

# Mendocino Historical Review Board

c/o Planning & Building Services  
120 West Fir Street  
Fort Bragg, CA 95437  
964-5379



## MENDOCINO HISTORICAL REVIEW BOARD PERMIT

Owner/Applicant: COLLIN MAXWELL

Date: February 14, 2020  
Permit: MHRB # 2016-0018

On February 3, 2020, the Mendocino Historical Review Board granted COLLIN MAXWELL this permit to demolish, reconstruct, and/or construct the Ferro House, garage, tower, fencing, driveway and other structures at 45270 Albion Street, Mendocino (APN 119-217-06).

FINDINGS: (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure; (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and (c) The proposed work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

### STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
2. 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.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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 1 or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of 1 or more such conditions.
6. If no building permits have been granted, to establish that site work satisfies the requirements of MHRB Permit 2016-0018 and the Review Board's action, the property owner shall request a Planning and Building Services Inspection prior to the expiration of this permit. This inspection will demonstrate whether the MHRB permit has been vested within the time frame established under Condition 2.
7. Any Building Permit request shall include MHRB Permit 2016-0018 (attached to or printed on the plans submitted).

8. To ensure the exterior reconstruction of the cabin, mudroom, and additions, the property owner shall provide, to the satisfaction of the Director of Planning and Building Services, complete as-built drawings of the existing structures, including dimensions of existing exterior door frames and window frames. The cultural resource investigation shall be supplemented with information describing siding material and its dimensions, trim, hardware, and finish details. As built drawings shall correlate with the CHRC recommendations and adopted Review Board findings.
9. To ensure the exterior reconstruction of the garage, the property owner shall provide, to the satisfaction of the Director of Planning and Building Services, complete as-built drawings of the existing structure, including dimensions of existing exterior door frames and window frames. The cultural resource investigation shall be supplemented with information describing siding material and its dimensions, trim, hardware, and finish details. As built drawings shall correlate with the CHRC recommendations and adopted Review Board findings.
10. To the satisfaction of the Director of Planning and Building Services, exterior house building plans shall provide sufficient detail for the successful reconstruction of the cabin, mudroom, and additions with an 8:12 gabled roofline.
11. To the satisfaction of the Director of Planning and Building Services, exterior garage building plans shall provide sufficient detail for the successful reconstruction of the garage with a gabled roofline.
12. The House, Tower, and Garage trim shall be redwood and stained with a forest green color or in accordance with the Exterior Color Policy adopted by the Review Board.
13. The House, Tower, and Garage shall be clad with cedar shingles as shown on the elevations, with the design as shown in Attachment B.
14. Window frames shall be made of wood. All proposed slider windows shall be changed to double-hung wood windows. The proposed windows on the dormers shall be changed to non-horizontal with more vertical expression. The fiberglass doors shown on the plans shall be changed to wood doors.
15. Deconstructing the existing structures shall include cataloguing salvaged materials; cataloguing may include detailed photographs, numbering, and mapping the material's original location. Salvaged materials shall be stored either off-site or on-site but not visible from public vantage points and restored. To the satisfaction of the Director of Planning and Building Services, restored material shall be reapplied in their original location.
16. The Director of Planning and Building Services (or their designee) may request the Review Board affirm exterior (house, garage, tower, fencing) building plans conform to MHRB Permit 2016-0018.
17. As reconstruction may require clarifications of MHRB Permit 2016-0018, the Director of Planning and Building Services (or their designee) may request clarifications from the Review Board. Alternatively, the property owner could file an MHRB Permit application requesting revisions to MHRB Permit 2016-0018.
18. Any travel trailer existing on the parcel shall be removed from the site prior to the Final Inspection on the Building Permit for the residence.
19. Driveway aprons and curb cuts may require an encroachment permit from MCDOT.
20. The relocated 5'9" tall fencing in the front yard and 8-foot tall fencing on the eastern side yard shall be located outside of the County Road right-of-way.
21. Prior to issuance of any building permit or demolition permit in reliance of this Permit, the applicant shall provide clearance from the Mendocino County Air Quality Management District for the proposed project specifically related to potential asbestos in the structures.

22. Prior to issuance of any building permit or demolition permit in reliance of this Permit, the property owner shall obtain a Categorical Exclusion from Coastal Development Permits or obtain a Coastal Development Permit.
23. All gutters shall be made of copper.
24. The garage roof shall be changed to 8:12 gabled roofline.
25. All roofing materials shall be composition shingles.
26. The proposed garage doors shall be made of wood with the exception of the wood door with half glass on the east elevation for pedestrian access to the garage.
27. The proposed walkways shall be changed to brick but may have concrete underneath.
28. All proposed trim shall be from the Benjamin Moore Historical Collection, or equivalent.
29. If repair and replacement of the main residence exceeds fifty (50) percent, the applicant shall return to MHRB for a modification to the permit to abide by zoning code regulations pertaining to setbacks of the main residence from property lines based upon a structural engineers certification.

Issued on behalf of the Mendocino Historical Review Board.

By: Julia Acker Krog  
JULIA ACKER KROG, EXECUTIVE SECRETARY

February 14, 2020  
DATE