

OWNER / APPLICANT

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AGENT:

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PROJECT DESCRIPTION:

A Mendocino Historical Review Board Permit request to: (a) approve a concurrent variance for building setback along the easterly property line; (b) remove a portion of concrete patio adjacent to easterly property boundary; (c) renovate and add 93 square-feet to an existing Tool Shed; (d), remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House, and (e) renovate by replacing windows, doors, and revealing horizontal siding, and by adding 120 square-feet of floor area to the existing ground-floor Mudroom in the Main House.

STREET ADDRESS:

45141 CALPELLA ST, MENDOCINO

PARCEL SIZE:

0.29 acre, or 80 by 160-feet

ENVIRONMENTAL DETERMINATION:

A class 31 exemption from CEQA

HISTORIC STRUCTURES:

On Site: Category IIa Noia House (119-232-03)
North: Category I Silvia House (119-231-06)
Category I Valadao House (119-231-04)
Category I Jerome House (119-231-03)
South: Category IVb Dwelling (119-235-04)
Category I Lisbon-Paoli Hotel (119-235-07)
Category I Golgert House (119-235-13)
East: Category IIa Marshall House (119-232-04)
Category IIa Thomas House (119-232-05)
West: Category IIa Dwelling (119-232-02)

PAST MHRB PERMITS: MHRB 2015-0022 Permit for project components (#2) Water Storage Tank and (#3) renovate and add approximate 152 square-feet to an existing Pump House; 04-11 Alterations; 04-27 Water Tank and Fence; 06-40 Paint.

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

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

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

STAFF NOTES: The Review Board considered this application in January, 2016. The Review Board segmented the project and moved to approve to of five project components. The action approved the proposed location and installation of a water storage tank (Project Description Item #2) and approved the alteration to the Pump House (Project Description Item #3). The proposed concurrent variance, Tool Shed alterations, and House renovation was continued to the April Review Board Meeting to allow the application to revise the project in response to Review Board comments.

The project site is located within the R+ Land Use designation and MTR Zoning District. The project is subject to the development standards delineated in Table 1 (below).

Table 1 Development Regulations		
MTZC Section	MTR District Regulation	Proposed
20.652.030 Minimum Front and Rear Yards	10-feet	Front existing 5.5-feet nonconforming Rear existing 2.6-feet nonconforming
20.652.035 Minimum Side Yard	6-feet	Westerly existing 0.75-feet nonconforming Easterly existing 1.75-feet nonconforming
20.652.040 Setback Exemption	see Chapter 20.760	Concurrent Variance requested for the easterly side yard area adjacent to the existing Tool Shed
20.652.045 Maximum Height	28-feet	21.75-feet existing
20.652.050 Minimum Vehicle Parking	two off-street spaces	on-site garage
20.652.055 Maximum Lot Coverage	25%	25 % with removal of 475 square-feet of pavement

The revised project for Review Board consideration consists of five components: (a) approve a concurrent variance for building setback along the easterly property line; (b) remove a portion of concrete patio adjacent to easterly property boundary; (c) renovate and add 93 square-feet to an existing Tool Shed; (d), remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House, and (e) renovate by replacing windows, doors, and revealing horizontal siding, and by adding 120 square-feet of floor area to the existing ground-floor Mudroom in the Main House. Item (b) was not previously proposed; in January the Review Board commended on items (a), (c), (d), and (e).

Tool Shed - Artist Studio: The existing Tool Shed is a 14.3 by 12.3-feet structure with gabled roof, horizontal siding, a window and door. The revised proposal includes a 9 by 10.3-feet addition (90 square-feet smaller than previously proposed); adding a round window over the existing tool shed door and shifting this door 11-inches easterly from its existing situation; adding two French doors and windows to the west elevation; and adding casement windows to the south elevation. The east elevation would remain plain. The converted Tool Shed would be a total of 268.6 square-feet (smaller than previously proposed). A concurrent variance is requested to continue the existing, non-conforming setback. The proposed Tool Shed renovation would continue the 1.7-foot building setback, where otherwise a 6-foot setback from the side property line would be required. The reduced setback back would be along the easterly property boundary.

Main House Second Floor Renovation: The existing house has a cross-gabled roof, a second-floor window under the south-facing gable, and a mudroom projecting from the south elevation. The revised proposal is to add a gabled dormer and to discretely add a second-floor door that opens to a new deck constructed above the mudroom. The main house second-floor renovation satisfies MTR development standards for height and minimum yard requirements. The applicant revised proposal includes redwood shiplap siding on the entire south-facing façade; this could restore the south elevation to its original presentation.

Main House Mudroom Renovation: The existing Mudroom is 3.8 by 12.6-feet with an east-facing entrance above exterior steps and two single pane windows. The revised proposal is an addition of 120 square-feet

(9.8 by 14.8-feet). The exterior door and steps would be relocated from the east to the west side of the Mudroom. The existing windows would be replaced with three wooden casement windows. The finished main house with mudroom would be a total of 930 square-feet. The Mudroom renovation satisfies MTR development standards for height and minimum yard requirements.

Lot coverage proposed: The proposal satisfies the allowed lot coverage (shown below Table 2). At this location, the maximum allowed lot coverage is 25-percent of the lot area or 3,200 square-feet. The revised proposal reduces the proposed lot coverage from 2,140 square-feet to 2,069 square-feet; or changes the proposed lot coverage by 0.5-percent from the originally proposed lot coverage.

Table 2 Lot coverage analysis	Square Feet		Percent
	Existing Area	Proposed Area	New Lot Coverage
Main House with Mudroom	830	950	7.4 %
Existing garage or barn	400	400	3.1 %
<i>approved</i> Pump House	115.5	267.6	2.1 %
Tool Shed - Artist Studio	176.8	268.6	2.9 %
Wooden Landings, Steps <i>not dimensioned</i>	69	105	0.8 %
Concrete patio, walkways <i>not dimensioned</i>	1535	reduced	excluded
<i>approved</i> Water Storage Tank	78	78	0.6 %
Total Lot Coverage	1,699	2,069	16.2 %
Lot Area	12,800	12,800	---

Staff recommends the property owner conform with Section 20.760.050(A)(5) by removing front yard pavement. Section 20.760.050(A)(5) that states, "... *Major coverage of front yard setbacks is prohibited.*"

ENVIRONMENTAL DETERMINATION: Planning and Building Services recommends the Board find that the project is Categorically Exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15331 *Historical Resource Restoration/Rehabilitation*, which is a Class 31 exemption consisting of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings pursuant with Section 20.760.065:

- (A) *The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure.*

The proposed renovations and alterations to the existing historic resource are sensitive to the local historic district architecture and land use. The exterior appearance and design of the proposed work compliments the nature of the existing structures and the surrounding environs.

- (B) *The appearance of the proposed work will not detract from the appearance of other property within the District.*

The appearance of the proposed renovations to the Tool Shed and Main House with Mudroom is complimentary to the architecture of the site and the adjacent properties, all of which are located within a nationally registered Historic District and are either Category IIa or Category I historic resources.

- (C) *Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.*

The project as proposed complies with many of the Secretary of the Interior's Standards for the treatment of Historic Properties. The proposed alterations and renovations will not destroy a structure of historical, architectural or cultural significance.

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,040.00 (Check payable to County of Mendocino).

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

APPENDIX

Secretary of the Interior Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings:

The Secretary of the Interior Standards (Department of the Interior regulations 36 CFR 67) pertain to all historic properties listed in or eligible for listing in the National Register of Historic Places. The project site is a designated historic resource (Category IIa). It is situated within the boundaries of Mendocino Headlands Historic District, which is a National Register of Historic Places (Number PH0037087 (1970)) and one of several historic structures (Category I and II) located on the same block of Calpella Street. (Nine similarly stated standards are referenced in the appendix of MHRB Design Guidelines and called "General principles for rehabilitation, restoration or renovation of existing historic structures.")

There are ten Standards of consideration:

1. *A property shall be used for its intended historic purpose.*

Historic records list the use as residential, the "Noia House." The proposal is to continue a residential use at this site.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

While some alteration of the historic features is proposed (for example, replacement of horizontal siding, addition of wooden windows and doors), MHRB could consider whether the scope of the proposed work retains the character of the site or establishes a significant impact on the character of the historic district.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed scope of work recognizes the existing, historic physical record of the home's time, place, and use by proposing minor alterations that are in keeping with the historic land use and building's architectural features.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

A current assessment of the property has not been prepared; therefore, documentation of changes to the structure is limited and information about whether those changes have acquired historic significance is not available.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

A current assessment of the property has not been prepared; therefore, documentation of changes to this historic resource is limited.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Site survey establishes that the Tool Shed is deteriorated historic structures in need of repair. The proposal is to renovate or replace with new materials that are often similar to the existing in

design, color, and general visual qualities. The proposal is not an exact match, as the two buildings will be constructed larger than they currently are, and windows and doors that are not currently present would be added. The proposed renovation to the mudroom would expand the building footprint while generally maintaining the visual qualities of the structure.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.*

Conditions of project approval could suitably ensure that the surface cleaning of the structures, if appropriate, would be undertaken using the gentlest means possible.

8. *Significant archeological resources affected by a project shall be protected and preserved.*

Title 22 of the Mendocino County Code, Chapter 22.12 Archaeological Resources establishes specific procedures that sufficiently satisfy item 8.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Conditions of project approval for the proposed renovations could stipulate that the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment,

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Conditions of project approval for the proposed project could require that the additions and building alterations be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

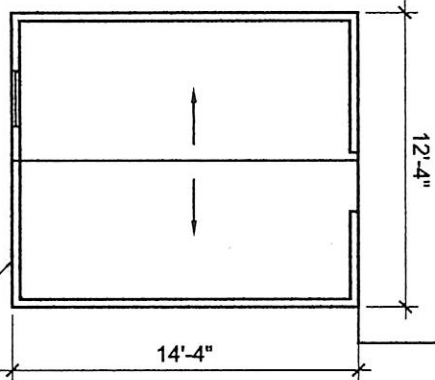
MHRB 2015-0022
April 4, 2016

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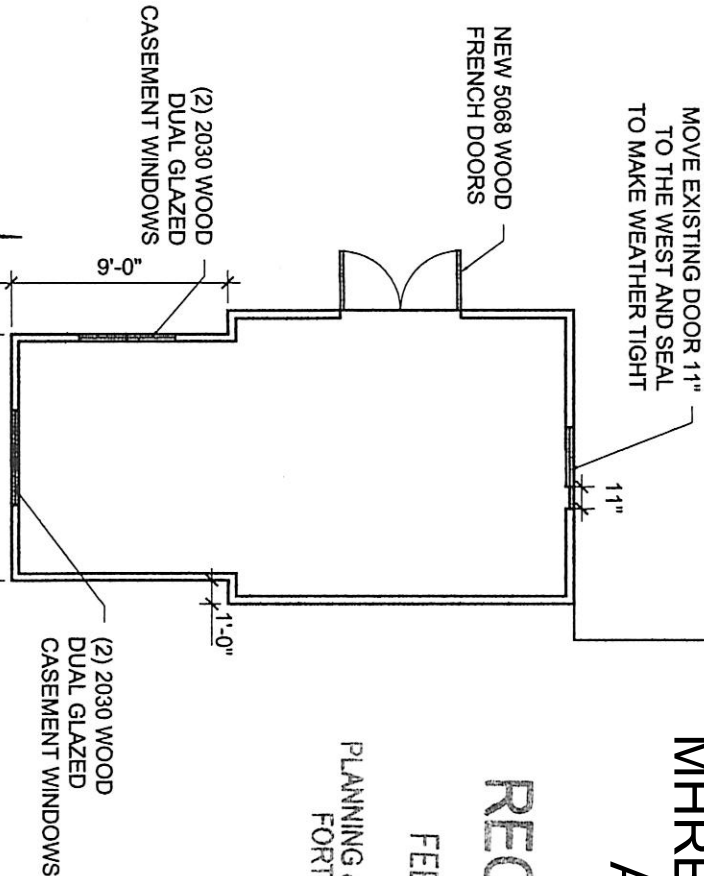
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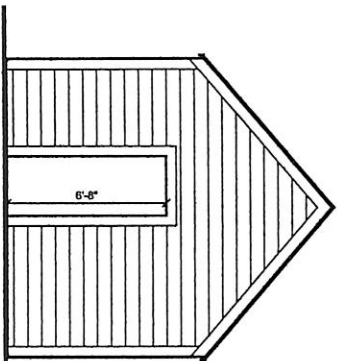


EXISTING FLOOR PLAN
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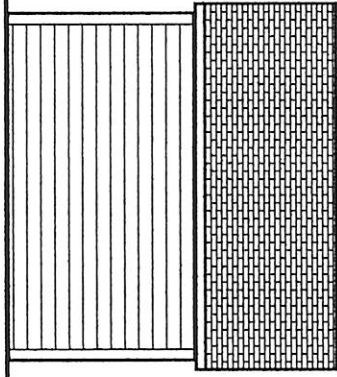
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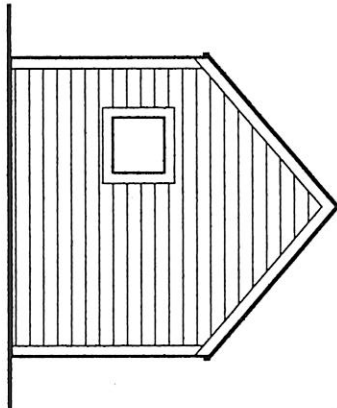
PROPOSED FLOOR PLAN
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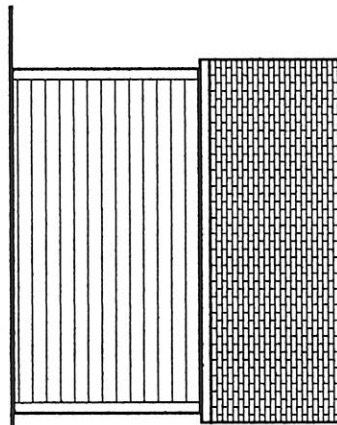
EXISTING NORTH ELEVATION
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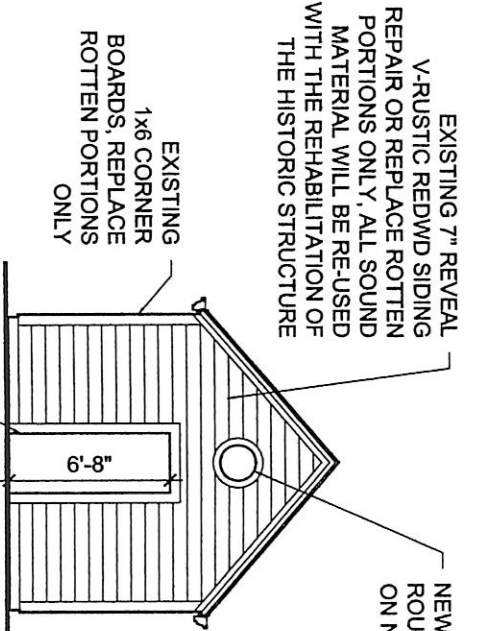
EXISTING WEST ELEVATION
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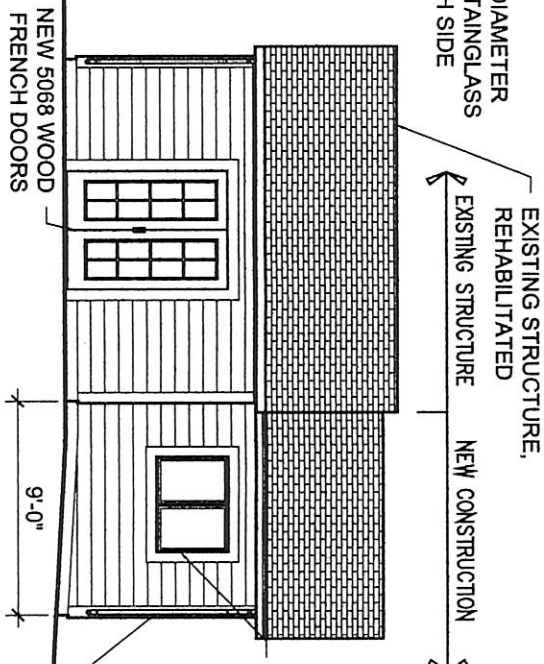
EXISTING SOUTH ELEVATION
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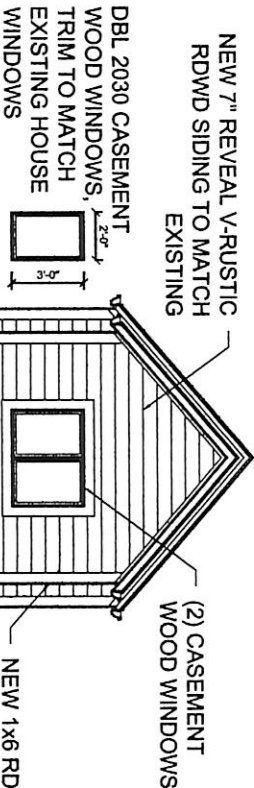
EXISTING EAST ELEVATION
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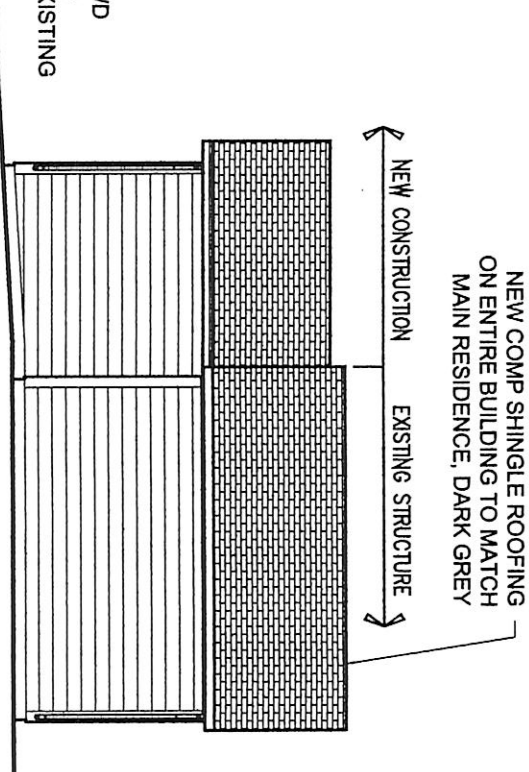
PROPOSED NORTH ELEVATION
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PROPOSED WEST ELEVATION
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PROPOSED SOUTH ELEVATION
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PROPOSED EAST ELEVATION
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