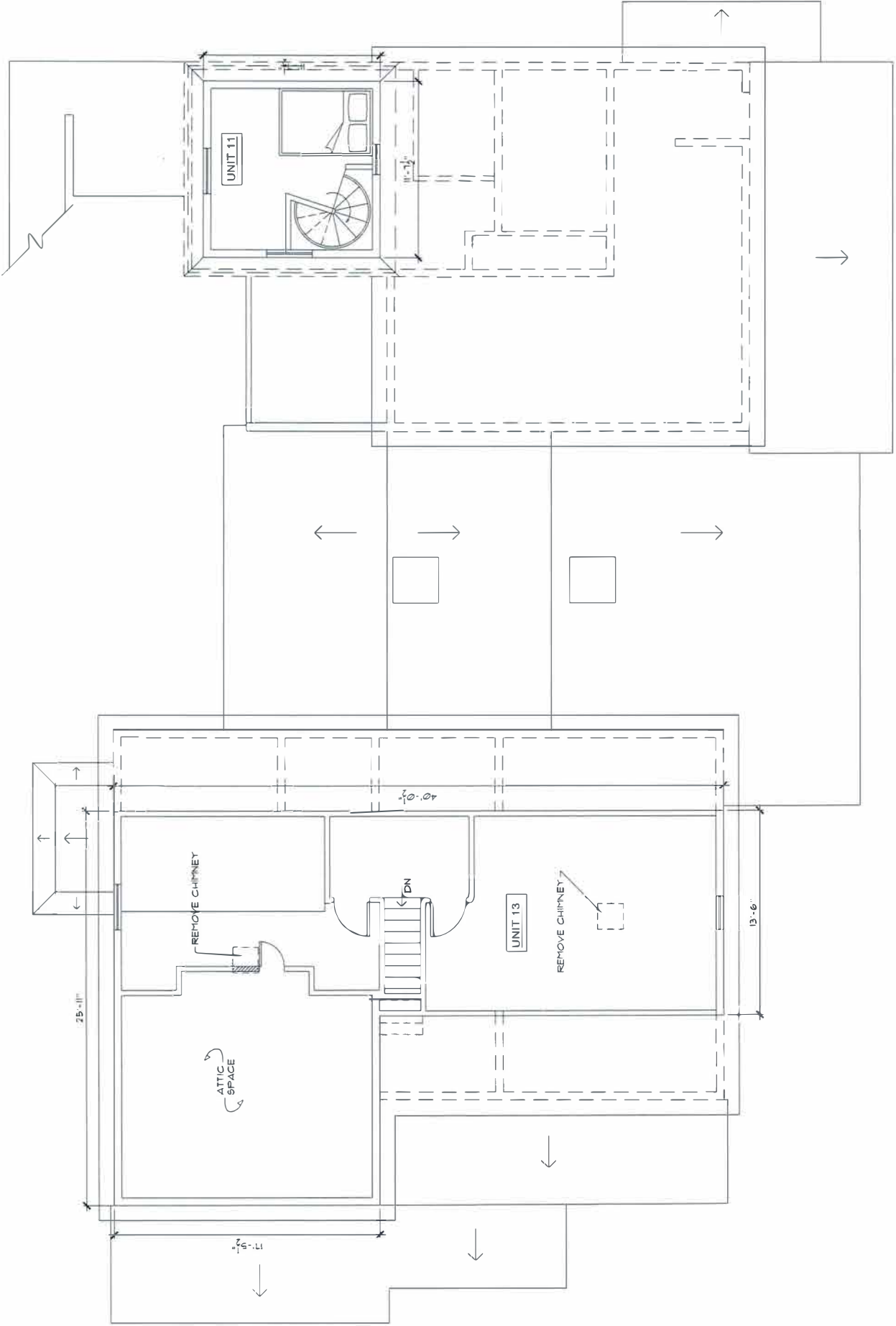
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PROPOSED 3RD FLOOR PLAN

INN REMODEL  
 44860 MAIN STREET  
 MENDOCINO VILLAGE INN  
 MENDOCINO, CA

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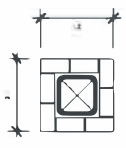
**(P) THIRD FLOOR PLAN**  
 NORTH SCALE: 1/4" = 1'-0"

EXISTING ROOF PLAN  
 INN REMODEL  
 MENDOCINO VILLAGE INN  
 44860 MAIN STREET  
 MENDOCINO, CA

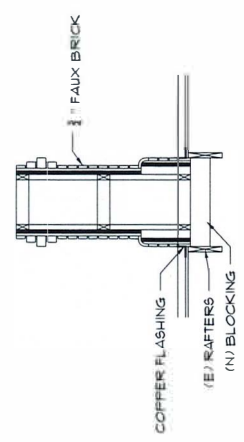
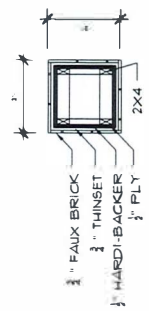
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 FILE: ACAD2023

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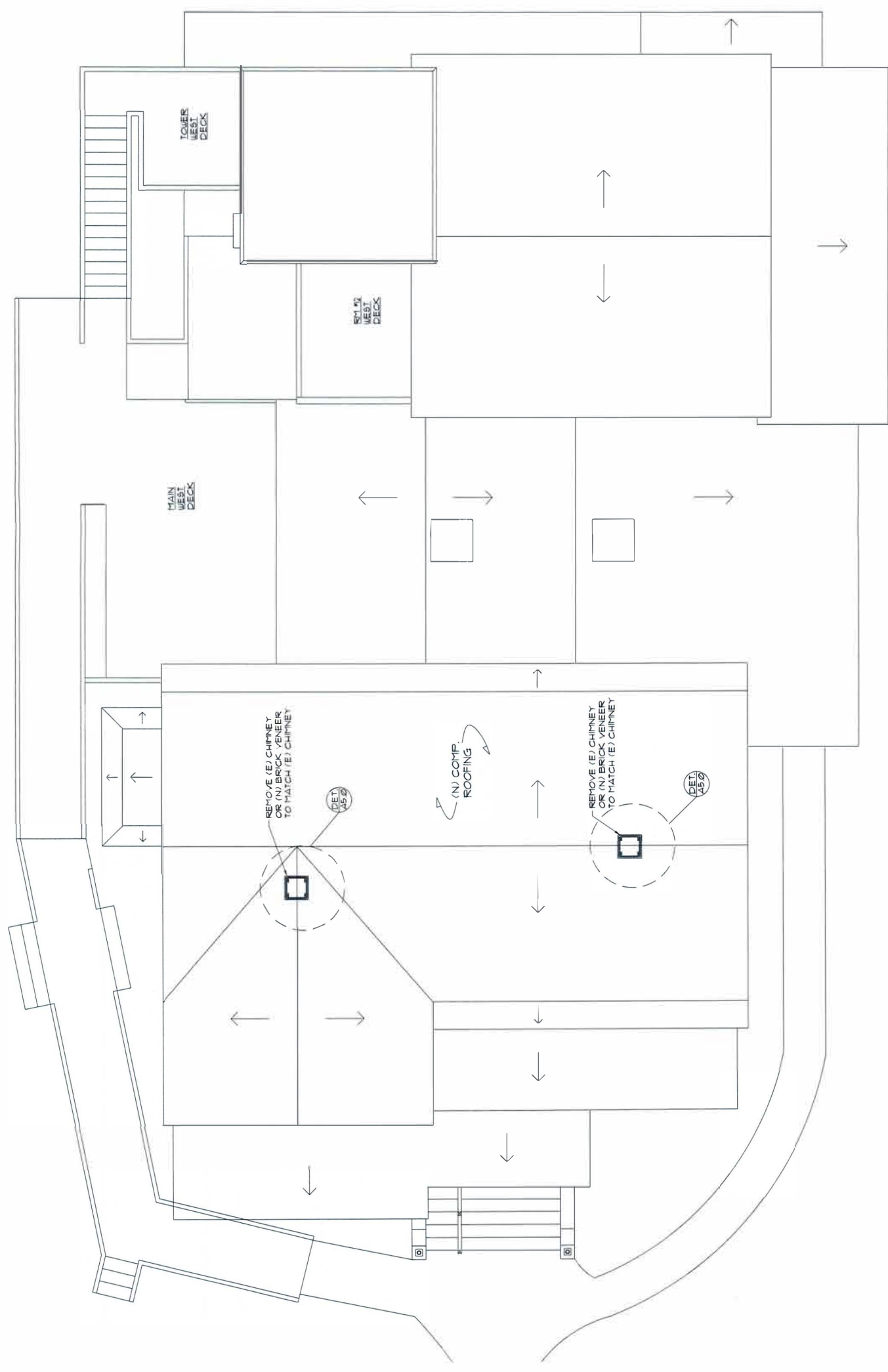
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 dblennox@mcn.org/www.dblennox.com



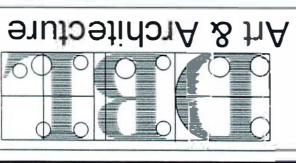
**(E) CHIMNEY**  
 SCALE: 1/2" = 1'-0"



**(P) CHIMNEY FACADE**  
 SCALE: 1/2" = 1'-0"



**(P) ROOF PLAN**  
 NORTH SCALE: 1/4" = 1'-0"



**Debra Lennox, AIA**  
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 PO Box 798  
 Mendocino, CA 95460  
 707-937-0770  
 Mendocino  
 www.dblennox.com  
 dblennox@mcn.org

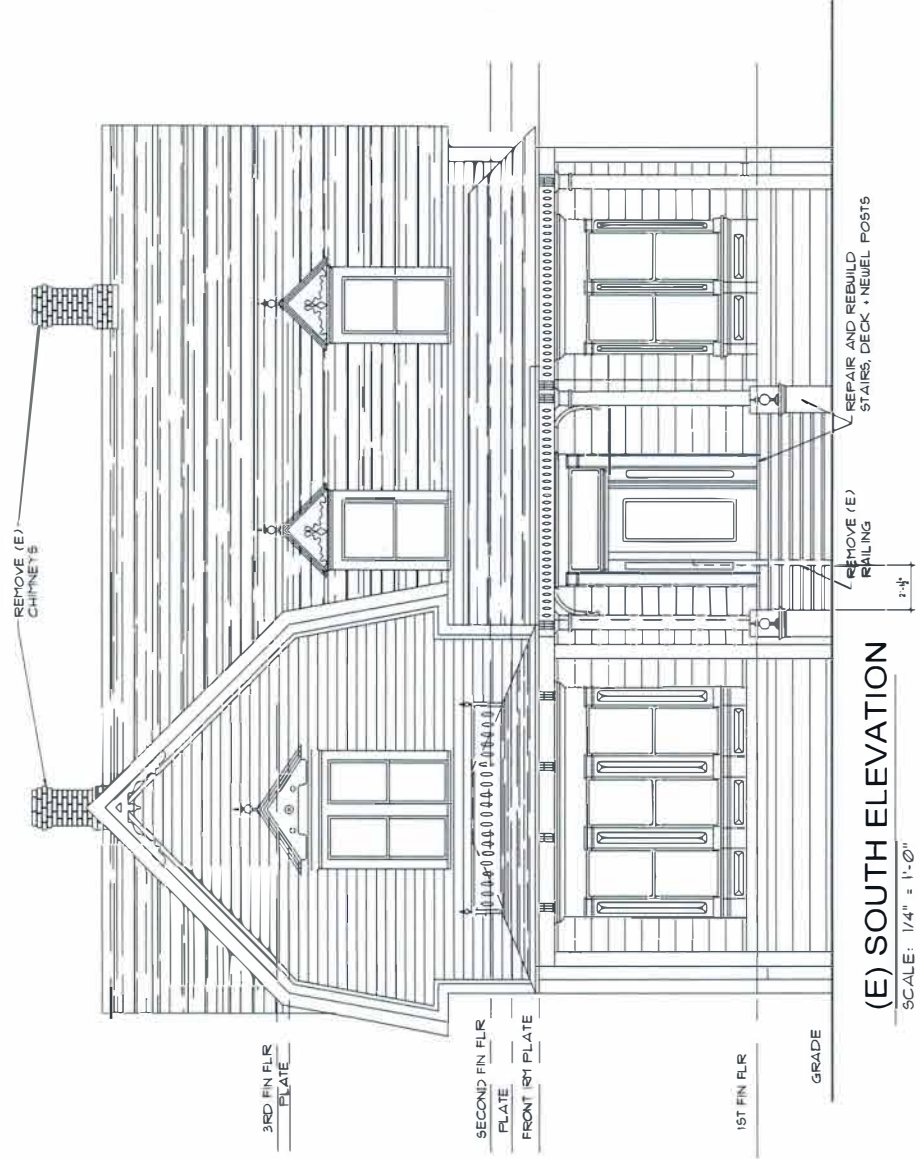
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**EXISTING ELEVATIONS**

INN REMODEL  
 MENDOCINO VILLAGE INN  
 44860 MAIN STREET  
 MENDOCINO, CA

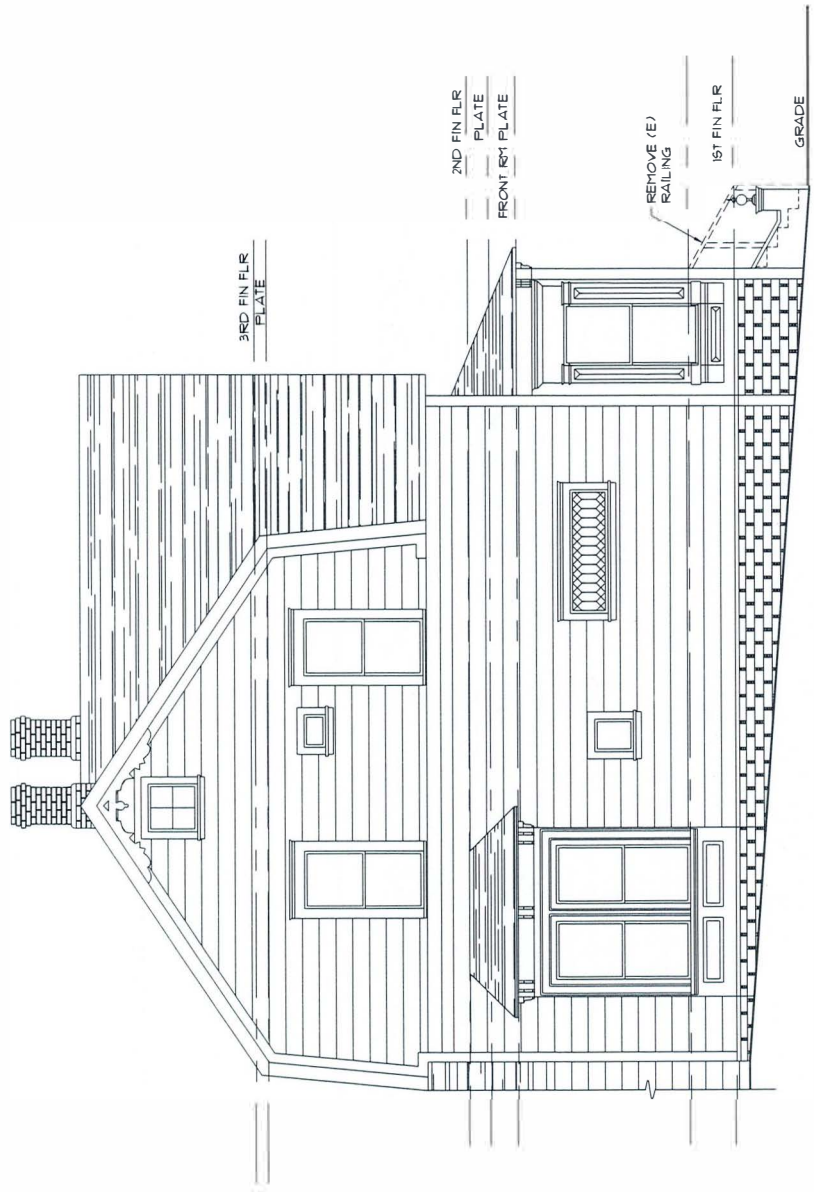
SCALE: 1/4" = 1'-0"  
 DATE: 2.26.2024  
 DRAWN: LR  
 FILE: ACAD1903

SHEET  
**A3.0**  
 OF SHEETS



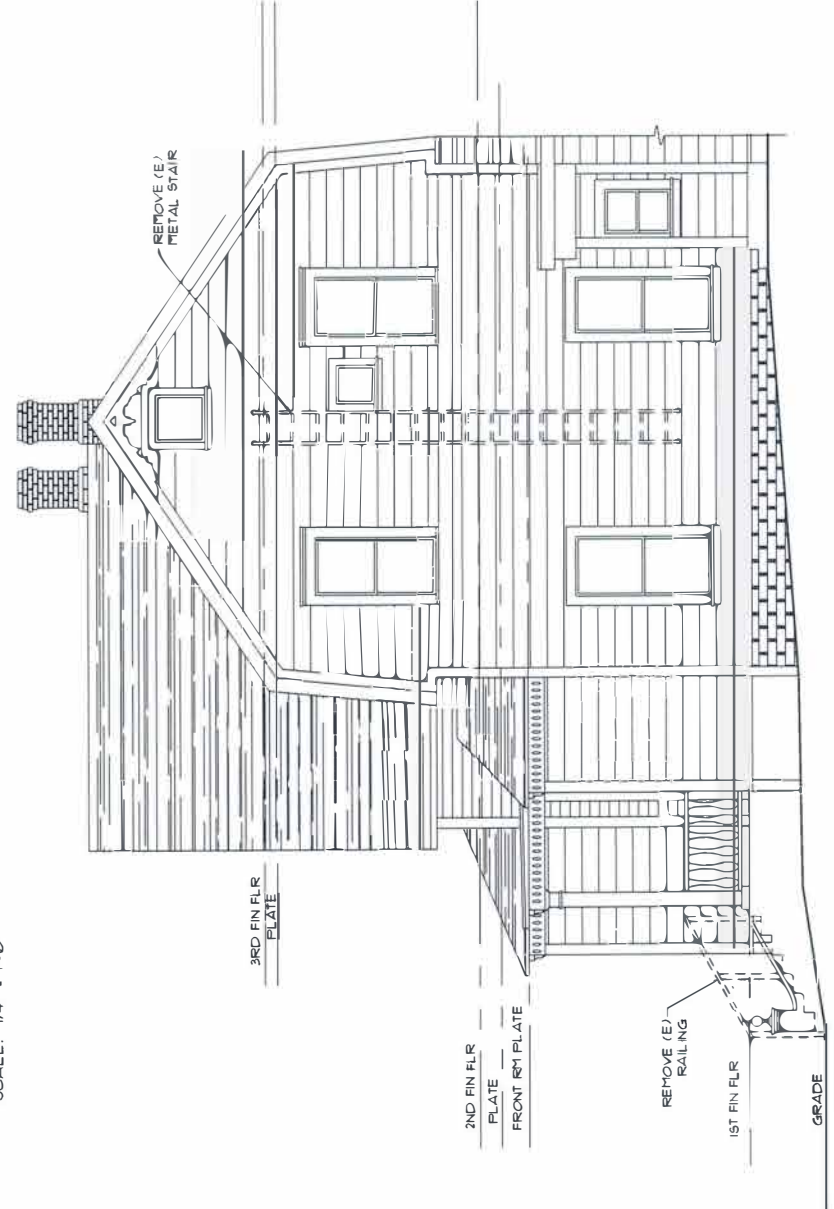
**(E) SOUTH ELEVATION**

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



**(E) WEST ELEVATION**

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



**(E) EAST ELEVATION**

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



