



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**08/1/2016
MHRB_2016-0016**

OWNER/APPLICANT: LEEDS, ROBYN AND ERIC
PO BOX 753
MENDOCINO, CA 95460

AGENT: SCHLOSSER NEW BERGER ARCHITECTS
435 N MAIN ST
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to:
1) add one exterior light; 2) move a shed-dormer location 3.25-feet to the west; 3) change the gabled roof over a root cellar from to a shed roof; 4) remove the first-story roof over the western portion of the house and add second-floor joists and walls, rebuild the roof to match original architecture; 5) rebuild the south-facing exterior wall to match the plate line of the original structure and rebuild the gabled roof to its original 22.25-foot height; 6) remove the masonry chimney; 7) rebuild the wind-damaged arbor to match its original construction; and 8) add a new, street-facing gate to match the fence.

STREET ADDRESS: 10560 Kelly Street (APN: 119-211-05)

PARCEL SIZE: 7,200 square feet

ENVIRONMENTAL DETERMINATION: 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.

HISTORIC STRUCTURES: On Site: Silva House - Category IIa
North: Silva House - Category IIa (119-211-04)
South: Vacant (119-211-16)
East: Non Historic (119-211-02)
West: Vacant (119-211-17)

PAST MHRB PERMITS: 89-04, demolition and new construction of a second residence with three skylights and granting a concurrent variance; 91-24, paint house and garage.

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: 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 project site is located within the R+ Land Use designation and MTR Zoning District. No changes to the existing building location, building setback from the property line, or total lot coverage is proposed. The property has been granted a concurrent variance for yards and a variance for lot coverage.

The project is subject to the following development standards and has demonstrated compliance with these standards:

Table 1 Development Regulations		
MTZC Section	MTR District Regulation	Existing
20.652.030 Minimum Front and Rear Yards	10-feet	Front 6-feet nonconforming Rear 2-feet concurrent variance
20.652.035 Minimum Side Yard	6-feet	Southerly 0-feet concurrent variance Northerly 6-feet
20.652.045 Maximum Height	28-feet	22.25-feet
20.652.050 Minimum Vehicle Parking	two off-street spaces	on-site garage
20.652.055 Maximum Lot Coverage	25%	27.6% with approved variance for lot coverage
20.652.070 Additional Requirements	No residential unit shall be converted to any non-residential use	Recommend giving notice to property owner

The project proposal consists of interior remodeling and minor exterior modifications to restore the architectural features of the primary residence on-site.

Proposed North Elevation: Install a proposed 32-by-36-inch double-hung window under the existing, ground-floor shed-dormer. This multi-light window presents similarly to other windows facing north.

- (1) Add an exterior down-shielded lamp above the kitchen door.
- (2) Relocate the existing second-floor shed-dormer 3.25-feet to the west of its current location.

Proposed West Elevation: Restoration of a previously modified west-facing elevation that includes three gabled dormers (approximately 6-feet, 12.5-feet, and 21-feet to the top of each gable). (3) The proposed modifications include changing root-cellar's 6-foot gabled-dormer to a shed-roof (similar to the shed-roof entrance to the second residence). (4) The west-facing facade under the 13-foot and 21-foot tall gabled-dormers would be combined under a new 20.25-foot tall gable. The exterior architectural details (fenestration, shingle-pattern) would remain the same, but the appearance of the 13-foot gabled roofline

would be removed. The interior floor-plan includes adding a second-floor west-facing bathroom under the new gable.

Proposed South Elevation: The existing south-facing facade is dominated by the roof. (5) The proposal includes rebuilding the exterior wall to match the plate height of the building and rebuild the roof to meet the existing ridgeline. This proposal will shorten the length of the roof area, restore the roof to a more typical presentation, and increase the visibility of horizontal ship-lap siding that is currently foreshortened by the extended roofline. The primary ridgeline would be replaced; a new gabled-roof would be constructed and have a maximum height of 22.25-feet. (6) The existing masonry chimney will be removed.

Proposed East Elevation: No changes are proposed for the primary residence's street-facing facade.

Other site improvements include: (7) Restoring an existing wind-damaged arbor. (8) Adding a new, street-facing wooden gate to match the existing fence.

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

(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 completes the original structure and the style is reflected by nearby structures.

(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 primary residence is suited to the structure's architectural style and complements architectural details seen on accessory buildings on-site.

(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 complies with most 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 with 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 Kelley 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 "Silva 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, restoration of the original gabled roof-line, addition of a window, relocation of a second-floor shed dormer), 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 suggesting minor alterations that could replace modern changes to the original architecture of the building. The renovations are in keeping with the historic style, 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.*

The original architecture has been impacted by alterations over-time. The proposal is to restore many typical features (roof line, dormers, horizontal siding). While most of the proposed renovations of the site are not visible from public spaces, the effect will be to establish architectural details reminiscent of the building's origins.

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. Many aspects of the proposed restoration will distinguish the original structure and be compatible with its architectural design.

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.*

The intent of the proposed renovations is to restore the essential form and integrity of the historic building while incorporating modern interior features to the residence.

**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 2016-0016
Date Filed 5-19-2016
Fee \$ \$600
Receipt No. PRJ 011135
Received by Juliana

Office Use Only

MHRB APPLICATION FORM

bob@lndesign.com

Name of Applicant <u>ERIC AND ROBYN LEEDS</u>	Name of Property Owner(s) <u>SAME</u>	Name of Agent <u>SCHLOSSER NEWBERGER ARCHITECTS</u>
Mailing Address <u>PO BOX 753 MENDOCINO, CA 95460</u>	Mailing Address	Mailing Address <u>435 N. MAIN ST. FORT BRAGG, CA. 95437</u>
Telephone Number (ERIC) <u>(707) 357-4507</u>	Telephone Number (ROBYN) <u>(415) 613-0108</u>	Telephone Number <u>707-961-0911</u>
Assessor's Parcel Number(s) <u>119-211-05</u>		
Parcel Size <u>7200</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>10560 KELLY ST., MENDOCINO, CA 95400</u>	

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

MAY 19 2016

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.

REMOVE EXIST. MASONRY CHIMNEY.

REBUILD SOUTH EXTERIOR WALL TO MATCH PLATE LINE OF ORIGINAL STRUCTURE. REBUILD ROOF TO MEET RIDGE OF ORIGINAL STRUCTURE

REMOVE 1 STORY ROOF OVER WESTERN PORTION OF BUILDING ADD SECOND FLOOR JOISTS AND WALLS, REBUILD ROOF TO MATCH ORIGINAL STRUCTURE.

MOVE DORMER LOCATION 3'-4" TO THE WEST.

CHANGE ROOF OVER ROOT CELLAR FROM GABLE TO SHED. ADD ONE EXTERIOR LIGHT.

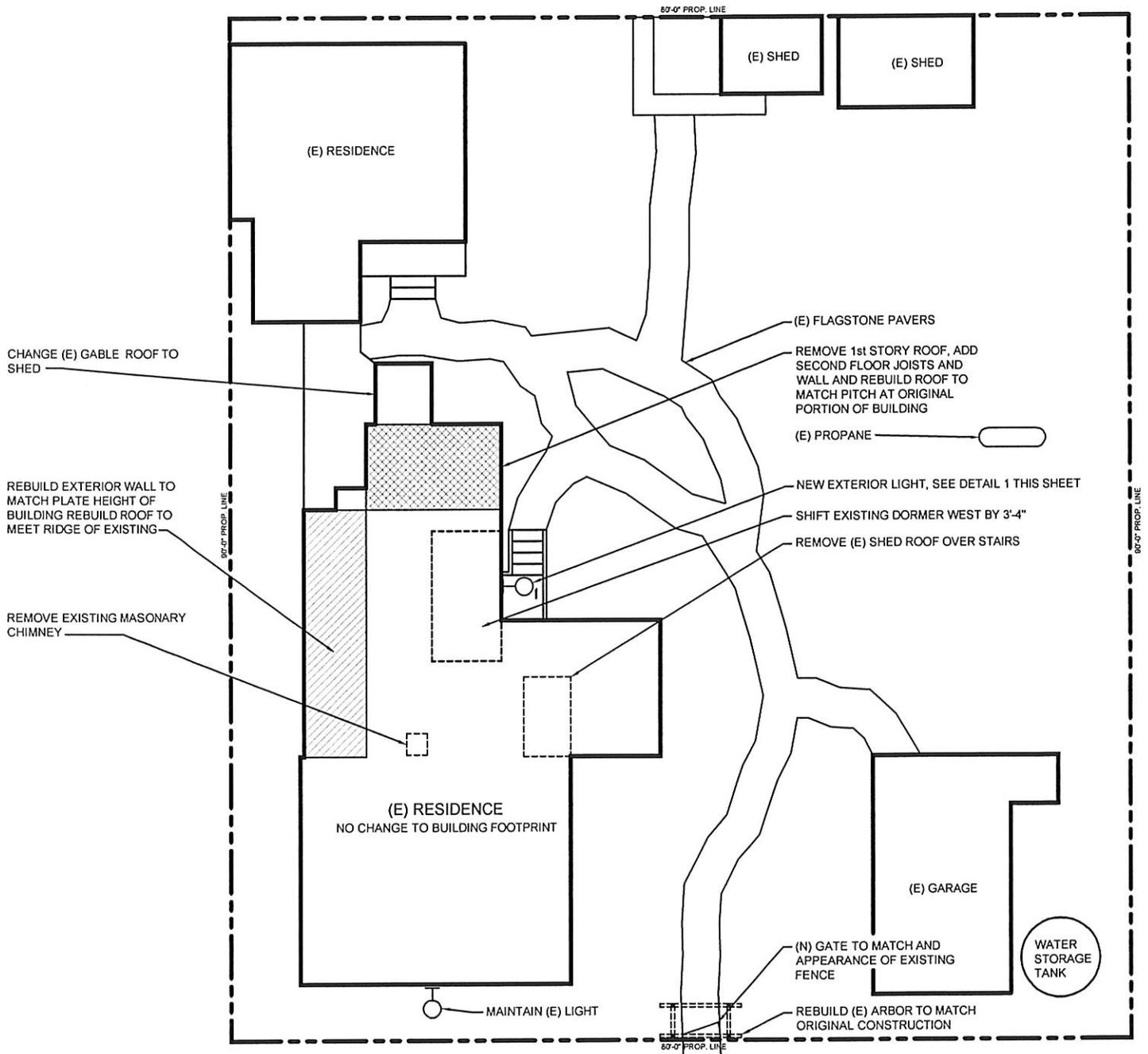
REBUILD EXIST. WIND DAMAGED ARBOR TO MATCH ORIGINAL CONSTRUCTION

ADD NEW GATE TO MATCH EXIST. FENCE.

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

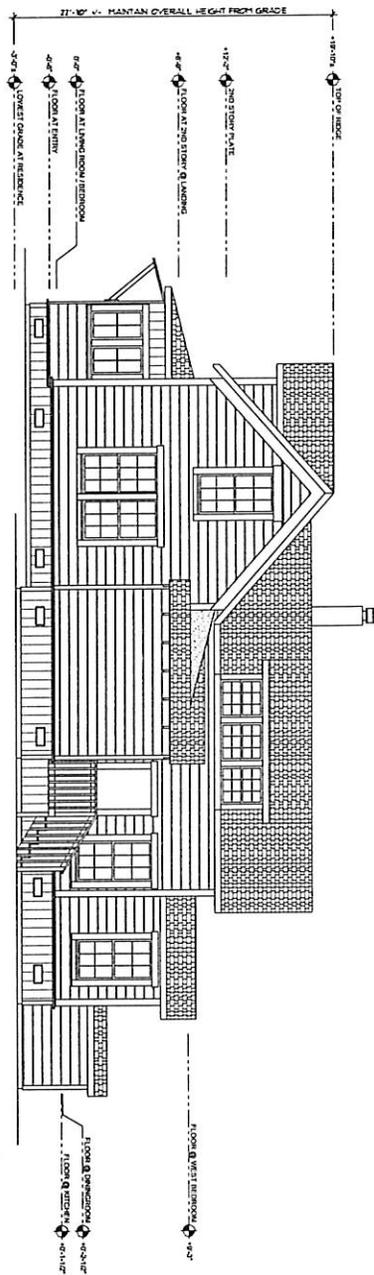
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 1985 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2816 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? N/A sq. ft.

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

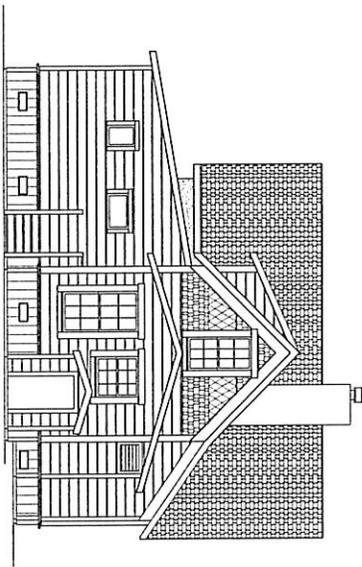


SITE PLAN

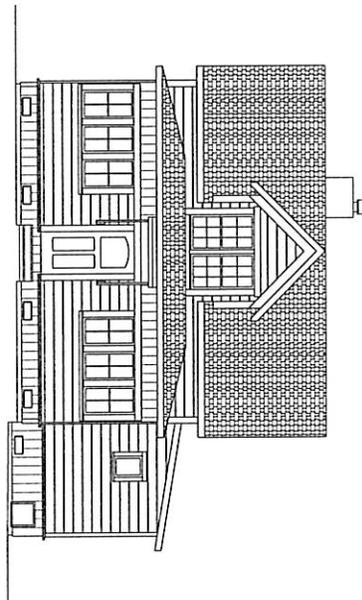
Scale 1/8"=1'-0"



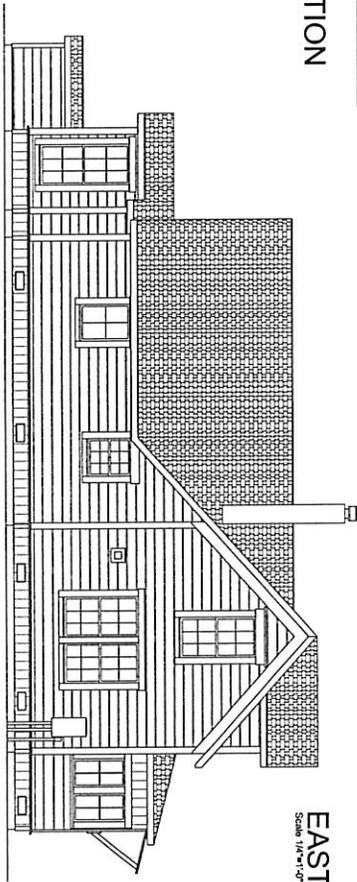
NORTH ELEVATION
Scale 1/4"=1'-0"



WEST ELEVATION
Scale 1/4"=1'-0"



EAST ELEVATION
Scale 1/4"=1'-0"



SOUTH ELEVATION
Scale 1/4"=1'-0"

SCHLOSSEL NEWBERGER ARCHITECTS
ROBERT SCHLOSSEL AND TODD NEWBERGER
488 NORTH MAIN STREET FORT BRAGG, CA 94502
Phone (707) 968-0288 FAX (707) 968-0288
www.schlosselnewberger.com

EXISTING
EXTERIOR
ELEVATIONS

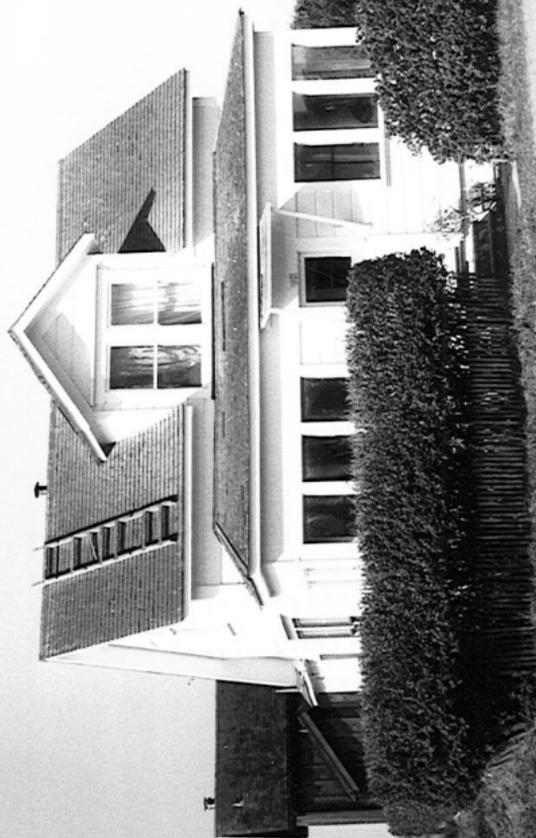
REMODEL, SINGLE FAMILY RESIDENCE FOR:
ROBYN & ERIC LEEDS
1056 KELLY STREET
MENDOCINO, CALIFORNIA 95460

DAVID L. NEWBERGER
C-13307
STATE OF CALIFORNIA

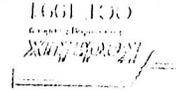
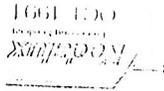
A3.2

DATE: 08/11/10
SCALE: AS SHOWN
PROJECT: 1056 KELLY STREET
SHEET: 10 OF 10

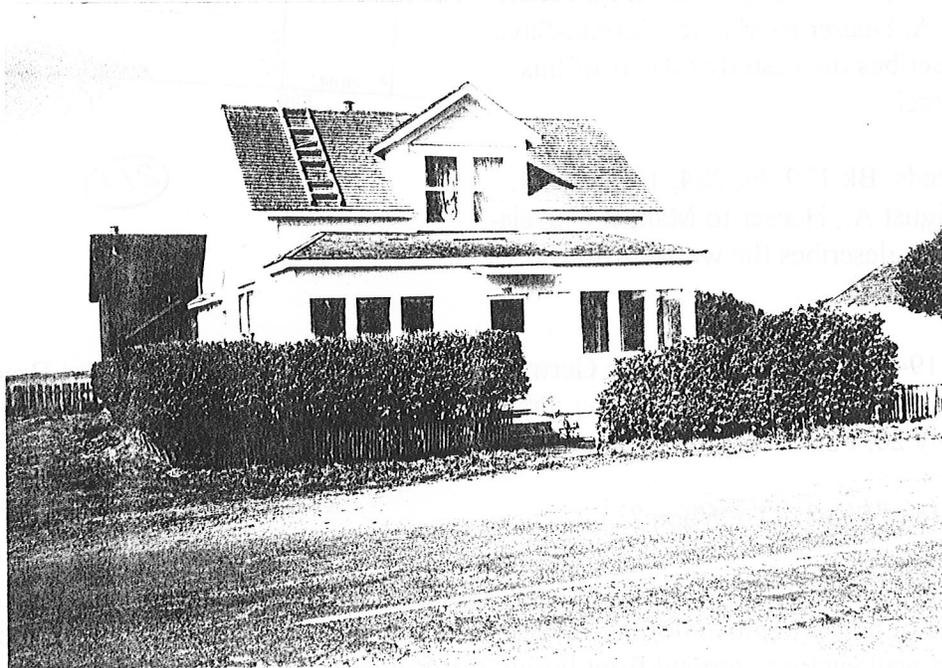
Category - Not Assigned
Correia-Silva House ARS 119-211-05



Sverko March 1999 Page 2



119-211-05 Manuel (Shine)
Silva-Corriea House IIa
10560 Kelly St. 1914
#120 Sverko pic 1991
east elevation



264

THIS INDENTURE, made the fourteenth day of November in the ^{year} / One Thousand Nine Hundred and nineteen, BETWEEN August Alfred Heeser, of the County of Mendocino, State of California, the party of the first part, and Manuel Correia Silva, of said County and State, the party of the second part,

WITNESSETH: That the said party of the first part, in consideration of the ~~sum of~~ agreed purchase money ~~to him~~ ~~in hand paid~~, by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell, unto the said party of the second part, and to his heirs and assigns, forever; all that certain lot piece or parcel of land situate in the town of Mendocino, County of Mendocino, State of California, and bounded and described as follows, to-wit:

Beginning at the intersection of the northerly line of Calpella street with the westerly line of Kelly street; thence from such point of beginning running westerly parallel with the northerly line of Ukiah street and along the northerly line of Calpella street, sixty feet; thence northerly at right angles with such Ukiah Street line, eighty feet; thence easterly parallel with such Ukiah street line, sixty feet, to the westerly line of Kelly street; and thence southerly on the westerly line of Kelly street, eighty feet, to the point of beginning;

U S I R S 50¢ cancelled

TOGETHER with the tenements, hereditaments, and appurtenances, thereunto belonging, or appertaining, and the reversion or reversions, remainder and remainders, rents issue and profits thereof.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.

Signed and Delivered in the Presence of

} August Alfred Heeser

State of California,) ss.
County of Mendocino,)

On this fourteenth day of November in the year nineteen hundred and nineteen, before me, George A. Lammers, a Notary Public in and for the County of Mendocino, residing therein, duly commissioned and sworn, personally appeared August Alfred Heeser known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal in said county the day and year in this certificate first above written.

(SEAL)

George A. Lammers
Notary Public in and for the County of Mendocino,
State of California.

Recorded at the request of Geo P Anderson Nov 19 1919 at 48 min. past 10 o'clock A. M. and recorded in Book 154 of Deeds page 264 Mendocino County Records.

90¢

James R. Elder,
Recorder.

11-6-1944

Abandonment of Homestead
By Manuel Correia Silva et al
dated 11-9-1944 Orig in form
of Mandamus.

11-6-1944 Homestead by above
dated 11-9-1944 Orig in form of Mandamus.

Recorded at request of Mendocino County Title Company Nov 6 1924 at 24 min past 9 A. M. in
liber 179 of Deeds page 282 et seq Records of Mendocino Co.

James R. Elder,

County Recorder.

1.70

Index also in Misc Records.

1150 Compared JRE/LGE

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U S I & S 50 cts cancelled.

THIS INDENTURE, made the twenty-eighth day of October in the year one thousand nine
hundred and twenty two Between August Alfred Heeser, of the county of Mendocino, State of
California, the party of the first part, and Manuel Correia Silva, of said County and State,
the party of the second part,

WITNESSETH: That the said party of the first part, in consideration of the agreed
purchase money to him in hand paid by the said party of the second part, the receipt whereof
is hereby acknowledged, does by these presents, grant, bargain, and sell unto the said party
of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel
of land situate in the town of Mendocino, County of Mendocino, State of California and bounded
and described as follows, to wit:

Beginning at a point in the northerly line of Calpella street extended, which said point
of beginning is distant 60 feet westerly from the intersection of the northerly line of
Calpella street with the westerly line of Kelly street, said point of beginning being the
southwest corner of the lot heretofore conveyed by grantor to grantee; thence from such point
of beginning westerly on the northerly line of Calpella street extended thirty (30) feet;
thence northerly and at right angles to said northerly line of Calpella street eighty (80) feet;
thence easterly and parallel with such Calpella street line thirty (30) feet to northwest corner
of present lot of grantee; thence southerly on westerly boundary of lot of grantee eighty
(80) feet, more or less, to point of beginning.

Together with the tenements, hereditaments and appurtenances thereunto belonging or
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
profits thereof.

To Have and to hold the said premises, together with the appurtenances, unto the said
party of the second part, and to his heirs and assigns forever.

In Witness whereof, the said party of the first part, has hereunto set his hand the day
and year first above written.

August Alfred Heeser

STATE OF CALIFORNIA,)
) ss.
County of Mendocino)

On this twenty-eighth day of October in the year nineteen hundred and twenty two, before
me George A. Lammers, a Notary Public in and for the County of Mendocino, residing therein, duly
commissioned and sworn, personally appeared August Alfred Heeser known to me to be the person
whose name is subscribed to the within instrument and he acknowledged to me that he executed
the same.

In witness whereof, I have hereunto set my hand and affixed my official seal in said
County the day and year in this certificate first above written.

(SEAL)

Geo A Lammers

Notary Public in and for the County of Mendocino, State of California.

Recorded at request of Mendocino County Title Company Nov 6 1924 at 25 min past 9 A. M.
in liber 179 of Deeds page 284 et seq records of Mendocino Co.

James K. Elder,

County Recorder.

\$1.00

1151 Compared JRE/LGE

-----iiii-----

THIS INDENTURE, made this 31st day of October, A. D. 1924, by and between WALKER STREETER and NINA L. STREETER, his wife, both of the County of Sonoma, State of California, parties of the first part, and MORA REDEMEYER, AUGUSTUS F. REDEMEYER, ERNEST L. REDEMEYER, HUBERT LUTHER REDEMEYER and DOROTHY ROTH (formerly named Dorothy Redemeyer), (the latter named being the three sons and a daughter of the said Mora Redemeyer), the parties of the second part,

- W I T N E S S E T H -

That the parties of the first part, in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, do hereby demise, release and forever quitclaim unto the said parties of the second part, and to their heirs and assigns, in the proportion of an undivided one-third (1/3) interest to the said Mora Redemeyer, and an undivided one-sixth (1/6) interest to each of the other parties of the second part, all those certain lots, pieces and parcels of land situate in the County of Mendocino, State of California, and bounded and particularly described as follows, to wit:

The N.W. quarter of the S.E. quarter, the N.E. quarter of the S.W. quarter, and the E. half of the N.W. quarter of Section 29 in Township 22 N., Range 15 W., M. D. M.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said parties of the second part, and to their heirs and assigns forever, in the proportions herein above in this deed specified.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands the day and year first above written.

Walker Streeter

Nina L. Streeter.

STATE OF CALIFORNIA,)
COUNTY OF MENDOCINO.) ss

On this 1st day of November 1924, before me, E. M. Whitney, a Notary Public in and for the County of Mendocino, State of California, duly commissioned and sworn and residing therein, personally appeared Walker Streeter and Nina L. Streeter his wife known to me to be the parties whose name is subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and first above the year/in this certificate written

U S I R
Stamp
50/
Cancelled