



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**JULY 11, 2016
MHRB_2016-0015**

OWNER/APPLICANT: COPPAGE PHYLLIS TTEE
PO BOX 1026
MENDOCINO, CA 95460

AGENT: THOMAS THOMSON
799 HILLVIEW WAY
CHICO, CA 95926

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to construct a 480-square-foot saltbox style studio with board and batten siding, an attached deck, and wooden windows. Note: The site is a Category IIa historic resource where the construction date is known, research is in progress, and the architecture is modified.

STREET ADDRESS: 45050 Covelo Street, Mendocino (APN 119-160-18)

PARCEL SIZE: 0.29 acre or 12,800 square feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Hall/Walsh/Lemos/ Howell House, Category IIa
West: Jens Hansen House Category I
South: Tyrell House, Category IIa
North: Site of First Saint Anthony's Church
East: Catholic Cemetery and Veteran's Cemetery

PAST MHRB PERMITS: MHRB 2002-13 demo walkway. MHRB 2010-21 remove ramp, repair porch, roof, and window.

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 | Demolition |

APPLICABLE SECTIONS OF MHRB GUIDELINES: IV Examples of historic architectural styles - New England Salt Box (page 4). VI Site Development Guidelines (page 6). VII Structural Guidelines beginning on page 7.

APPLICABLE SECTIONS OF MCCZC Div. III: Mendocino Historical Preservation District *Standards* Section 20.760.050; Mendocino Town Residential "MTR" Chapter 20.625.

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 the existing structures within the District and with that of existing subject structure, if any; and

The proposed architectural style is Saltbox, which is identified in the Historical Review Board Design Guidelines as a local architectural style. The proposed board-and-batten siding is in harmony with the exterior appearance and design of the Category IIb residence on-site and other structures in the District.

- b. The appearance of the proposed work will not detract from the appearance of other property within the District; and

The proposed 480-square-foot studio, its siting and location, and the proposed deck will not detract from the appearance of other property within the District because the buildings are juxtaposed between the trees and the existing residence.

STANDARD 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 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 (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.

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.

**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) RECEIVED
Date Filed MAY 23 2016
Fee \$ _____
Receipt No. PLANNING & BUILDING SERV
FORT BRAGG CA
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <i>PHYLLIS COPPAGE</i>	Name of Property Owner(s) <i>SAME</i>	Name of Agent <i>THOMAS THOMSON</i>
Mailing Address <i>P.O. Box 1024 MENDOCINO, CA 95460</i>	Mailing Address <i>SAME</i>	Mailing Address <i>799 Hillview Way CHICO, CA 95926</i>
Telephone Number <i>314-221-8188</i>	Telephone Number <i>SAME</i>	Telephone Number <i>314.324-5920</i>

Assessor's Parcel Number(s)
119-160-12

Parcel Size <i>17,200</i> <input type="checkbox"/> Acres <input checked="" type="checkbox"/> Square Feet	Street Address of Project <i>45050 COVERO MENDOCINO, CA. 95460</i>
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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.

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.

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Project Description:

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The project consists of the following elements:

1. A "Salt Box" style, 480 square foot Studio space. "Salt Box" style buildings have a gable roof with a lower slope added to the steeper pitched primary roof.
2. Studio is set into the sloping site to minimize it's presence along Cahto Street and Lansing Street. Building height will be 12' along Cahto, slope from 12' to 19' along Lansing and be 19' in height at the rear yard elevation. Site slope is 15%.
3. The materials will be naturally weathering Board & Batten siding which is consistent with buildings along Cahto St. Reference the following buildings which have all or partial aspects of the proposed building: Deitz barn, Robinson Shed, Mathesson Performing Arts Complex. This form of Accessory building is common in Mendocino. Reference at least the following buildings: Blair House rear buildings, Packard House building on Kasten, and others all over town.
4. Attached deck will be of the same material.
5. The existing Residence, Category II, has gable roofs.
6. Windows will reflect the character of those in the residence.

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

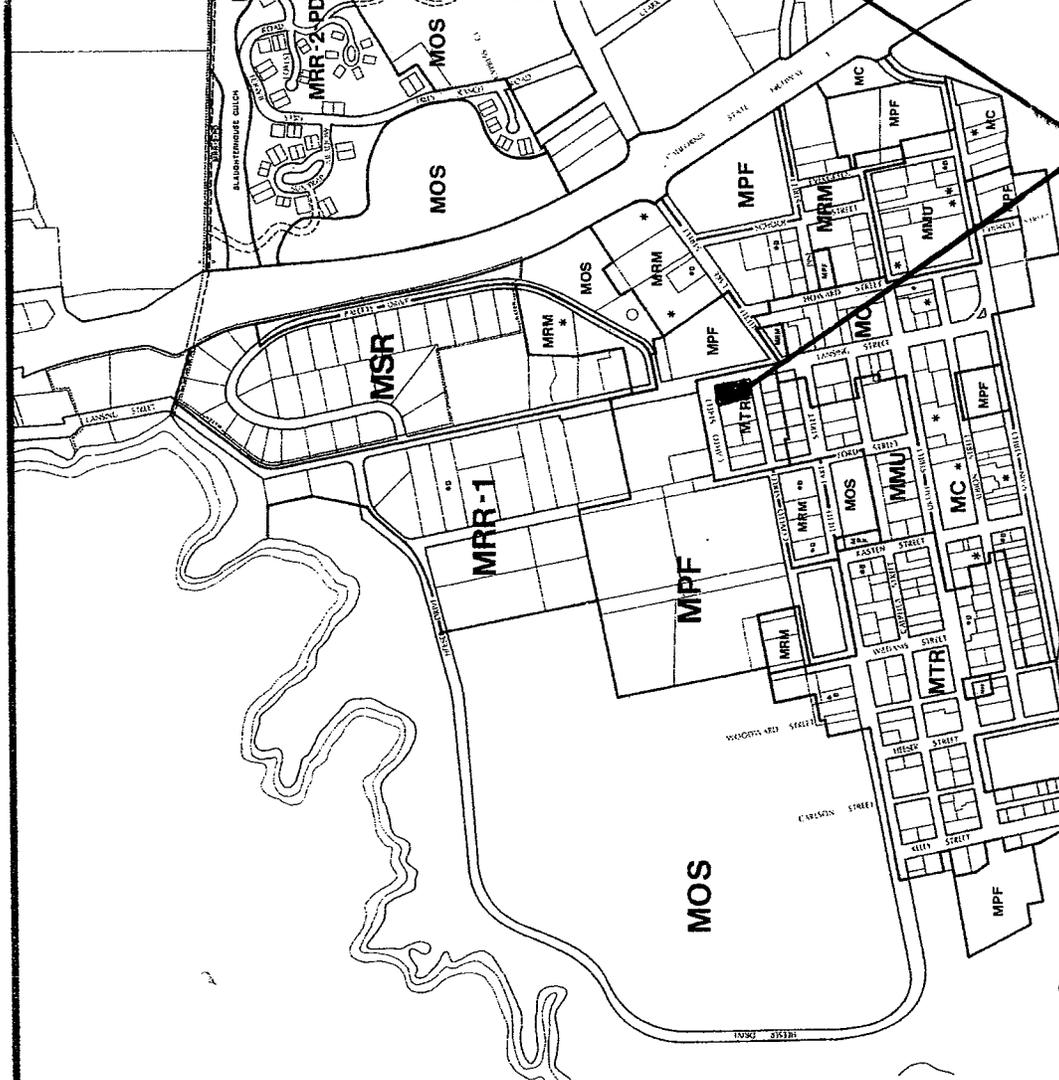
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 1595 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1157 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total 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



feet
meters

100
500



Location of Project
45050 Covello Street

MFL

MOS

MOS

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Project Location Diagram

The Office of Planning and Building Services is responsible for the preparation of the Project Location Diagram. The Office of Planning and Building Services is not responsible for the accuracy of the information shown on this diagram. The information on this diagram is for informational purposes only.



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FOR THE COUNTY OF MENDOCINO, CA

contours @ 1' intervals
--elevation relative to Cahto St.

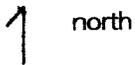
Plot Plan

45050 Covelo St.
Mendocino, CA. 95460

APN—119-160-18

Zoning: MTR

scale: 1/16" = 1'-0"



Area Analysis:

Parcel size: 12800 sqft
Area of house: 1367 sqft

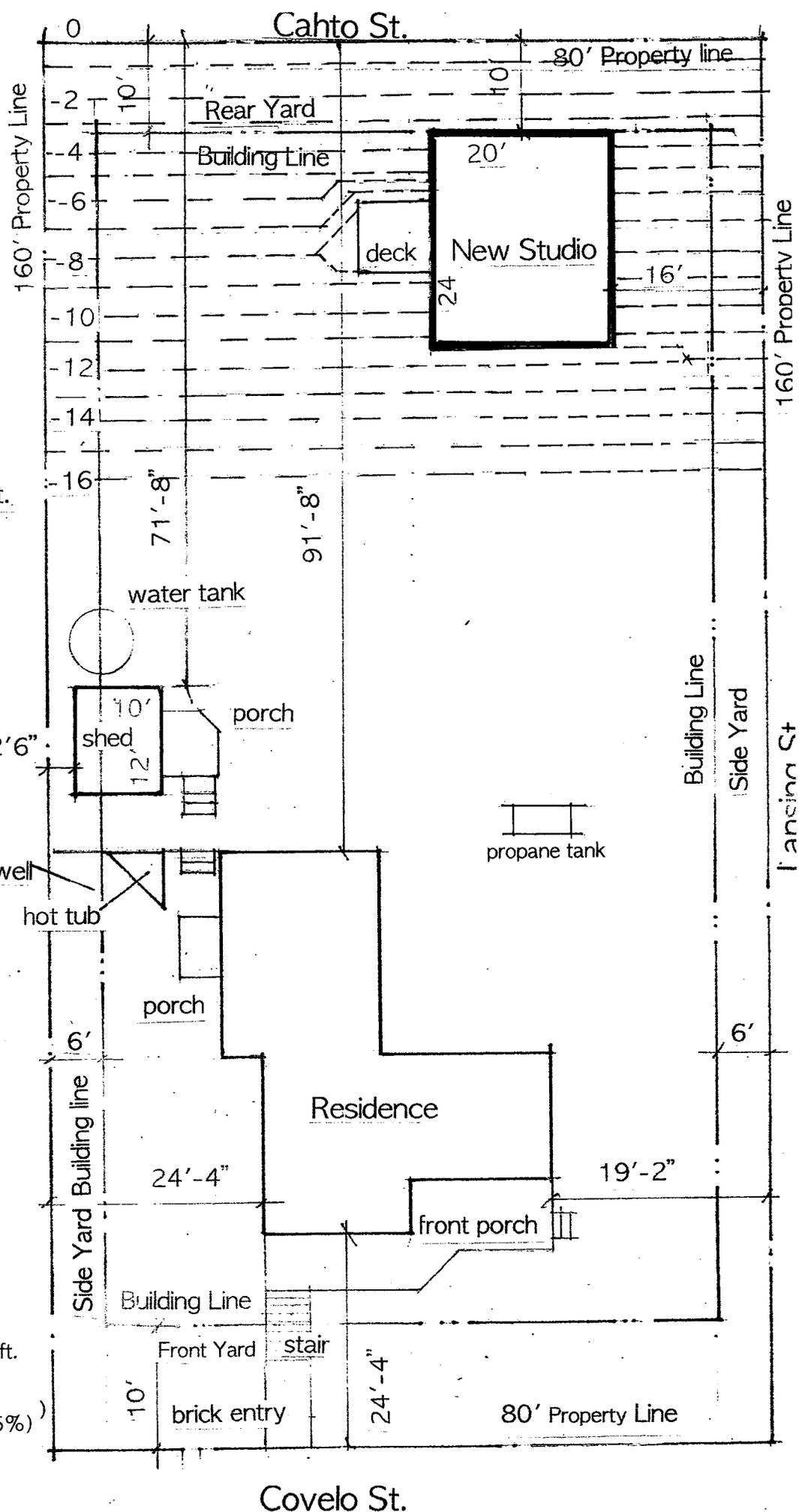
Impervious Surfaces:

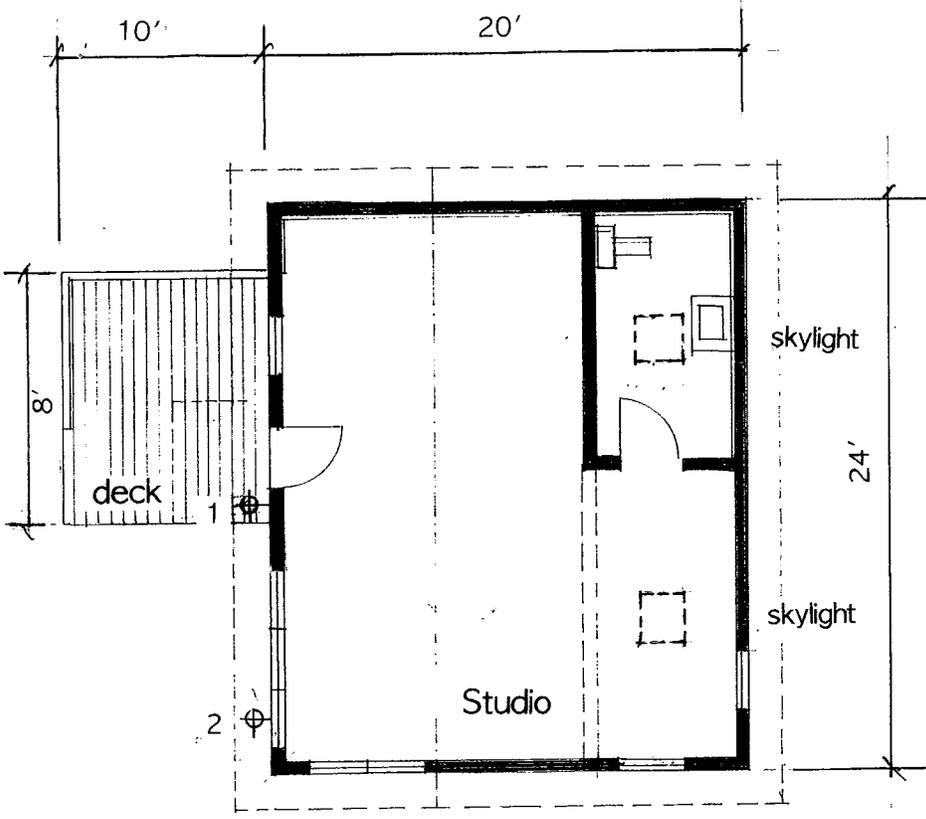
Existing;
Ground area of house: 1037 sqft
Shed area: 120 sqft
Porches, Decks & pathway: 438 sqft
Existing Impervious services: 1595 sqft

Proposed:
Studio Building: 480 sqft
Porches: 80 sqft
Proposed Impervious Surfaces: 560 sqft

Total Impervious surfaces 2155sqft.

Compliance:
TIS = 2155 = 17% (allowed 25%)
Lot Area 12800





Floor Plan
 scale 1/8" = 1'-0"

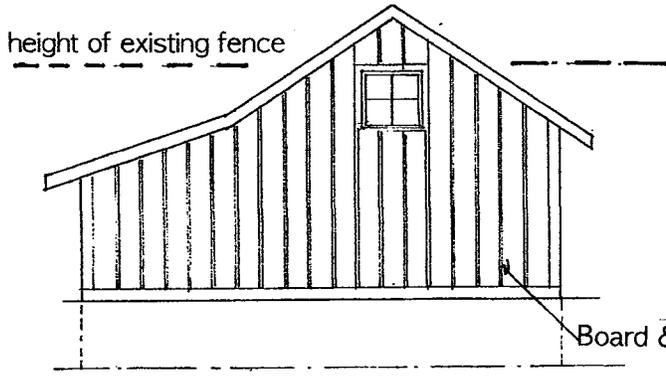


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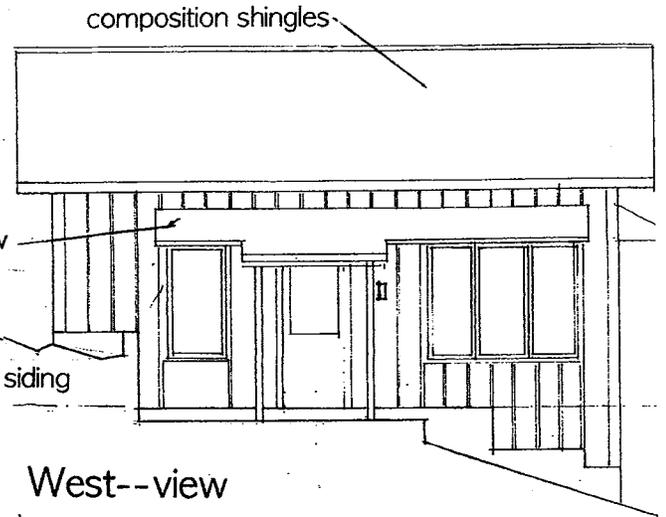
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 FORT BRAGG CA

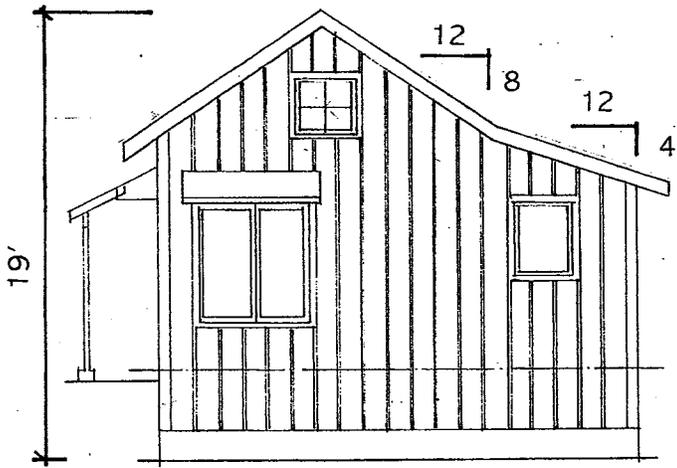
revised 05/20/2016



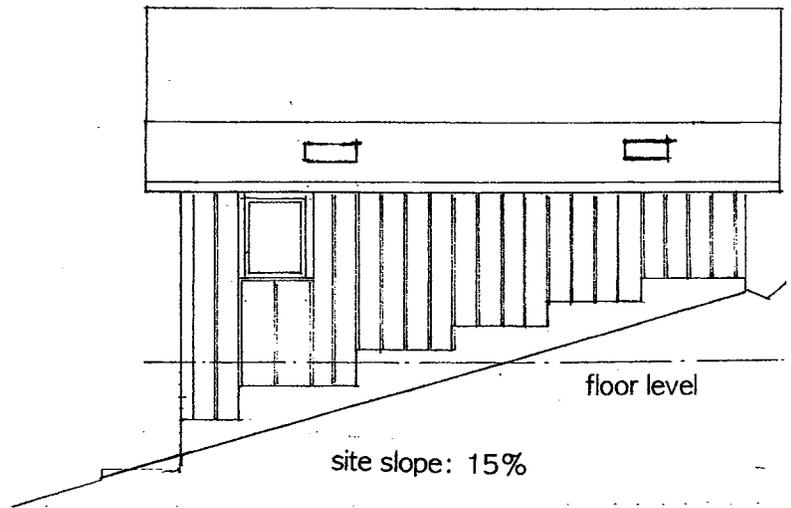
North--along Cahto St.



West--view



South--view



East--along Lansing

Building Elevations:
Scale: 1/8"=1'-0"

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revised 05/20/2016

Project Materials:

Exterior:

Board & Batten siding left to weather.

Roof:

Composition shingles--"Slate" by Timberline or equal.

Exterior Light Fixtures:

Dark Sky Fixtures

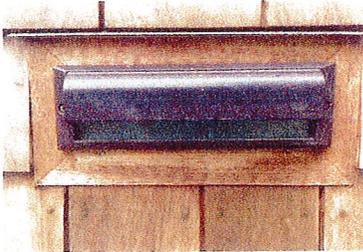


1. Wall Sconce

Hubbardton Forge 307521D
Arc Ellipse 9" Wide LED Dark Sky
Certified Outdoor Wall Sconce With
Configurable Shade
Our Price: \$501.60
You Save: 11%
Arc Ellipse Collection
Available in 6 Finishes
NSL—XFL-F_BZ

Specifications
Height: 7.4
Width: 9

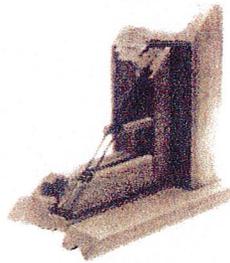
2. Step Light



Windows:

Loewen or equal Casement and fixed units. Frame(Brick Mold) size 3-1/2"

Windows: Loewen or equal wood windows.



3 1/2" Laminated fir (flat) complete
with heavier sill nosing

Window Color:

BENJAMIN MOORE #HC-133-yorktown green or weathered
redwood



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Gutter: Bronze Aluminum "K" section.
Decking Material: 2x6 with oiled finish
Site pathways: Mulch/ wood chips to match existing

Existing Corner window looking Southwest to view—Similar to new corner window looking Southwest to view

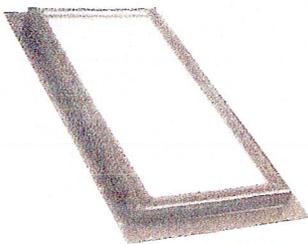


Skylight:

Velux Self-flashed Skylight—flat panel—22.5" x 22.5" --Bronze frame.

Self-flashed skylight

Self-flashed - QPF



Self-flashed skylight - QPF

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revised 05/20/2016

Per Eleanor F. Sverko - Nov. 8, 1997

APN: 119-160-18
MHR: 152, 11a No History

HALL/WALSH/LEMOS/
Sally Howell House,

45050 Covelo Street

When MHR, Inc. Held their first historic house tour in May, 1984, this home was referred to as the Higgins-Lemos home.

The poster photo of this house at the Kelley House describes it as the "Higgins-Lemos" house. INCORRECTLY.

Benjamin Franklin Higgins owned 119-160-24, the Tyrell house.

Historically, this is the Hall/Walsh/Lemos/Howell House.

10/24/1881, Deed, Bk 26, pg 91, Wm. Heeser to Geo Hall, \$250.00 Describes south 1/2, 80x80' of this parcel.

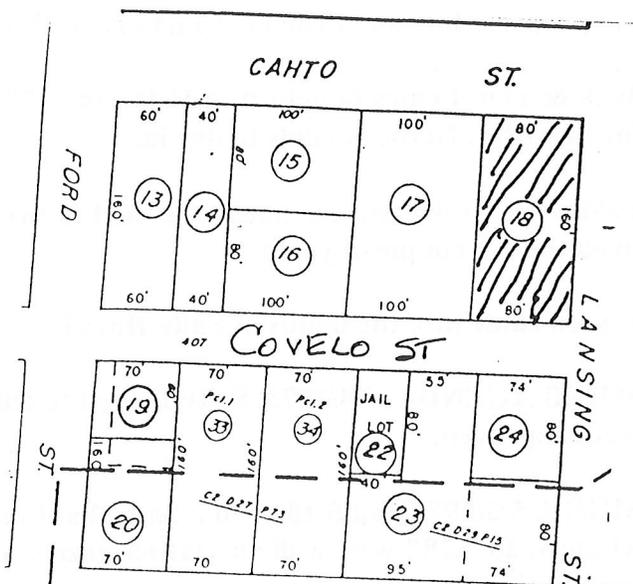
6/24/1882, DEED, Bk 29, pg 192, G. Hall to Mrs. Maria Walsh, \$650.00 gold coin, recorded 10/1/1882, describes south 1/2 80'x80' of this parcel.

Ref: Mendocino Beacon, 7/31/1926: "Robert Hayter has bought from Antone Lemos, the home and lot on the corner of Lansing & Covelo Streets. This property originally belonged to the Walsh estate and was sold by Mrs. Horace Nichols to R. H. Smith, and by him sold to the late Mrs., Marie Triguero, who deeded it to her brother, Antone Lemos, prior to her death...."

John Walsh was a plumber in the 1880's with a shop on Lansing Street. Mrs. Maria Walsh owned property on the west side of Howard Street from Ukiah to Little Lake Street (see 119-150-05, MHR E-41, Nettie Paddleford House).

1/26/1924, Bk 178, Pg 122, Nettie M. Paddleford to Roland H. Smith, south 80x80' of this parcel. (Nettie Paddleford Nichols was dau of Walsh).

1/26/1924, Roland H. Smith to Maria E. Triguero.



7/2/1926, Maria E. (Lemos) Triguero to Antone B. Lemos. Maria died within two weeks of this transfer. See Beacon, 7/17/1926.

7/31/1926, Roy Hayter purchased this property from Antone B. Lemos.

Ambrose Patton purchased the property from Robt. Hayter in mid 1938. (See Beacon, 7/16/1938). Ambrose Patton died there in 1939. His widow, Hattie, offered the property for sale, Beacon, 2/11/1939, and it was sold to Frank Lee.

Jack & Toni Lemos bought it in 1948. In 1957, they sold it to Dr. Paddleford for his sister, Nettie Nichols to live in.

1961, Nettie died and the house was sold to Mr. and Mrs. Gerb Galloupe, who only lived there a couple of years.

It then came into the hands of Sally Howell.

MHRB AGENDA, 6/4/1973, Sally Howell to enlarge and repair windows on south wall, approved.

MHRB, 5/3/1976 and 5/18,1976 .. Sam Waldman for Sally Howell, add new window, 20"x28" west wall and lattice gazebo in garden, plastic bubble skylight pre existing, app'd.

10/24/1881, Bk 26, Pg 91, S 1/2 of 119-160-18, 45050 Covelo Street, rec'd 10/26/1881
WM. HEESER to GEORGE HALL, \$250.00

POB: North line of Covelo Street, being the SE corner of G. Canning smith and distant
801' E of W line of Kasten Street, & 640' N of N line of Ukiah Street
Thence N at rt angles with Ukiah St, 80'
Then East 80'
Then south 80' on wwest line of Lansing Street
Then West on north line of Covelo St, 80' to POB

and appraised any official seal, the day & year
in this certificate first above written



J. J. Morrow
County Recorder

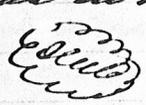
Recorded at the request of J. Stanley Oct 24, 1881 at
30 min past 3 P.M. J. J. Morrow County Recorder

W. Heeser
G. Hall
For and in consideration of two hundred and
fifty dollars to me paid. I William Heeser
of Mendocino County and State of California
do hereby grant and convey unto George Hall
and to his heirs and assigns forever, the land
and real property situate, lying & being in
the Village of Mendocino, in the County of
Mendocino, and State of California & bounded
& described as follows to wit: Beginning
at a point in the northern line of Covelo
Street, said point of beginning being the South East
corner of a parcel of land heretofore conveyed
by me to G. Canning Smith, and said point of
beginning being distant eight hundred & one
(801) feet Easterly from the Western line of Kasten
Street, continued in same course as laid out on
the official maps, and described in the field notes

6/24/1882, Bk 29, Pg 192, South 1/2 of 119-160-18, 45050 Covelo Street
G. Hall to Mrs. Maria Walsh, \$650.00 gold coin, rec'd 10/1/1882

POB: North line of Covelo Street, being the se corner of lot heretofore conveyed to G.
Canning Smith distant 801' East of West line of Kasten St and distant 640' from
North line of Ukiah Street.
Then North 80', Then East 80' Then South on west line of Lansing St., 80'
Then West on north line of Covelo St., 80' to POB.

A Notary Public in and for said County,
^{duly commissioned and sworn}
 personally appeared the within named
 David G. Lansing and, whose name is subscribed
 to the annexed Instrument as a party thereto
 personally known to me to be the individual
 described in and who executed the said
 annexed instrument and who acknowledged
 to me that he executed the same freely and
 voluntarily and for the uses and purposes therein
 mentioned - In Witness Whereof I have hereunto
 set my hand and affixed my official seal
 the day and year in this certificate first above
 written


 J. J. Morrow
 Notary Public

Recorded at request of G. C. Smith Deed pt 1882
 at 5 min past 8 a.m. - J. J. Morrow Recorder

G. Hall This Indenture, made the twenty fourth day of
 - To - June in the year of our Lord one thousand
 Mrs. M. Walsh eight hundred and eighty two, between
 George Hall of ^{the town of} Mendocino, County of Mendocino
 State of California; the party of the first part,
 and Mrs Maria Walsh of the same town
 County and State the party of the second
 part, Witnesses; That the said party of the
 first part for and in consideration of the
 sum of Six hundred and fifty dollars gold
 coin of the United States of America to him
 in hand paid by the said party of the

Recorded at the request of John Dahl Jan 30 A. D. 1924 at 1 min. past 9 o'clock A. M. and recorded in Vol 178 of Deeds page 121 Mendocino County Records.

JAMES R. Elder,

Recorder.

\$1.60 ✓

1928 Compared LGE/JRE

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U S I R S 50 cts cancelled. ✓

WARRANTY DEED

THIS INDENTURE, Made the twenty sixth day of January in the year of our Lord nineteen hundred and twenty four, Between NETTIE M. PADDLEFORD, a single woman, of the County of Mendocino, State of California the party of the first part, and ROLAND H. SMITH, of aforesaid County and State, the party of the second part,

WITNESSETH: THAT the said party of the first part, for and in consideration of the sum of Two hundred and fifty Dollars, in gold coin of the United States of America, to her 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, convey and confirm 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, lying and being in the town of Mendocino in the County of Mendocino, State of California, and bounded and particularly described as follows, to wit:

Beginning at a point in the northerly line of Covelo street, said point of beginning being the southeast corner of the lot of land owned by the late William T. Wallace, and said point of beginning being distant eight hundred and one feet easterly from the westerly line of Easten street continued in same course as laid out on the official map and described in the field notes of the survey of the town of Mendocino now of record or on file in the office of the Recorder of said Mendocino County, and said point of beginning being distant six hundred and forty feet northerly from the northerly line of Ukiah street as laid out on said map and described in said field notes; thence from such point of beginning running northerly at right angles with said Ukiah street line eighty feet; thence easterly parallel with the said northerly line of Ukiah street eighty feet; and thence southerly on the westerly line of Lansing street eighty feet, and thence westerly on the northerly line of Covelo street and (CAL) (HP) parallel with the northerly line of Ukiah street eighty feet to the point of beginning, with the buildings and improvements thereon;

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the same to the said Roland H. Smith his heirs and assigns forever, and the said first party does hereby covenant with the said Roland H. Smith, and his legal representatives that the said real estate is free from all encumbrances, and that she will and her heirs, executors and administrators shall WARRANT AND DEFEND the same to the said Roland H. Smith, his heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

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