

AGENDA ITEM: A

HEARING DATE: March 3, 2015

OWNER/APPLICANT: Philip Engelbert
2508 Tuolumne Drive
Chico, CA 95973

AGENT: Thomas Thomson
799 Hill View Way
Chico, CA 95926

PROJECT DESCRIPTION: A request to construct a 2,248 square-foot single-family residence with decking, garage, driveway, and pump house - water storage tank enclosure on a 0.41 acre lot.

STREET ADDRESS: 44825 Pine Street (APN 119-150-41)

HISTORIC STRUCTURES: Site consists of a vacant lot
South: Category S, Evergreen Cemetery

PARCEL SIZE: 0.41 acre lot. 0.30 net acre site (excluding panhandle access).

CEQA STATUS: A Class 3 Categorical Exemption, per Section 15303(a), for a single-family residence in a residential zone.

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

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

APPLICABLE SECTIONS OF MHRB GUIDELINES: Building Design (pages 7-9)

STAFF NOTES: After extensive deliberation during the February 2, 2015 MHRB meeting, the applicant’s representative requested that the item be continued. The project architect considered the Board’s discussion and has revised the proposal to construct a single-family home. Board Members will consider whether the proposed single-family residence and accessory structures are compatible with the historic district and conform with Chapters 20.656 Mendocino Multiple Family Residential (MRM), 20.704 Accessory Use Regulations, and 20.760 Historical Preservation District for Town of Mendocino.

The proposed residence will be a two story structure with 2,248 square-feet of conditioned space. The interior floor plan is not revised. On February 5, 2015, the architect revised exterior color, roof pitch, exterior lighting, and

fenestration. These design changes respond to Board comments during their February 2, 2015 hearing; the February 2, 2015 staff report is attached for reference.

Building color: The residential structure will present with exterior redwood or cedar board and batten painted Wickham Gray (HC-171 Benjamin Moore). Window sashes will be painted Georgian Brick (HC-50 Benjamin Moore). Previously, the color proposed was White Dove with the window sashes painted Conac Tibo.

Roof pitch: Previously proposed, the roof pitch was 4:12, which by definition is a regular sloped roof. The architect has explored two alternative roof pitches with more acute angles than previously drawn. The alternative roof pitches are 6:12 and 7:12 slopes. A study of 6:12 roof slope is presented on pages 10, 10.1, and 10.2. Compared to the original proposal, the 6:12 sloped roof projects lower to the ground and provides less differentiation between the fenestration and the eaves. This is especially exemplified by the north building elevations. A study of the 7:12 roof slope is presented on pages 11, 11.1, and 11.2. This more acute roof line increases the visibility of the roof area and diminishes the proportions of the building. Comparing building sections on pages 10.2 and 11.2, it is apparent that the 6:12 sloped roof is 6.75 feet in height and the 7:12 sloped roof is 8 feet in height. Additionally, the exterior wall height is reduced. As the roof pitch is made more acute, the roof area dominates the design and the vertical appearance of the building is flattened.

Outdoor lighting will include a dark bronze finish, shielded, and the glass frosted to reduce glare. The security lamp, Hinkley Ledgewood path light and wall sconces have been removed. The architect proposes substantially fewer driveway light stands; they are down-shielded light posts installed at forty-foot intervals. Three driveway light posts are shown. The Centennial LED step lights remain and a Hinkley dark-sky porch light is added. The proposed outdoor lighting satisfies Section 20.760.025 “exterior lighting designed to light the exterior of a structure, streets, pedestrian walkways, doorways, stairs, and similar areas.”

Fenestration: The north elevation, second floor window size are changed (see page 10 or 11). The original proposal included four square-shaped windows with divided lights; the revised north elevation replaces two square-shaped windows with rectangle-shaped windows. The second floor bathroom windows remain unchanged.

REQUIRED FINDINGS: The Historical 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
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (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.

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 by the Clerk of the Board of Supervisors 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) MHRB-2014-20
Date Filed 11-18-2014
Fee \$ 850.-
Receipt No. 5451
Received by J.C.

Office Use Only

MHRB APPLICATION FORM

02-04-2015
Revised 01/06/2015

| | | |
|--|--|--|
| Name of Applicant Philip Engelbert | Name of Property Owner(s) Philip Engelbert | Name of Agent Thomas Thomson |
| Mailing Address 2508 Tuolumne Drive Chico, CA. 95973 | Mailing Address 2508 Tuolumne Drive Chico, CA. 95973 | Mailing Address 799 Hill View Way Chico, CA. 95926 |
| Telephone Number 530-521-9045 | Telephone Number 530-521-9045 | Telephone Number 314-324-5920 |
| Assessor's Parcel Number(s) 119-150-41 | | |
| Parcel Size 17,838--gross <input checked="" type="checkbox"/> Square Feet 12,860--net <input type="checkbox"/> Acres | Street Address of Project 44825 Pine Street, Mendocino, CA. 95460 | |

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.

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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.

This Application is for the construction of a single family residence, driveways and accessory buildings on Parcel APN #119-150-41 in the Town of Mendocino, County of Mendocino, California, 95460. See Project Description Appendix A and succeeding Appendices. Zoning of property is MRM, however by prior agreement the owner will build a single family residence on this Parcel 3.

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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? 0 sq. ft.
- What is the total floor area (internal) of all structures on the property? 0 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

Thomas L. Thomson, Architect

799 Hill View Way 45081 Cahto P.O. Box 1955
Chico, CA. 95926 Mendocino CA. 95460
530.566.1042 titmat@sbcglobal.net (c) 314.324.5920

February 5, 2015

RE: Revisions to Mendocino Historic Review Board Application #2014-20

Members

Mendocino Historic Review Board.

In this MHRB Application Packet I have addressed the following items:

1. The windows have been rationalized(see Elevations).
2. Two roof pitches, 6/12 & 7/12 have been investigated(see below and Elevations).
3. The Site Lighting Plan has been adjusted using Dark Sky and recessed fixtures See Site Lighting Plan).
4. The Bay Window can be discussed at the meeting.
5. Alternative colors have been selected(See color page).
6. A map showing location of buildings ith Board & Baten Sising.

One of the items raised in the review of this project is the roof pitch. I agreed to investigate steeper roof slopes and as a result have examined two.

I have included in this package of material elevations of the building with two different roof pitches, 6/12 and 7/12. Also included is a section of the building for each roof pitch showing the height of the exterior walls at the East and West Elevations.

I have provided this information because upon my review of the elevations, as is often the case, one elevation becomes problematic. In this case the West Elevation is at issue. If you will notice for the 7/12 pitch the dark roof becomes a dominant visual element on the facade.

In the case of the 6/12 pitch there is less of the dark roof in the visual field and therefore has less impact on the appearance of the building. As a result the wall is taller and dominates the visual field. The proportions of the this facade are vertical as per the Guidelines.

Thank you,

Tom Thomson

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Location Diagram
Appendix A—Project Description
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Appendix F---Materials
Appendix G---History of Site
Appendix H---Historic Guidelines.

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Appendix A: Project Description

This Application is for the construction of the following:

1. Single Family Residence on Parcel 3, APN #119-150-41, of Subdivision MS-13-95 as approved 10/24/97 and as per Appendices A, B, C, D, E, F, G & F.
2. Gravel driveway along East Property line and as per Appendices A & B.
3. Water storage & associated utility equipment as per Appendices B & E.

Parcel 3 is a Flag Lot with 12,860 sq. ft. of net area. The Gross area is 17,838 sq. ft. including the panhandle where the access road is located. The Building Envelope(BE) as defined by the Minor Subdivision Map is 2500 sq. ft.(Appendix A). The position of the BE was determined by the Coastal Commission as the position and size for a structure that would not interfere with a Public View.

The proposed residence will be a two story structure with 2248 sq. ft. of conditioned space. The proposal includes 431 sq. ft. of deck attached to the structure on the upper floor with an entry porch of 35 sq. ft. on the first floor. The total of deck space is 466 sq. ft. On the lower level is an attached Garage of 330 sq. ft. and an screened(unconditioned) space 264 sq. ft. for the water tank and associated utilities. The total area of built enclosed space, living and garage, within the BE is 2714 sq. ft.

The impervious area of site coverage within the BE is 1707 sq. ft. which is a coverage of 68%. 100% coverage is allowed(Appendix B). Site coverage for the Net Site Area is 13%. The site coverage for the Gross Site Area is 9.5%. The allowable is 25%.

The site has a 5' high ridge running North/South through the BE. The building has been placed within the BE so that the elevation change occurs within the building. This locates 2 bedrooms and a bath on the lower level with the Master Suite, eating, dining, kitchen and decks on the upper level(Appendix C).

The conceptual idea is evoke a rural setting with a quiet building sitting comfortably on a rise in the landscape(Appendix D).

The Public Views are not impacted by the project. The building is not visible from Evergreen Street due to its density of buildings. It is minimally visible, East Elevation, from Pine Street, 146' from the right-of-way. From Highway 1 there is a distance of 100' when it is visible. With cars usually travelling 60 mph that is a vision time of 0.7 seconds. (Appendix H). From the south, Lansing Street, it sits 26' back from the Cemetary and 359' from Lansing as well as being about 20' higher.

The neighbors are as follows:

North—vacant lot and beyond that the Community Garden. Pine Street is 5' above highest elevation of property and 10' above the lowest elevation in the BE.

East—Highway 1.

South/East--"A" Frame nursery building.

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South/West—Cemetery

West—The Garden of Mr. & Mrs. Dill. Their house is to the west/North and the ground level is 6' above the highest elevation of Parcel 3. The structure is 28' tall and 50' away from the BE.

The building planning module is based upon the Town of Mendocino historic residence plan of 25' x 22'. The building reflects the typical historic building "L" shaped plan. The shifting of the building with breakfast deck in the Northwest corner showcases this module in the north and west arms of the "L".

Due to the elevation change on the site the height of the 2 story section will be 26', while the 1-1/2 story section will be 20'(Appendices E & F).

The materials are to be Board and Batten common in local historic buildings. This siding material is particularly common on buildings built by J.L. Johnson who lived and built in the Town. The board and battens will be painted an off-white. The windows will be wood casement units by Loewen or equal. The window sash will be painted a Burnt Umber color. The decks and screens will be redwood treated with a preservation(Appendix G). The roadway and paths will be tan crushed granite.

The History of the site and The historic Category of buildings in the vicinity is shown in Appendix H.

Appendix F speaks to the Design Guidelines attitude toward buildings built in the Town.

Property Data:

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Site Area:

| | | |
|--------------------|------------------------------------|--------------------------|
| Gross: | 17,838 sq. ft. includes panhandle. | FEB 05 2015 |
| Net: | 12,860 sq. ft. | PLANNING & BUILDING SERV |
| Building Envelope: | 2,500 sq. ft. | FORT BRAGG CA |

Built Area:

| | | |
|--------------------------------|--|-------------|
| Conditioned Space: | | 2248 sq.ft. |
| Total Deck area | 466 sq. ft. | |
| Decks-Upper Floor: | | 531 sq.ft. |
| Deck @ entry: | 35 sq.ft. | |
| Attached Garage: | 319 sq. ft. | |
| Screened space | 264 sq.ft.(Water tank area+ sevice) | |
| Conditioned Space+Garage+Decks | | 3044 sq.ft. |
| Overhang: | 241 sq.ft. (not included in site coverage) | |
| Well-head | .02 sq. ft. | |

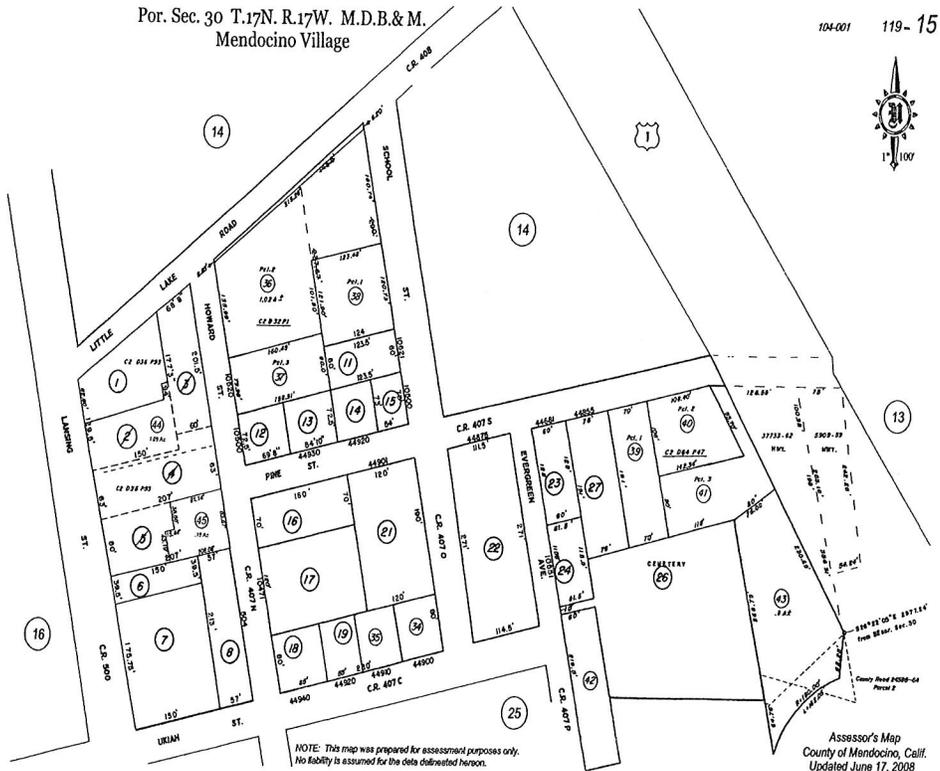
Lot Coverage:

| | |
|----------------------------|---------------------------------------|
| Impervious Site Coverage | 1707 sq. ft. upper level of building. |
| Building Envelope Coverage | 68% allowable 100% |
| Net Site Coverage | 13% allowable 25% |
| Gross Site Coverage | 9.5% allowable 25% |

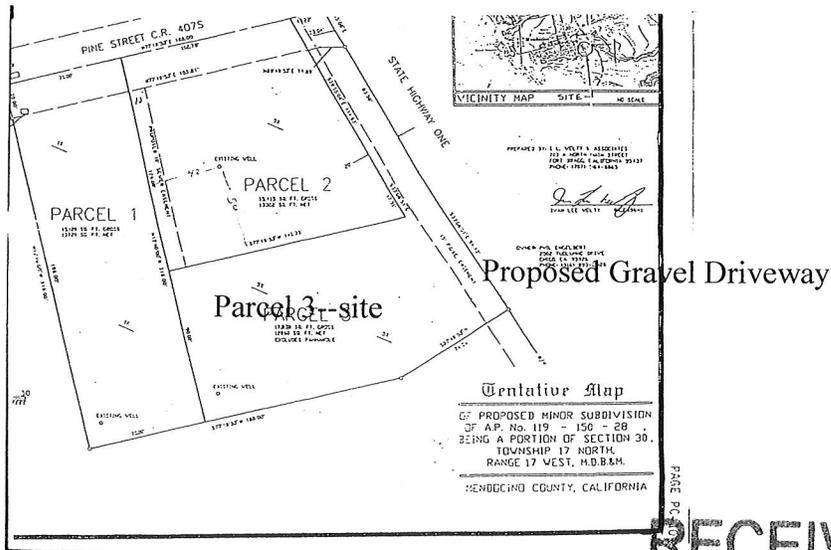
MHRB Permit Application Parcel #119-150-41

Appendix B: Maps

1. Assessor's Parcel Map:



2. MS 13-95 Subdivision Map



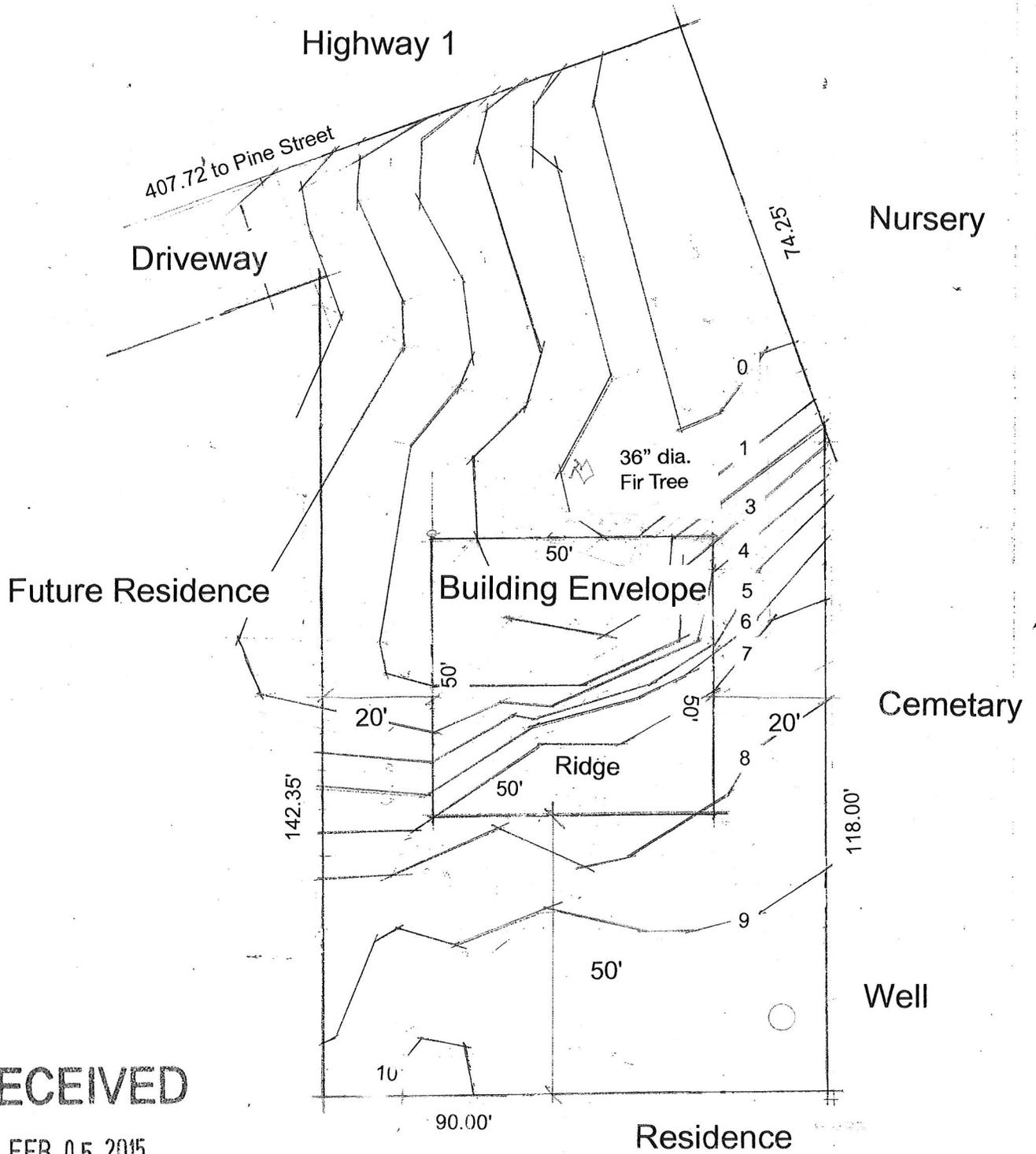
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3. Topographic & Building Envelope Diagram:



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0 10' 20' 30' 40'



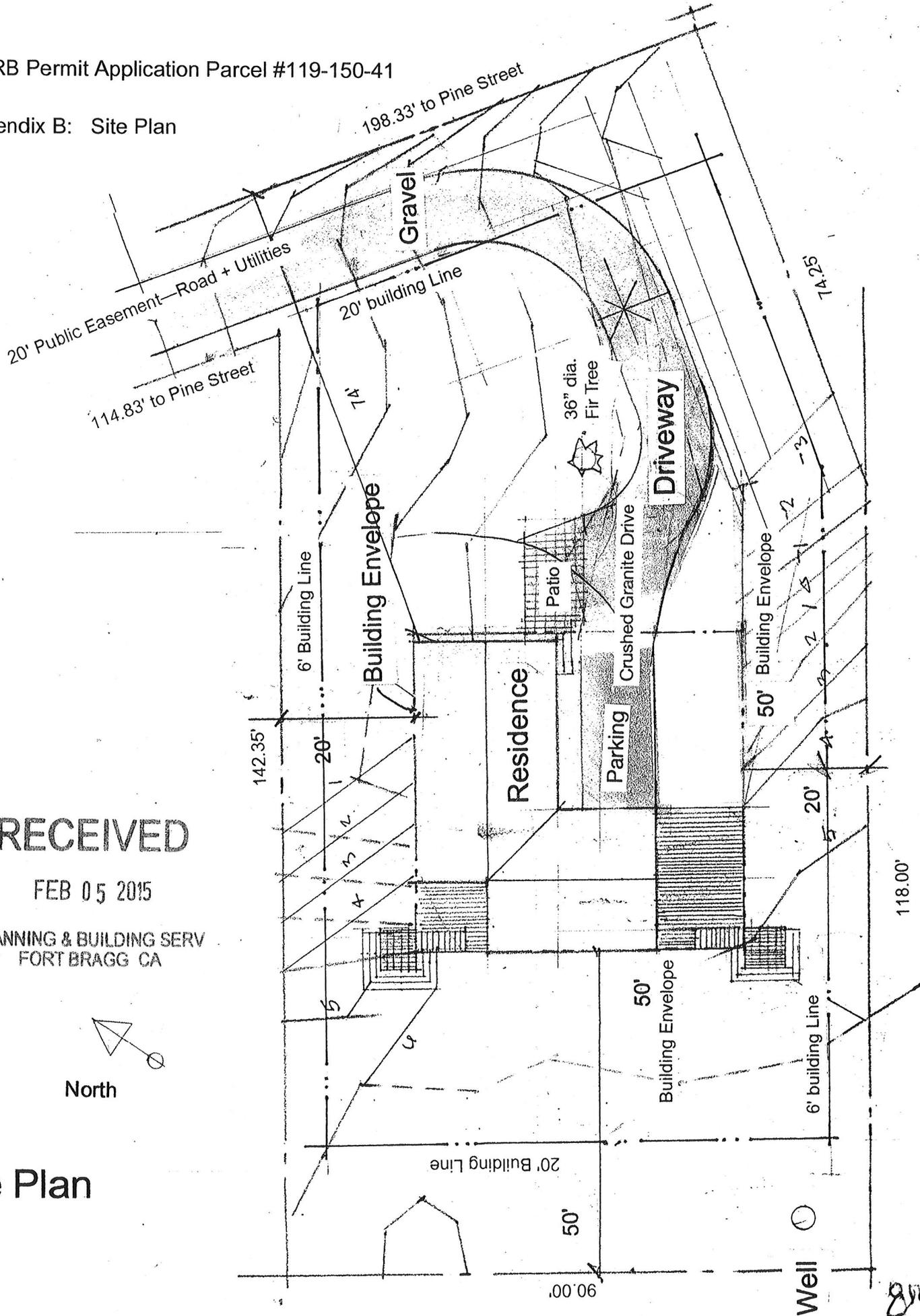
Scale

North

1' contours are in reference to each other.

MHRB Permit Application Parcel #119-150-41

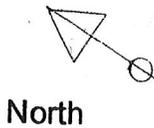
Appendix B: Site Plan



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Site Plan

1"=20'

8/1

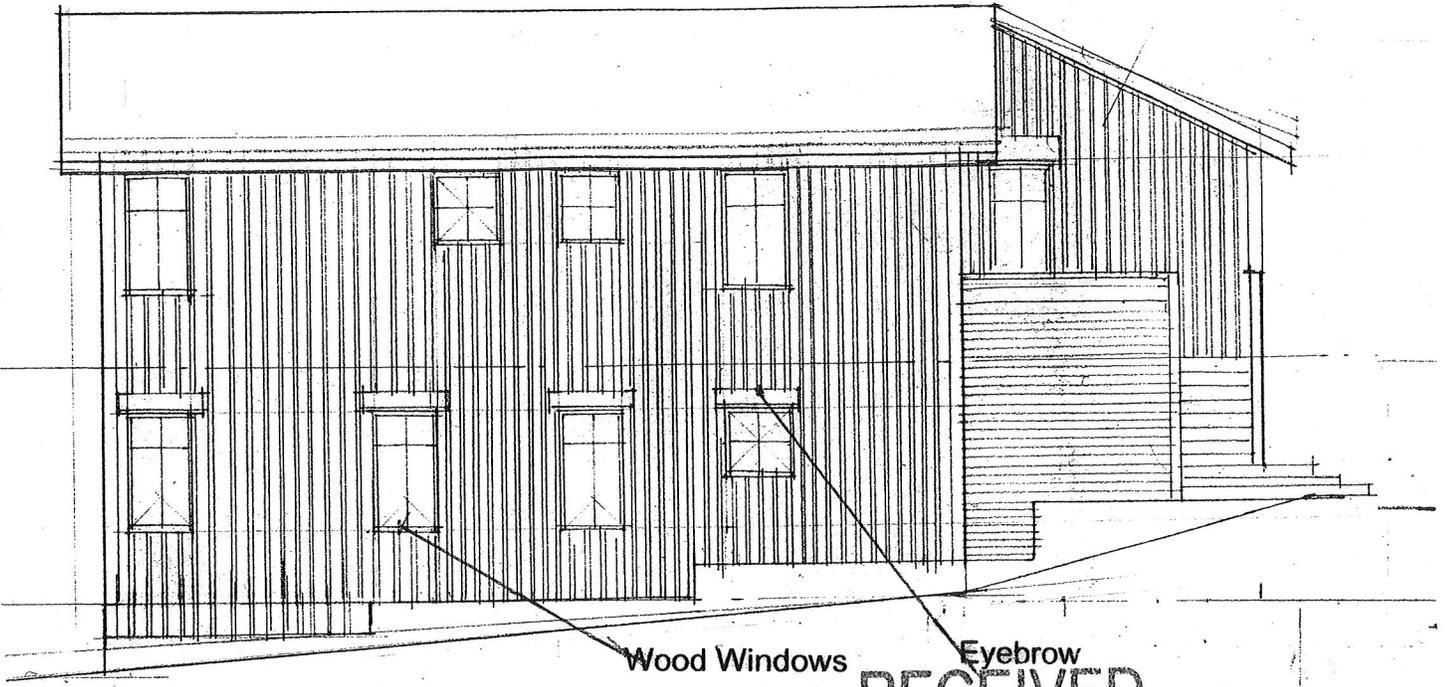
Elevation Study where Roof Pitch is 6 /12

MHRB Permit Application Parcel #119-150-41

1/2

Revised 02/04/2015

Appendix C: Elevations of Building 1.

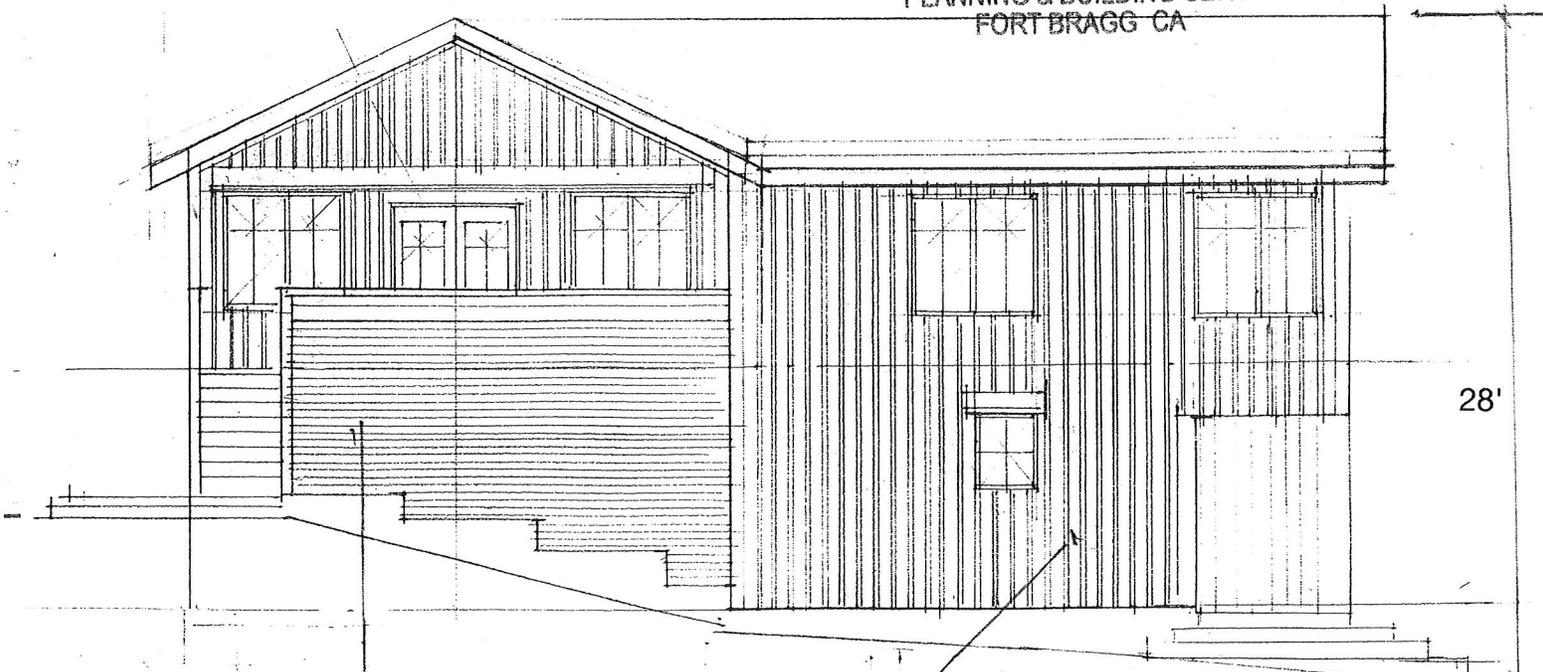


North Elevation

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Horizontal 1x3 cladding

Board/Batten Siding

28'

South Elevation

Elevations

1/8"=1'-0"

Elevation Study where Roof Pitch is 6 /12

2/2

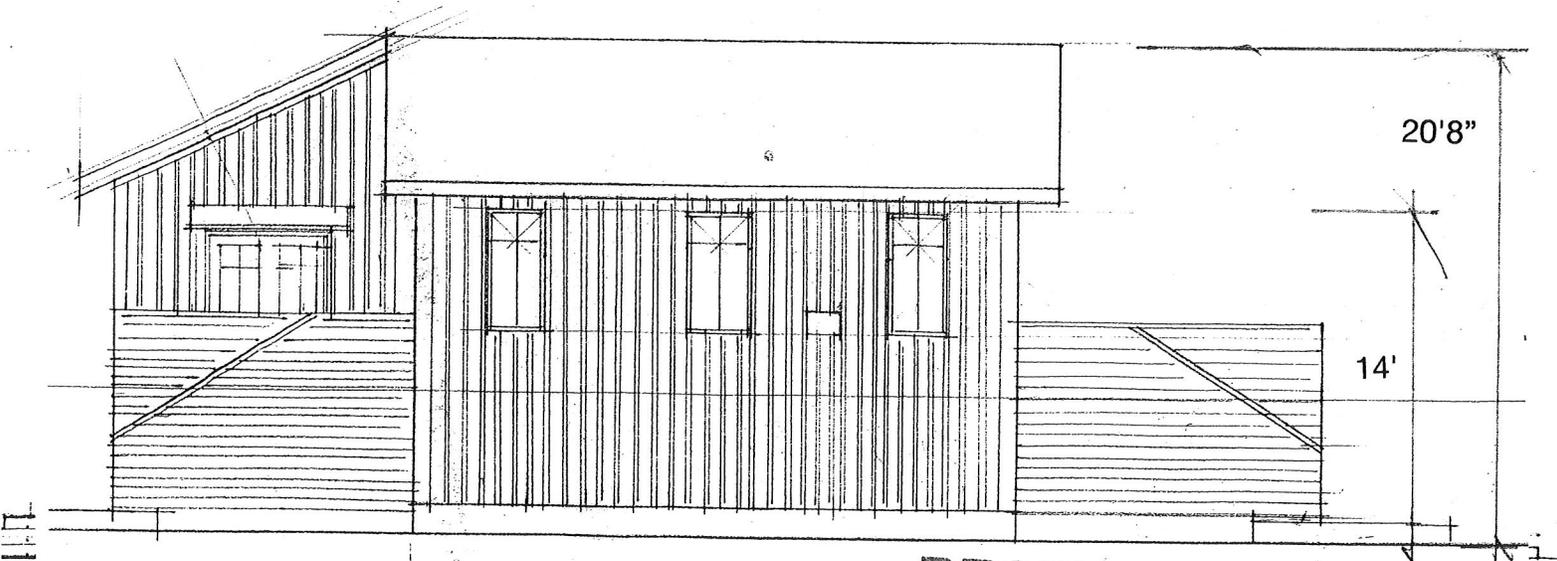
MHRB Permit Application Parcel #119-150-41

Appendix C: Elevations of Building 2.

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East Elevation



West Elevation

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10.1

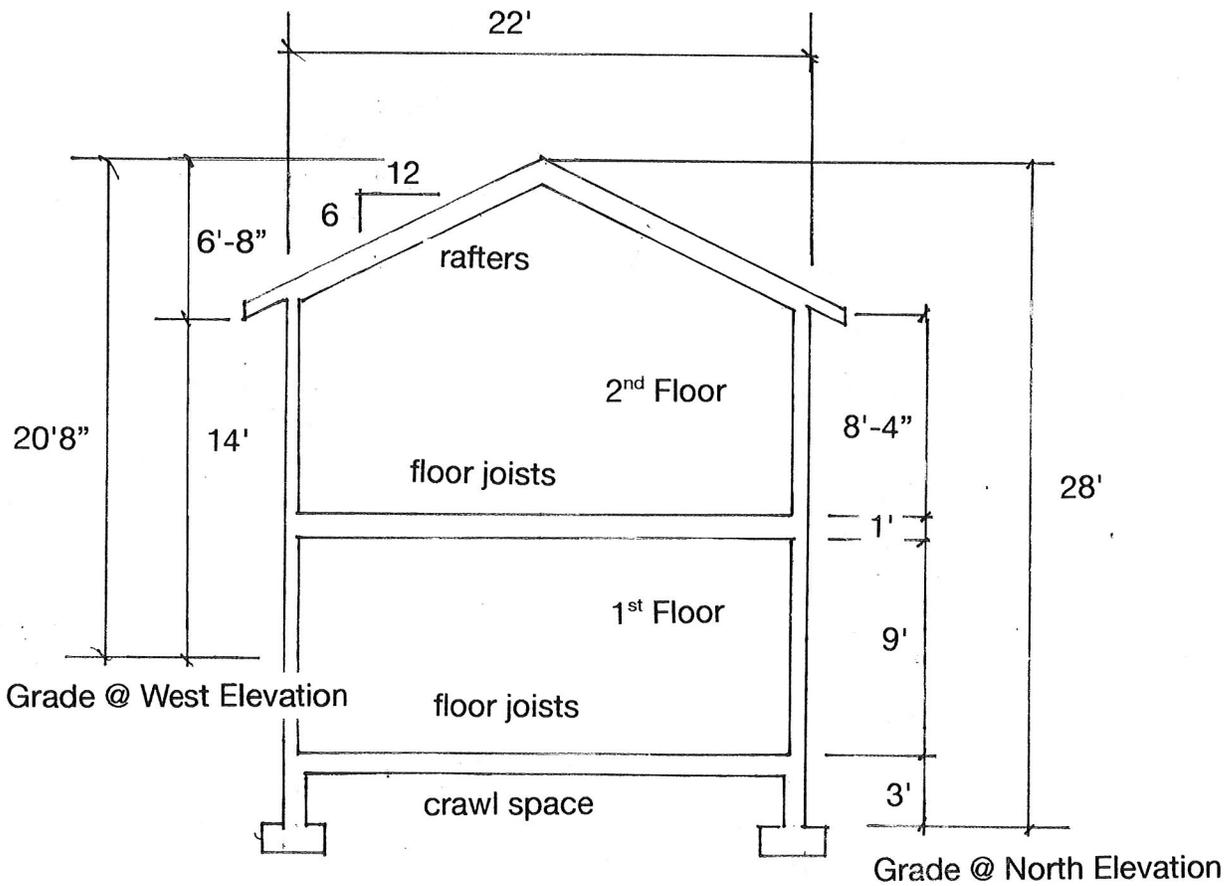
Appendix C: Building Section

Revision 02/03/2015

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Section of Building showing influence of 6/12 roof pitch on height of exterior walls

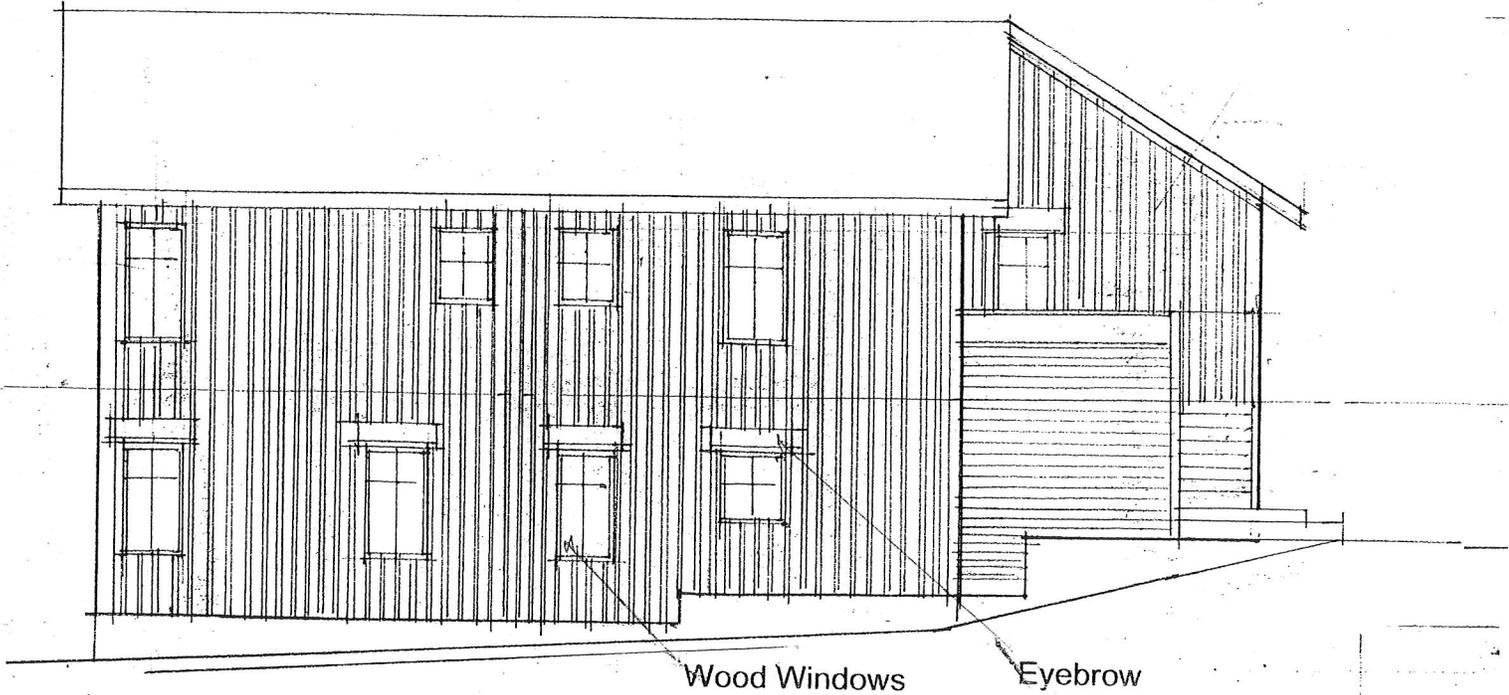
1/8"=1'-0"

Elevation Study where Roof Pitch is 7 /12
1/2

MHRB Permit Application Parcel #119-150-41

Appendix C: Elevations of Building 1.

Revised 02/04/2015

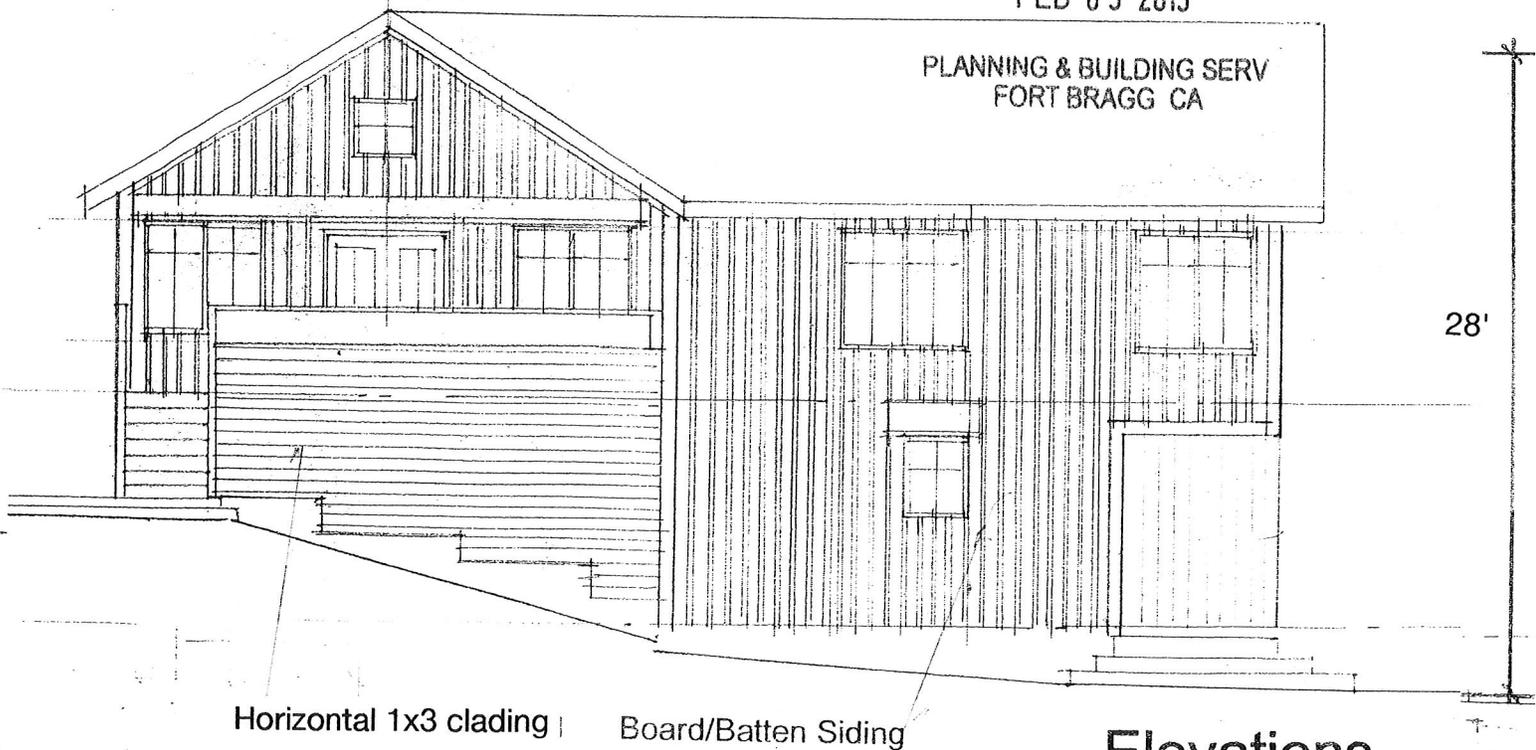


North Elevation

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South Elevation

Elevations

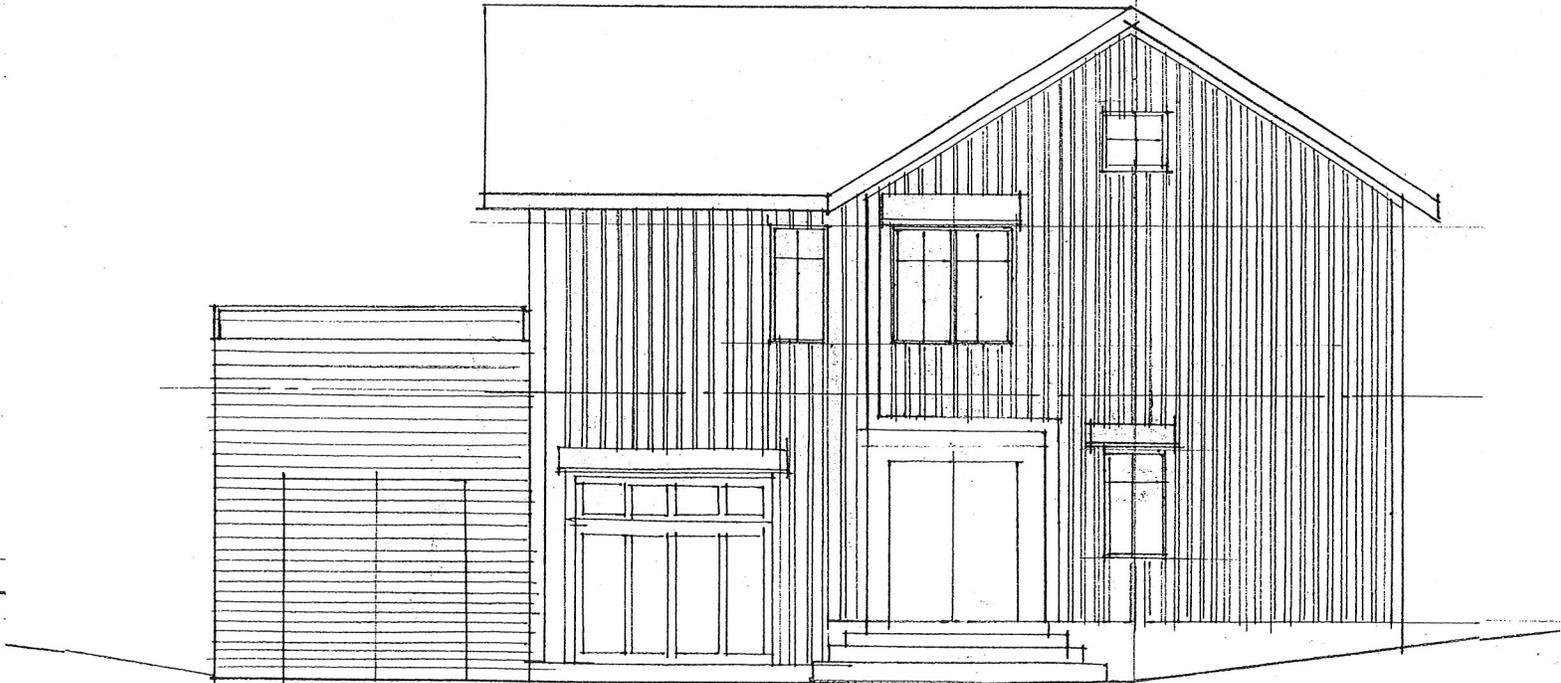
1/8"=1'-0"

Elevation Study where Roof Pitch is 7 /12
2/2

MHRB Permit Application Parcel #119-150-41

Appendix C: Elevations of Building 2.

Revised 02/04/2015

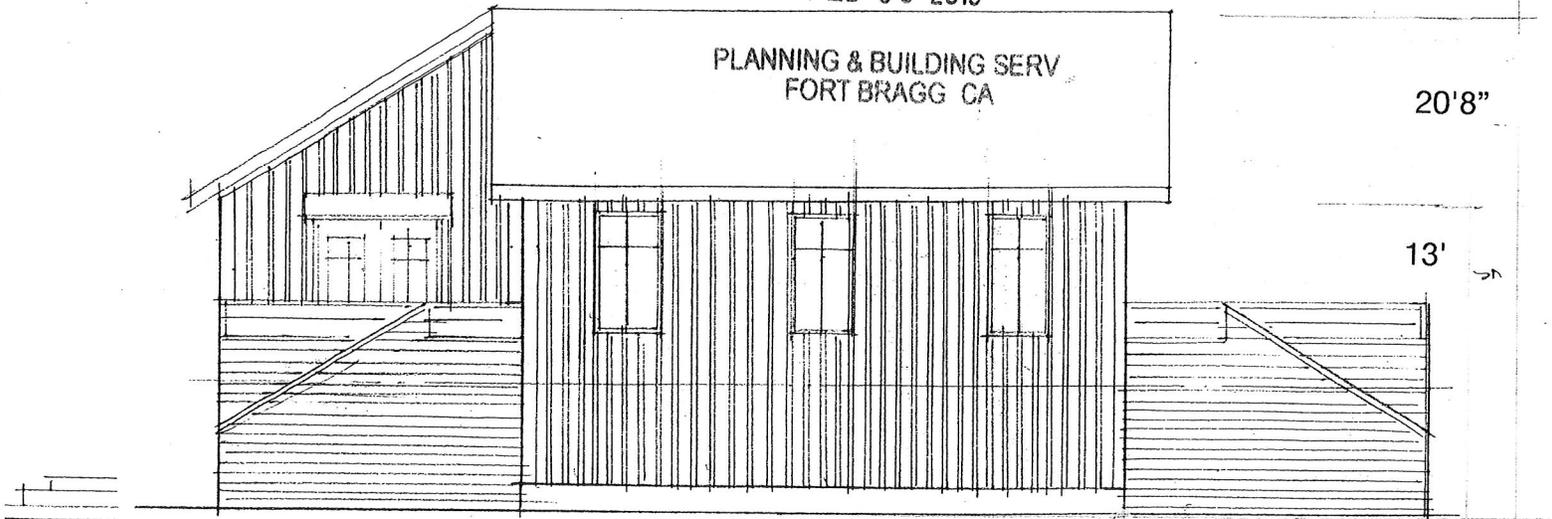


East Elevation

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20'8"

13'

West Elevation

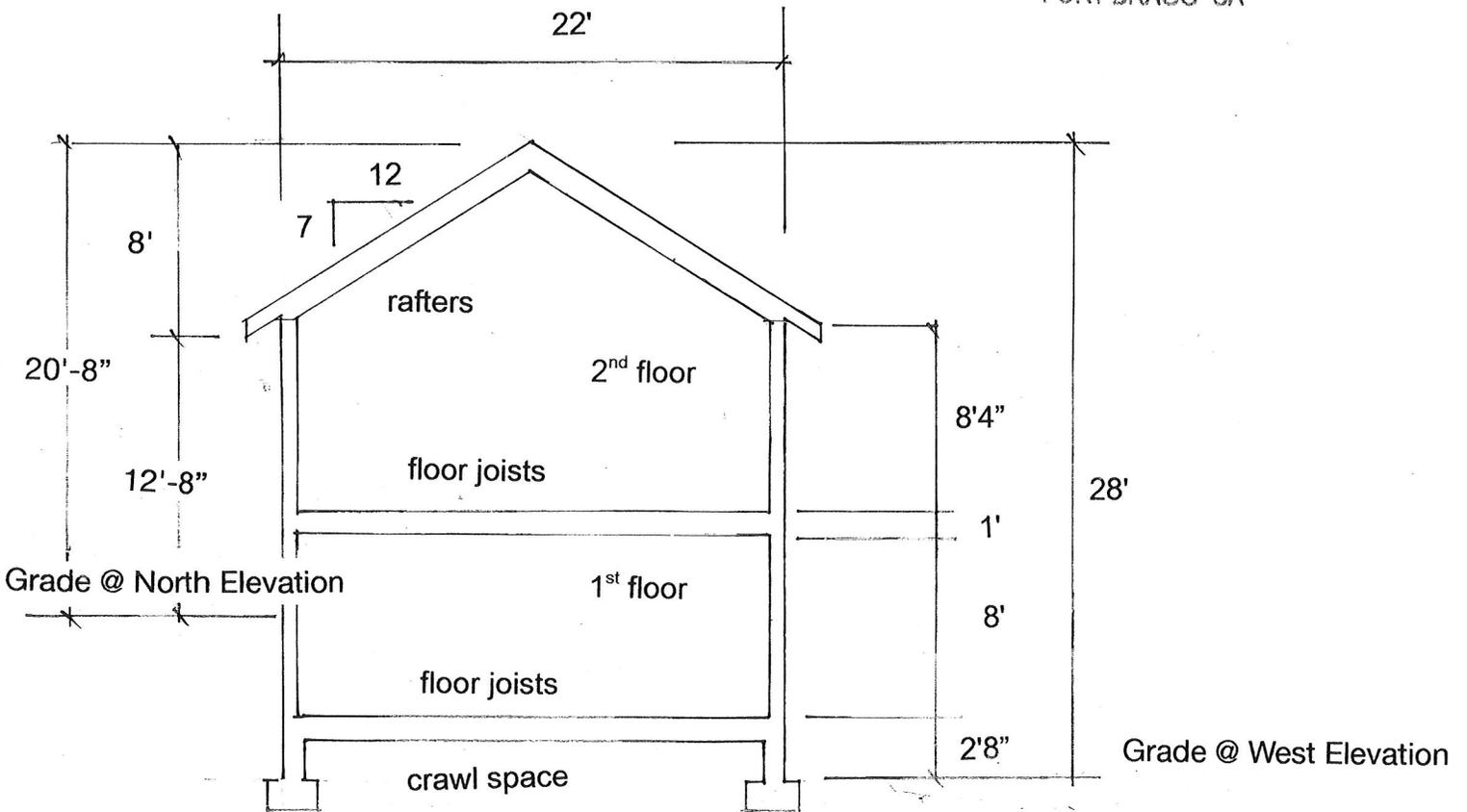
11.1.14

Appendix C: Building Section
Revision 02/03/2015

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Section of Building showing influence of 7/12 roof pitch
on height of exterior walls.

1/8=1'-0"

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Location of Buildings with Board & Batten Siding

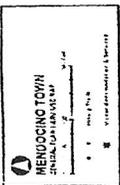
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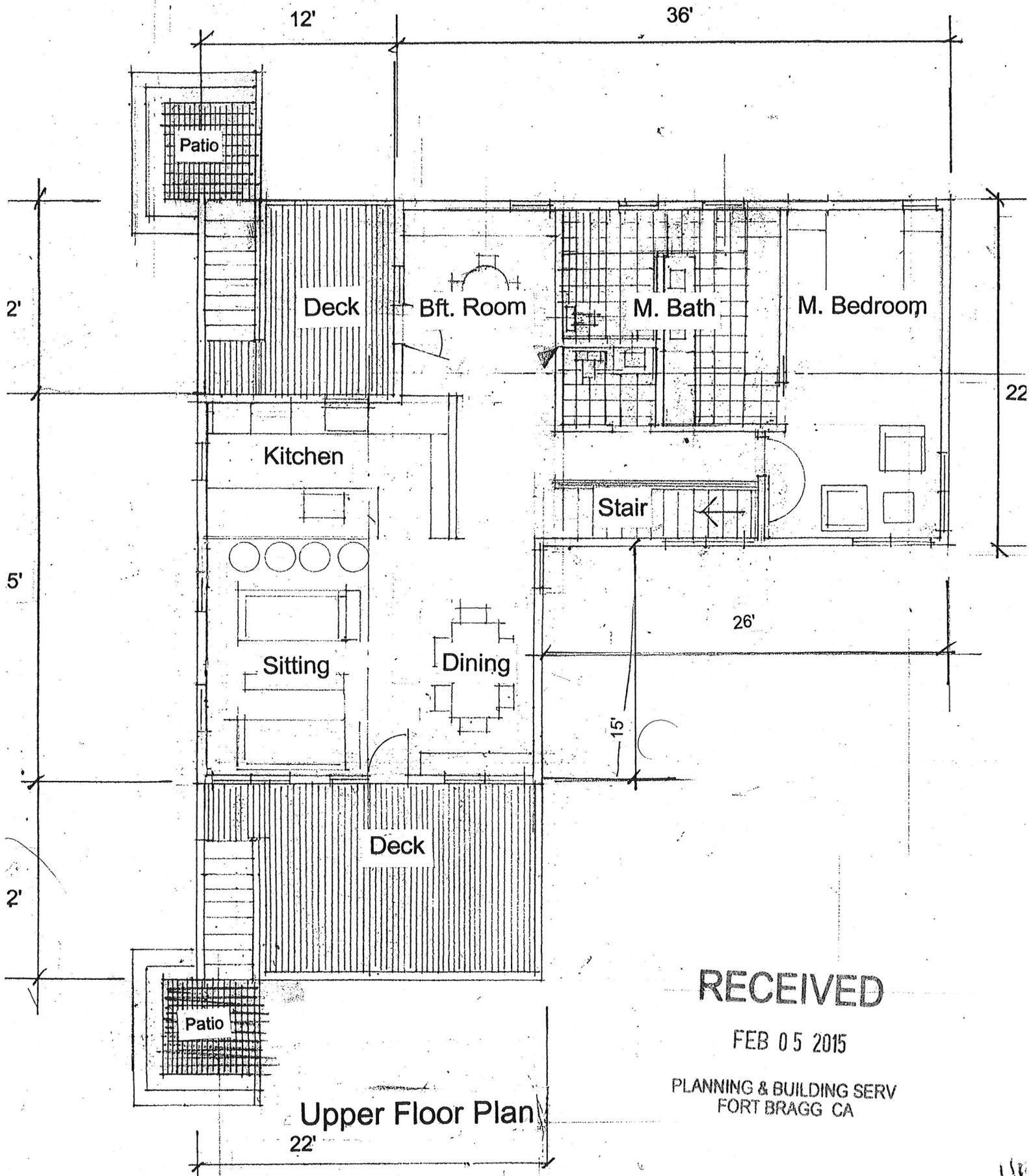
A Drive-by survey
of the Historic District
to find buildings with
B& B siding

Legend:

- Buildings
- Historic Buildings (Obvious ones)



C - Commercial
 F - Forest
 M - Medium Density Residential
 OS - Office/Service
 RR2 - Rural Residential (1 acre minimum)
 RR2PD - Rural Residential (1 acre minimum)
 SR20K - Single Residential (20,000 sq ft max)
 RRM - Rural Residential (1/2 acre minimum)
 RM - Residential Medium Density
 PF - Professional Office
 C - Community Center
 FL - Forest Land



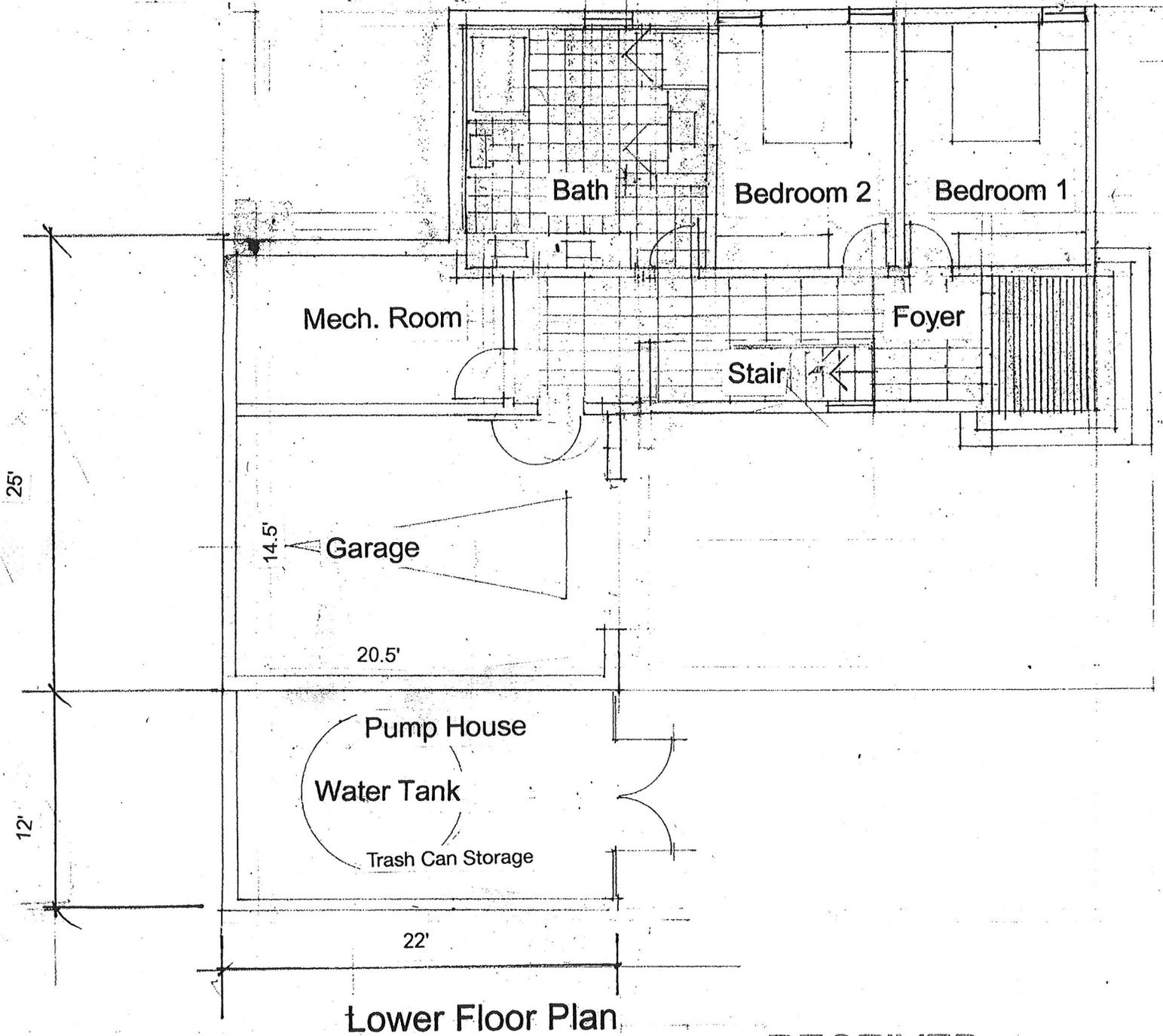
Upper Floor Plan

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Appendix D: Floor Plans 1.



Lower Floor Plan

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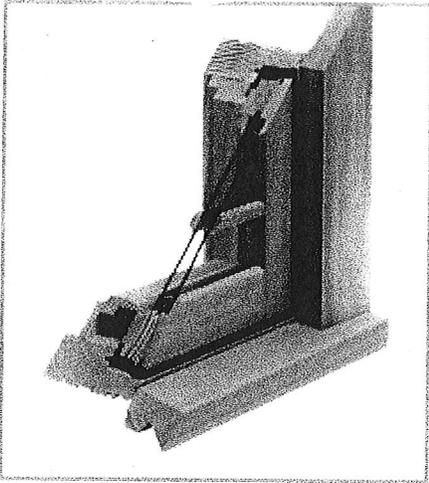
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Floor Plans

1/8"=1'-0"

Appnedix F: Materials

Windows: Loewen or equal wood windows.



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

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| | |
|------------------------------|--|
| Access Roadway: | Gravel as per MHRB request 1997. |
| Driveway and pathes on site: | brown crushed granite. |
| Siding: | Board and Batten—redwood or cedar with 1x3 battens at 8" on center. Painted. |
| Decking: | 2x6 redwood with oiled finish. |
| Screening: | 1x3 redwood |
| Roof: | Composition Shingles--"Slate" by Tmberline or equal. Sample to be shown. |
| Gutters: | White Aluminum "K" section-sample will be shown |
| Lighting: | see Application Form |
| Garage Door: | see Application Form for detail—Design Center 7400 DelMar 4 lite wood door. |
| Colors: | see Application Form for detail— Board & Batten Benjamin Moore-wickham gray HC-171 Window Sash Benjamin Moore-georgian brick HC-50 Redwood decking & screening oiled w/ Sherwin/Williams TWP |

Light Fixtures:

note: Fixtures to have:

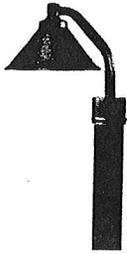
1. Dark Bronze Finish
2. Glass to be frosted

See Site Plan:

Exterior Lighting for
location of fixtures

Fixture Number

Site Lighting:



The Great Outdoors GO 8106
1 Light Dark Sky Post Light from the Kirkham Collection

Specifications

- Wattage: 60
- Bulb Type: Compact Fluorescent
- Height: 11

Kirkham Collection
Available in 1 Finish

1.

Building Lighting:



Compare

The Great Outdoors GO 72252
1 Light 18.5" Height Dark Sky Compliant Outdoor Wall Sconce from the Artisan Lane Collection

Specifications

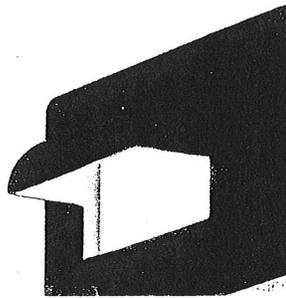
- Number Of Bulbs: 1
- Height: 18.5
- Width: 5.5

Artisan Lane Collection
Available in 2 Finishes

2.

Step Lights:

Centennial LED
Step Lightwhite)



3.

Hinkley Lighting 1663

1 Light Outdoor Dark Sky Flush Mount Ceiling Fixture from the Luna Collection

4.

HINKLEY



Porch Light:

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Note: Driveway extends 131' to Pine Street

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Legend:

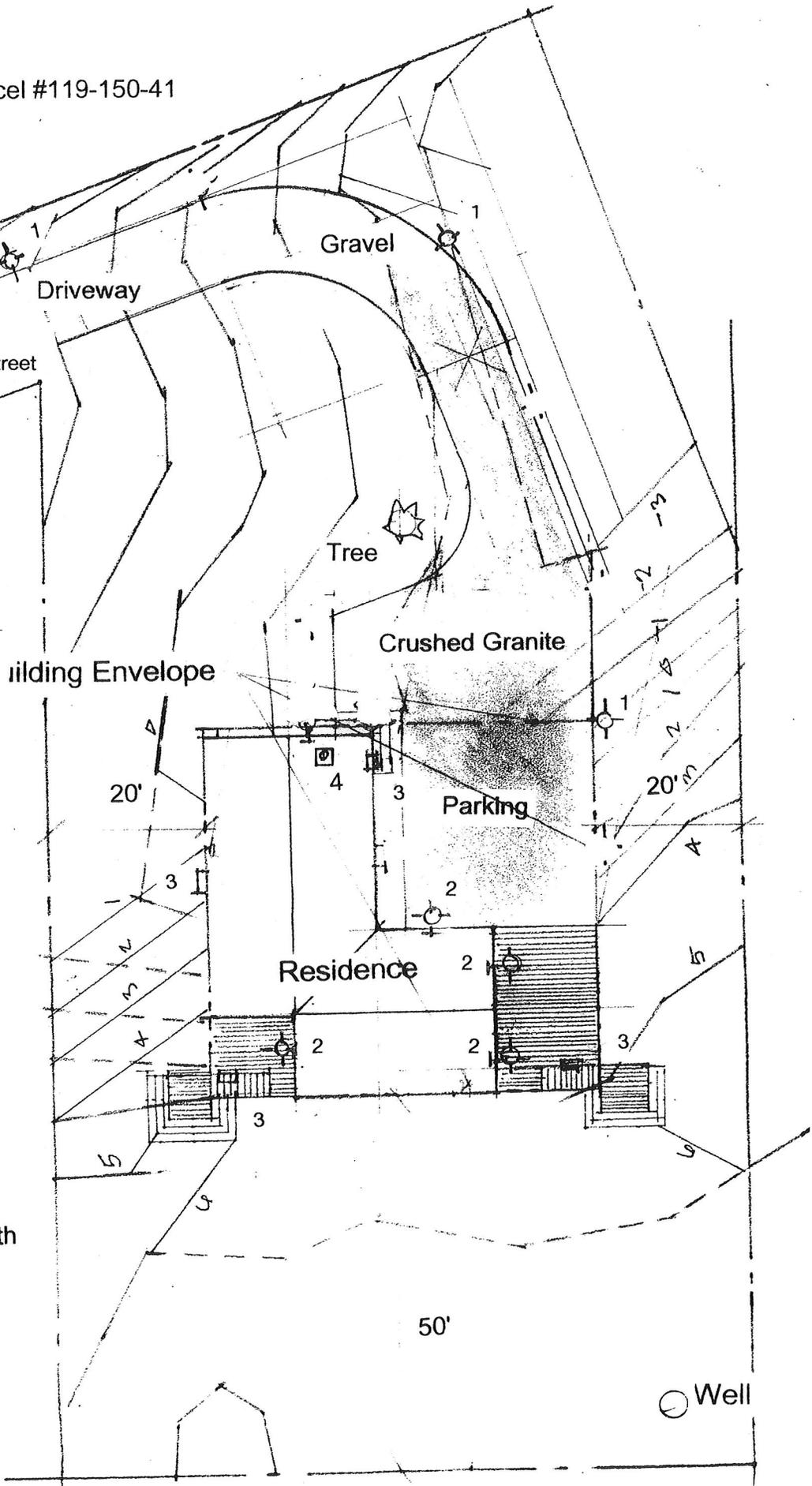
| | symbol |
|-------------------------------|---|
| Site Lighting | 1  |
| Building lighting at doorways | 2  |
| Step Lights | 3  |
| Porch Light | 4  |

Note: Path lights to be located at 40' intervals along driveway to Pine Street.



Site Plan:
Exterior Lighting

1"=20'



KAR

Medocino Historic Review Board
Public Hearing Item #2014-20 Engelbert Residence

Exterior Color Scheme

Body of Building:

Benjamin Moore--wickham gray HC-169



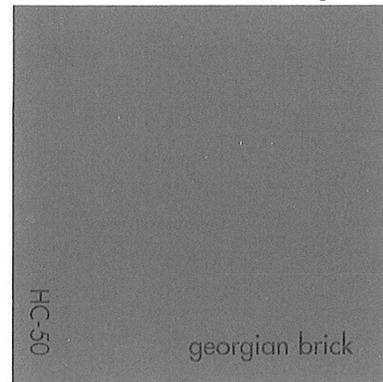
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FORT BRAGG CA

Window Sash:

Benjamin Moore—georgian brick HC-50



Example of use of color from historic building:



Addenda: Garage Door 01/05/2015

Color to match house

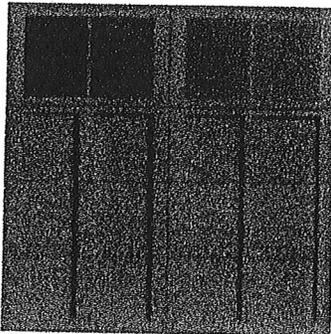
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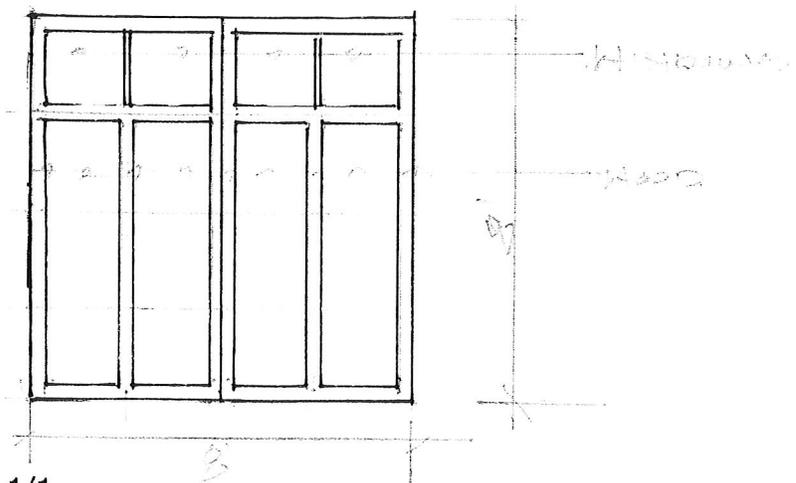
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FORT BRAGG CA

GARAGE DOOR *Design Center*

Door 1: **Single (8'x8') 7400-7412 Wood**



- Model: 7400
- Panel: 7400 DelMar (Light)
- Window Trim: True Vertical Divided 4 lite - Square Top (Light)
- Window Glass: Clear
- Decorative Hinges: None
- Decorative Handles: None
- Additional Accessories: Additional accessories include:
- Opener: None



Appendix F: History Of Site

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1. Ownership History;
 - a. Kelley House Museum per Eleanor F. Sverko
 - b. Photo of Site 1908.
 - c. 1909 Sanborne Map

Per Eleanor F. Sverko, Oct. 30, 1997

APN: 119-150-28 now #39

MHR: No number

44825 Pine Street

SITE OF HENRY H. BROWN HOUSE

6/5/1886, Henry H. Brown of Philo married Miss Annie C. Peterson, daughter of Capt. Peterson of Little River.

11/29/1907, H. H. Brown purchased a parcel of land from State Controller, Bk 101, pg 220, NOT YET RESEARCHED.

Beacon, 4/11/1908, H. H Brown has begun the erection of a commodious barn on his recently acquired property just north of Evergreen cemetery. When finished he will move his family into it temporarily until he can put up a dwelling.

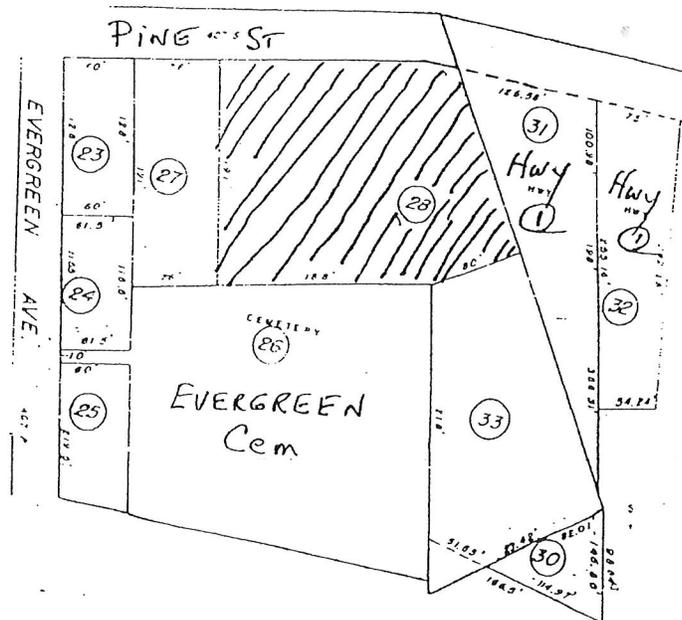
7/25/1908, H. H. Brown has begun the erection of his residence north of Evergreen Cemetery.

8/29/1908, The large square two story dwelling which H. H. Brown is building on his property just south of the grammar school is enclosed and the roof is on.

Mr. and Mrs. Brown divided their time between his family home in Philo and Mendocino. Their daughter, Berniece, married Dennis R. Davis, who built the Susie Walbridge House, 119-150-27, 44855 Pine Street.

Beacon, 2/13/1943 notes Mr. and Mrs. Brown forced to make their permanent home in Philo with son Arnold due to advancing age. Daughter, Berniece Davis died 1920-21. Estate settled January, 1921.

Henry H. Brown, (who had been in business in Mendocino with J. L. Johnson, then Prince W. Gray, DIED at age 93 at his home in Philo, end of January, 1946. Lengthy obituary, notes he disposed of his home here when it became necessary to move back to Philo.



IN 1965, oral history tells us this property was owned by Ricksecker, who tore down the house and barn built by H. H. Brown, and in Decembver, 1965, was breaking ground for the building at the corner of Highway One and Main Street, 119-250-33, which became Ruth Carlson Gallery.

On 2/10/1997, The County Board of Supervisors tentatively approved a three parcel subdivision. On 3/13/97, applicant Englebert applied for MHRB permit for road improvements to Pine Street and access roads to parcels. An appeal was filed on the Board of Supervisors's approval ... and 3/6/1997, MHRB denied road work for subdivision. Applicant, Phil Englebert of Chico.

See MHRB AGENDA, 9/14/1998, appl by Dill for construction of new residence, 2446 sq ft, two story, with 360 sq ft detached garage.

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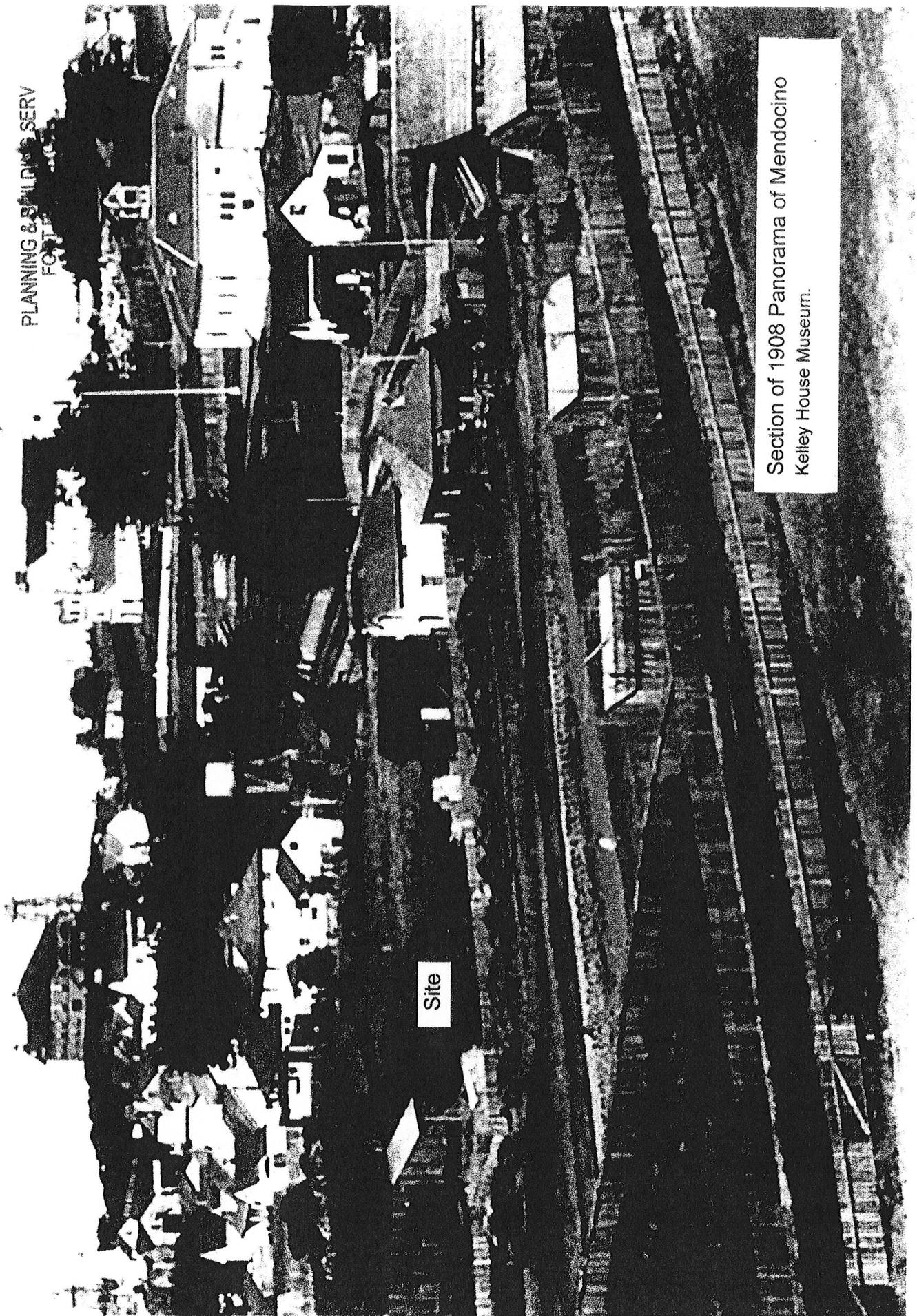
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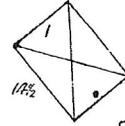
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FOR THE COUNTY



Section of 1908 Panorama of Mendocino
Kelley House Museum.

Nov. 1909
MENDOCINO
CAL.

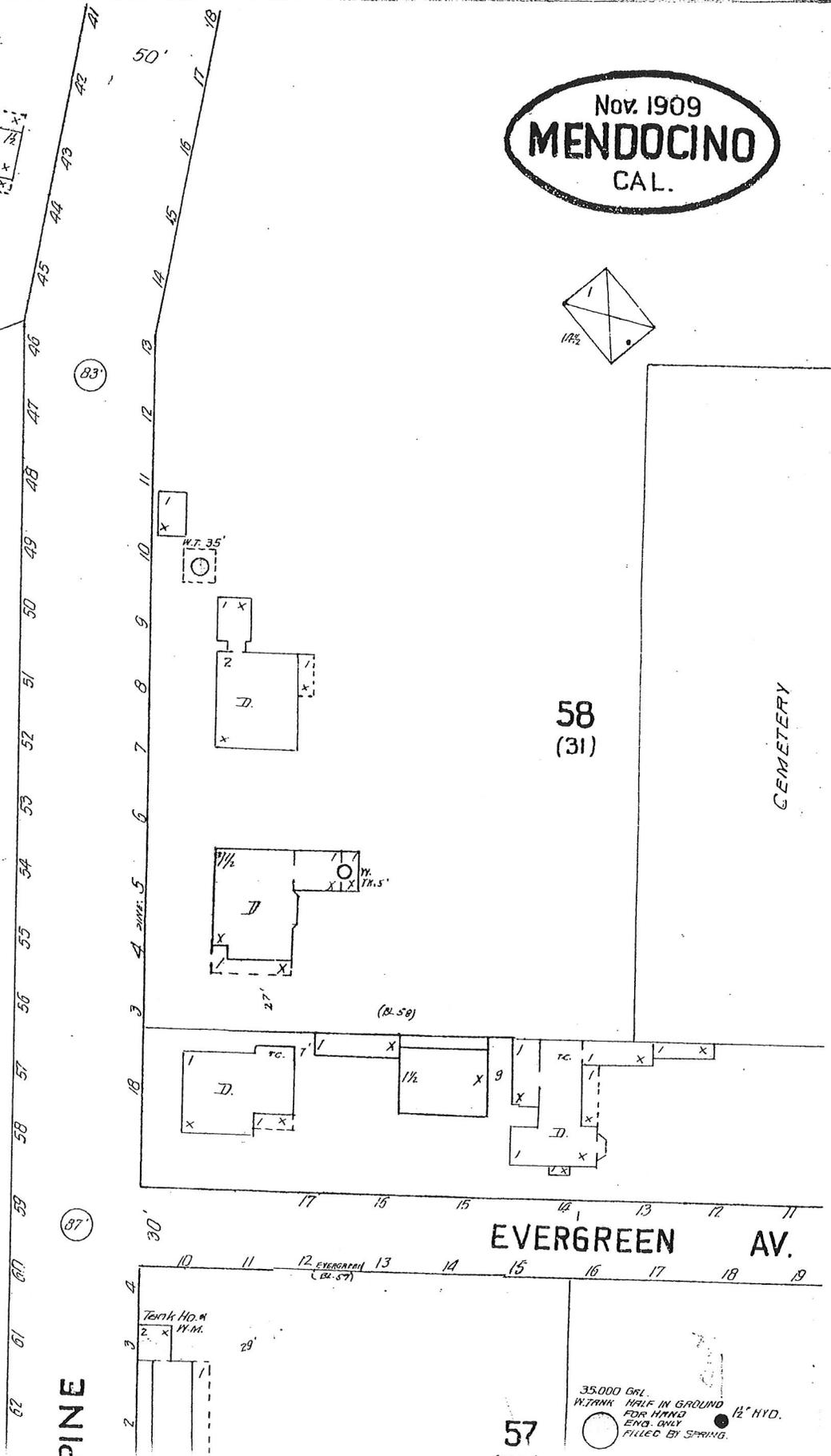
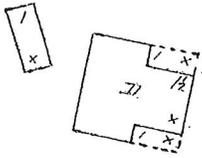


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NO EXPOS.



PINE

EVERGREEN AV.

CEMETERY

58
(31)

35,000 G.P.I.
W.TANK HALF IN GROUND
FOR HAND USE ONLY
ENG. ONLY
FILLED BY SPRING.

57

202

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MHRB Permit #2014-20 Engelbert Residence
01/05/2015

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Historic Category Rankings for Buildings surrounding Subject Property

448xx Block of Pine Street:

| Parcel # | Category | Name | Remarks |
|------------|----------|-----------------------|---|
| 119-150-14 | S | Grammer School | Community Center and Community Recreation Park |
| 119-150-22 | I | Packard Johnson House | 1983 Extensive remodel and addition of building and water tower |
| 119-150-23 | I | Packard Gibbs House | 1994 Exterior Remodelled Out-buildings converted to rental units |
| 119-150-24 | I | JD Johnson Rental | |
| 119-150-25 | Ila | | 1983 Remodel |
| 119-150-26 | S | Cemetary | |
| 119-150-27 | Ilb | | Residence |
| 119-150-39 | -- | Residence | 5 to 10 year old building |
| 119-150-40 | -- | Empty lot | |
| 119-150-41 | - | Subject Property | |
| 119-150-43 | - | Nursery | Built in 1984 as Gallery |

NOTES:

1. Property to West is not historic building(Parcel #38).
2. Property to North is vacant(Parcel #40).
3. Property to North beyond #40 is community Garden(Parcel #14).
4. Property to East is Highway 1.
5. Property to Southeast is Nursery(Parcel #43).
6. Property to Southwest is cemetary (Parcel # 26).
7. Nearest Historic property is Parcel #27, Category Ilb, is approximately 170' from Subject Property.
8. Nearest Category I (Parcel #24) property is 190' from Subject property.
9. Subject Property :
 - a. is not adjacent to any residence.
 - b. is 126' from Pine Street.
 - c. highest elevation is 6' below Pine Street.
 - d. lowest elevation in Building Envelope is 12' below Pine Street.

Conclusion:

Very little public visual connection between Pine Street, Historic Properties and Subject Property.

212

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104-001

119- 1

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& M.

C.R. 408



14

Community Recreation
Park

S

Community Center

ST.

10521
10500
73'

13

C.R. 407 S

44875

111.5'

22

EVERGREEN
271'

44681

60'

128'

128'

128'

128'

128'

128'

128'

128'

128'

128'

128'

44855

76'

76'

76'

76'

76'

76'

76'

76'

76'

76'

76'

76'

Pcl. 1

39

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

191'

108.40'

Pcl. 2

40 empty

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

142.34'

126.58'

75'

37733-62

HWY.

5909-59

HWY.

Highway 1.

New Building

Site

Nursery

CEMETERY

26

Cemetery

43

.84x

826°22'05"E 2977.84'
from SE cor. Sec. 30

County Road 24388-64
Parcel 2

Assessor's Map
County of Mendocino, Calif
Updated June 17, 2008

Prepared for assessment purposes only.
The data delineated hereon.

222R

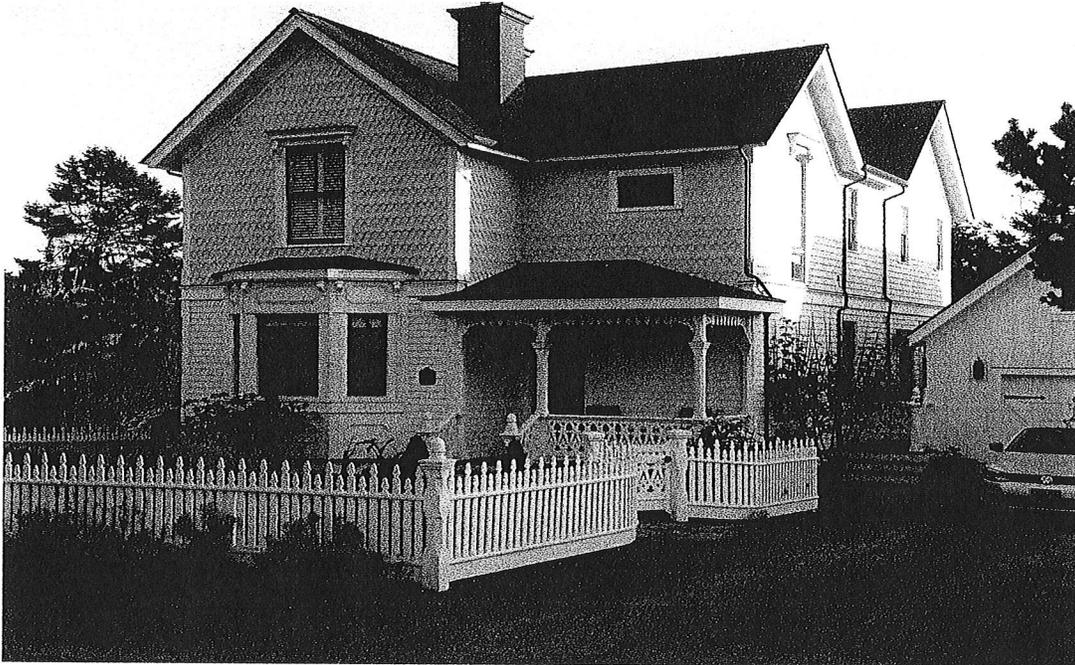
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MHRB Application #21014-20 Engelbert Residence
01/0502015

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Buildings in the immediate area of Engelbert Residence

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PORT BRASS, CA



119-150-39 - Dill Residence 5 to 10 year old Building 1st house to west

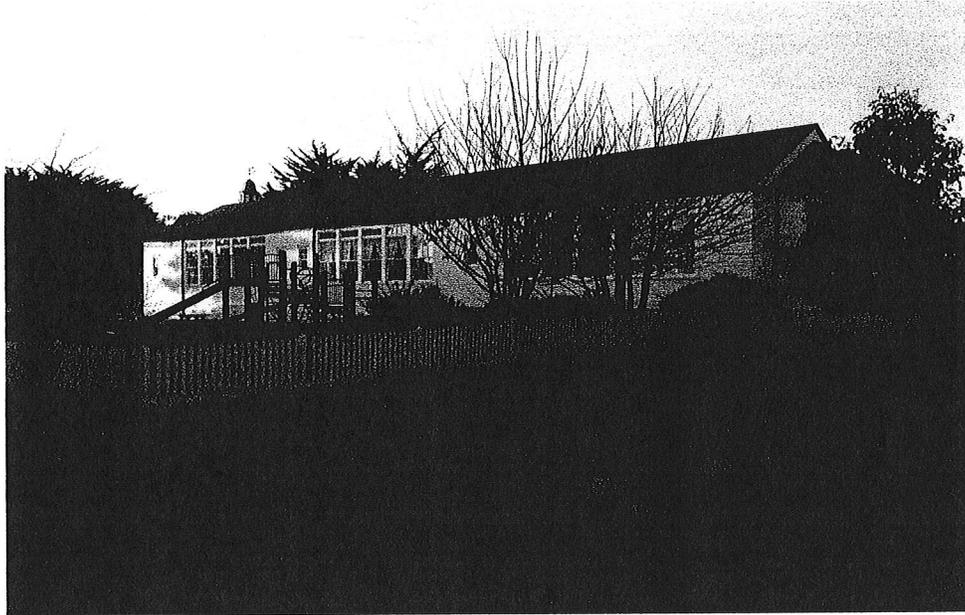


119-150-27 llb Residence 2nd house to west

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119-150-14

Grammer School

Community Center and Community
Recreation Park



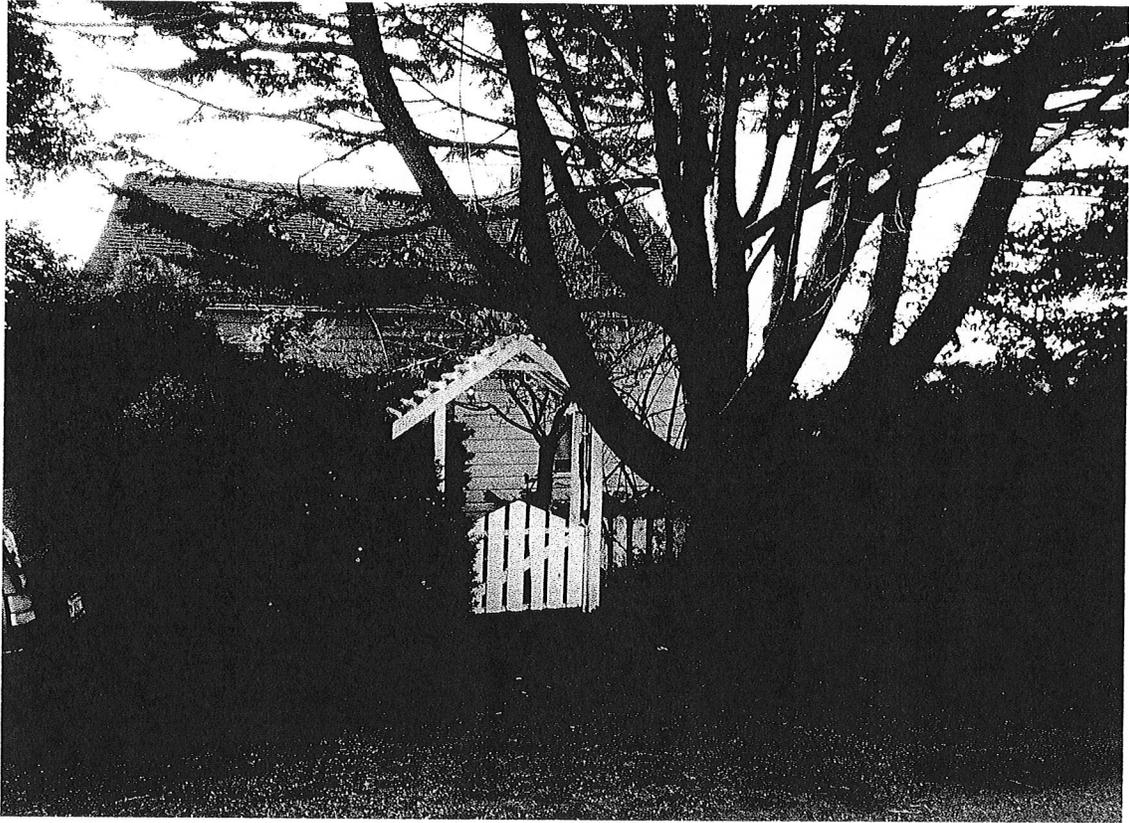
119-150-43

-

Nursery

Built in 1984 as Gallery

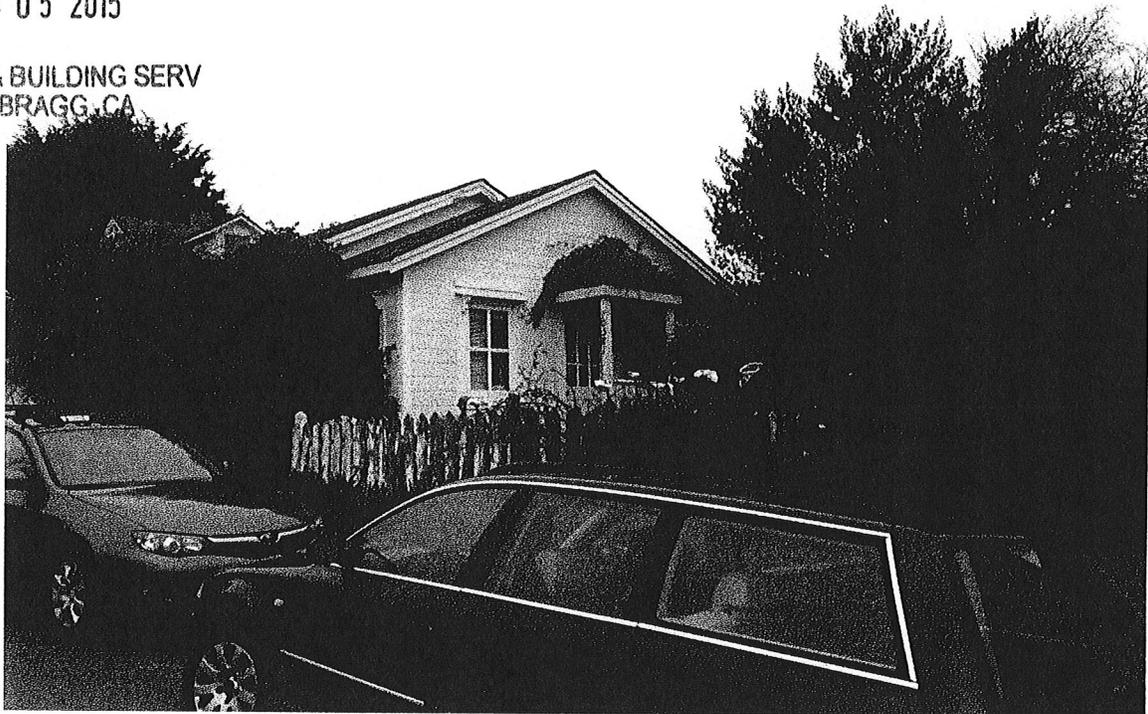
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119-150-23 I

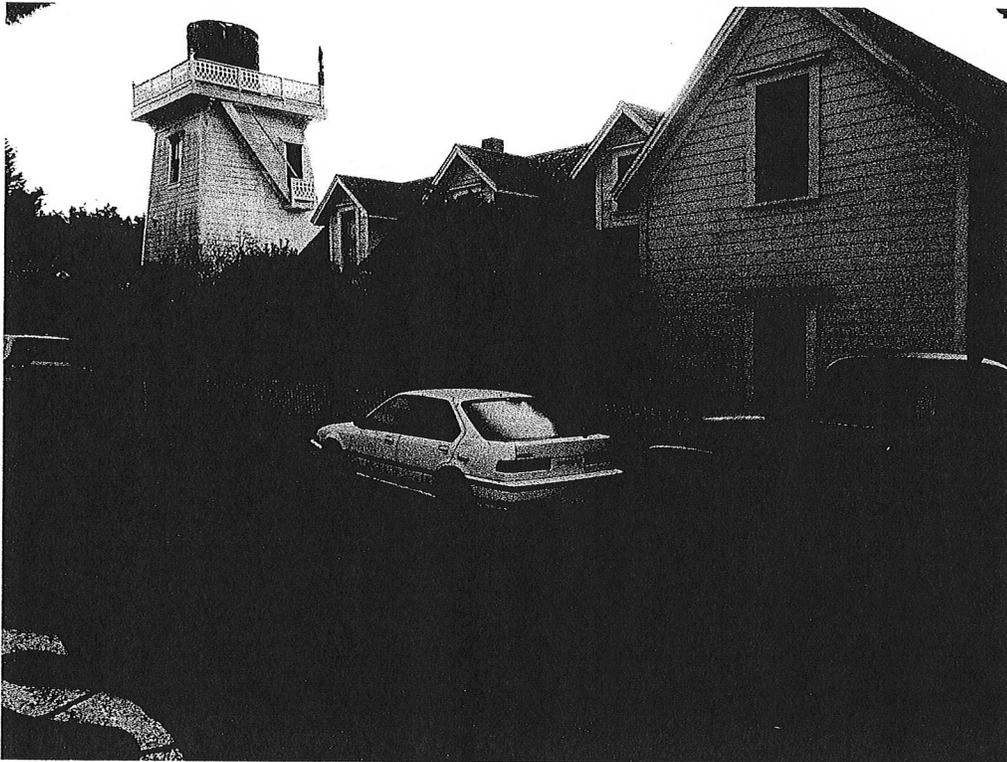
Packard Gibbs House

1964 Exterior Remodel-
back buildings converted to rental units

MHRB Application #2014-20 Engelbert Residence
01/05/20134



Parcel #119-150-34 Greenwood Cottage Category I

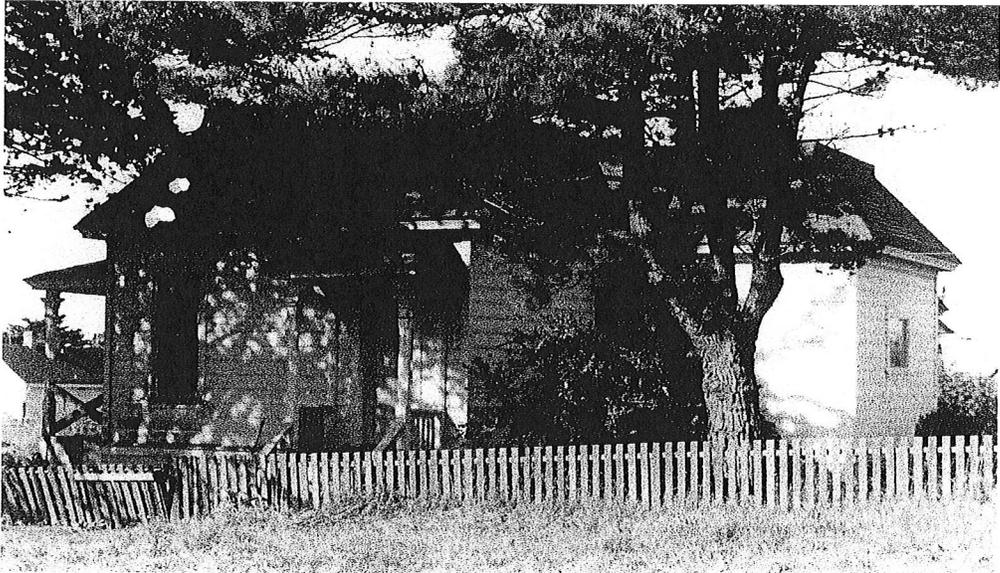


Parcel #119-150-23 Category I Packard Johnson House Extensive remodel & addition of building and water tower.

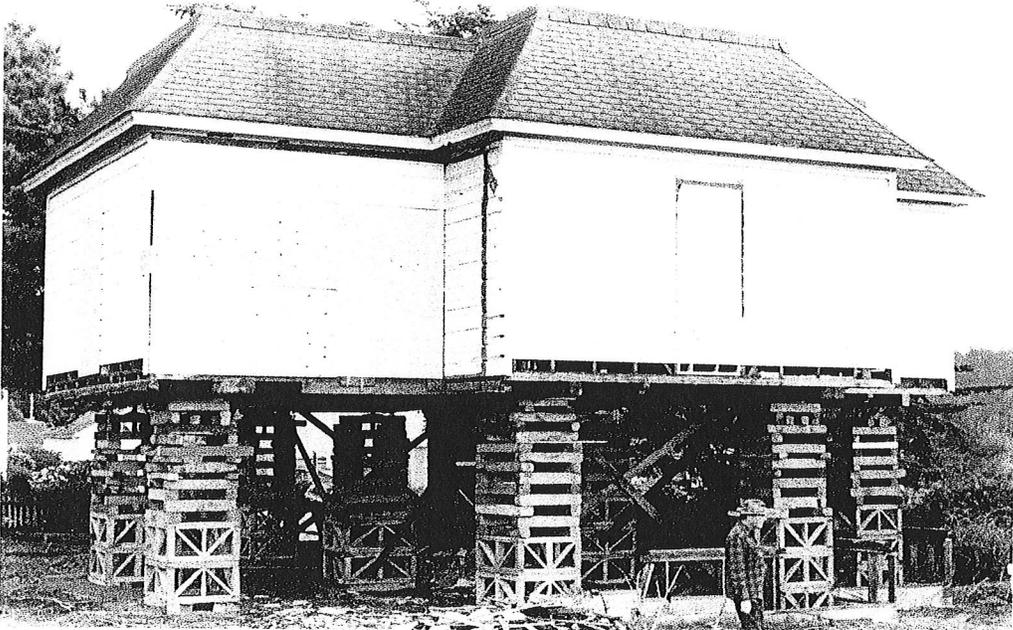
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pre 1984



Elevated in 1984

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119-150-25 - Escola House 2015

House elevated in 1984 to become 2 story residence.

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MHRB Permit Application #2014-20 Engelbert

FEB 05 2015

Appendix H: Historic Guidelines Quotes

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I. Statement of Intent page 1.

“ Present day designs and materials are encouraged when used in a manner which is compatible with the sense of the past that is being persevered.

It is not the intention of these guidelines to return the Town to a bygone era. Nor is the intent to create an artificial atmosphere or to invite mimicry that will only caricature the past. “last sentences of forth paragraph and fifth paragraph.

IV. Examples of Architectural Styles page 4

Residential Area:

“Mendocino homes accurately reflect the diversity of architecture in the latter half of the 19th Century. New construction within the Historic District should reflect the scale, continuity, and texture of the historic structure without duplicating these exact styles.” page 6.

V. Structural Guidelines

Building Design:

“...This section shall not be interpreted as requiring construction to be with the forms, materials, textures, colors or design as used in Mendocino prior to 1900, but only that the proposed work be compatible with and not in disharmony with the architectural standards herein expressed (Sec. 20-119a).”
paragraph 1.

1. Scale and Proportion:

“The height, width and general proportions of a building shall conform with buildings in the surrounding neighborhood. Ratio of wall surface to openings, and the ratio of width and height of windows and doors shall also be consistent with the surrounding neighborhood. Secondary buildings shall not overwhelm the primary structure on the lot.”

2. Vertical Emphasis:

“...Buildings should be of a vertical appearance.”

3. Exterior Building Materials:

“The Historical Review Board favors the use of natural materials. These includeand verticle Board and Batten.”
page 7.

4. Windows and Doors:

“The proportions and relationships between windows and doors, and of each to the structure as a whole, shall be compatible with the architectural style and character of landmark structure within the Historic District and with surrounding structures within the Historic District....Windows and doors may have accent ornamentation when it is integral to the building Design.”

a. Residential: Windows are typically tall, double hung, wood frame windows. Dormers, oriel bay, bow and small accent windows are common....” page 8.

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30

STAFF REPORT FOR MENDOCINO HISTORICAL REVIEW BOARD PERMIT

MHRB # 2014-20

AGENDA ITEM: A

HEARING DATE: February 2, 2015

OWNER/APPLICANT: PHILIP ENGELBERT
2508 TUOLUMNE DRIVE
CHICO, CA 95973

AGENT: THOMAS THOMSON
799 HILL VIEW WAY
CHICO, CA 95926

PROJECT DESCRIPTION: A request to construct a 2,248 square-foot single-family residence with decking, garage, driveway, and pump house - water storage tank enclosure on a 0.41 acre lot.

STREET ADDRESS: 44825 Pine Street (APN 119-150-41)

HISTORIC STRUCTURES: Site consists of a vacant lot
South: Category S, Evergreen Cemetery

PARCEL SIZE: 0.41 acre lot. 0.30 net acre site (excluding panhandle access).

ENVIRONMENTAL DETERMINATION: A Class 3 Categorical Exemption, per Section 15303(a), for a single family residence in a residential zone.

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

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

APPLICABLE SECTIONS OF MHRB GUIDELINES: Building Design (pages 7-9)

STAFF NOTES: Board Members will consider whether the proposed single-family residence and accessory structures are compatible with the historic district and conform with Chapters 20.656 Mendocino Multiple Family Residential (MRM), 20.704 Accessory Use Regulations, and 20.760 Historical Preservation District for Town of Mendocino.

- Ø Single Family Residence

The proposed residence will be a two story structure with 2,248 square-feet of conditioned space. The main (or upper) floor includes dinning, sitting, breakfast (noted on the schematic as Bft Room), master bedroom with bath, and kitchen. The proposal includes redwood decking attached to the structure on the upper floor and a ground floor entry porch. The ground floor (or lower floor plan) includes the garage,

wood-screened 264 square-foot area for a water tank and utilities (noted on the schematic as “pump house and water tank”), a mechanical room, two bedrooms, bath, foyer and stair well.

The site has a five-foot elevation change with the ridgeline running north-south. The proposal is to absorb the elevation change within the building; thus two bedrooms are proposed on the ground level. The design concept proposes to evoke a rural setting with a building sited on a rise in elevation. Public views will not be impacted by the proposed design; existing and adjacent development shields views of the site. The residential structure will present with exterior redwood or cedar board and batten painted White Dove (PM-19 Benjamin Moore). Loewen (or equal) wood windows are proposed, with sashes painted Cognac Tibo (AF-235 Benjamin Moore). The roof pitch is 4:12, which by definition is a regular sloped roof. Medium grey composition shingles are proposed. A multi paneled, wooden garage door with four divided lites is proposed. The building form is designed to reflect the typical 22 by 25-foot building area within the Town of Mendocino.

Outdoor lighting will include a dark bronze finish, shielded, and the glass frosted to reduce glare. A security lamp is proposed to face empty lands; this vacant lot may have attracted overnight visitors due to its proximity to the highway. The outdoor lighting satisfies Section 20.760.025 “exterior lighting designed to light the exterior of a structure, streets, pedestrian walkways, doorways, stairs, and similar areas.”

Minimum front, rear, and side yards: The residence will be sited within the more restrictive boundaries determined at the time the lot was subdivided (application CDMS-13-95). The site is subject to a 50 by 50-foot building envelope situated in the approximate center of the lot.

Lot coverage: The residence will be sited within the boundaries of the allowed building envelope, which is determined by the subdivision (application CDMS-13-95). The building envelope is less than the maximum allowed lot coverage of 25% of the lot area.

Off street parking: One and a half (1.5) parking spaces are required. The garage (20.5 feet by 14.5 feet) is one parking space; the paved surfaces complete off-street parking area requirements. Pavement will consist of Black crushed granite. Special condition #1 of CDMS-13-95 (the subdivision application that created the subject property, known as Parcel 3), requires the applicant subdividing the land (Philip Engelbert) to construct a 10-foot wide, all weather driveway within the access strip serving Parcel 3, including a minimum 4-inch rock base.

Ø Historical Preservation and Design Guidelines

Pursuant to Section 20.760.030 work in Historical Zone A requires MHRB approval for the following: (A) *Construction ... of the exterior architecture of any building;* (C) *Any excavation of, or deposit of, material upon land as to materially alter the existing contour or condition of the land, including leveling, grading, piling, paving, or installation of retaining walls;* (E) *Walkways or driveways;* (G) *Any outdoor lighting;* (H) *Any painting of the exterior of a newly constructed building ...*

Pursuant to Section 20.760.050 *Standards ... shall be used by the Review Board when considering applications.* Generally the Standards, scheduled A through C, encompass size, forms, materials, textures, and colors; architectural elements and composition; and the following elements: height, proportions of windows and doors, relationship of building masses to open spaces, roof shape, landscaping, scale, directional expression, and architectural details. The Mendocino Town Design Guidelines provide examples to interpret Section 20.760.050(A) through (C) *Standards.*

Character of surrounding parcels: Directly east of the subject parcel is Highway One. To the south of the site is Evergreen Cemetery. Contiguous with the site’s westerly boundary is a residential lot which was developed in years 1999-2000. Directly north of the site, which is a lot with panhandle access, is a vacant lot.

Of the adjacent parcels, only Evergreen Cemetery is listed on the *Inventory of Historic Structures.* It is a category “S” designation, for which no definition is provided. Other similarly categorized historic structures are the site of the Alhambra Hotel; the site of Gus’ Saloon; the site of Boyd and Switzer Livery; the site of

Occidental Hotel; the site of Mendocino Grammar School; and others. The designation "S" may correlate with previously improved sites where the historic buildings no longer exist.

Other nearby historic structures include: the site of the Grammar School (mentioned above), the Packard Johnson House and Packard Gibbs House, and the JD Johnson Rental. All three of the existing buildings are designated as Category I on the *Inventory of Historic Structures*; and all show alterations. The Community Garden is northerly of the subject site, but not directly adjacent. Two lots westerly of the project site is a residence with a Category IIb designation; it is one of many bungalow type residences built in Town, but not of the Maine architectural style. This structure is historic because of its age.

REQUIRED FINDINGS: The Historical 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
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (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.

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 by the Clerk of the Board of Supervisors 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) MHRB-2014-20
Date Filed 11-18-2014
Fee \$ 850.00
Receipt No. 5451
Received by JC

Office Use Only

MHRB APPLICATION FORM

Revised 01/06/2015

| | | |
|--|--|--|
| Name of Applicant Philip Engelbert | Name of Property Owner(s) Philip Engelbert | Name of Agent Thomas Thomson |
| Mailing Address 2508 Tuolumne Drive Chico, CA. 95973 | Mailing Address 2508 Tuolumne Drive Chico, CA. 95973 | Mailing Address 799 Hill View Way Chico, CA. 95926 |
| Telephone Number 530-521-9045 | Telephone Number 530-521-9045 | Telephone Number 314-324-5920 |
| Assessor's Parcel Number(s) 119-150-41 | | |
| Parcel Size 17,838--gross <input checked="" type="checkbox"/> Square Feet 12,860--net <input type="checkbox"/> Acres | Street Address of Project 44825 Pine Street, Mendocino, CA. 95460 | |

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.

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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.

This Application is for the construction of a single family residence, driveways and accessory buildings on Parcel APN #119-150-41 in the Town of Mendocino, County of Mendocino, California, 95460. See Project Description Appendix A and succeeding Appendices. Zoning of property is MRM, however by prior agreement the owner will build a single family residence on this Parcel 3.

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FORT BRAGG CA

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? 0 sq. ft.
- What is the total floor area (internal) of all structures on the property? 0 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

Table of Contents:

Mendocino Historic Review Board Permlt Application
Location Diagram
Appendix A— Project Description
Appendix B— Maps
Appendix C— Site Plan
Appendix D— Elevations
Appendix E---Floor Plans
Appendix F---Materials
Appendix G---History of Site
Appendix H---Historic Guidelines.

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MHRB Permit Application # 2014-20 Engelbert

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Appendix A: Project Description

This Application is for the construction of the following:

1. Single Family Residence on Parcel 3, APN #119-150-41, of Subdivision MS-13-95 as approved 10/24/97 and as per Appendices A, B, C, D, E, F, G & F.
2. Gravel driveway along East Property line and as per Appendices A & B.
3. Water storage & associated utility equipment as per Appendices B & E.

Parcel 3 is a Flag Lot with 12,860 sq. ft. of net area. The Gross area is 17,838 sq. ft. including the panhandle where the access road is located. The Building Envelope(BE) as defined by the Minor Subdivision Map is 2500 sq. ft.(Appendix A). The position of the BE was determined by the Coastal Commission as the position and size for a structure that would not interfere with a Public View.

The proposed residence will be a two story structure with 2248 sq. ft. of conditioned space. The proposal includes 431 sq. ft. of deck attached to the structure on the upper floor with an entry porch of 35 sq. ft. on the first floor. The total of deck space is 466 sq. ft. On the lower level is an attached Garage of 330 sq. ft. and an screened(unconditioned) space 264 sq. ft. for the water tank and associated utilities. The total area of built enclosed space, living and garage, within the BE is 2714 sq. ft.

The impervious area of site coverage within the BE is 1707 sq. ft. which is a coverage of 68%. 100% coverage is allowed(Appendix B). Site coverage for the Net Site Area is 13%. The site coverage for the Gross Site Area is 9.5%. The allowable is 25%.

The site has a 5' high ridge running North/South through the BE. The building has been placed within the BE so that the elevation change occurs within the building. This locates 2 bedrooms and a bath on the lower level with the Master Suite, eating, dining, kitchen and decks on the upper level(Appendix C).

The conceptual idea is evoke a rural setting with a quiet building sitting comfortably on a rise in the landscape(Appendix D).

The Public Views are not impacted by the project. The building is not visible from Evergreen Street due to its density of buildings. It is minimally visible, East Elevation, from Pine Street, 146' from the right-of-way. From Highway 1 there is a distance of 100' when it is visible. With cars usually travelling 60 mph that is a vision time of 0.7 seconds. (Appendix H). From the south, Lansing Street, it sits 26' back from the Cemetary and 359' from Lansing as well as being about 20' higher.

The neighbors are as follows:

- North—vacant lot and beyond that the Community Garden. Pine Street is 5' above highest elevation of property and 10' above the lowest elevation in the BE.
- East—Highway 1.
- South/East--"A" Frame nursery building.

South/West—Cemetary

West—The Garden of Mr. & Mrs. Dill. Their house is to the west/North and the ground level is 6' above the highest elevation of Parcel 3. The structure is 28' tall and 50' away from the BE.

The building planning module is based upon the Town of Mendocino historic residence plan of 25' x 22'. The building reflects the typical historic building "L" shaped plan. The shifting of the buiolding with breakfast deck in the Northwest corner showcases this module in the north and west arms of the "L".

Due to the elevation change on the site the height of the 2 story section will be 26', while the 1-1/2 story section will be 20'(Appendices E & F).

The materials are to be Board and Batten common in local historic buildings. This siding material is particularly common on buildings built by J.L. Johnson who lived and built in the Town. The board and battens will be painted an off-white. The windows will be wood casement units by Loewen or equal. The window sash will be painted a Burnt Umber color. The decks and screens will be redwood treated with a preservation(Appendix G). The roadway and and paths will be tan crushed granite.

The History of the site and The historic Category of buildings in the vicinity is shown in Appendix H.

Appendix F speaks to the Design Guidelines attitude toward buildings built in the Town.

Property Data:

Site Area:

| | |
|--------------------|------------------------------------|
| Gross: | 17,838 sq. ft. includes panhandle. |
| Net: | 12,860 sq. ft. |
| Building Envelope: | 2,500 sq. ft. |

Built Area:

| | |
|--------------------------------|--|
| Conditioned Space: | 2248 sq.ft. |
| Total Deck area | 466 sq. ft. |
| Decks-Upper Floor: | 531 sq.ft. |
| Deck @ entry: | 35 sq.ft. |
| Attached Garage: | 319 sq. ft. |
| Screened space | 264 sq.ft.(Water tank area+ sevice) |
| Conditioned Space+Garage+Decks | 3044 sq.ft. |
| Overhang: | 241 sq.ft. (not included in site coverage) |
| Well-head | .02 sq. ft. |

Lot Coverage:

| | |
|----------------------------|---------------------------------------|
| Impervious Site Coverage | 1707 sq. ft. upper level of building. |
| Building Envelope Coverage | 68% allowable 100% |
| Net Site Coverage | 13% allowable 25% |
| Gross Site Coverage | 9.5% allowable 25% |

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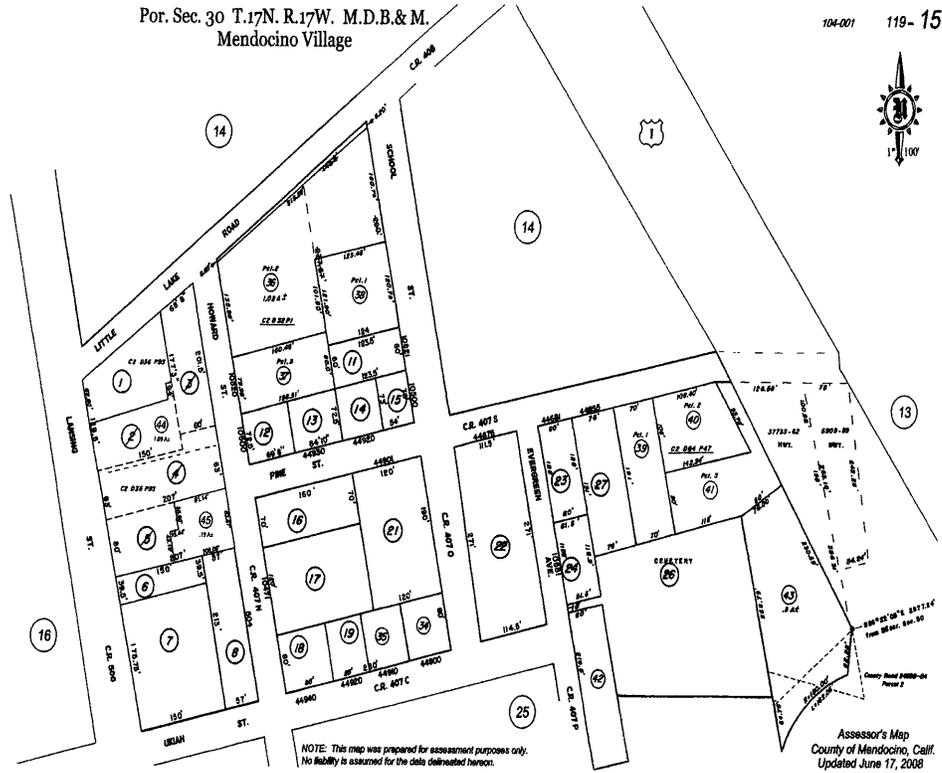
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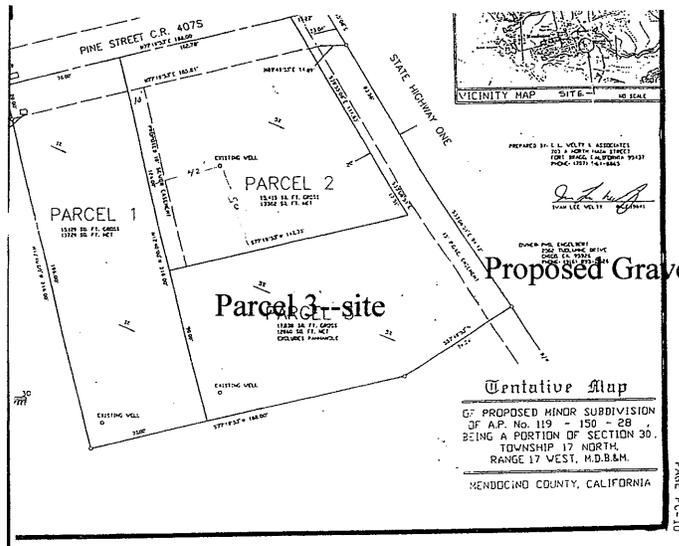
MHRB Permit Application Parcel #119-150-41

Appendix B: Maps

1. Assessor's Parcel Map:



2. MS 13-95 Subdivision Map



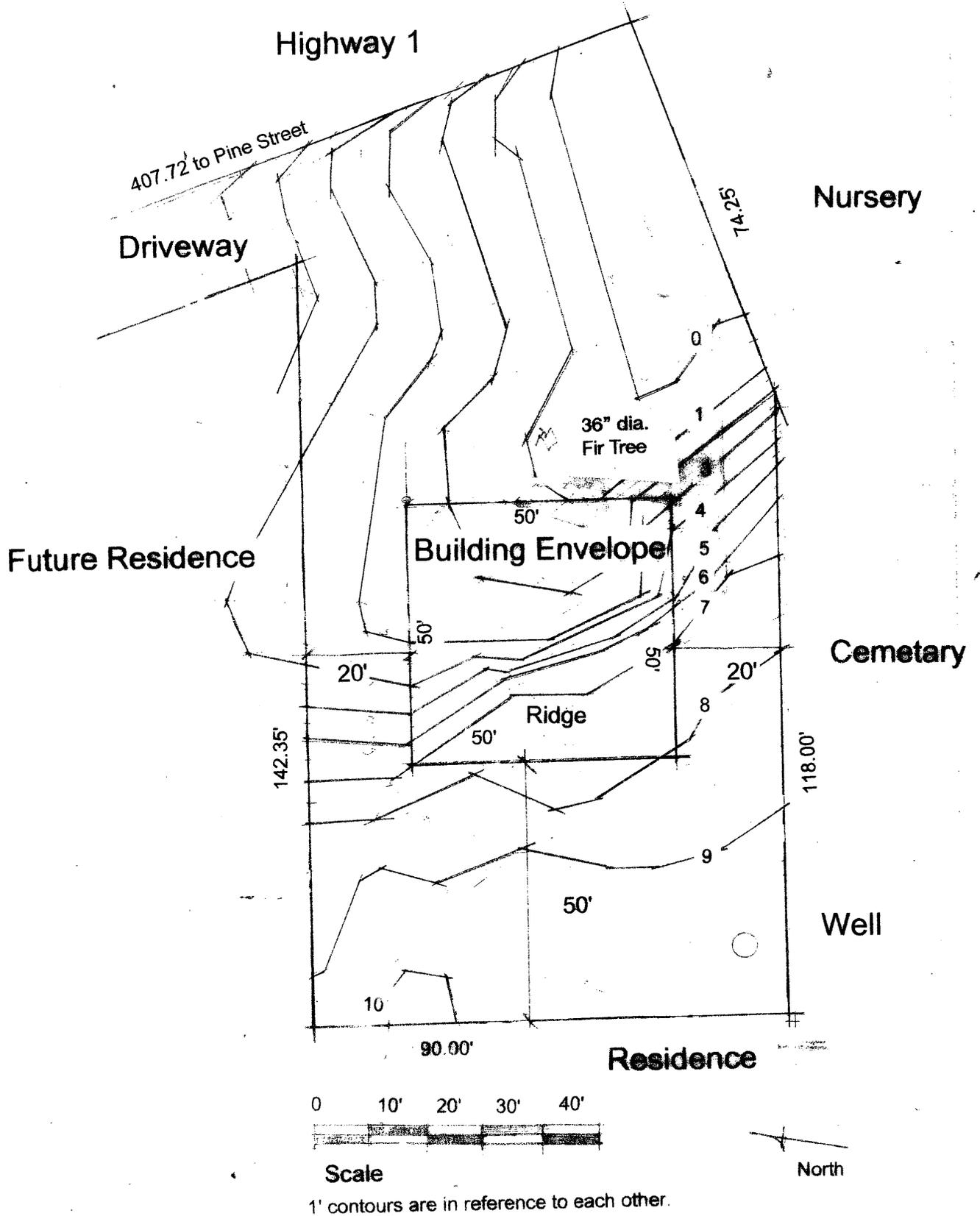
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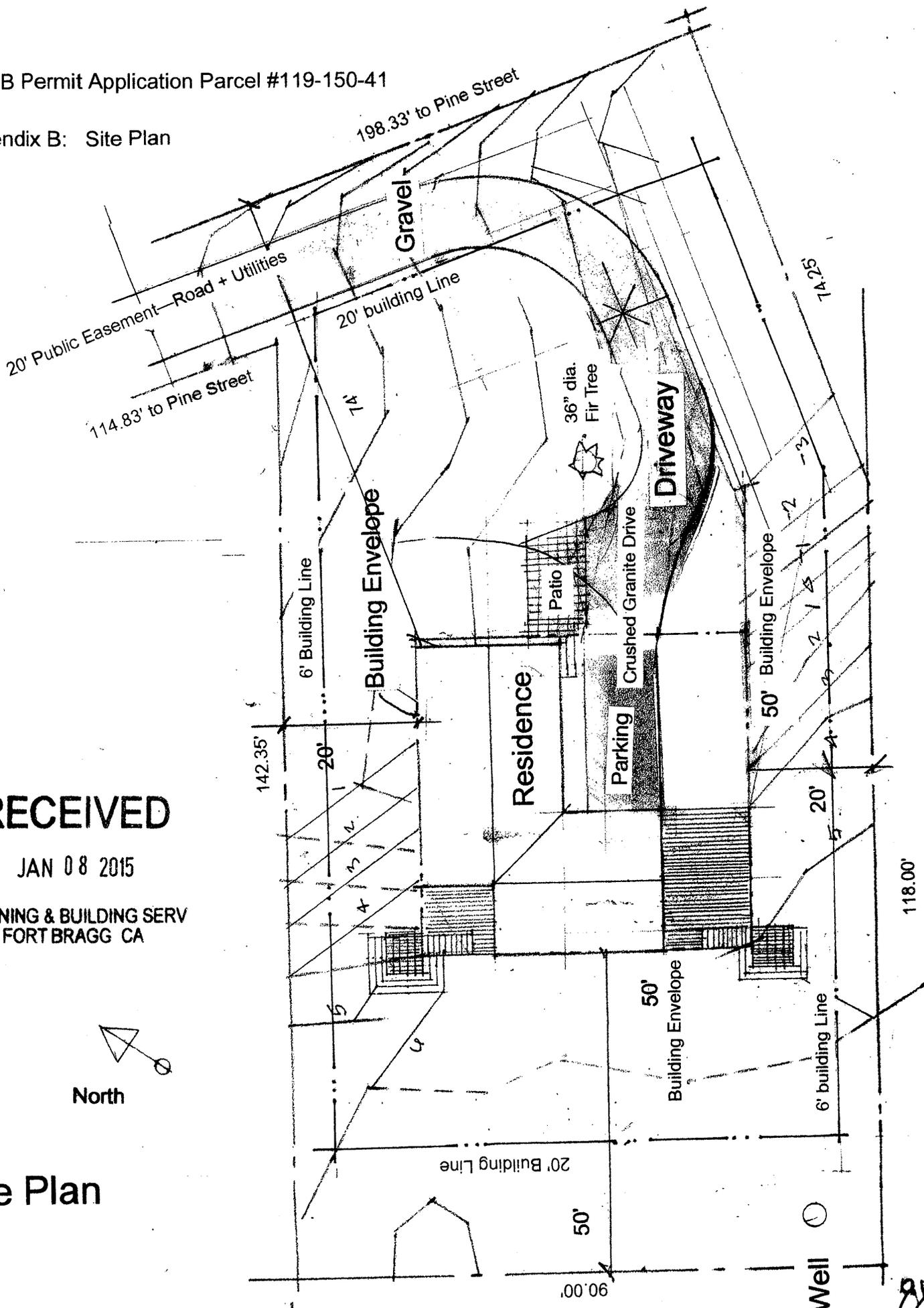
602

3. Topographic & Building Envelope Diagram:



MHRB Permit Application Parcel #119-150-41

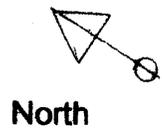
Appendix B: Site Plan



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Site Plan

1"=20'

82

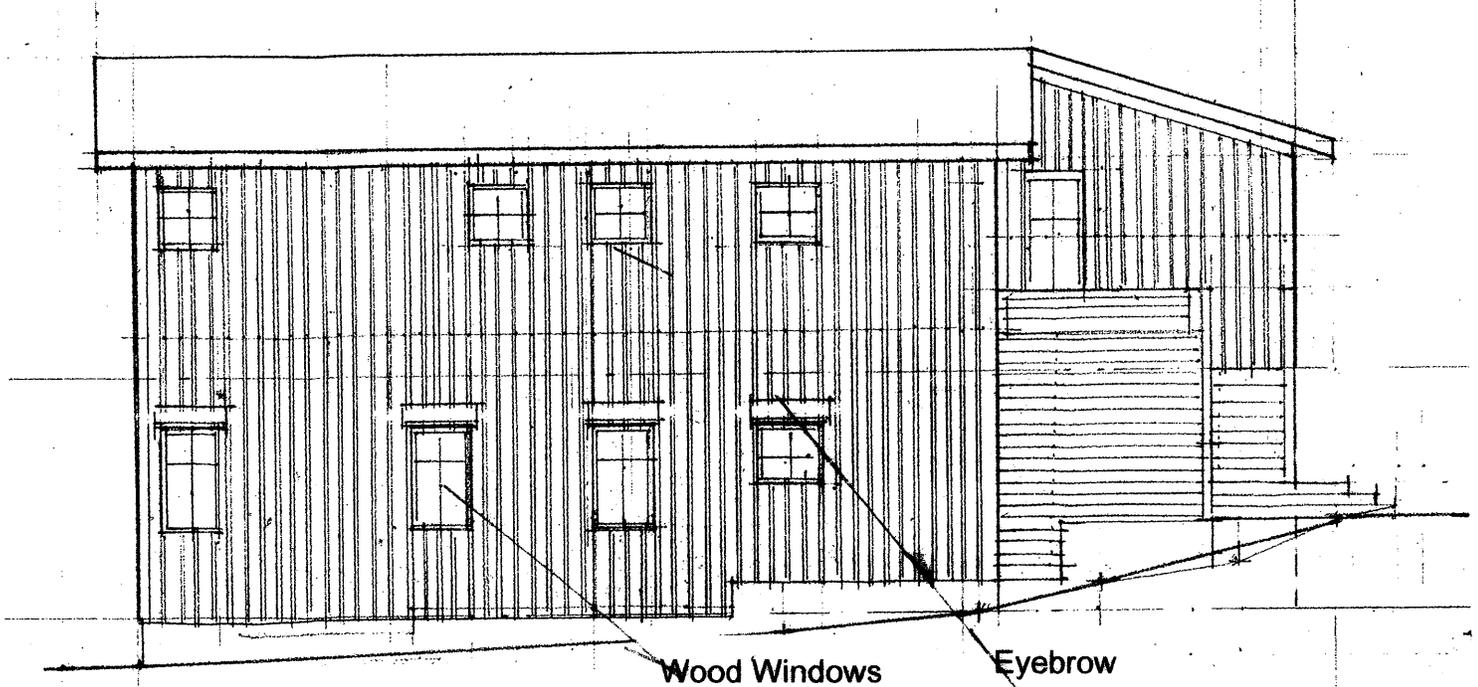
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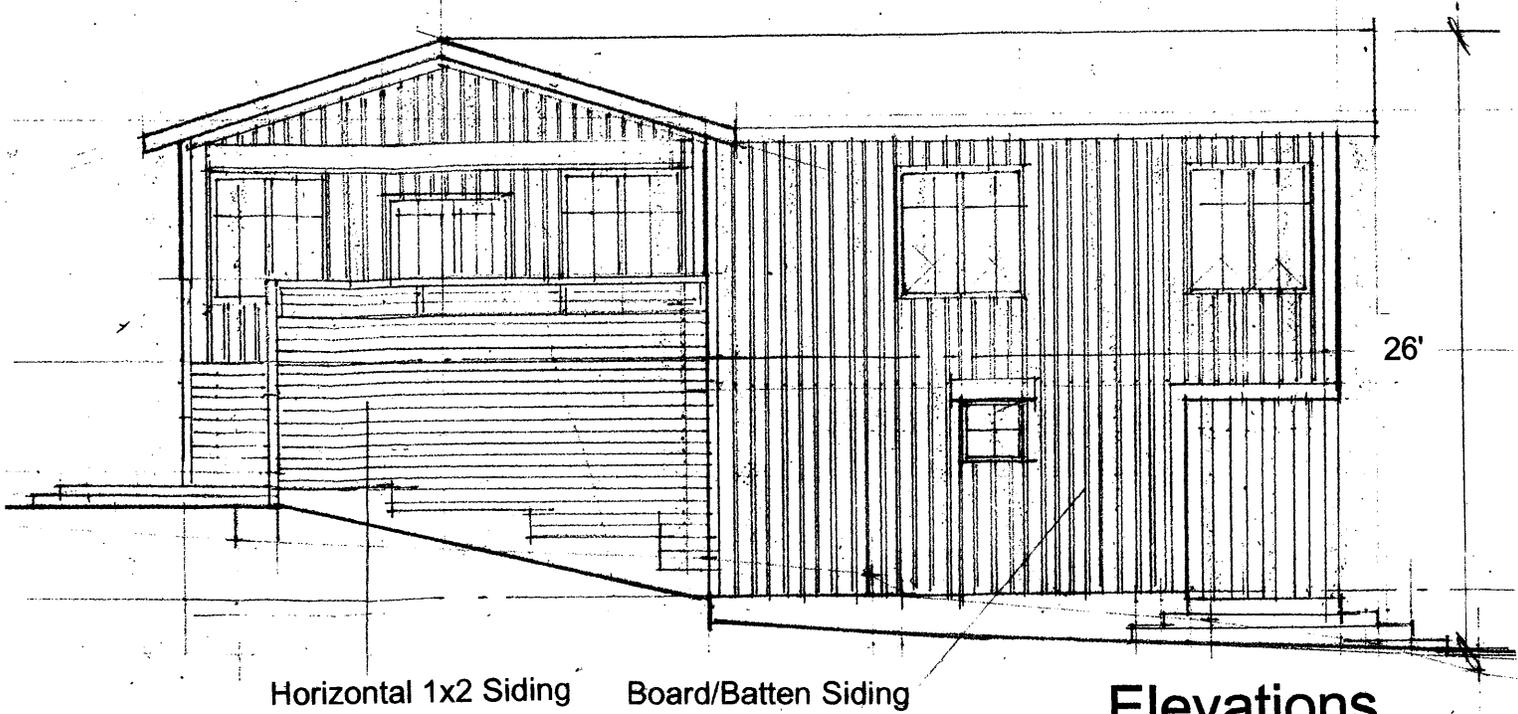
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Appendix C: Elevations of Building 1.

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North Elevation



South Elevation

Elevations

1/8"=1'-0"

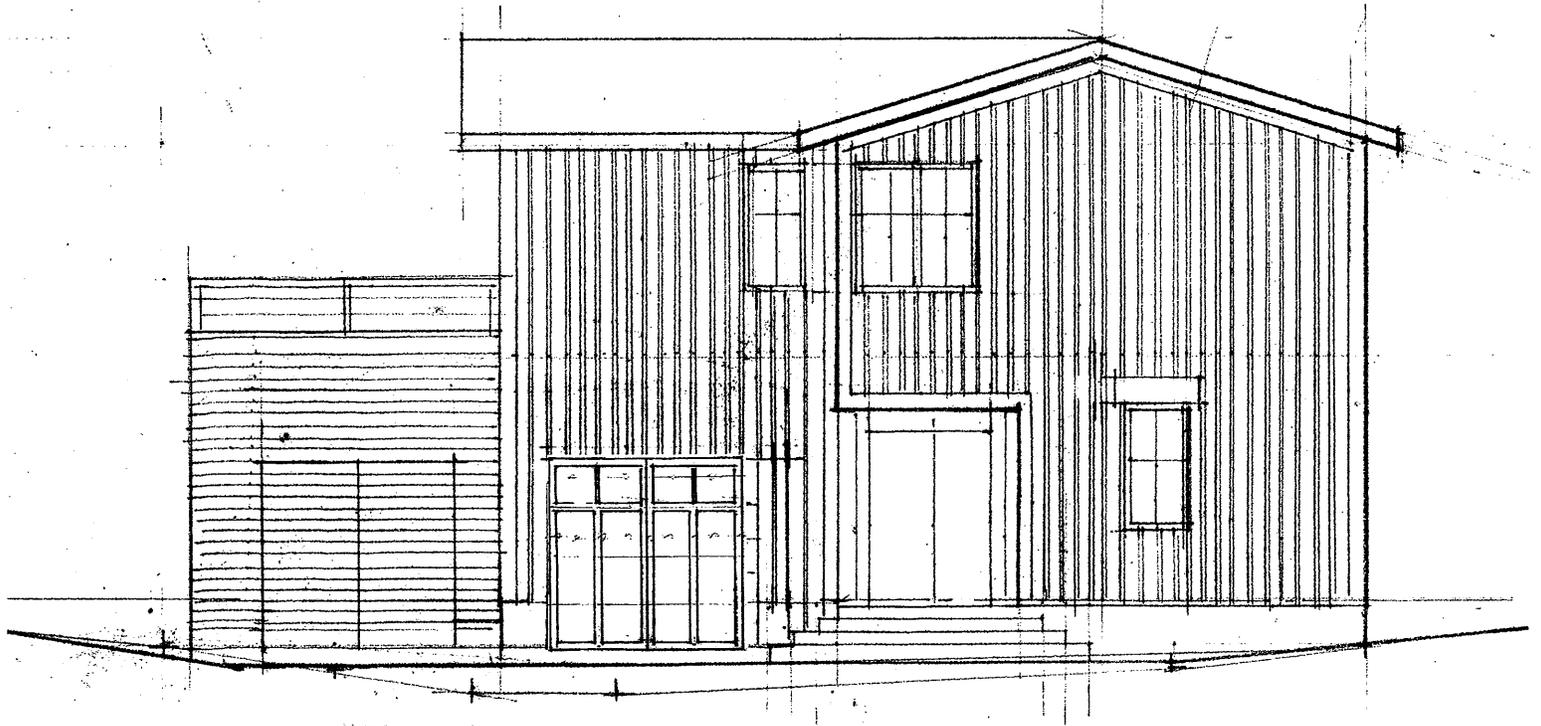
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MHRB Permit Application Parcel #119-150-41

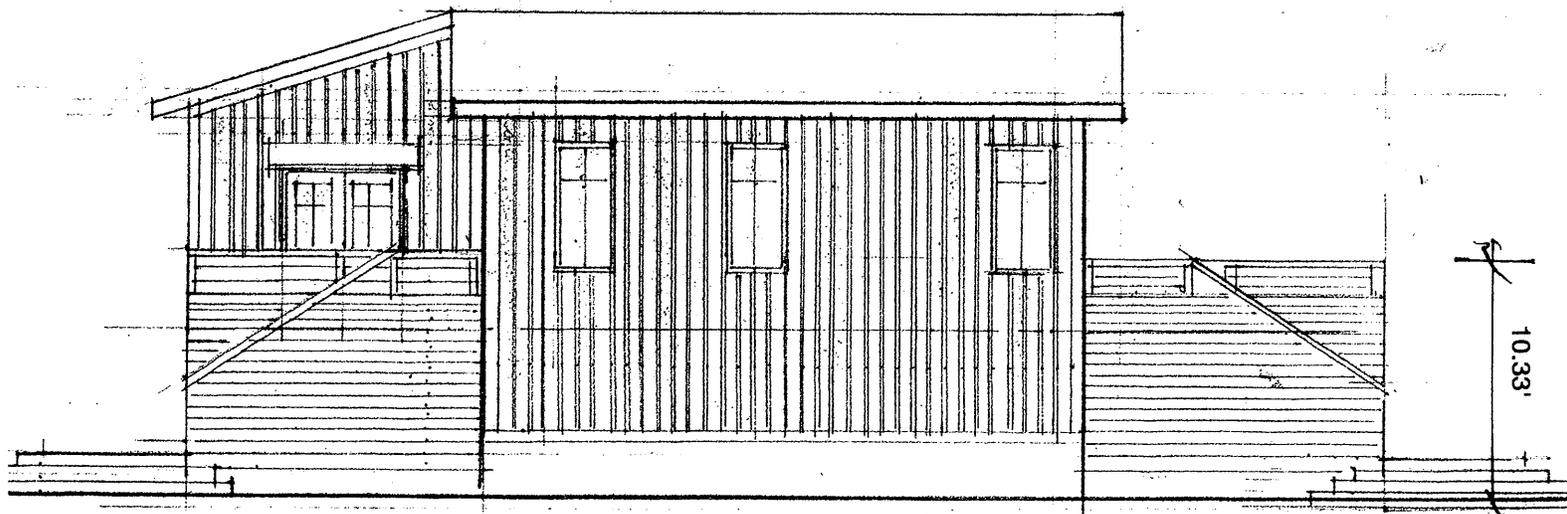
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Appendix C: Elevations of Building 2.

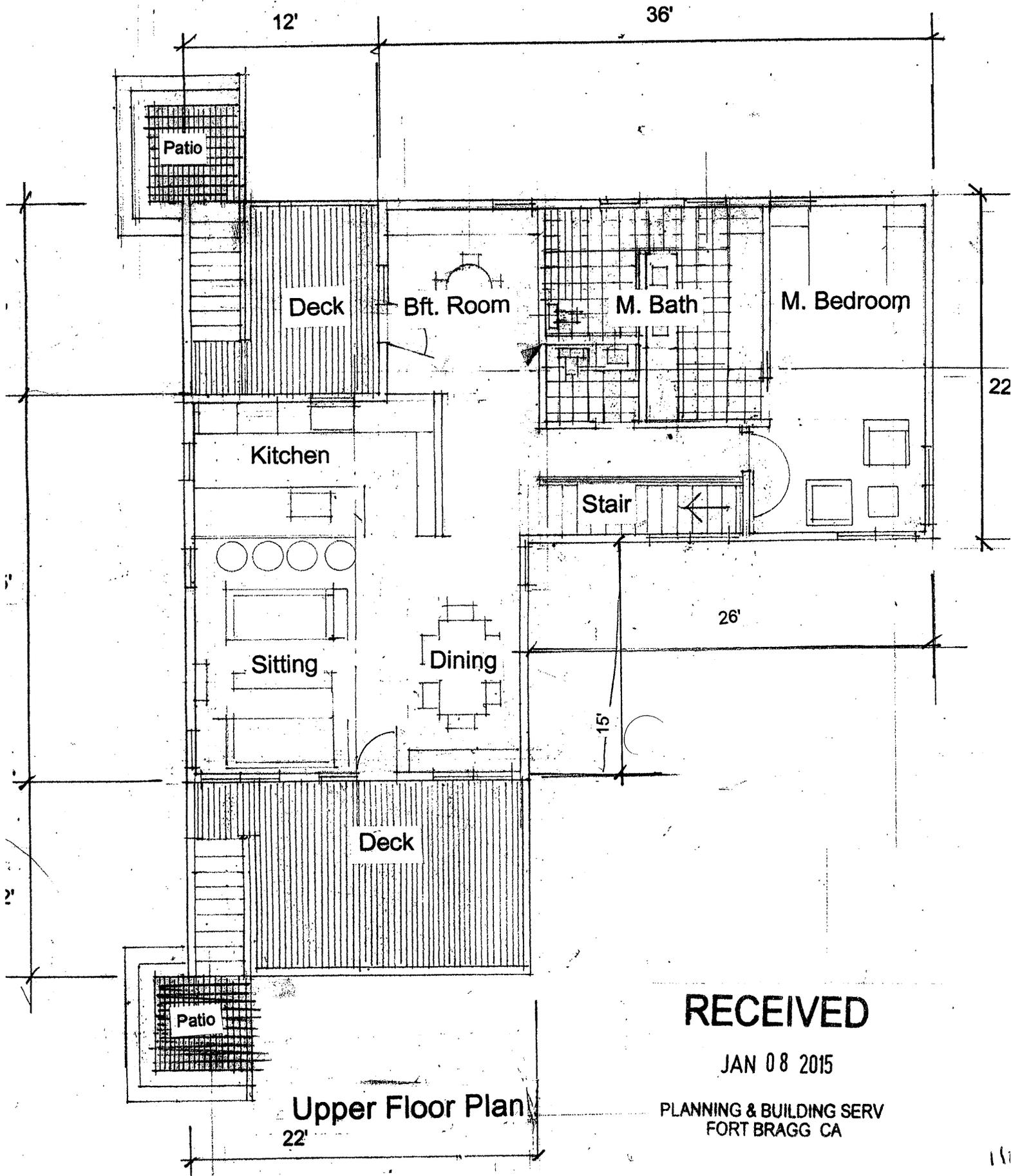
PLANNING & BUILDING SERV
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East Elevation



West Elevation



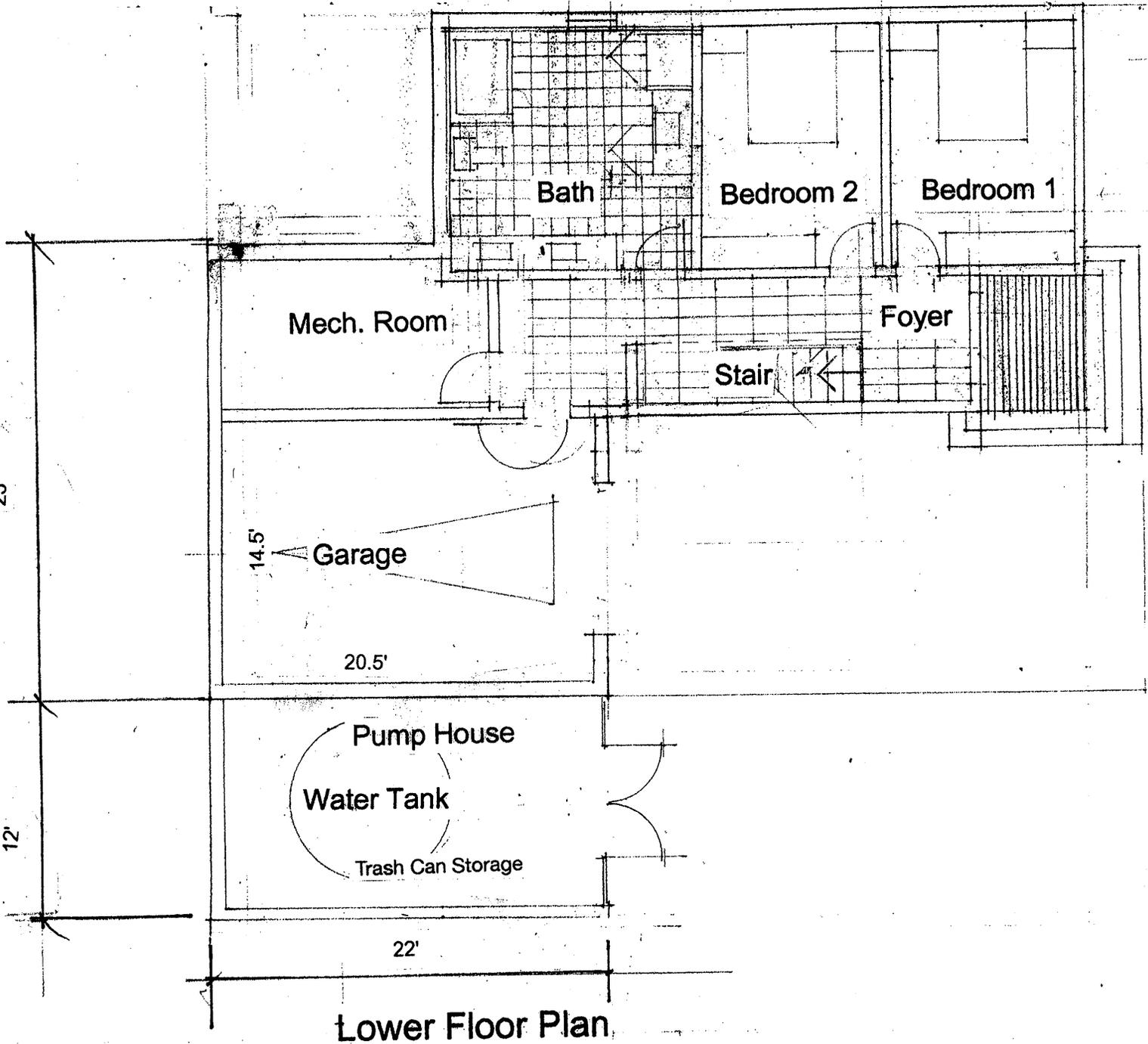
Upper Floor Plan
22'

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Appendix D: Floor Plans 1.



Lower Floor Plan

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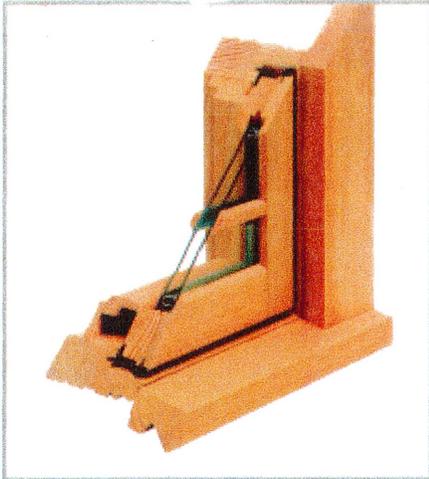
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Floor Plans

1/8"=1'-0"

Appnedix F: Materials

Windows: Loewen or equal wood windows.



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

Access Roadway:

Driveway and pathes on site:

Siding:

Decking:

Roof:

Gutters:

Lighting: see attached

Garage Door: see attached

Colors: see attached.

Gravel as per MHRB request 1997.

Tan crushed granite.

Board and Batten—redwood or cedar with 1x3 battens at 8" on center. Painted.

2x6 redwood with oiled finish.

Composition Shingles--"Slate" by Tmberline or equal.

White Aluminum "K" section-sample will be shown

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Light Fixtures:

note: Fixtures to have:

1. Dark Bronze Finish
2. Glass to be frosted

See Site Plan:
Exterior Lighting for
location of fixtures

Fixture Number

Site Lighting:

Hinkley Ledgewood
Path Light

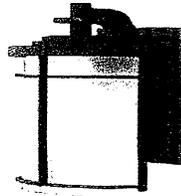


Ledgewood Path
Light
By Hinkley Lighting

1.

Building Lighting:

Hinkley Ledgewood
Wall Sconce at doors

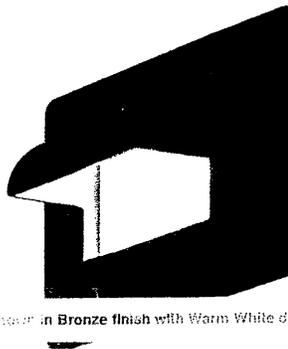


Ledgewood Outdoor
Wall Sconce No.
1126
By Hinkley Lighting

2.

Step Lights:

Centennial LED
Step Light(white)



Shown in Bronze finish with Warm White diffuse

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3.

Security Lights:

Facing to empty Property
White

180-Degree Outdoor Motion Security Light
(16) Write a Review



4.

MHRB Permit Application Parcel #119-150-41

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Note: Driveway extends 131' to Pine Street

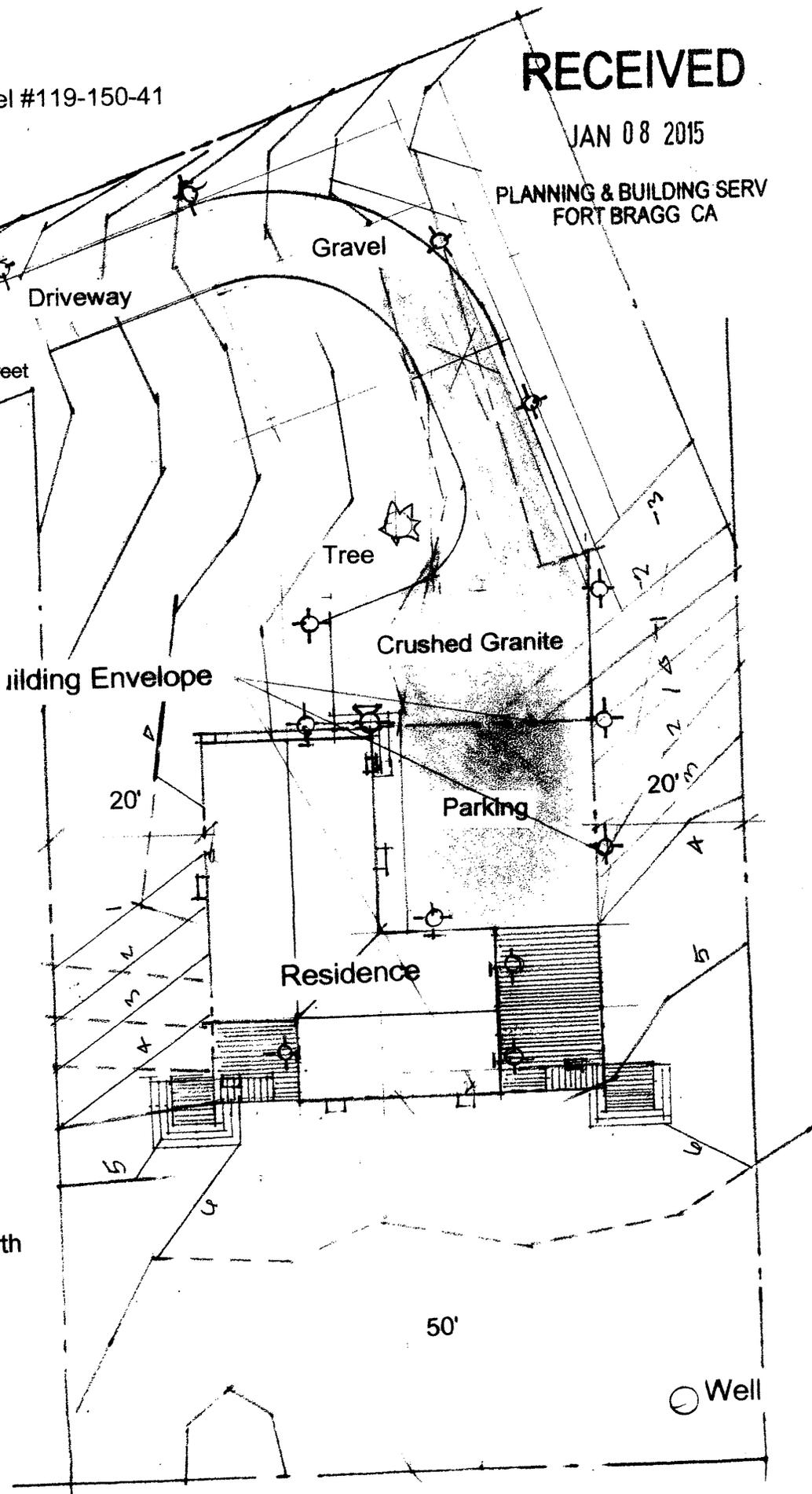
- Legend:
- | | | |
|-------------------------------|---|--|
| Site Lighting | 1 | |
| Building Lighting at doorways | 2 | |
| Step Lights | 3 | |
| Security Lights | 4 | |

Note: Path Lights will be located at 20' intervals along driveway to Pine Street.



Site Plan: Exterior Lighting

1"=20'



K.R.

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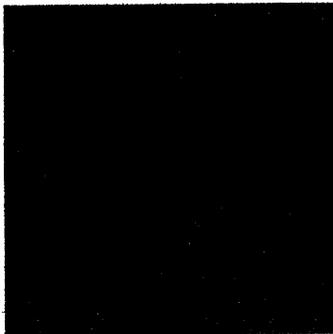
Addenda: Garage Door 01/05/2015

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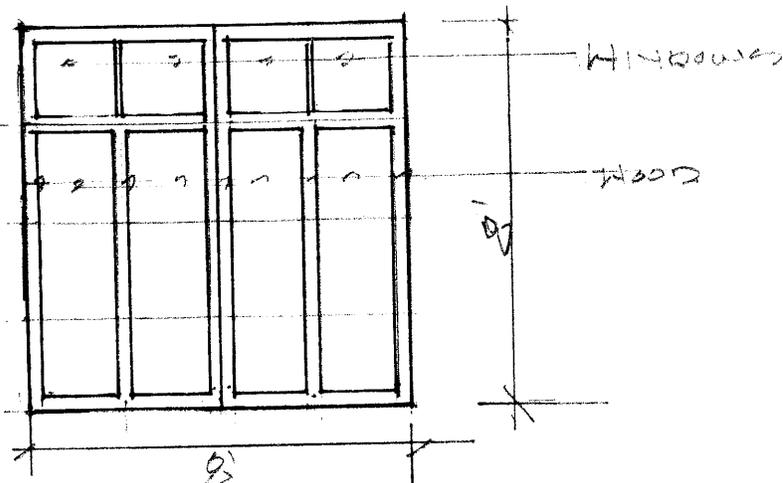
Color to match house

GARAGE DOOR *Design Center*

Door 1: Single (8'x8') 7400-7412 Wood



Model: 7400
Panel: 7400 DelMar (Light)
Window Trim: True Vertical Divided 4 lite - Square Top (Light)
Window Glass: Clear
Decorative Hinges: None
Decorative Handles: None
Additional Accessories: Additional accessories include:
Opener: None



Mendocino Historic Review Board
Public Hearing Item #2014-20 Engelbert Residence
01/05/2015 Exterior Color Scheme:

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Body of Building
Benjamin – Moore White Dove PM-19

PM-19

white dove

Window Sash
Benjamin-Moore – conac tibo AF-235



Example of use of Color from Existing Building:



Please note that the rendition of the colors for the building are not accurate. I will have samples of the colors at the meeting of the Board.

Appendix F: History Of Site

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1. Ownership History;
 - a. Kelley House Museum per Eleanor F. Sverko
 - b. Photo of Site 1908.
 - c. 1909 Sanborne Map

Per Eleanor F. Sverko, Oct. 30, 1997

APN: 119-150-28 now #39

MHR: No number

44825 Pine Street

SITE OF HENRY H. BROWN HOUSE

6/5/1886, Henry H. Brown of Philo married Miss Annie C. Peterson, daughter of Capt. Peterson of Little River.

11/29/1907, H. H. Brown purchased a parcel of land from State Controller, Bk 101, pg 220, NOT YET RESEARCHED.

Beacon, 4/11/1908, H. H Brown has begun the erection of a commodious barn on his recently acquired property just north of Evergreen cemetery. When finished he will move his family into it temporarily until he can put up a dwelling.

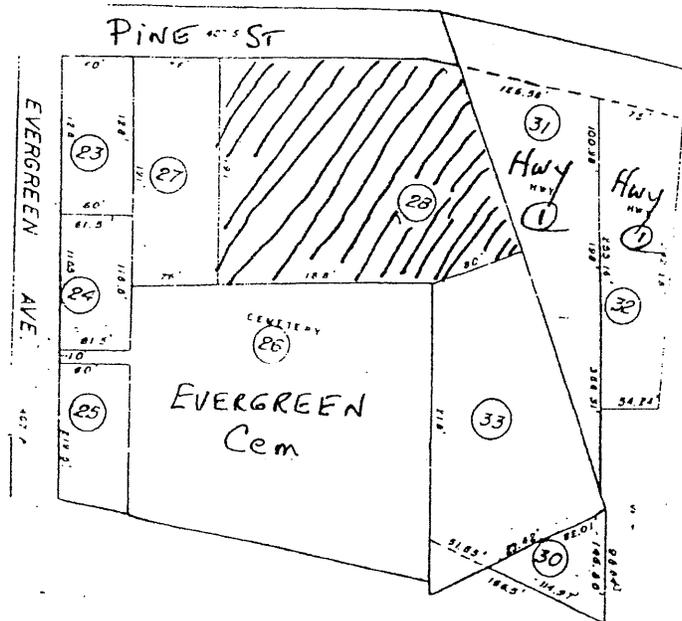
7/25/1908, H. H. Brown has begun the erection of his residence north of Evergreen Cemetery.

8/29/1908, The large square two story dwelling which H. H. Brown is building on his property just south of the grammar school is enclosed and the roof is on.

Mr. and Mrs. Brown divided their time between his family home in Philo and Mendocino. Their daughter, Berniece, married Dennis R. Davis, who built the Susie Walbridge House, 119-150-27, 44855 Pine Street.

Beacon, 2/13/1943 notes Mr. and Mrs. Brown forced to make their permanent home in Philo with son Arnold due to advancing age. Daughter, Berniece Davis died 1920-21. Estate settled January, 1921.

Henry H. Brown, (who had been in business in Mendocino with J. L. Johnson, then Prince W. Gray, DIED at age 93 at his home in Philo, end of January, 1946. Lengthy obituary, notes he disposed of his home here when it became necessary to move back to Philo.



IN 1965, oral history tells us this property was owned by Ricksecker, who tore down the house and barn built by H. H. Brown, and in Decembver, 1965, was breaking ground for the building at the corner of Highway One and Main Street, 119-250-33, which became Ruth Carlson Gallery.

On 2/10/1997, The County Board of Supervisors tentatively approved a three parcel subdivision. On 3/13/97, applicant Englebert applied for MHRB permit for road improvements to Pine Street and access roads to parcels. An appeal was filed on the Board of Supervisors's approval ... and 3/6/1997, MHRB denied road work for subdivision. Applicant, Phil Englebert of Chico.

See MHRB AGENDA, 9/14/1998, appl by Dill for construction of new residence, 2446 sq ft, two story, with 360 sq ft detached garage.

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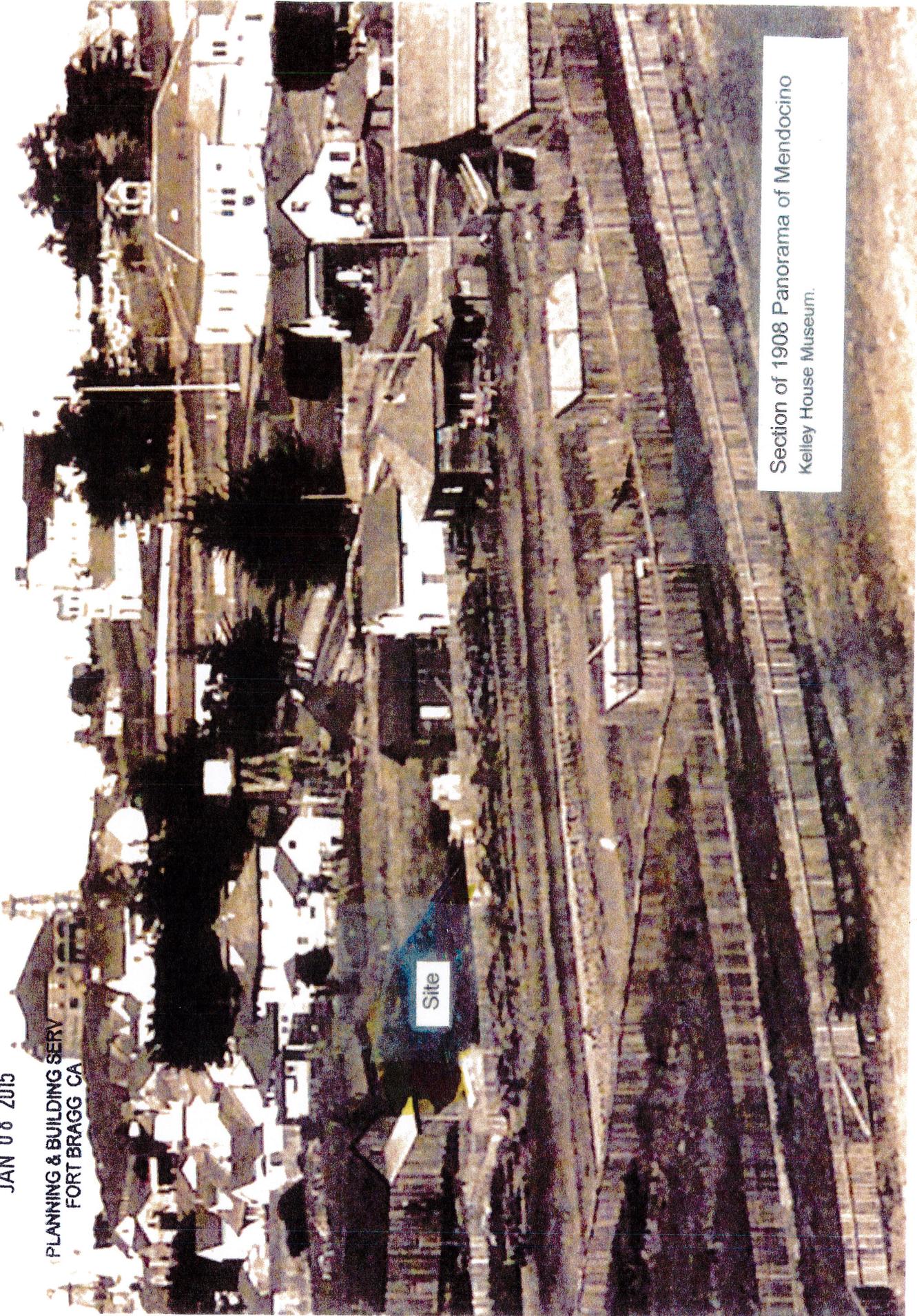
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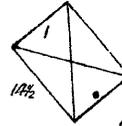


Section of 1908 Panorama of Mendocino
Kelley House Museum.

1912

NO EXPOS.

Nov. 1909
MENDOCINO
CAL.

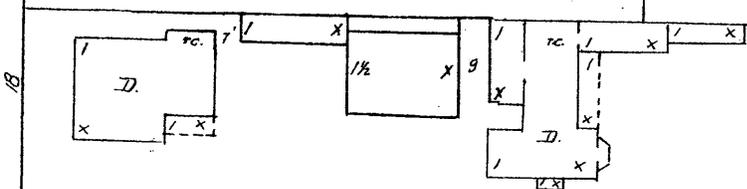
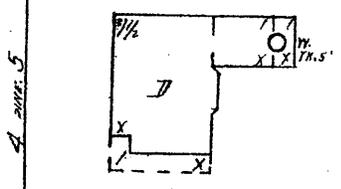


83

50'
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
18
17
16
15
14
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9
8
7
6
5
4
3
2
1

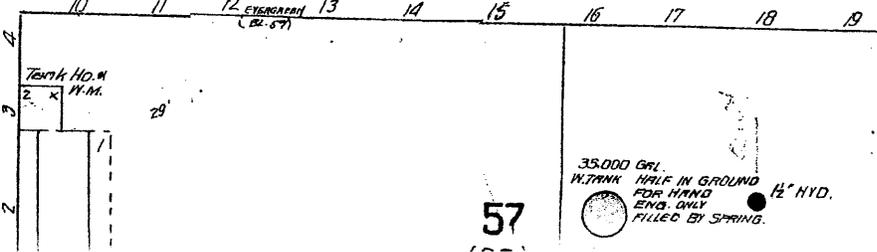
58
(31)

CEMETERY



87

EVERGREEN AV.



35,000 GAL.
W. TANK
HALF IN GROUND
FOR HAND
ENGS. ONLY
FILLED BY SPRING.

57

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PINE

202

Historic Category Rankings for Buildings surrounding Subject Property

448xx Block of Pine Street:

| Parcel # | Category | Name | Remarks |
|------------|----------|-----------------------|---|
| 119-150-14 | S | Grammer School | Community Center and Community Recreation Park |
| 119-150-22 | I | Packard Johnson House | 1983 Extensive remodel and addition of building and water tower |
| 119-150-23 | I | Packard Gibbs House | 1994 Exterior Remodelled Out-buildings converted to rental units |
| 119-150-24 | I | JD Johnson Rental | |
| 119-150-25 | Ila | | 1983 Remodel |
| 119-150-26 | S | Cemetary | |
| 119-150-27 | Ilb | | Residence |
| 119-150-39 | -- | Residence | 5 to 10 year old building |
| 119-150-40 | -- | Empty lot | |
| 119-150-41 | - | Subject Property | |
| 119-150-43 | - | Nursery | Built in 1984 as Gallery |

NOTES:

1. Property to West is not historic building(Parcel #38).
2. Property to North is vacant(Parcel #40).
3. Property to North beyond #40 is community Garden(Parcel #14).
4. Property to East is Highway 1.
5. Property to Southeast is Nursery(Parcel #43).
6. Property to Southwest is cemetary (Parcel # 26).
7. Nearest Historic property is Parcel #27, Category Ilb, is approximately 170' from Subject Property.
8. Nearest Category I (Parcel #24) property is 190' from Subject property.
9. Subject Property :
 - a. is not adjacent to any residence.
 - b. is 126' from Pine Street.
 - c. highest elevation is 6' below Pine Street.
 - d. lowest elevation in Building Envelope is 12' below Pine Street.

Conclusion:

Very little public visual connection between Pine Street, Historic Properties and Subject Property.

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M.

104-001

119-1

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C.R. 408

14

Community Recreation
Park

Community Center

S

13

C.R. 407 S
44675

EVERGREEN
271'

44681
60'
180'
120'
10551
10551
AVE.

44855
76'

Pcl. 1
39

108.40'
Pcl. 2
40 empty
C2 D84 P47
142.34'

126.58'

75'

37733-62
HWY.

3909-39
HWY.

New Building



Site

Highway 1.

22

23

27

IIb

CEMETERY

26

Nursery

43
.84±

S

Cemetery

IIa

42

25

C.R. 407 P
218.5'

826°22'05"E 2877.2
from SE407, Sec. 50

County Road 24386-64
Parcel 2

Assessor's Map
County of Mendocino, Calif
Updated June 17, 2008

ared for assessment purposes only.
re data delineated hereon.

221

Buildings in the immediate area of Engelbert Residence



119-150-39 – Dill Residence 5 to 10 year old Building 1st house to west

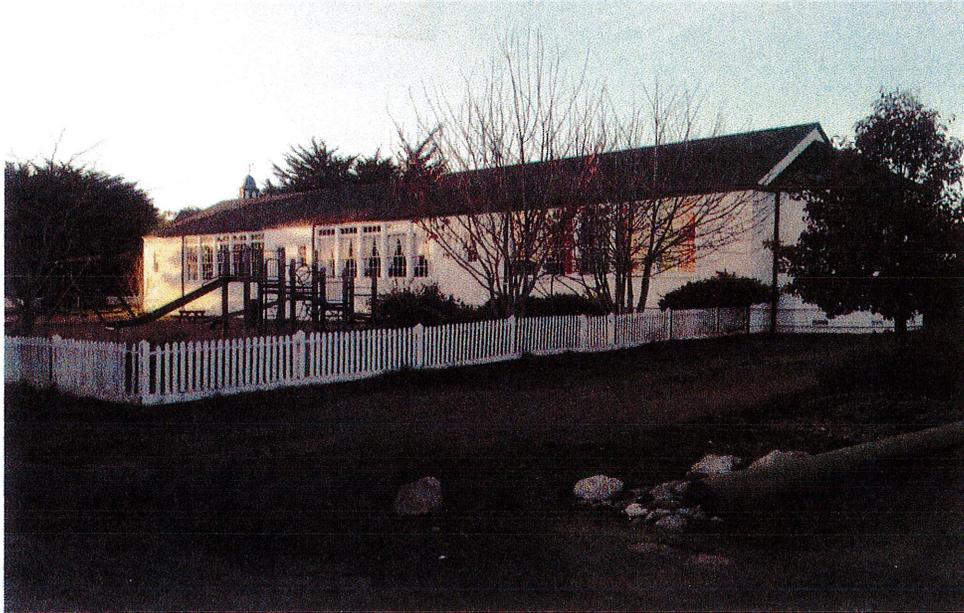


119-150-27 llb Residence 2nd house to west

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119-150-14

Grammer School

Community Center and Community
Recreation Park



119-150-43

-

Nursery

Built in 1984 as Gallery

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2412



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119-150-23

|

Packard Gibbs House

1964 Exterior Remodel-
back buildings converted to rental units

MHRB Application #2014-20 Engelbert Residence
01/05/20134



Parcel #119-150-34 Greenwood Cottage Category I



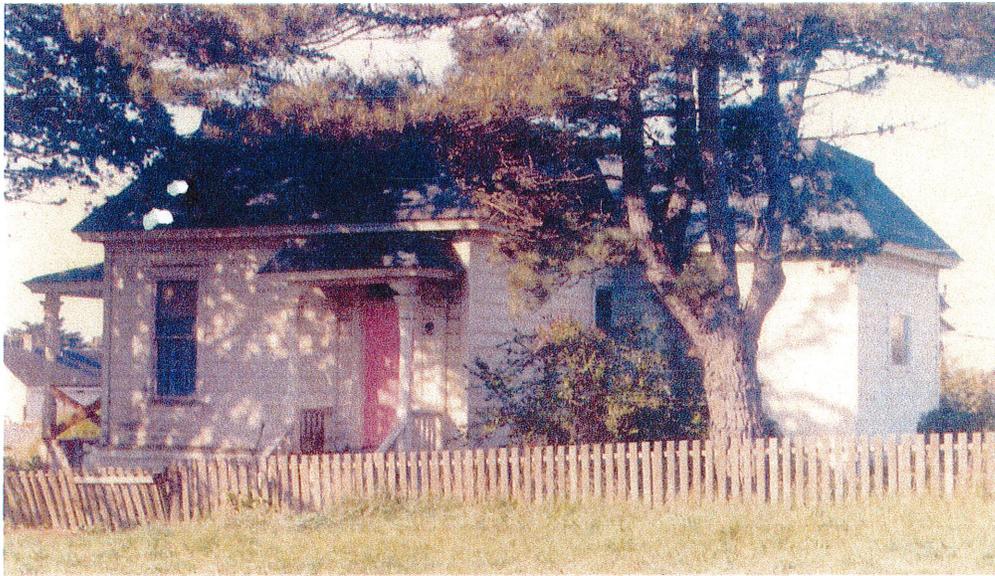
Parcel #119-150-23 Category I Packard Johnson House Extensive remodel & addition of building and water tower.

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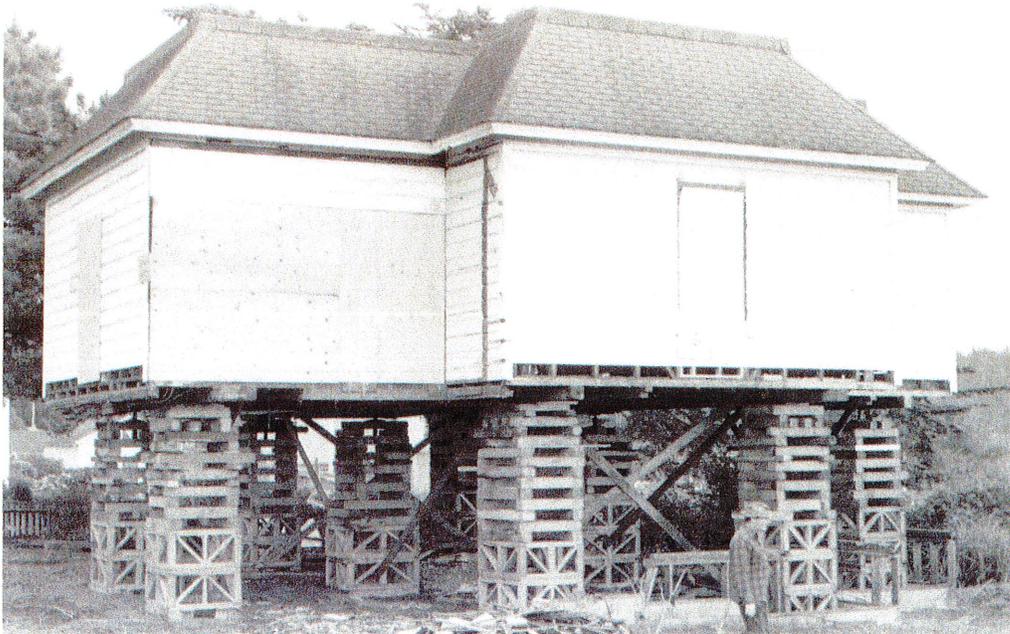
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MHRB Permit Application #2014-20 Engelbert Residence
01/05/2015



pre 1984



Elevated in 1984

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272



119-150-25 - Escola House 2015

House elevated in 1984 to become 2 story residence.

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Appendix H: Historic Guidelines Quotes

I. Statement of Intent page 1.

“ Present day designs and materials are encouraged when used in a manner which is compatible with the sense of the past that is being persevered.

It is not the intention of these guidelines to return the Town to a bygone era. Nor is the intent to create an artificial atmosphere or to invite mimicry that will only caricature the past. “last sentences of forth paragraph and fifth paragraph.

IV. Examples of Architectural Styles page 4

Residential Area:

“Mendocino homes accurately reflect the diversity of architecture in the latter half of the 19th Century. New construction within the Historic District should reflect the scale, continuity, and texture of the historic structure without duplicating these exact styles.” page 6.

V. Structural Guidelines

Building Design:

“...This section shall not be interpreted as requiring construction to be with the forms, materials, textures, colors or design as used in Mendocino prior to 1900, but only that the proposed work be compatible with and not in disharmony with the architectural standards herein expressed (Sec. 20-119a).”

paragraph 1.

1. Scale and Proportion:

“The height, width and general proportions of a building shall conform with buildings in the surrounding neighborhood. Ratio of wall surface to openings, and the ratio of width and height of windows and doors shall also be consistent with the surrounding neighborhood. Secondary buildings shall not overwhelm the primary structure on the lot.”

2. Vertical Emphasis:

“...Buildings should be of a vertical appearance.”

3. Exterior Building Materials:

“The Historical Review Board favors the use of natural materials. These includeand verticle Board and Batten.”

page 7.

4. Windows and Doors:

“The proportions and relationships between windows and doors, and of each to the structure as a whole, shall be compatible with the architectural style and character of landmark structure within the Historic District and with surrounding structures within the Historic District....Windows and doors may have accent ornamentation when it is integral to the building Design.”

a. Residential: Windows are typically tall, double hung, wood frame windows. Dormers, oriel bay, bow and small accent windows are common....” page 8.

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