

**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 - 2015-0011
Date Filed 3/27/15
Fee \$ 600.00
Receipt No. PRJ-006640
Received by BK

Office Use Only

MHRB APPLICATION FORM

| | | |
|---|--|---|
| Name of Applicant MICHAEL ST. JOHN | Name of Property Owner(s) MICHAEL ST. JOHN MARIA TERESA A. SVAEZ | Name of Agent JOE ODEGARD |
| Mailing Address P.O. Box 338 MENDOCINO, CA 95460 | Mailing Address ← | Mailing Address Box 984 MENDOCINO 95460 |
| Telephone Number 707-937-3711 | Telephone Number ← | Telephone Number 937-5774 |
| Assessor's Parcel Number(s) 119-214-06 | | |
| Parcel Size <input checked="" type="checkbox"/> Square Feet ~ 6,360 <input type="checkbox"/> Acres | Street Address of Project 45351 CALPENA ST. MENDOCINO | |

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. **RESTORATION & IMPROVEMENT OF EXISTING OUTBUILDING**

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.

SEE ATTACHED

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

NA

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

MHRB Detailed Project Description for :

The Restoration and Improvement of an Existing Outbuilding owned by Mr. Michael St. John

General Project Introduction:

We propose to substantially restore and remodel an existing structurally deficient guest cottage at the SE corner of the property. The cottage needs a new foundation; in order to install a foundation the cottage must be shifted a slight amount, as the South and East walls of the cottage are too close to the property lines to allow new footings. The following specific topics also seem relevant:

Specific Topics:

- 1. History of the building:** We were told by the prior owner that the building, originally a chicken coop, was made into a guest cottage sometime in the middle of the last century. There are no records of its creation. The conversion appears to have been accomplished without permits, but it is our understanding that the building is considered “grandfathered-in” as a guest cottage. The windows are non-historic, being in one case an aluminum sliding window and in three other cases being fixed sheets of glass. There are two doors, both with divided lights, one a “Dutch door”. Preliminary investigations at Kelley House have not revealed any mention of the building. There are no historic photos of the building that we know of. The guest cottage is not a “historic structure” as defined in the Guidelines.
- 2. Condition of the existing building:** The existing building is beetle-infested and structurally unsound. It is on piers. There is no perimeter foundation. It is therefore vulnerable to earthquake damage. The framing is irregular (we will save as much of the original framing as we can) and there is little or no shear value to the siding, which is deteriorating badly. In addition the ground level near the building has risen over time & rot has set in to the building's lower parts.

3. **Visibility:** The building cannot be seen from Calpella Street, and can only with difficulty be seen from Carlson, Heeser, or Ukiah. It is on the interior corner of the lot, screened by buildings, trees, and fences.
4. **Dimensions:** The guest cottage is now and will remain 10' x 30' = 300 sq. ft. No change to lot coverage. The height will be increased from an average of 10' to an average of 15'. Some of this height increase is necessary to get the building up out of the dirt, and some of the increase is necessary to allow for a wood shingle roof.
5. **Relationship of the footprint of the existing building to the footprint of the restored building:** The restored building will have the SAME footprint as the un-restored building, except shifted 2 feet West and 1 foot North, so that there will be 2 feet of clearance to the property line at the East and South. This will allow space for the construction of an adequate footing with a perforated pipe drain, as shown on the drawings.
6. **Roof pitch, direction and material:** The restored building will appear similar to the existing building, but with a steeper shingled roof sloping down to the West, whereas the roof now slopes down to the East. The steeper roof slope will accommodate shingles, and the change in the slope direction will allow the roof run-off to be correctly handled on the owner's property. (Presently the roof drains onto the neighbor's yard.) The weather surface of the restored roof will be "barn shingles," salvaged from a building in Point Arena.
7. **Siding:** The existing siding is V-grooved "Channel Rustic" popular in the 1950s and 1960s. Much of it is "shot." We propose to use rough-sawn redwood board-and-batten siding and all-redwood trim, finished with linseed oil. The linseed oil will protect the wood yet let it weather to a somewhat dark "natural" appearance. The siding and trim will be milled locally by Anderson's Alternatives.
8. **Windows and Doors:** The aluminum sliding window on the North will be removed. The location of the windows and doors on the restored building are shown on the drawings. All windows will be wood, with authentic divided lights. Clear insulating glass will be used. The wood doors and windows will be painted dark blue-grey (Benjamin Moore HC-159 "Phillipsburg Blue," - samples provided).

9. **Exterior metal:** Flashings, gutter and down spouts on the restored building will be copper.

10. **Other buildings on the site:** The house, originally built around 1900 and known as the Lazarus House, a Category IV house because of substantial renovations and additions over the years, was substantially renovated in 2005 on the same footprint as the original house. A double garage of unknown history was also rebuilt – same design, same footprint - at that time. A carriage house at the extreme southwest corner of the lot, probably dating from 1900 or thereabouts, was saved from destruction by the elements and historically preserved in 2010.

8. **Zoning restrictions:** The guest cottage does not have the required rear and side yards. The project will improve this somewhat by moving the building such that there will be 2' rear and side yards. No change is planned to lot coverage. The building will be well within the 28' building height limitation.

9. **Conformance to the Guidelines:**

“Setbacks and placement of structures should conform to those on the block ...”. The proposed placement and setbacks do conform to typical setbacks and placement in this part of the historic district.

“Forms, materials, textures, and colors shall be in general accord with the appearance of structures built in Mendocino prior to 1900.” We believe that the proposed building will blend comfortably with structures present in Mendocino. Indeed, we believe that the proposed building will blend more comfortably than the current building, which is constructed with non-historic windows, non-historic siding, non-historic roof pitch, and non-historic roof covering.

“The height, width and general proportions of a building shall conform with other buildings in the surrounding neighborhood.” We believe that the proposed building conforms well with other buildings in the neighborhood. As designed, the guest cottage will not overwhelm the primary structure on the lot. Indeed, the roof sloping East to West will cause the cottage to fit more comfortably with the primary structure than with the West to East sloping roof at present.

“Buildings should be of a vertical appearance.” As the North and South elevations indicate, the proposed structure has a distinct vertical appearance.

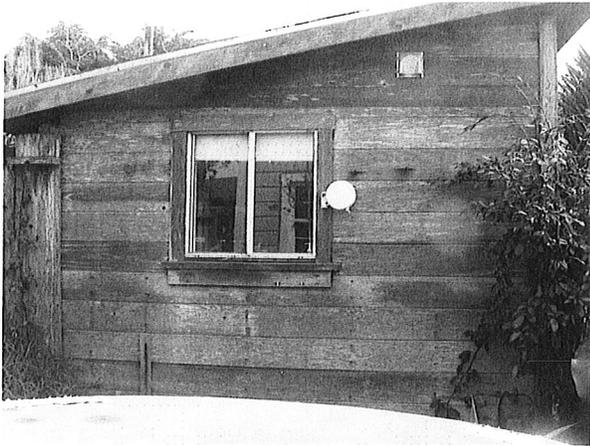
“The Historical Review Board favors the use of natural materials ... including ... vertical board and batten.” We propose to use rough redwood vertical board and batten, appropriate for a secondary structure on a lot, we believe. (The primary structure is painted.)

.....

End of written description.

Please see the attached photographs following.

PHOTOS OF EXISTING CONDITIONS, WITH CAPTIONS



1. Existing North elevation of the guest cottage, showing the aluminum sliding window, and the shallow roof pitch draining East onto the neighbor's property.



2. Existing door at the North-West corner of the guest cottage. The non-code steps with no landing are visible beyond the calla lily.



3. The top of the non-code steps. In addition to being non-code, they are weak.

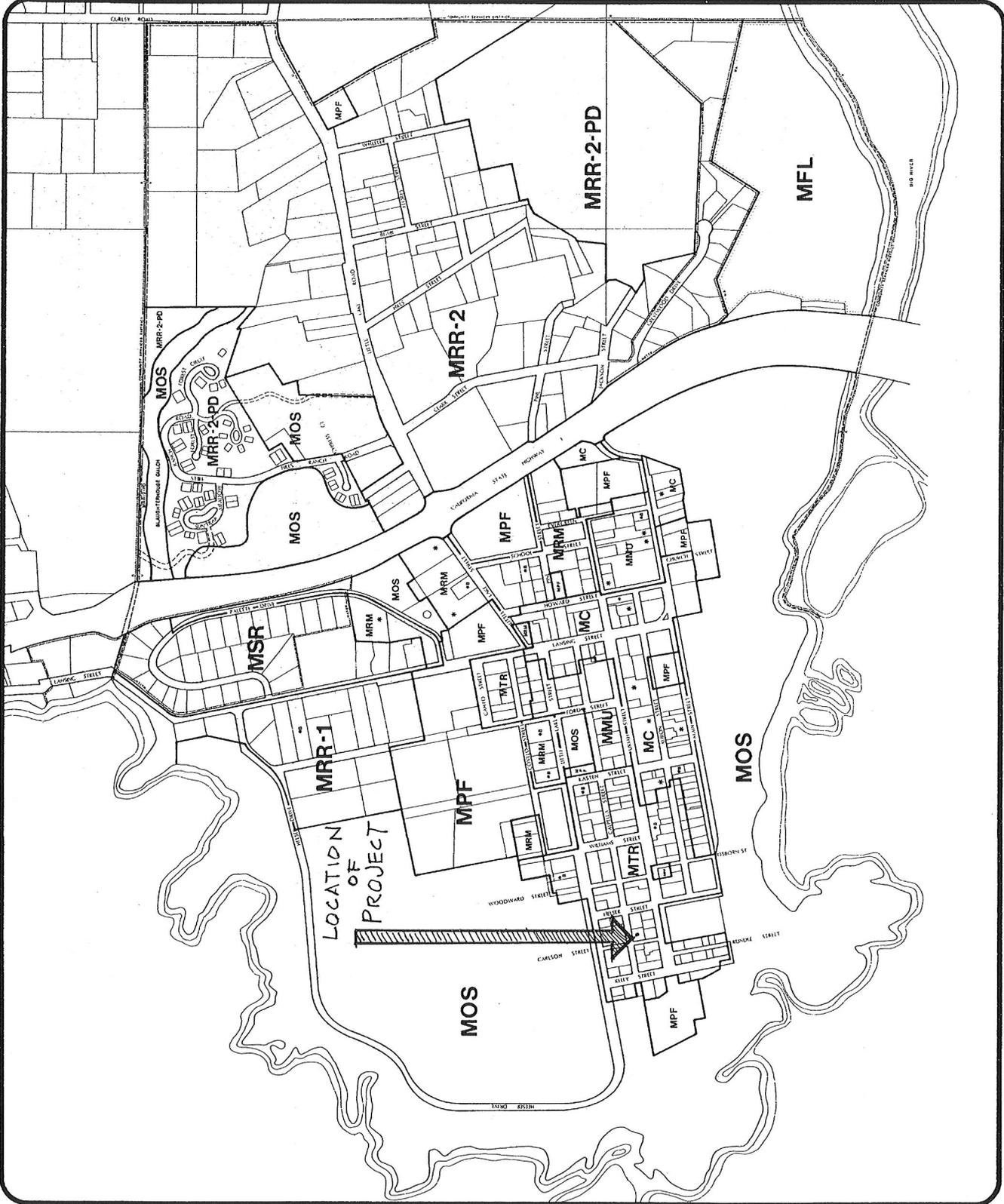


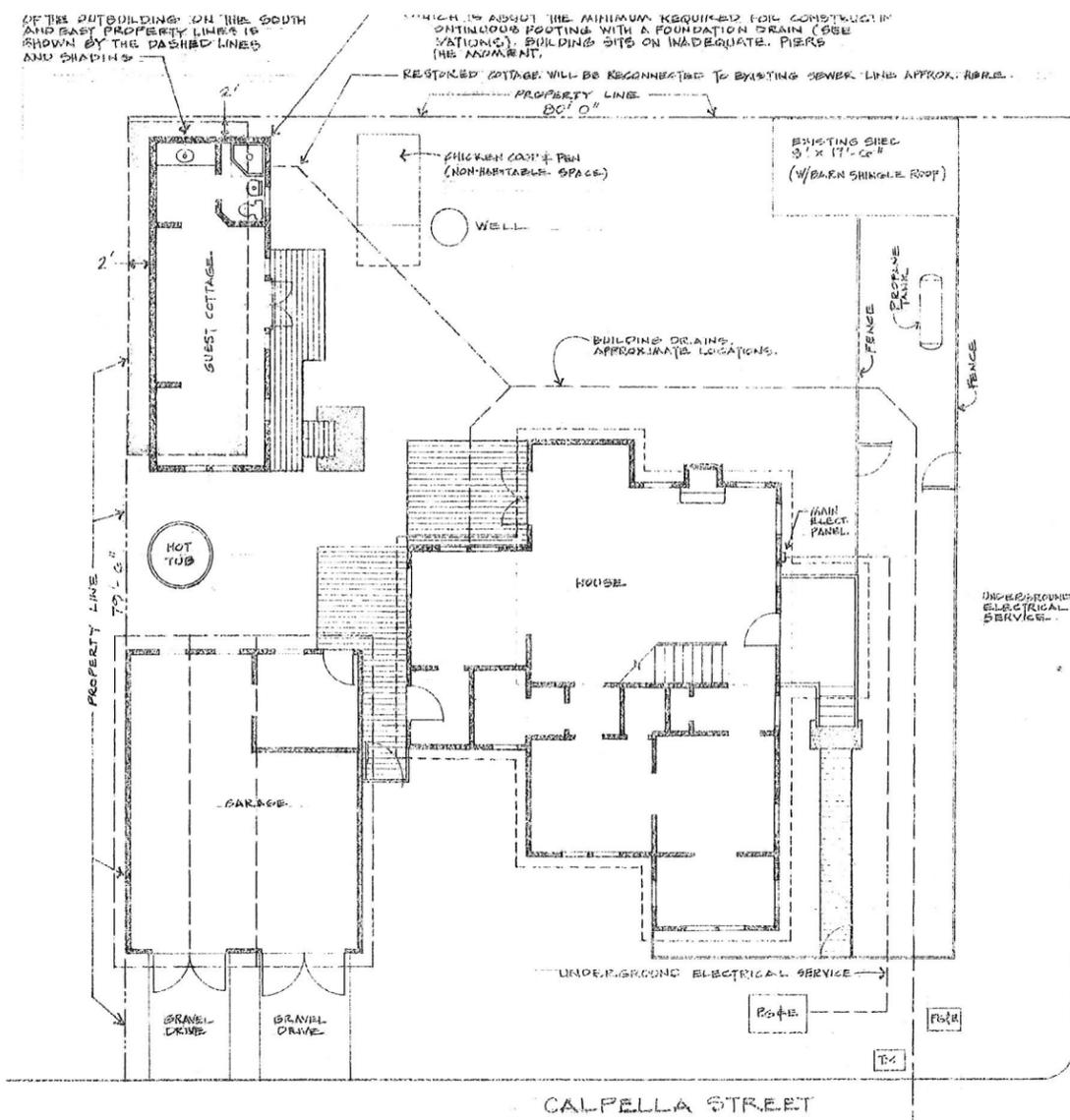
4. The East side of the guest cottage is shown here; visible are: rotten and missing siding, exposed studding, lack of any real foundation, too-high ground level, and a ground slope which drains water right under the building. All these defects will be made good by this project.

MENDOCINO TOWN ZONING

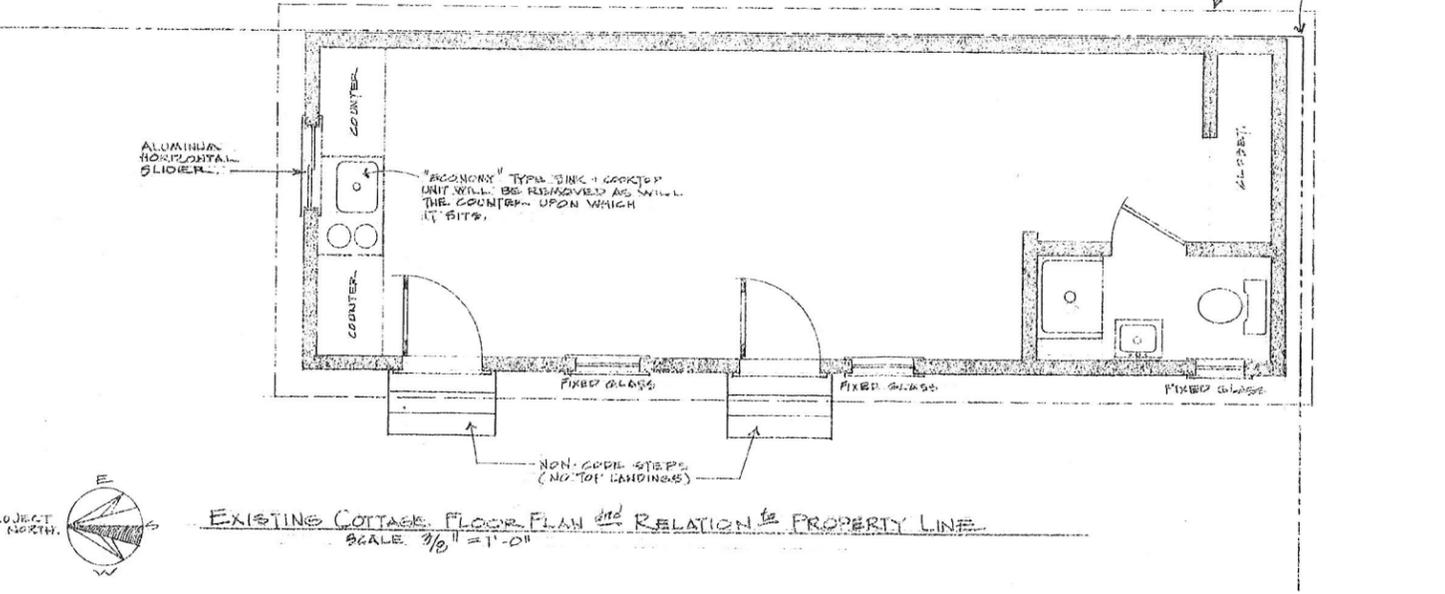
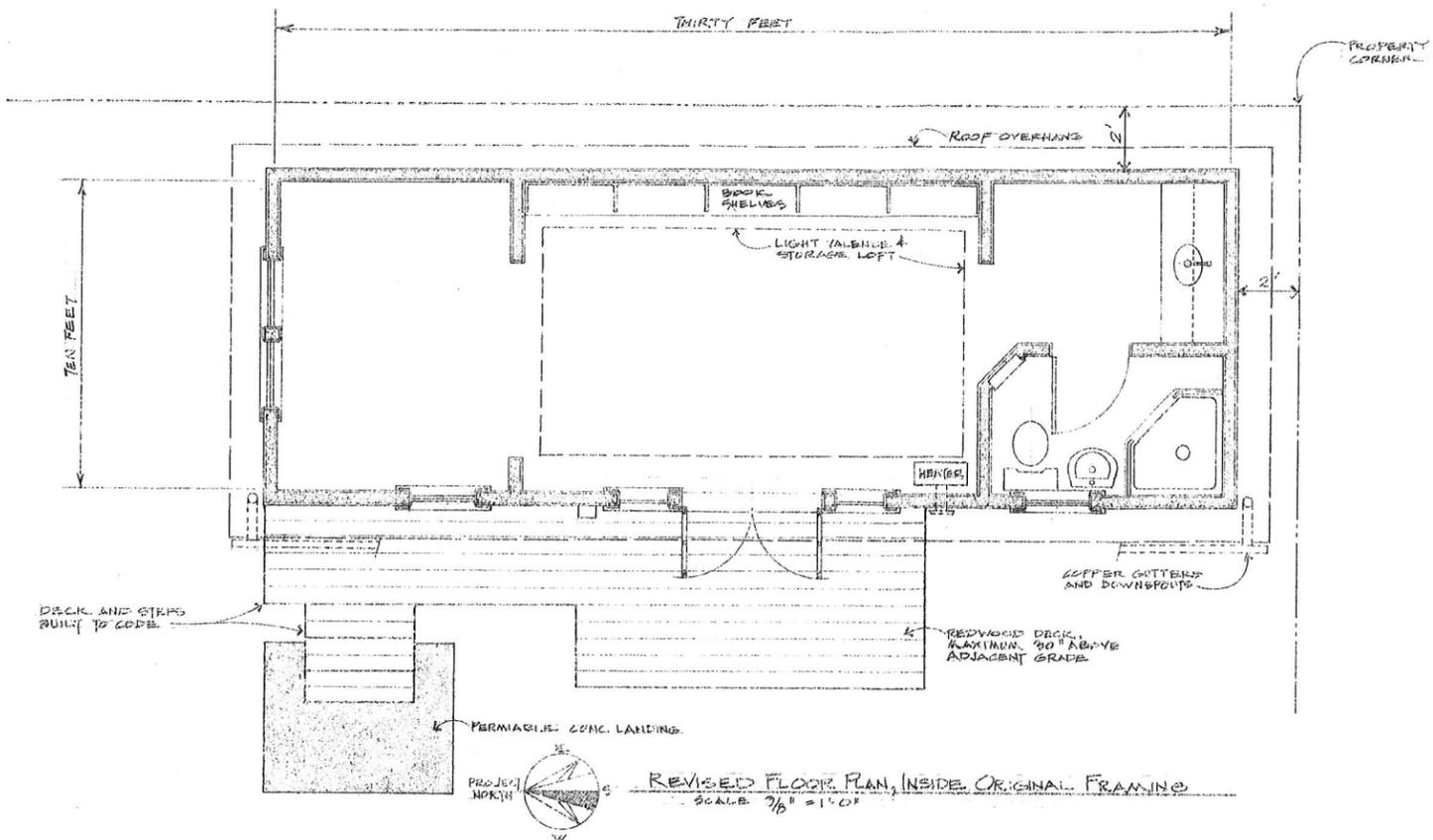
ADOPTED BY THE BOARD OF SUPERVISORS
January 23, 1985

This Ordinance was prepared by the Mendocino County Planning Department, 1000 North Main Street, Eureka, California 95501. It was adopted by the Board of Supervisors on January 23, 1985.





SITE PLAN LOT AREA = 6960 SF EXIST. COVERAGE = 37% PROJECT CHANGES NEITHER OF THESE
 SCALE 1/8" = 1'-0"



| PRODUCTION LOG | | | | PRINT LOG | | | |
|----------------|------|------|------|-----------|------|-----|------|
| BY | DATE | TASK | HRS. | BY | DATE | FOR | HRS. |
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| PRODUCTION LOG | | | | PRINT LOG | | | |
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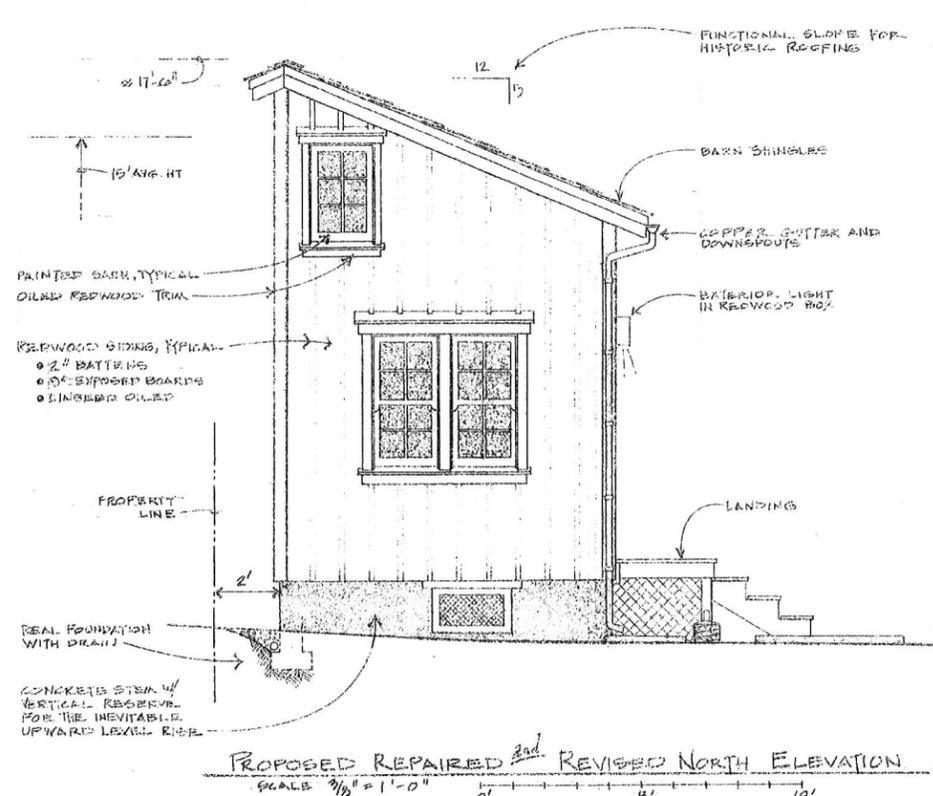
JOE ODEGARD
 RESTORATION ARCHITECT
 POST OFFICE BOX 884
 44370 WILLITS STREET
 MENDOCINO, CALIFORNIA 95420
 (707) 837-8774
 JOE@ODEGARD.COM

PROJECT TITLE:
THE RESTORATION and IMPROVEMENT of AN EXISTING OUTBUILDING
 for MR. MICHAEL ST. JOHN

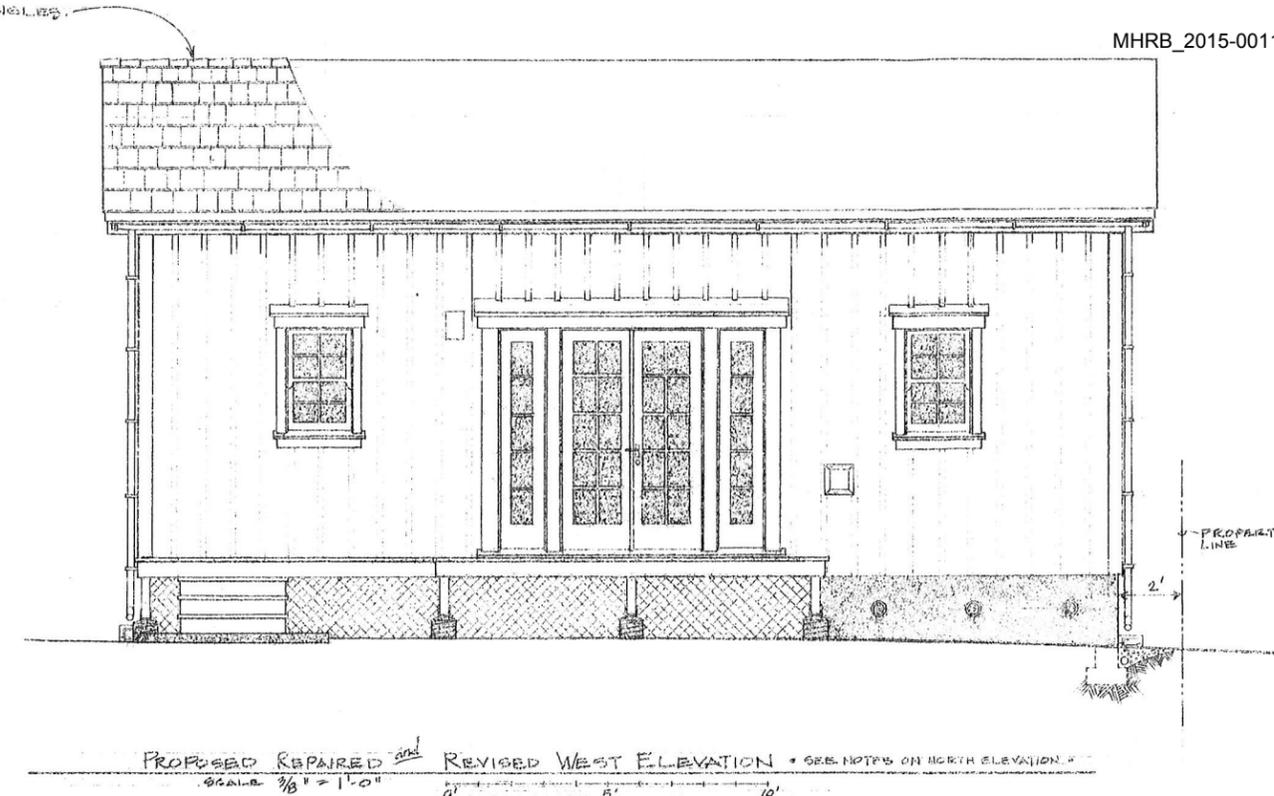
45851 CALPELLA STREET, MENDOCINO, CALIFORNIA, A.P. NO. 110-214-06

SHEET TITLE:
 • SITE PLAN
 • REVISED FLOOR PLAN
 • EXISTING FLOOR PLAN

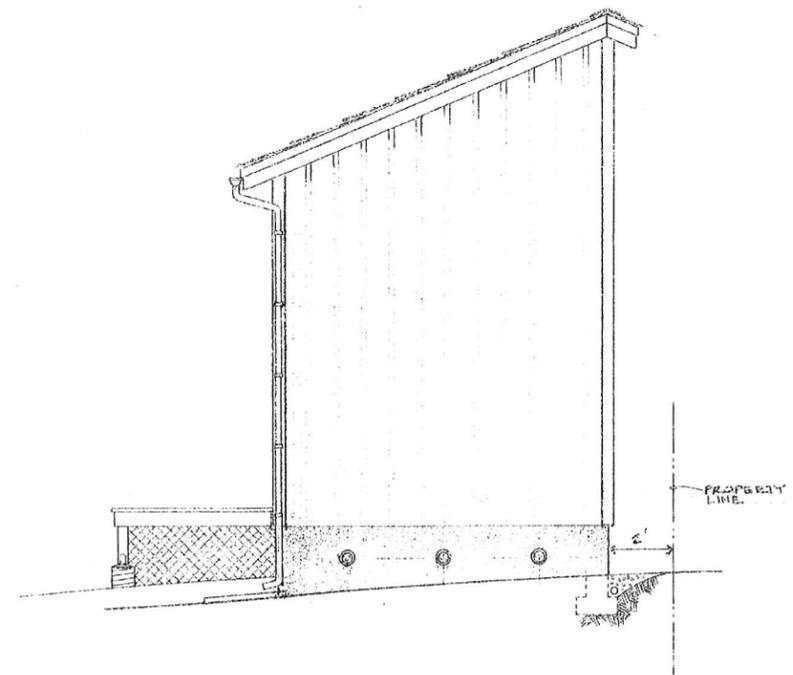
SHEET NUMBER:
 1



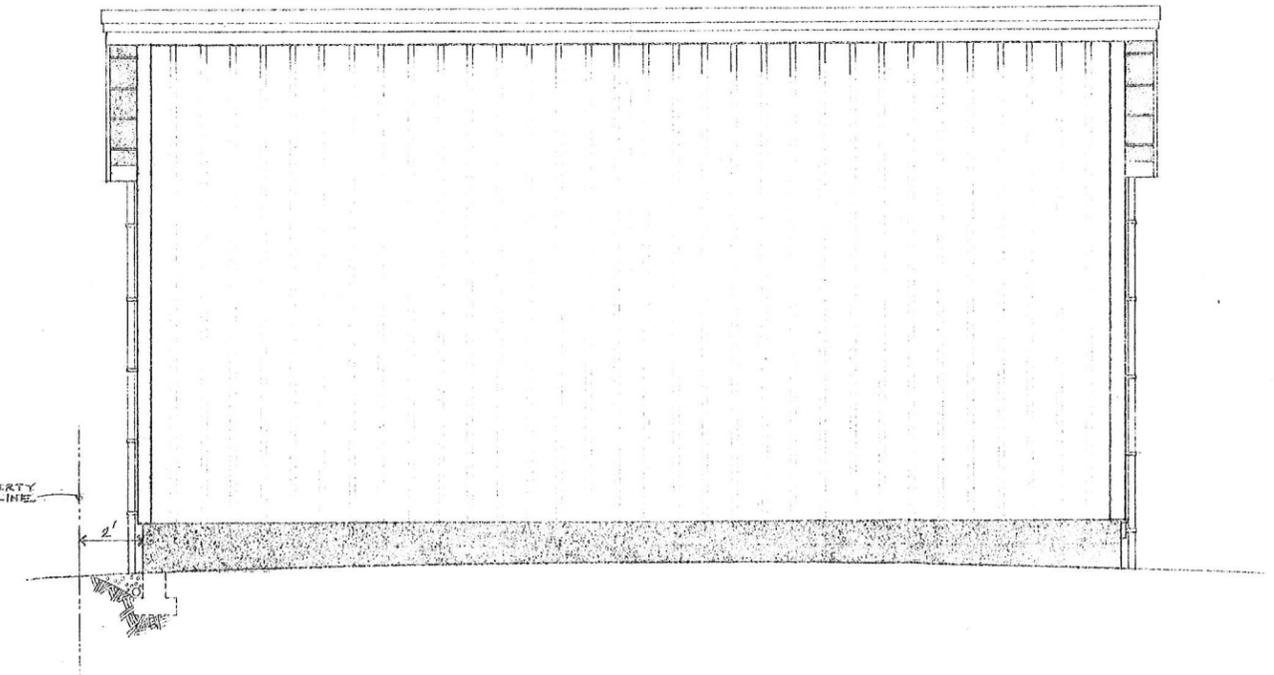
PROPOSED REPAIRED ^{and} REVISED NORTH ELEVATION
SCALE 3/8" = 1'-0"



PROPOSED REPAIRED ^{and} REVISED WEST ELEVATION • SEE NOTES ON NORTH ELEVATION •
SCALE 3/8" = 1'-0"



PROPOSED REPAIRED ^{and} REVISED SOUTH ELEVATION
SCALE 3/8" = 1'-0"
• SEE NOTES ON NORTH ELEVATION •



PROPOSED REPAIRED ^{and} REVISED EAST ELEVATION • SEE NOTES ON NORTH ELEVATION •
SCALE 3/8" = 1'-0"

| PRODUCTION LOG | BY DATE | TASK | HRS | BY DATE | TASK | HRS |
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| FRUIT LOG | BY DATE | FOR | NO | BY DATE | FOR | NO |
|-------------|---------------------|-----|----|---------|-----|----|
| JSD 3/24/15 | COUNT MEETING | | 2 | | | |
| JSD 3/26/15 | SUBMITTA + 1 EXTRA. | | 4 | | | |

JOE ODIERNA
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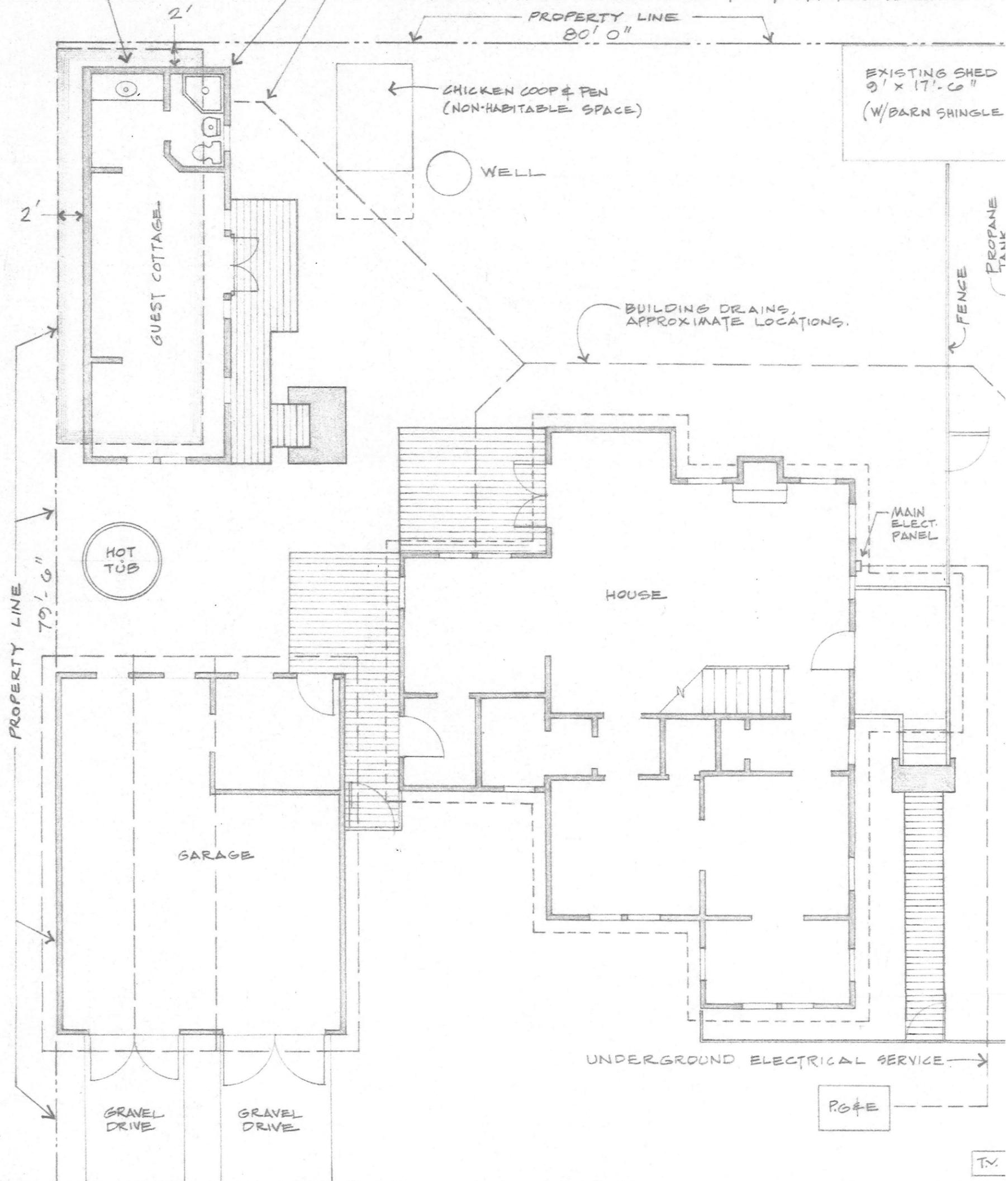
PROJECT TITLE:
The RESTORATION and IMPROVEMENT of AN EXISTING OUTBUILDING
for MR. MICHAEL ST. JOHN
45351 CALPPELLA STREET, MENDOCINO, CALIFORNIA, A.P. NO 115-214-05

SHEET
• EXTERIOR ELEVATIONS
SHEET NUMBER
20

THE CURRENT, ORIGINAL LOCATION OF THE OUTBUILDING ON THE SOUTH AND EAST PROPERTY LINES IS SHOWN BY THE DASHED LINES AND SHADING

THE BUILDING WILL BE SHIFTED TWO FEET (MHRB 2015-0014 (ST JOHN)), WHICH IS ABOUT THE MINIMUM REQUIRED FOR CONSTRUCTING A CONTINUOUS FOOTING WITH A FOUNDATION DRAIN (SEE ELEVATIONS). BUILDING SITS ON INADEQUATE PIERS AT THE MOMENT.

RESTORED COTTAGE WILL BE RECONNECTED TO EXISTING SEWER LINE



CALPELLA STREET



SITE PLAN LOT AREA = 6360 # EXIST COVERAGE = 37% . PROJECT CHANGES
 SCALE 1/8" = 1'-0"