

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

## Table of Contents:

Mendocino Historic Review Board Permlt Application  
Location Diagram  
Appendix A— Project Description  
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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 bult 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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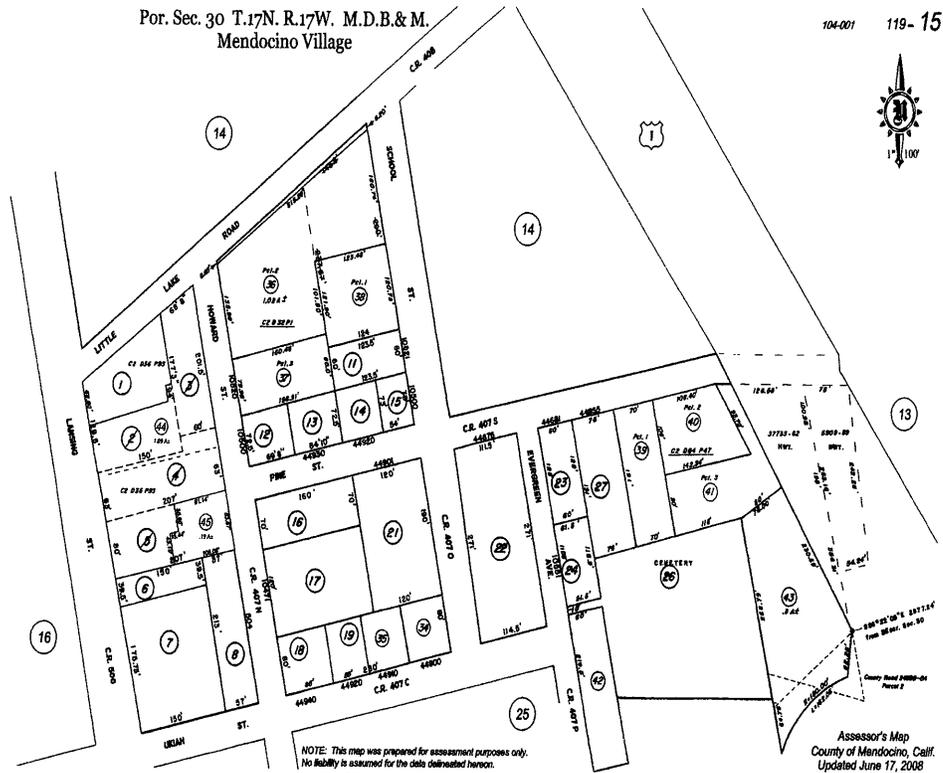
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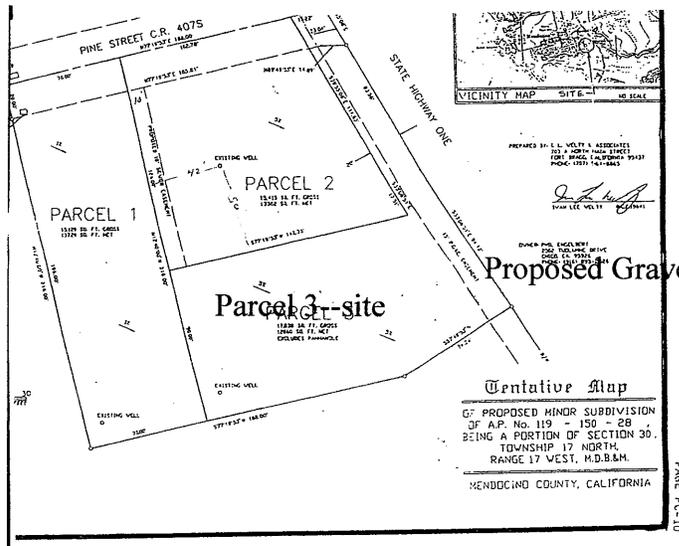
MHRB Permit Application Parcel #119-150-41

Appendix B: Maps

1. Assessor's Parcel Map:



2. MS 13-95 Subdivision Map



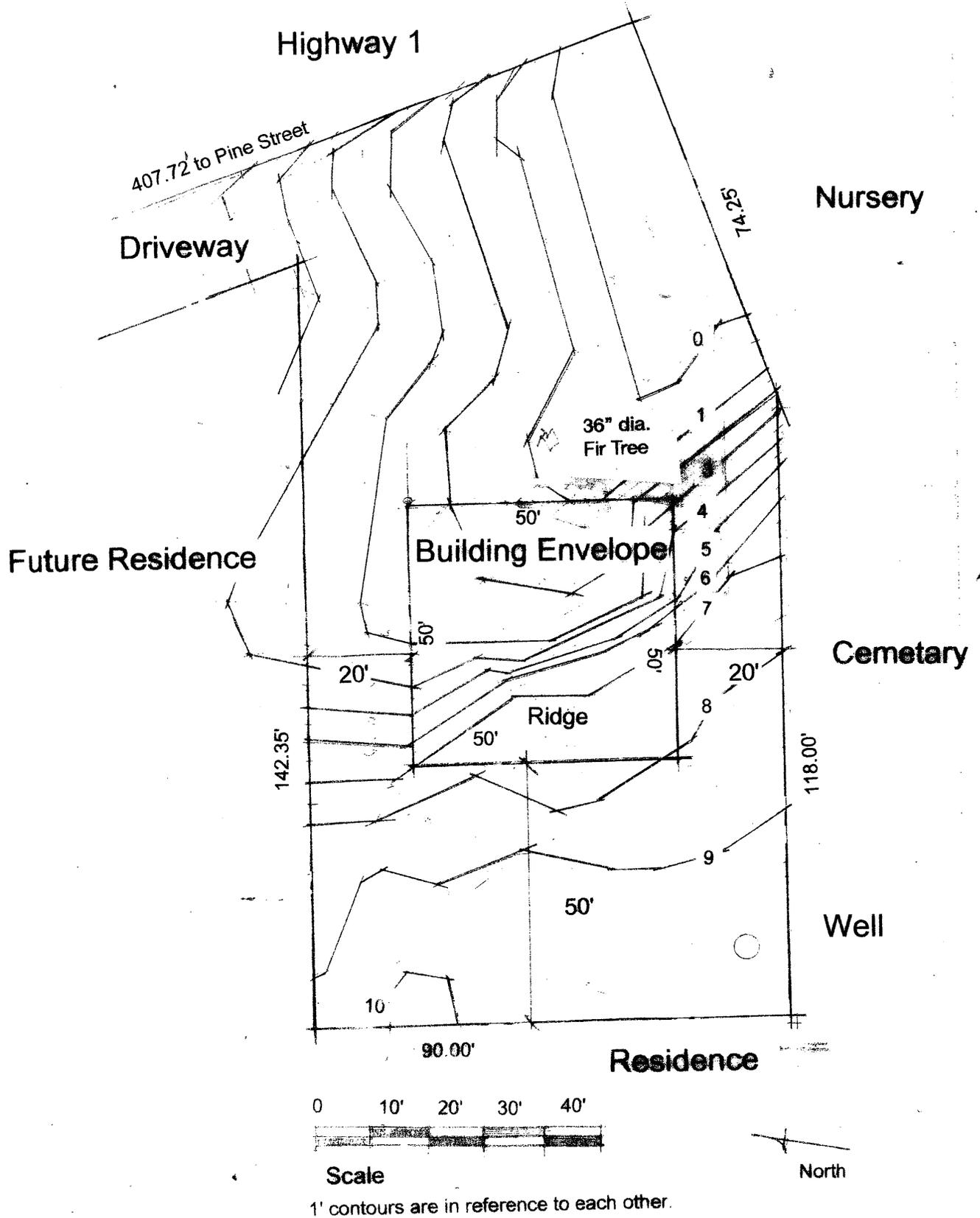
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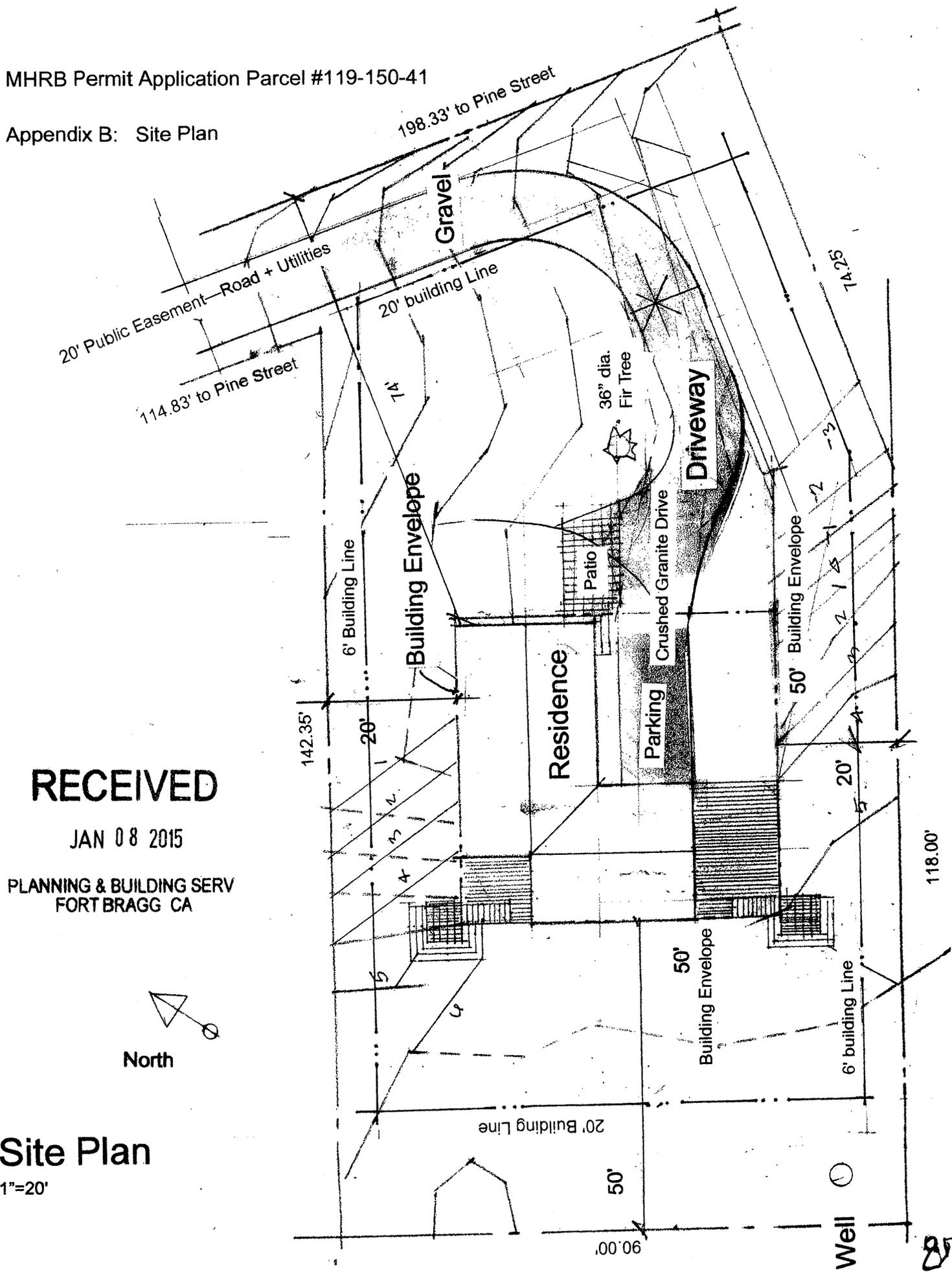
602

3. Topographic & Building Envelope Diagram:



MHRB Permit Application Parcel #119-150-41

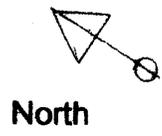
Appendix B: Site Plan



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Site Plan

1"=20'

82

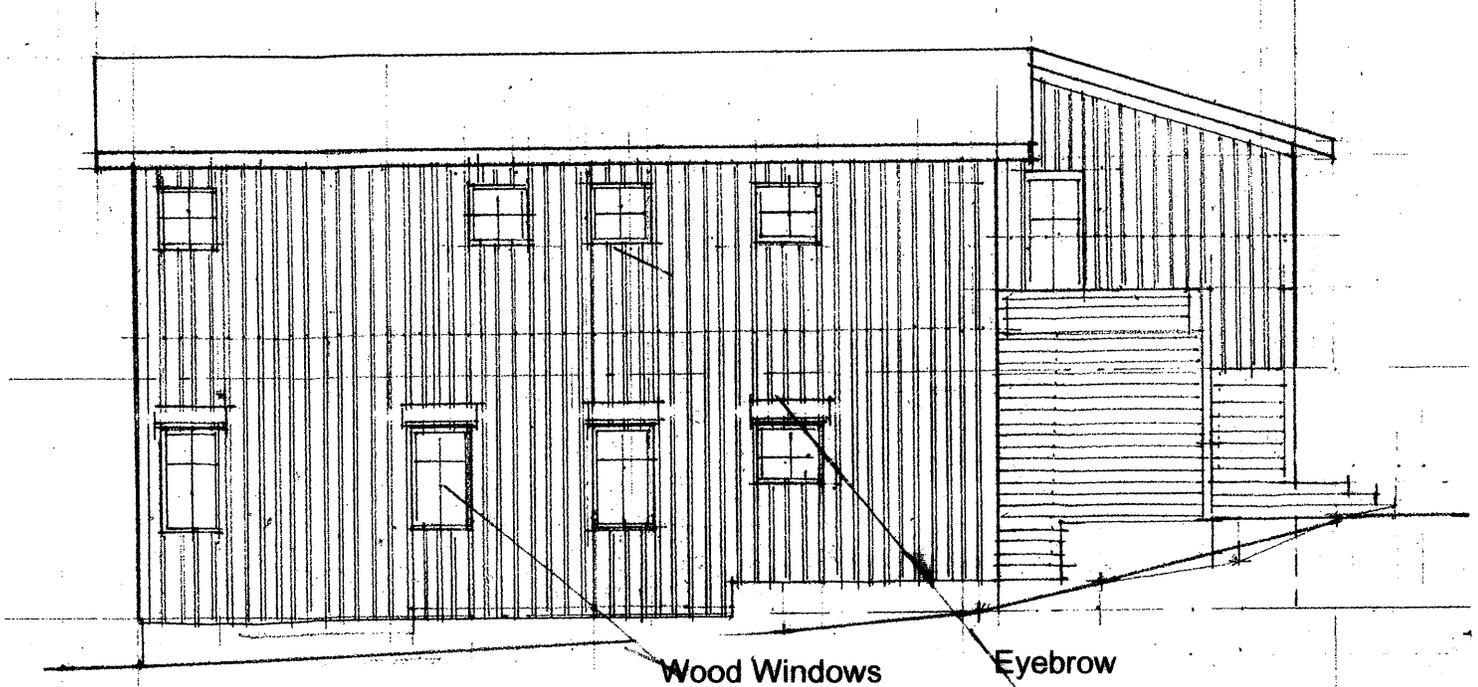
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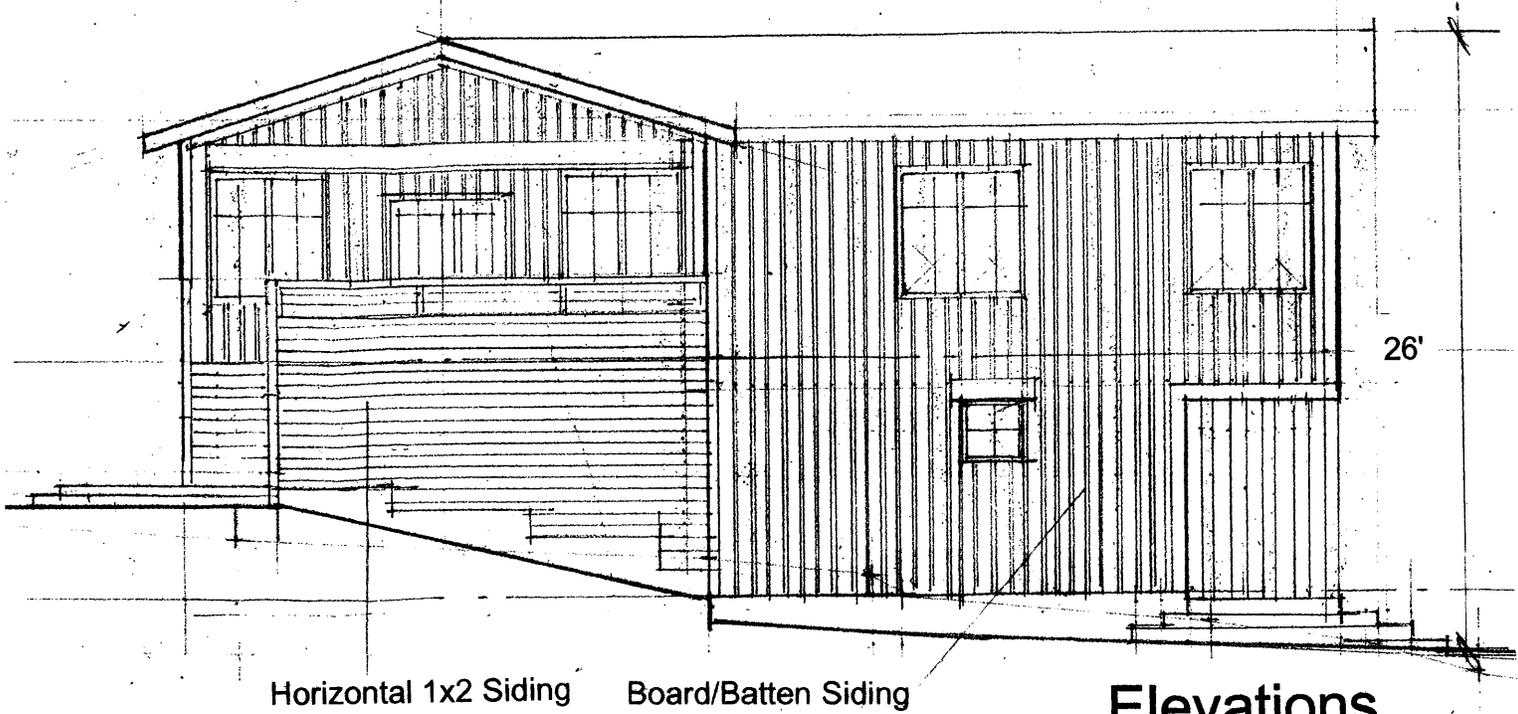
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Appendix C: Elevations of Building 1.

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North Elevation



South Elevation

Elevations

1/8"=1'-0"

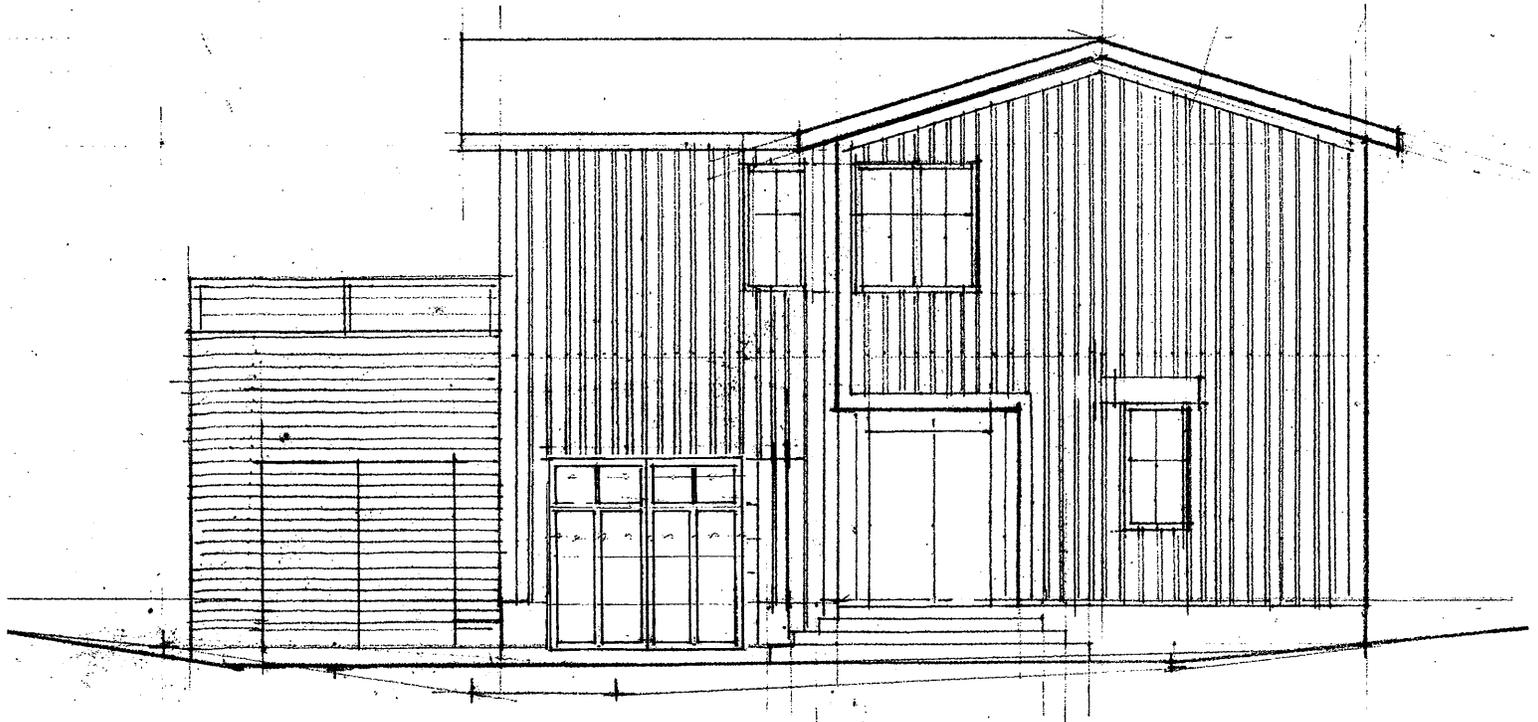
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MHRB Permit Application Parcel #119-150-41

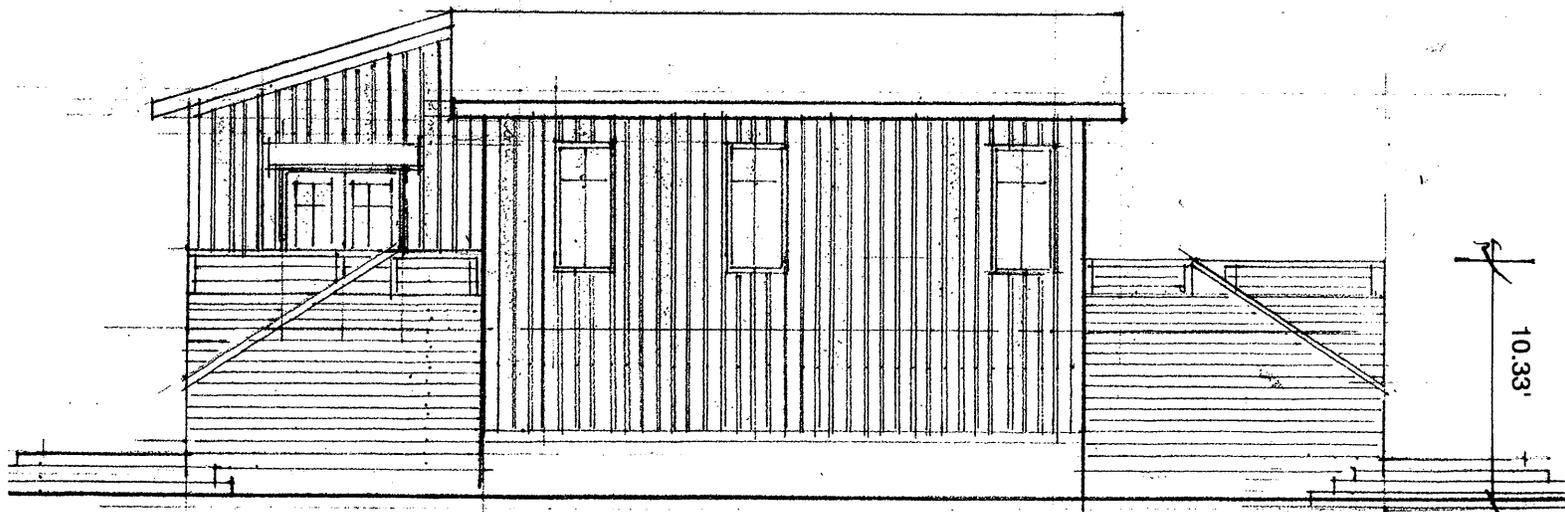
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Appendix C: Elevations of Building 2.

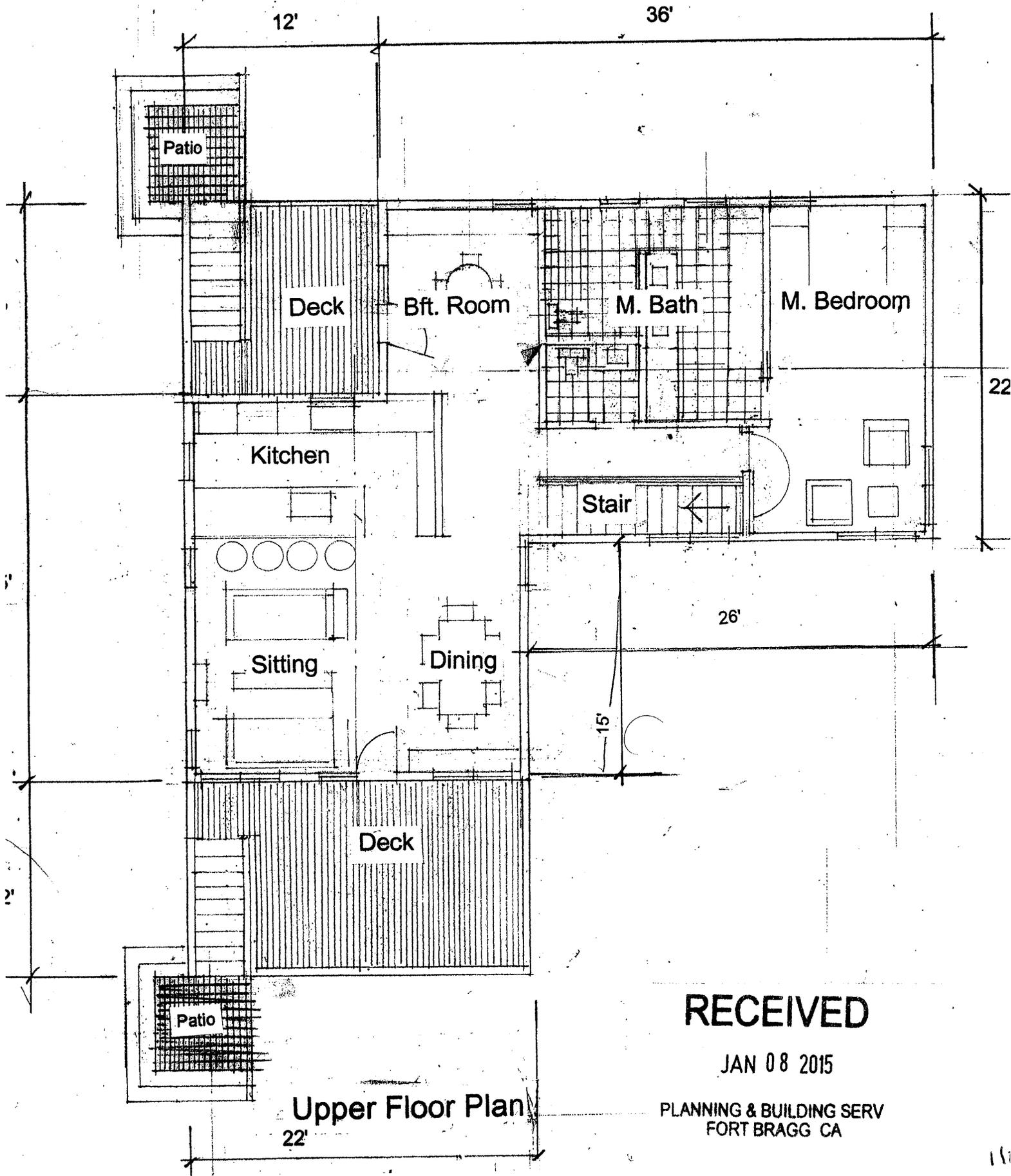
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**East Elevation**



**West Elevation**



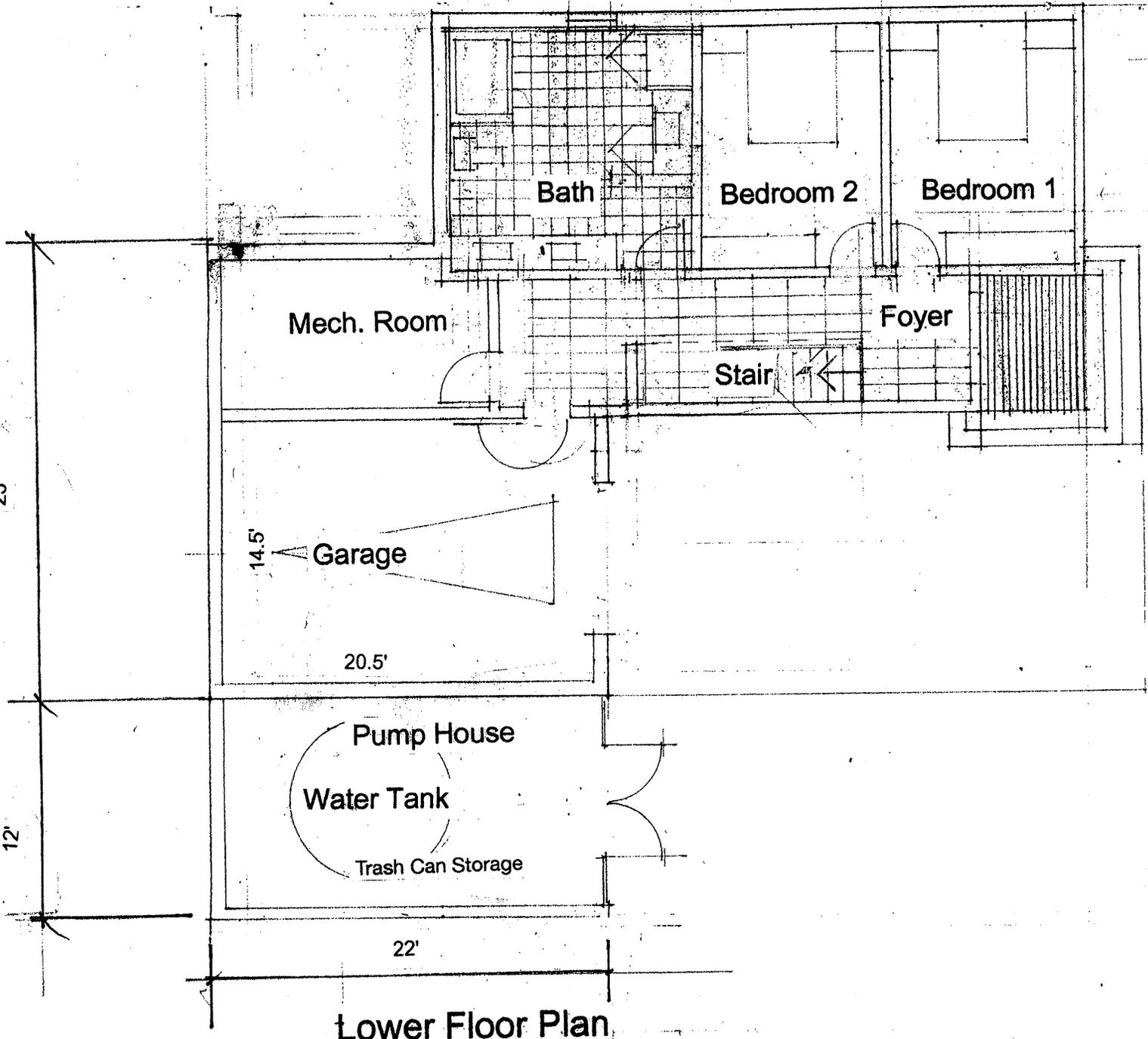
Upper Floor Plan  
22'

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Appendix D: Floor Plans 1.



Lower Floor Plan

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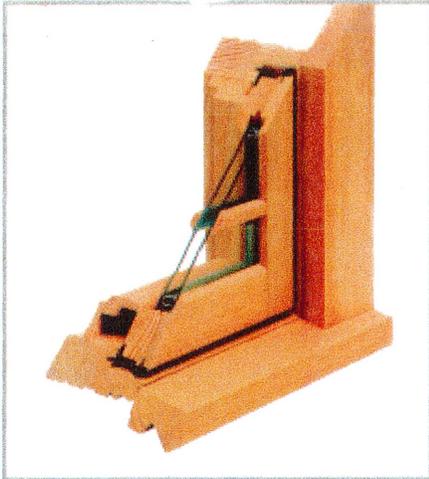
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**Floor Plans**

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

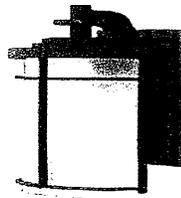


Ledgewood Path  
Light  
By Hinkley Lighting

1.

### Building Lighting:

Hinkley Ledgewood  
Wall Sconce at doors

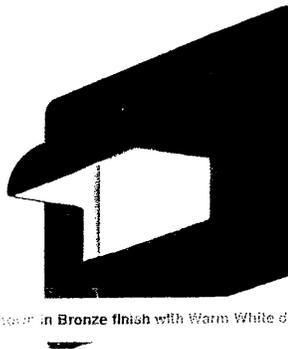


Ledgewood Outdoor  
Wall Sconce No.  
1126  
By Hinkley Lighting

2.

### Step Lights:

Centennial LED  
Step Light(white)



Shown in Bronze finish with Warm White diffuse

3.

### Security Lights:

Facing to empty Property  
White

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



4.

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MHRB Permit Application Parcel #119-150-41

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Note: Driveway extends 131' to Pine Street

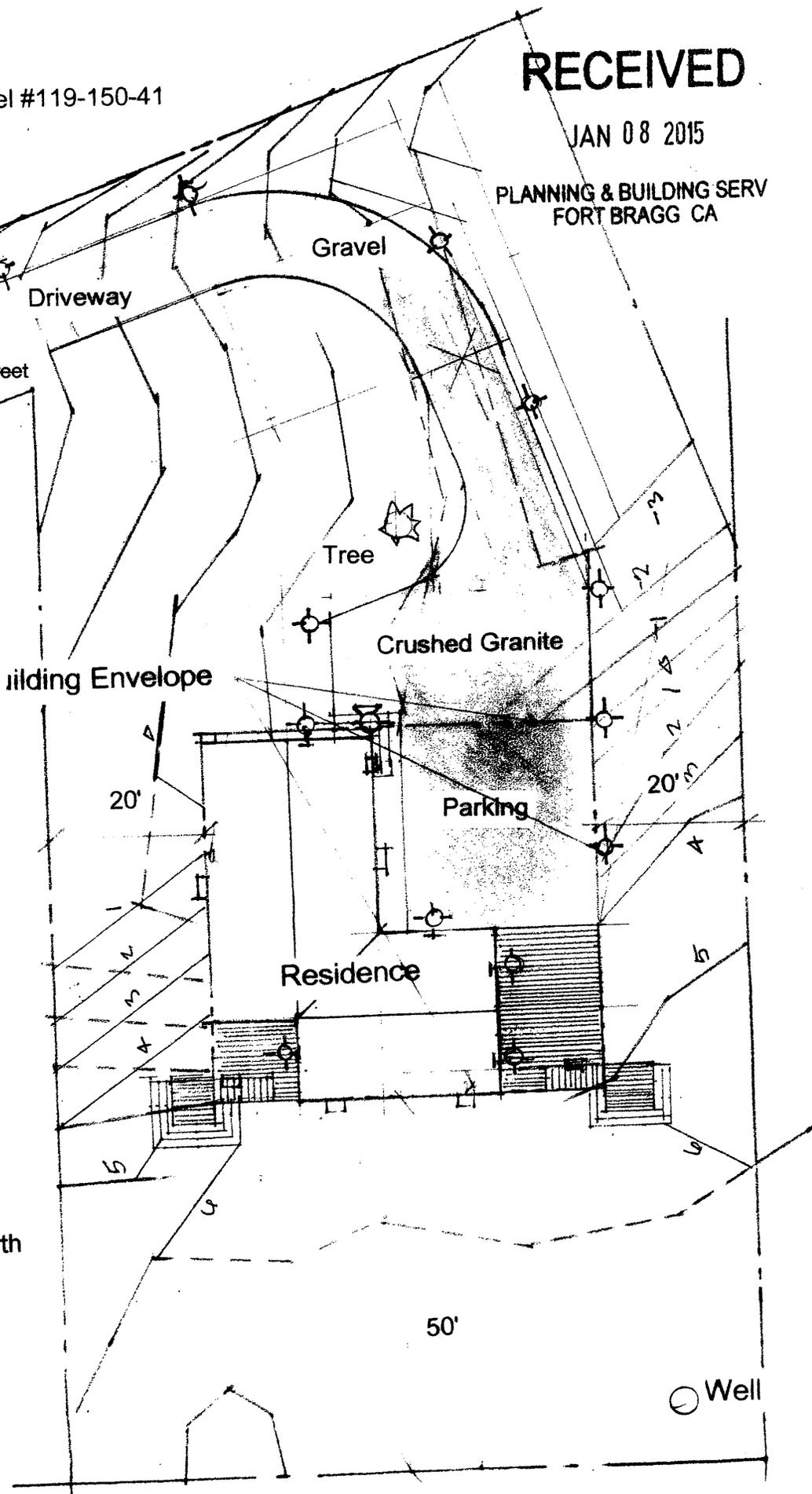
- Legend:
- |                               |   |  |
|-------------------------------|---|--|
| Site Lighting                 | 1 |  |
| Building Lighting at doorways | 2 |  |
| Step Lights                   | 3 |  |
| Security Lights               | 4 |  |

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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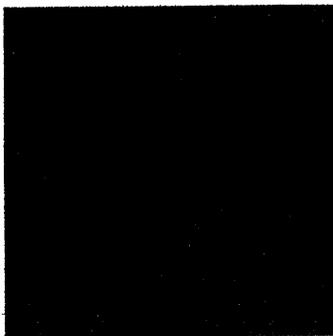
Addenda: Garage Door 01/05/2015

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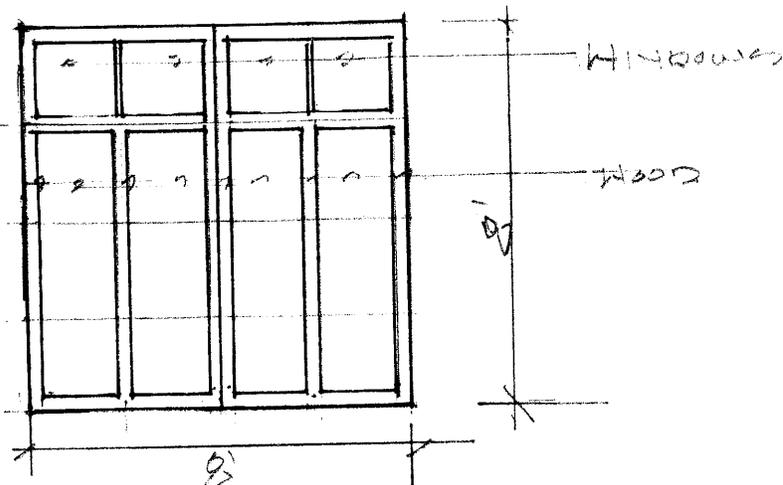
Color to match house

# 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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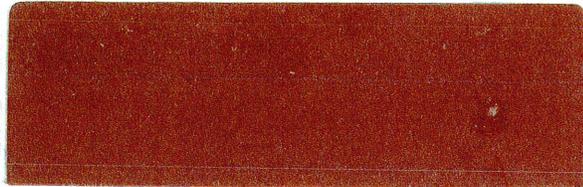
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Body of Building  
Benjamin – Moore White Dove PM-19

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.

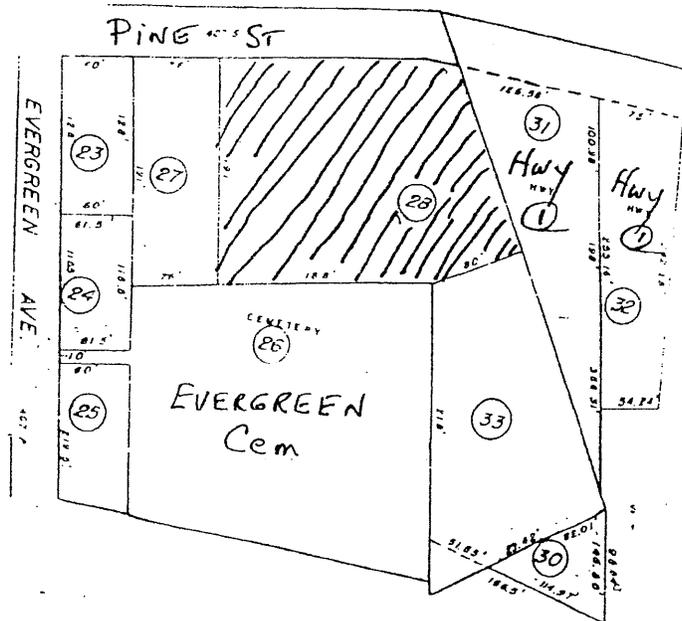
7/25/1908, H. H. Brown has begun the erection of his residence north of Evergreen Cemetery.

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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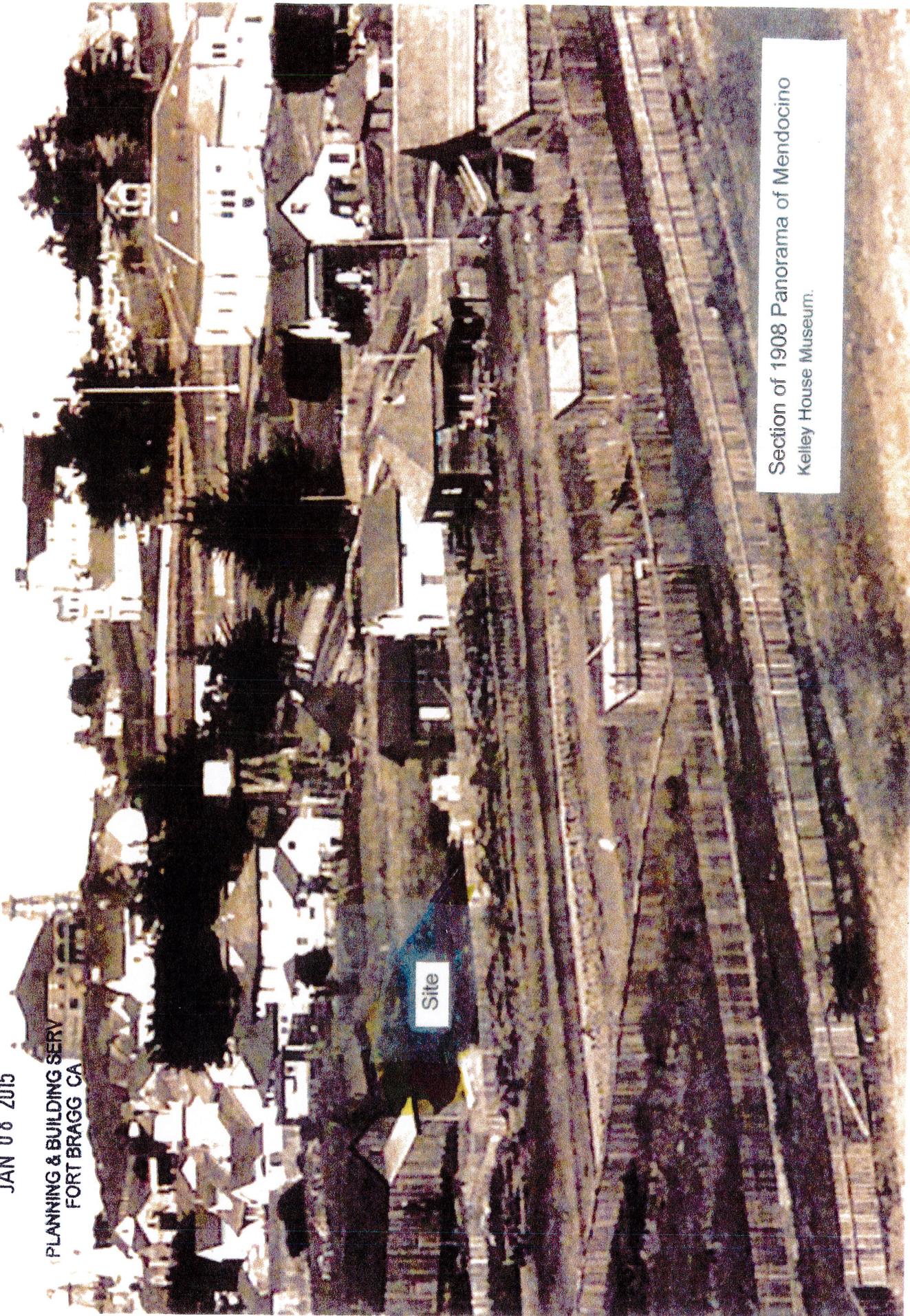
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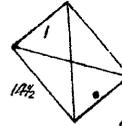


Section of 1908 Panorama of Mendocino  
Kelley House Museum.

1912

NO EXPOS.

Nov. 1909  
**MENDOCINO**  
CAL.

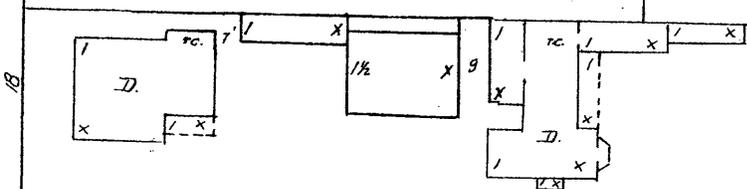
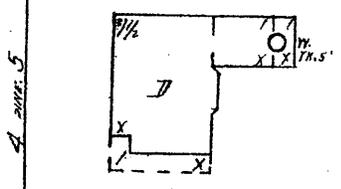


(83)

50'  
17  
18  
16  
15  
14  
13  
12  
11  
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5  
4  
3  
2  
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2  
1

58  
(31)

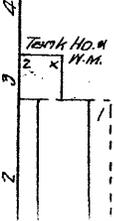
CEMETERY



EVERGREEN AV.  
17 16 15 14 13 12 11  
10 11 12 13 14 15 16 17 18 19

(87)

PINE



57

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

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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<br>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 | IIb      |                       | 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 IIb, 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

C.R. 408

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14

Community Recreation  
Park

Community Center

S

13

C.R. 407 S  
44675

EVERGREEN  
271'

44681  
60'  
180'  
120'  
120'  
10551  
10551  
AVE.

44855  
76'

Pct. 1  
39

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

126.58'

75'

37733-62  
HWY.

3909-39  
HWY.

Highway 1.

New  
Building



Site

80'  
76.00'

Nursery

CEMETERY

26

Cemetery

S

43  
.84±

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

County Road 24386-64  
Parcel 2

R=100.00'  
L=162.06'

25

C.R. 407 P  
218.5'

42

10521  
10500  
ST.

180'  
271'  
C.R. 407 O

20'  
8'  
44900

C

ared for assessment purposes only.  
re data delineated hereon.

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

221

### Buildings in the immediate area of Engelbert Residence



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

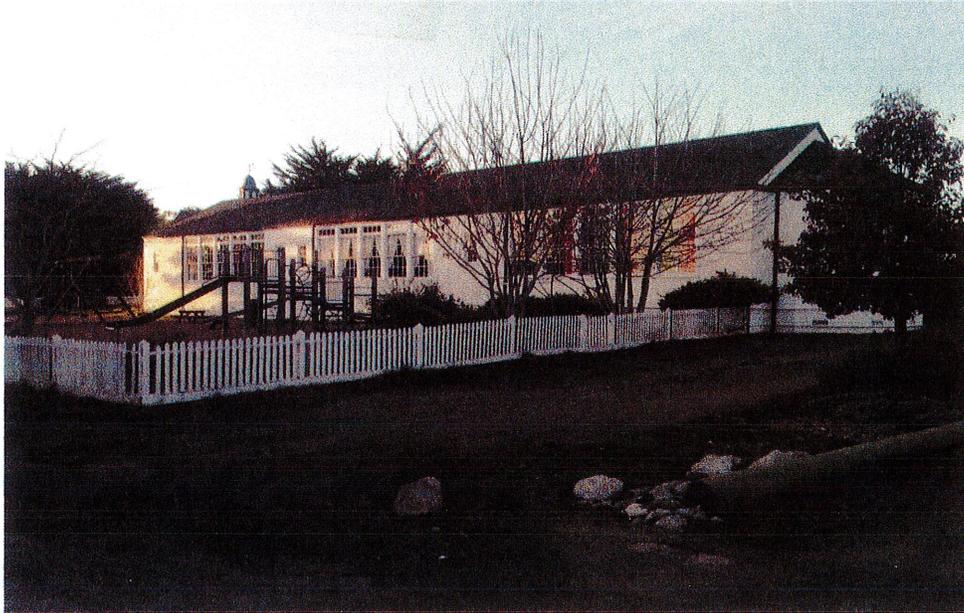


119-150-27 llb Residence 2<sup>nd</sup> house to west

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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.

**RECEIVED**

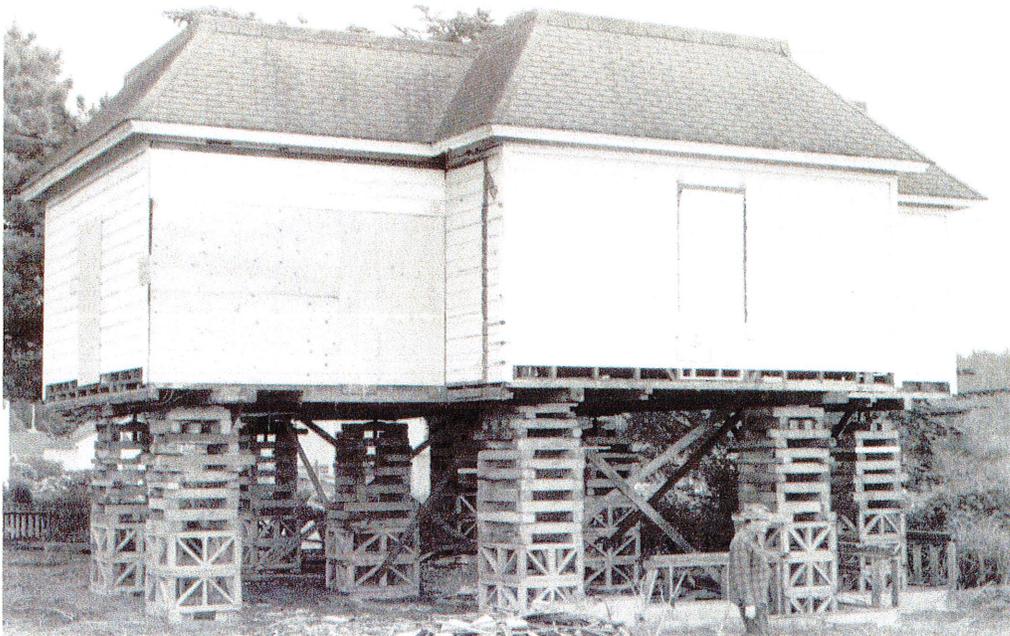
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MHRB Permit Application #2014-20 Engelbert Residence  
01/05/2015



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 19<sup>th</sup> 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 include ....and 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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