

OWNER: ELAINE AND MATTHEW MIKSAK
44940 UKIAH ST
MENDOCINO, CA 95460

AGENT: CYNTHIA SHARON
16312 OLD CASPAR ROAD
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: Replace four wooden windows painted to match the existing house color. Install three fixed skylights and two sun tunnels on the existing roof. Install one round, wood, painted window.

STREET ADDRESS: 44940 Ukiah Street, Mendocino (APN 119-150-18)

HISTORIC STRUCTURES: On Site: I E33 Bowman House, 1879 dwelling
North: IVb E42 No Historic - dwelling
South: III E25 Dwelling & Law Office, 941 Ukiah St
I E24 McCornack Hospital C1880, Howard
East: none
West: I E34 Walsh-Doolittle House, Ukiah Street

PARCEL SIZE: 0.16 acre lot

ENVIRONMENTAL DETERMINATION: A Class 1 Categorical Exemption from California Environmental Quality Act, pursuant to Section 15301(e), for additions to existing structures.

PAST MHRB PERMITS: MHRB 2002-34 to replace a water tank. MHRB 2005-02 to rebuild a laundry room and deck.

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:

- | | |
|--|--|
| <ul style="list-style-type: none"> Building Size, Height, Proportions and Form Relationship of Building Masses and Open Spaces Relationship to Surrounding Structures ✓ Materials and Textures ✓ Architectural Details and Style ✓ Facade Treatment ✓ Proportions of Windows and Doors Landscaping | <ul style="list-style-type: none"> Roof Shape ✓ Color(s) Sign Size Number of Signs Placement/Location Lighting Paving/Grading |
|--|--|

APPLICABLE SECTIONS OF MHRB GUIDELINES: Pages 6, 7, and 9. Sections VI. Site Development Guidelines and VII Structural Guidelines.

STAFF NOTES: The project complies with the development standards of Chapter 20.656 Mendocino Multiple Family Residential (MRM) Zoning District.

The applicant proposes to replace existing windows with painted-to match existing house color, wooden, multi-light, fixed, windows where two windows face the street to the south and two windows face the side-yard to the east. Windows would match the existing window size. Window trim and sills to remain. The applicant proposes three Velux 2.5 by 4 foot deck-mounted fixed skylights. Three skylights on the north side of the second-floor roof. The applicant proposed one 2-foot round window on the north side of the house and facing the back yard. Two Velux sun tunnels are proposed to be installed on the north side of the building and illuminate an interior stair well.

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.

The proposed four replacement windows will be multi-light, painted, wooden windows. The roof-mounted skylights and sun tunnels are on elevations not visible from the public street. The round window does not face a public street.

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

The roof-mounted skylights are on elevations not visible from the public street.

- (c) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

The work includes replacement of four windows where the replacement material would match the existing window in size, color, and be made from wood.

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.

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>790 SOUTH FRANKLIN STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB 2015-0018</u></p> <p>Date Filed <u>7-1-15</u></p> <p>Fee \$ <u>350.00</u></p> <p>Receipt No. <u>7674</u></p> <p>Received by <u>SL</u></p> <p style="text-align: right;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant	Name of Property Owner(s) <u>Matthew and Elaine Miksak</u>	Name of Agent <u>Cynthia Sharon</u>
Mailing Address	Mailing Address <u>44940 Ukiah St Mendocino CA 95460</u>	Mailing Address <u>10312 Old Caspar Hill Rd Fort Bragg CA 95437</u>
Telephone Number	Telephone Number <u>937-0147</u>	Telephone Number <u>964-7900</u>

Assessor's Parcel Number(s)
11915018

Parcel Size <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres <u>6800</u>	Street Address of Project <u>44940 Ukiah St Mendocino CA 95460</u>
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TYPE OF DEVELOPMENT

(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information; the more quickly your application can be processed.**

1. Describe your project in detail.

- For **demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- For **new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- For **new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- For **exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- For **exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- For **new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- For **walkways, driveways, paving and grading**, provide dimensions, location and materials.

please see attached description.

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

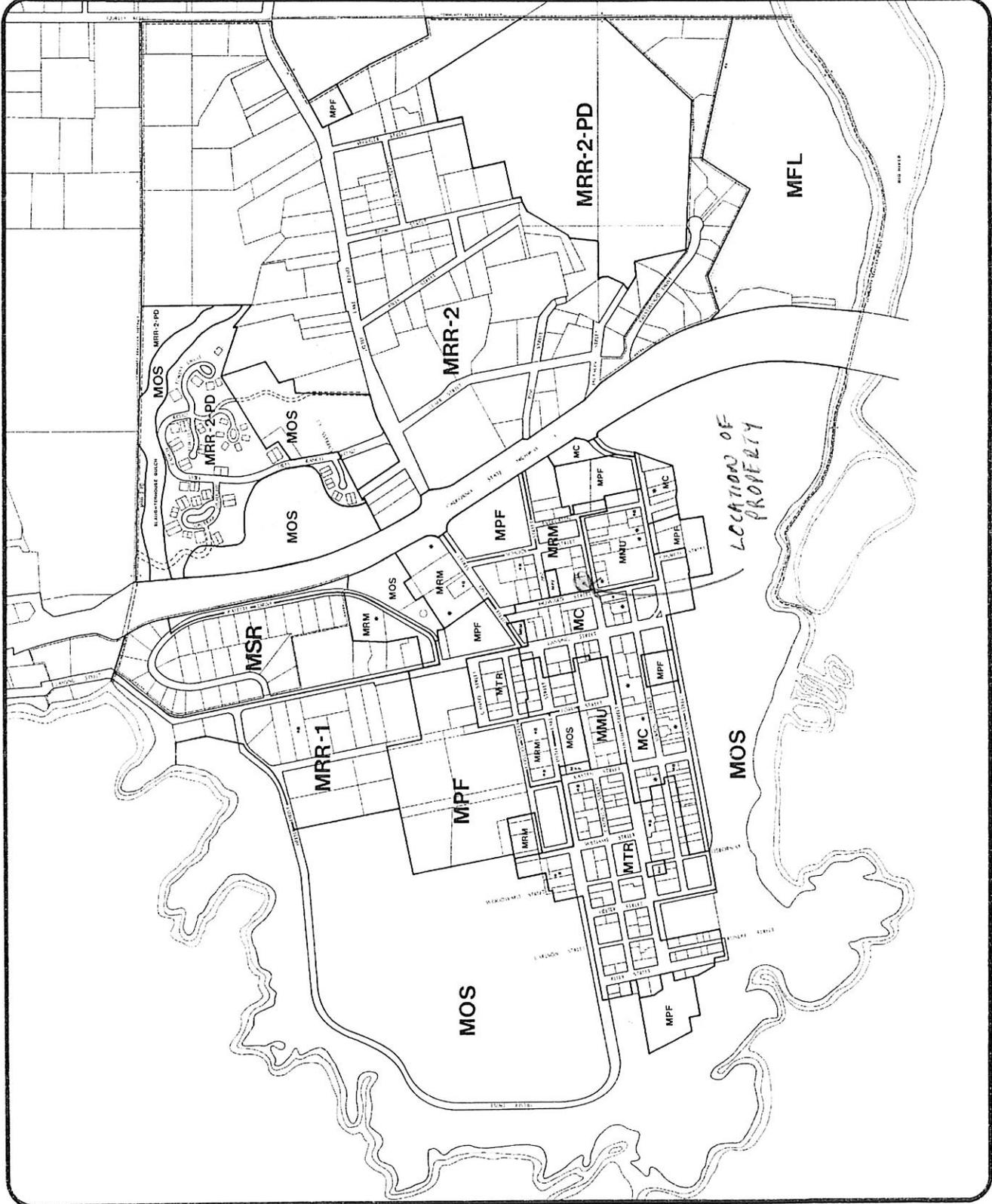
2. If the project includes new construction, please provide the following information: *N/A*

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

MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 23, 1995

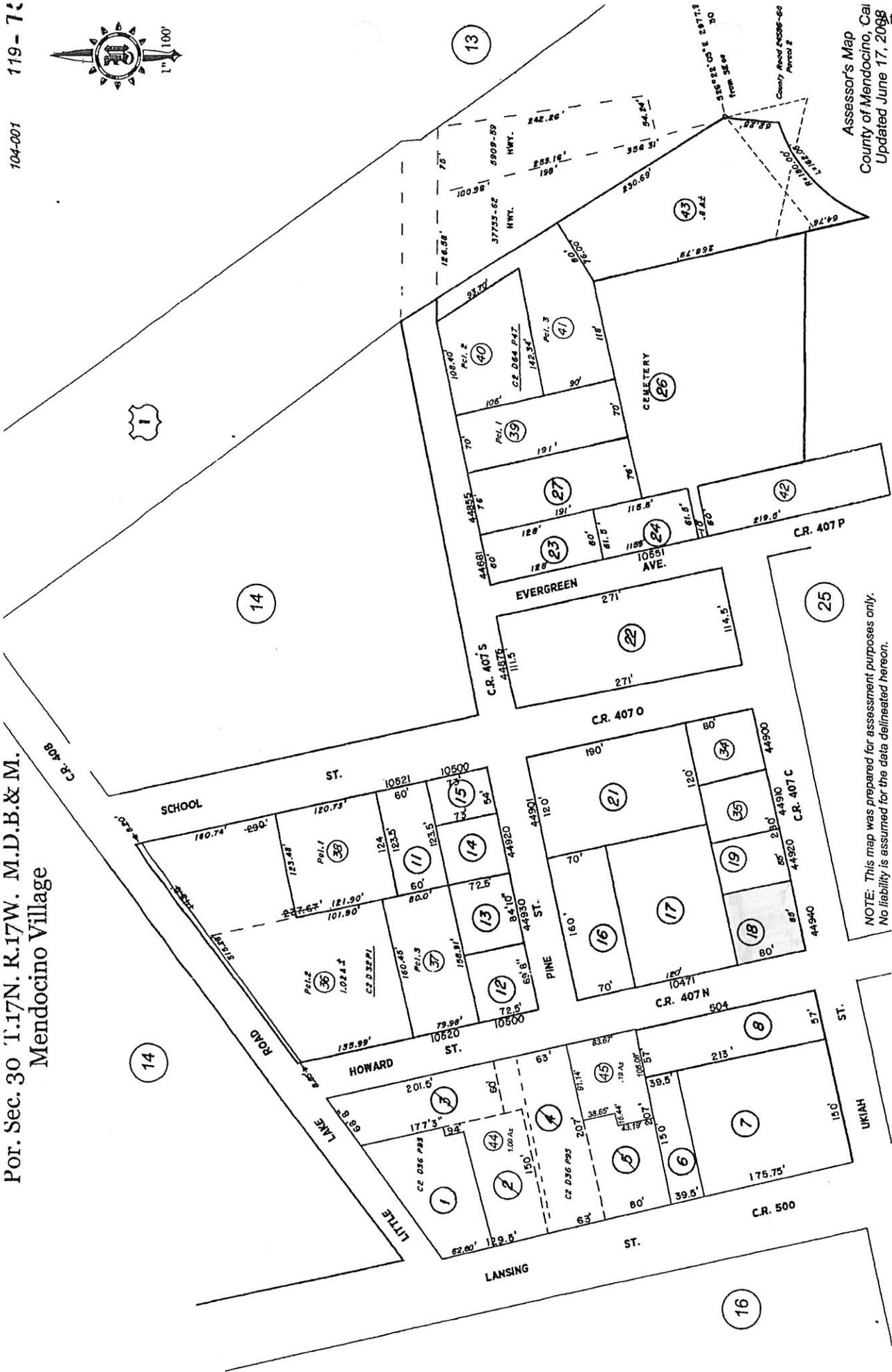
THE MENDOCINO TOWN ZONING MAP IS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT. THE MENDOCINO TOWN ZONING MAP IS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT.



Por. Sec. 30 T.17N. R.17W. M.D.B.& M.
Mendocino Village

104-001

119-7



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

Attachment A
A4

NOTE: This map was prepared for assessment purposes only.
No liability is assumed for the data delineated hereon.

LOCATION MAP: 44940 Ukiah ST
MENDOCINO CA 95460



Dancing Dog Design-Build

SECOND REVISED Project Description for the Miksak Remodel

The work will be conducted in two phases. The first phase will entail replacing four windows in the dining room. The second phase will involve converting an upstairs office into a master bath. The new skylights and suntunnels will occur on the north face (the back yard), which is not visible from either Lansing St. or Ukiah St. Four windows will be replaced on the east and south sides, with no changes to location or size.

Phase One: Window Replacement

Remove four windows in living room and replace with solid wood windows which will be painted the same white as the existing house. These windows will either be by Marvin (see attached), or custom made of old-growth redwood by Richard Anderson to increase their longevity (the Marvin windows are made of pine). Trim and sill to remain; windows will be inset within existing jambs. Three windows will be fixed (not operable) with "Craftsman style" divided lites at the top to match the existing kitchen windows, and one will be a double-hung (operable) window in the same style.

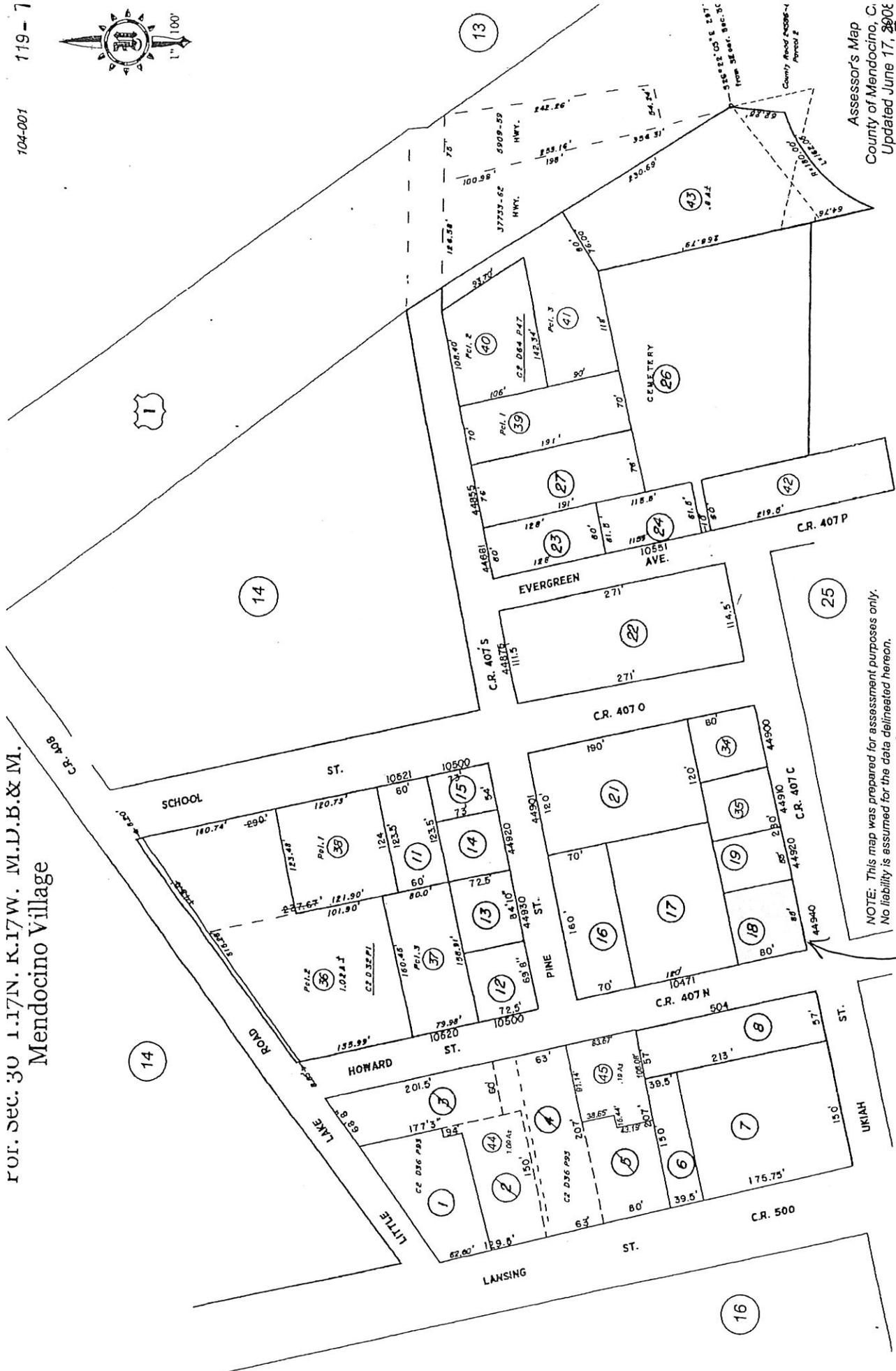
Phase Two: Second story remodel—changes to exterior façade:

Three Velux 2-6"x 4-0" deck-mounted fixed skylights will be installed, two on the north side of the Master bedroom, and one on the north side of the new master bath. One 2-0" round wood window will be added on the north/rear side of the new master bathroom. Two 14" Velux sun tunnels will be installed, both on the north side of the building. Please see plans for details and specifications.

RECEIVED

SEP 18 2015

PLANNING & BUILDING SERV
FORT BRAGG CA



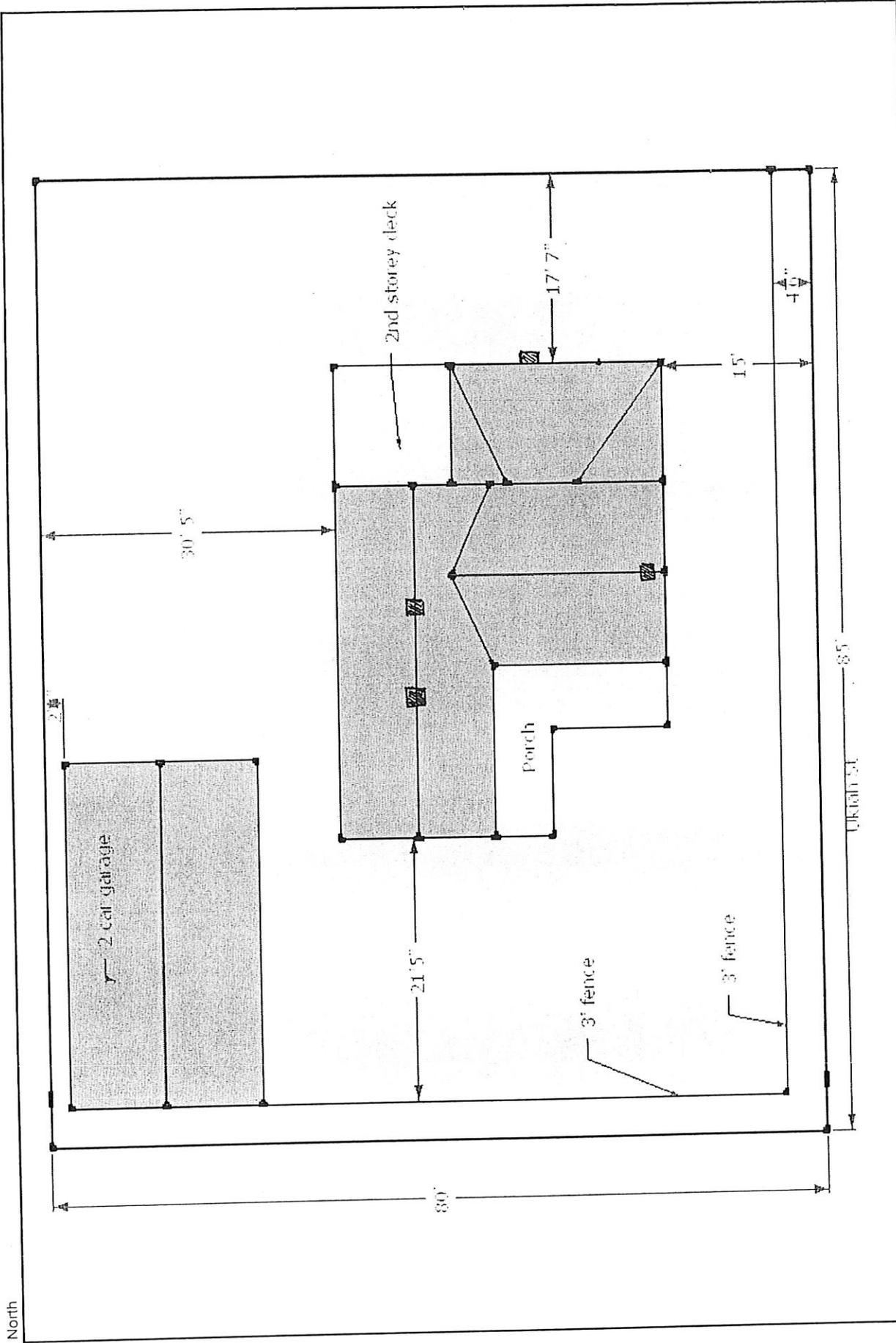
Assessor's Map
County of Mendocino, C.
Updated June 17, 2001

Attachment A
A6

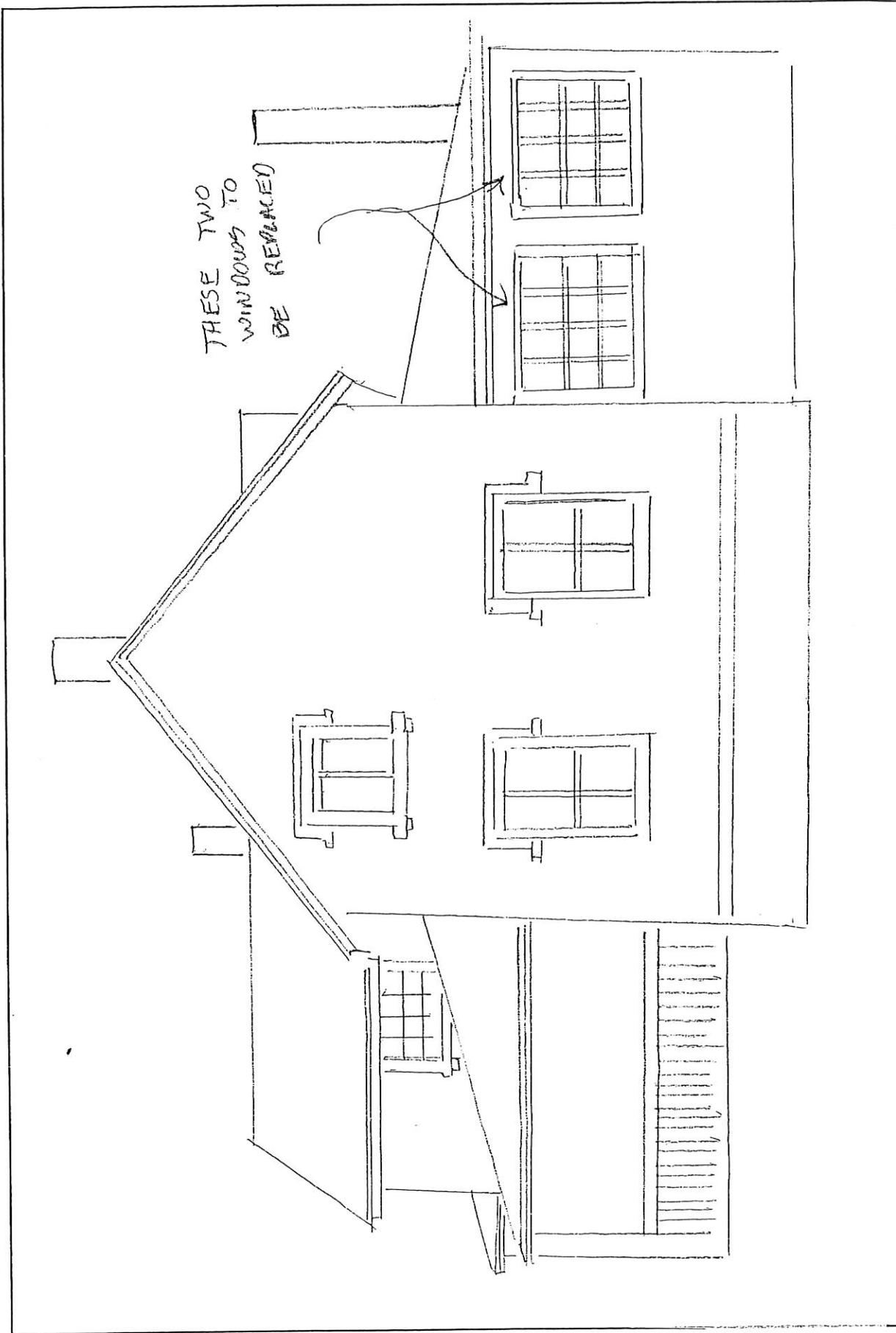
NOTE: This map was prepared for assessment purposes only.
No liability is assumed for the data delineated hereon.

SUBJECT PARCEL
UKIAH ST
44940
APN 11915018

FOR SEC. 30 1.17N. K.17W. M.D.B. & M.
Mendocino Village

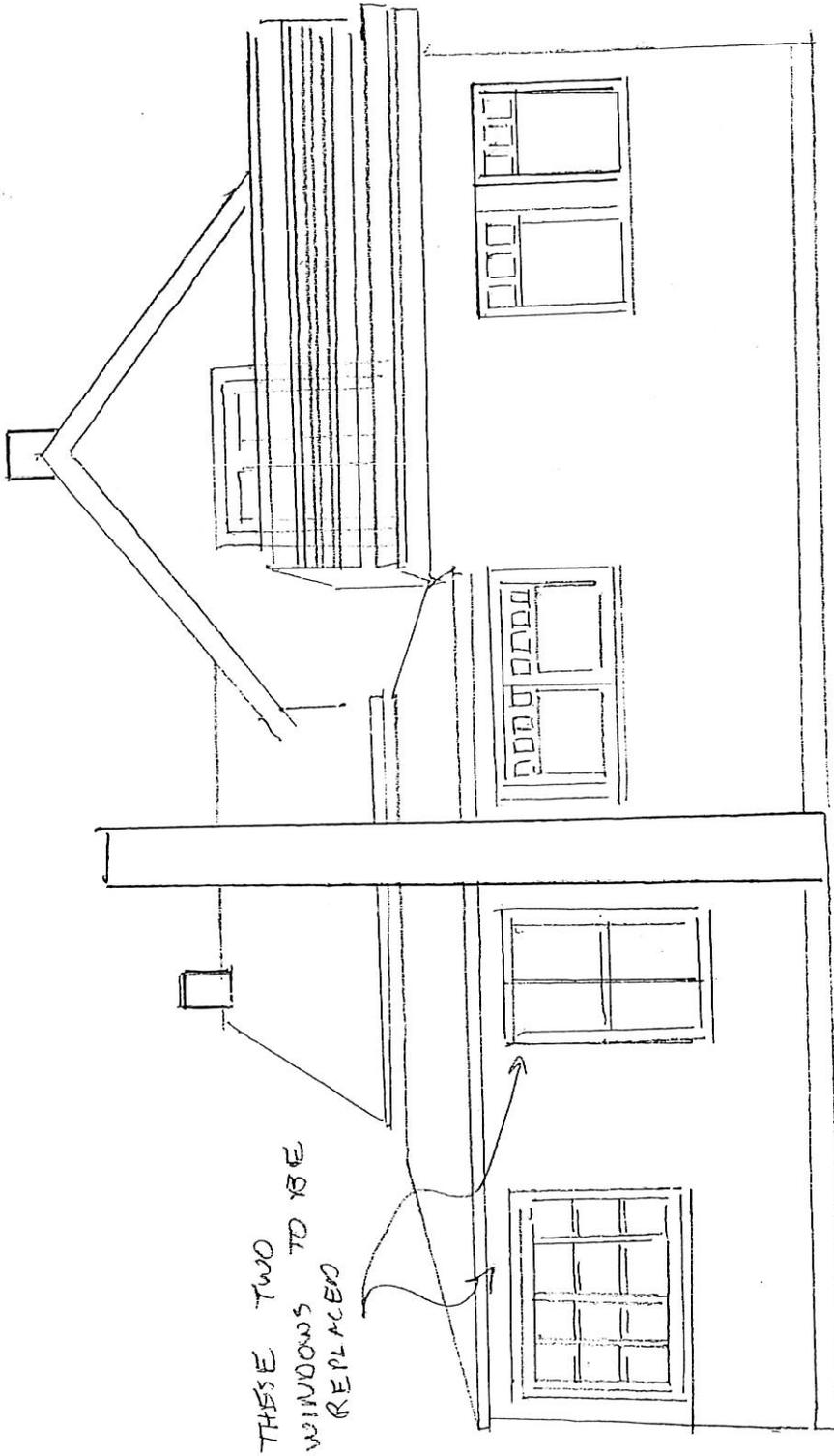


5/1/2015 Drawn by Cynthia Sharon	Plat map		Dancing Dog Design Build 707-357-0339 lic 901297
Rev. 9/16/15	Matthew and Elaine Miksak 44940 Ukiah St, Mendocino CA 95460 APN 11915018		
	PM		



THESE TWO
WINDOWS TO
BE REPLACED

Dancing Dog Design Build 707-357-0339 lic 901297		8/15/15 Drawn by Cynthia Sharon REV 9/18/15
		South Elevation Matthew and Elaine Miksak 44940 Ukiah St Mendocino CA 95460 APN 11915018



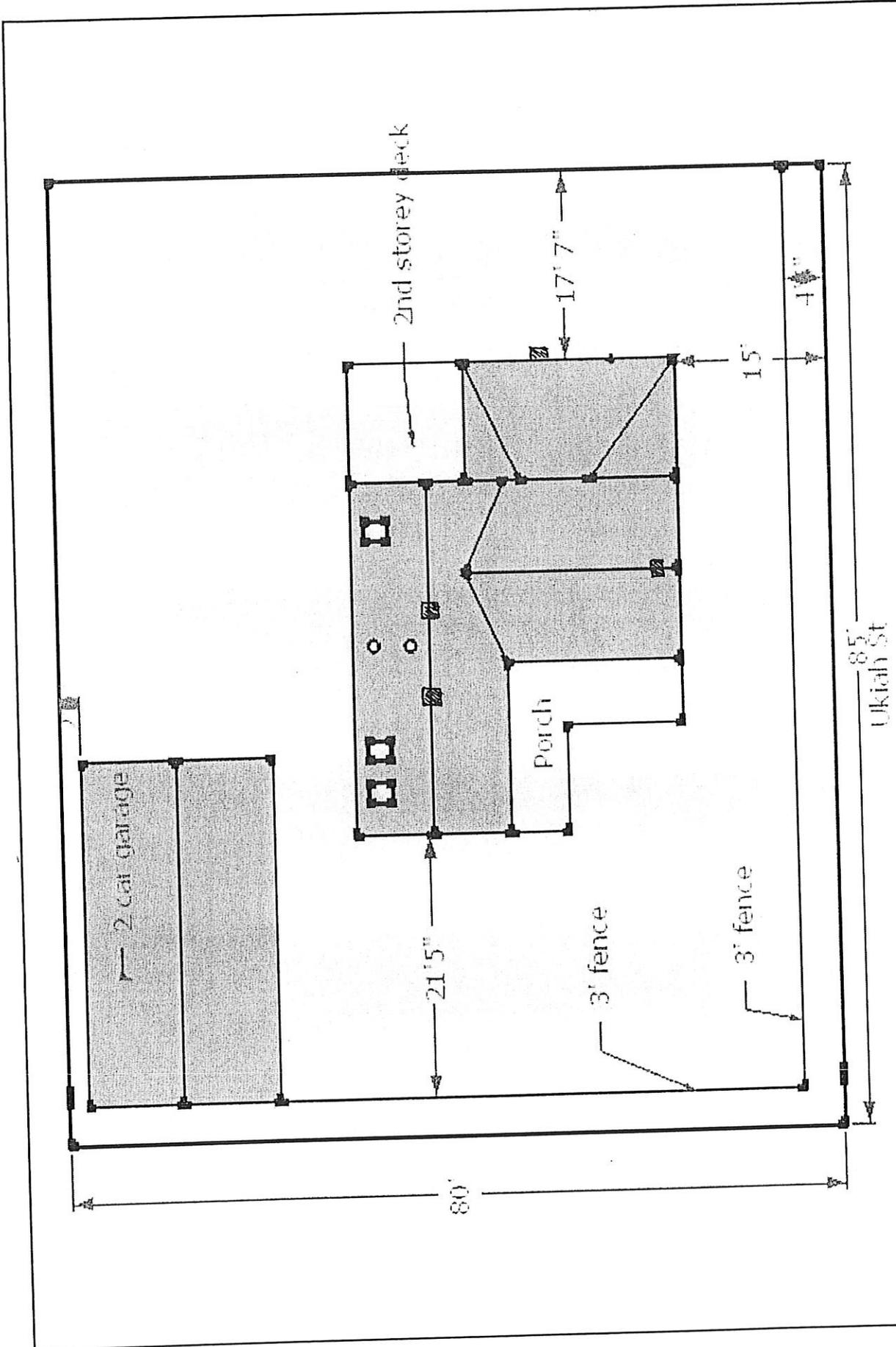
8/15/15
Drawn by Cynthia Sharon
REV 9/16/15

Existing East Elevation
Matthew and Elaine Miksak
44940 Ukiah St Mendocino CA 95460
APN 11915018

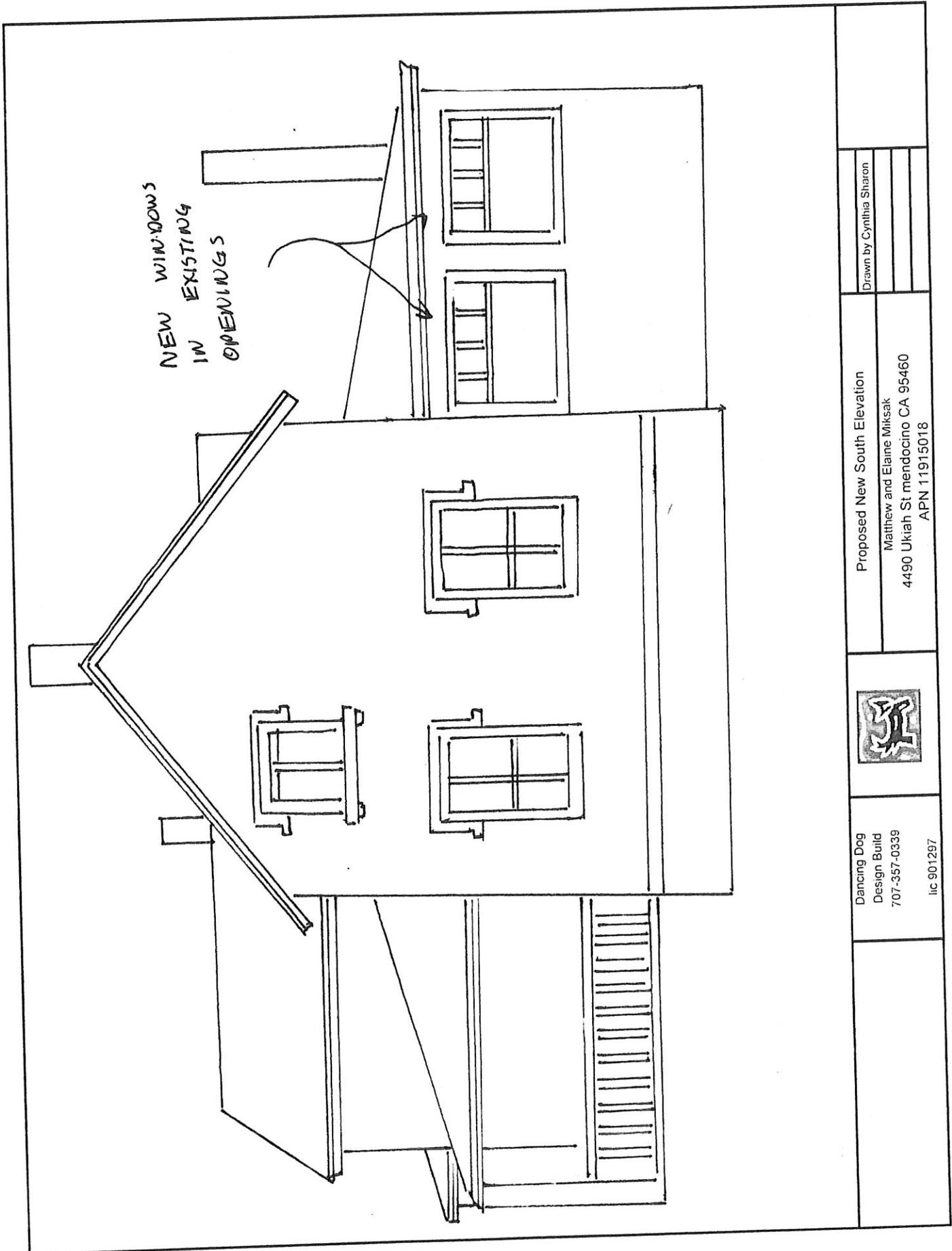


Dancing Dog
Design Build
707-357-0339
lic 901297

	<p>Existing North elevations Matthew and Elaine Miksak 44940 Ukiah St, Mendocino CA 95460 APN 11915018</p>	<p>5/1/2015 Drawn by Cynthia Sharon</p>
<p>Dancing Dog Design Build 707-357-0339 lic 901297</p>		<p>PM</p>



<p>5/1/2015 Drawn by Cynthia Sharon</p>	<p>Plan view with skylight locations</p>	<p>Dancing Dog Design Build 707-357-0339 lic 901297</p>	<p>PM</p>
<p>Rev 9/16/15</p>	<p>Matthew and Elaine Mksak 44940 Ukiah St, Mendocino CA 95460 APN 11915018</p>		<p>85' Ukiah St</p>



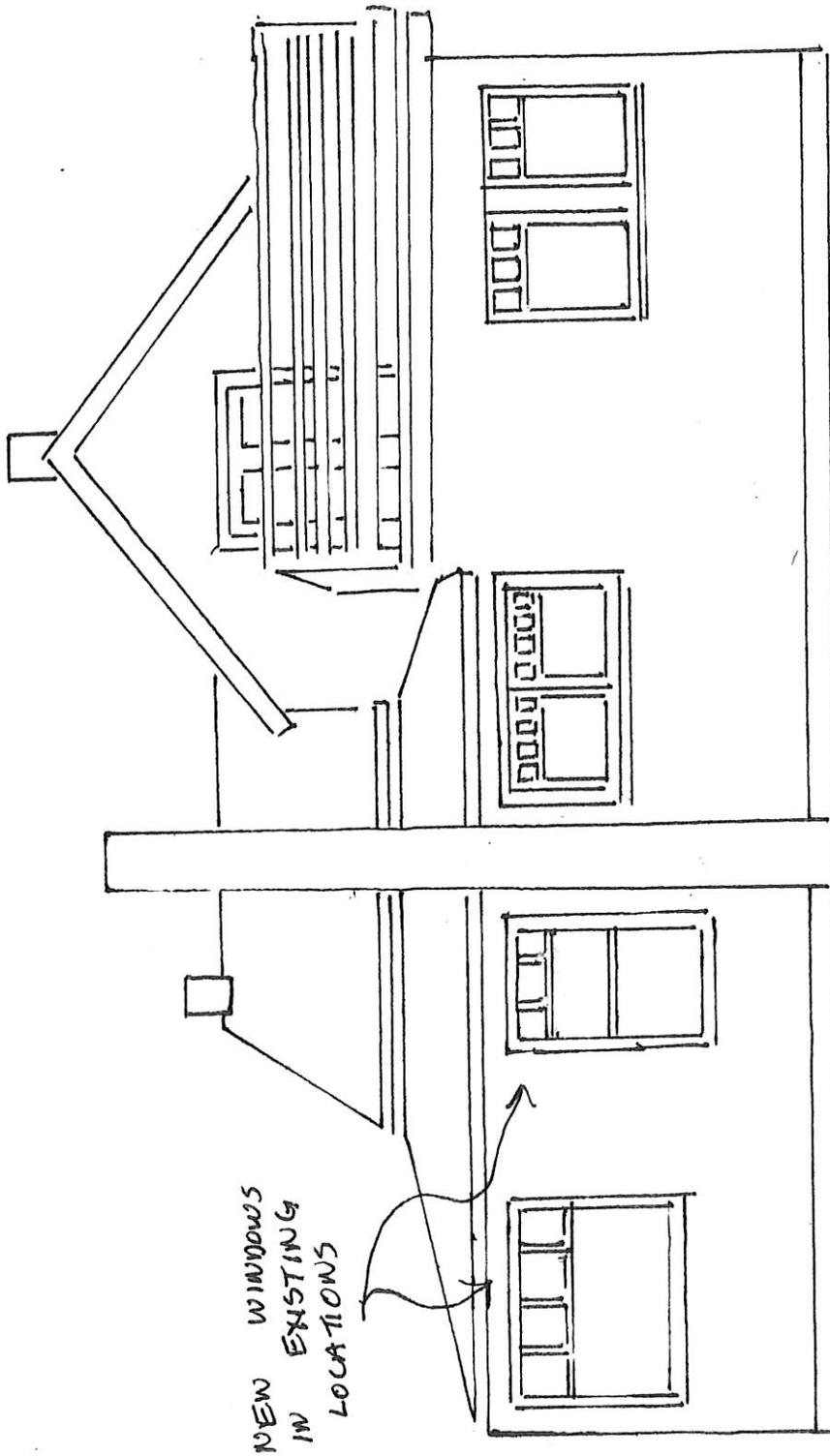
NEW WINDOWS
IN EXISTING
OPENINGS

Drawn by Cynthia Sharon

Proposed New South Elevation
Matthew and Elaine Miksak
4490 Ukiah St mendocino CA 95460
APN 11915018



Dancing Dog
Design Build
707-357-0339
lic 901297



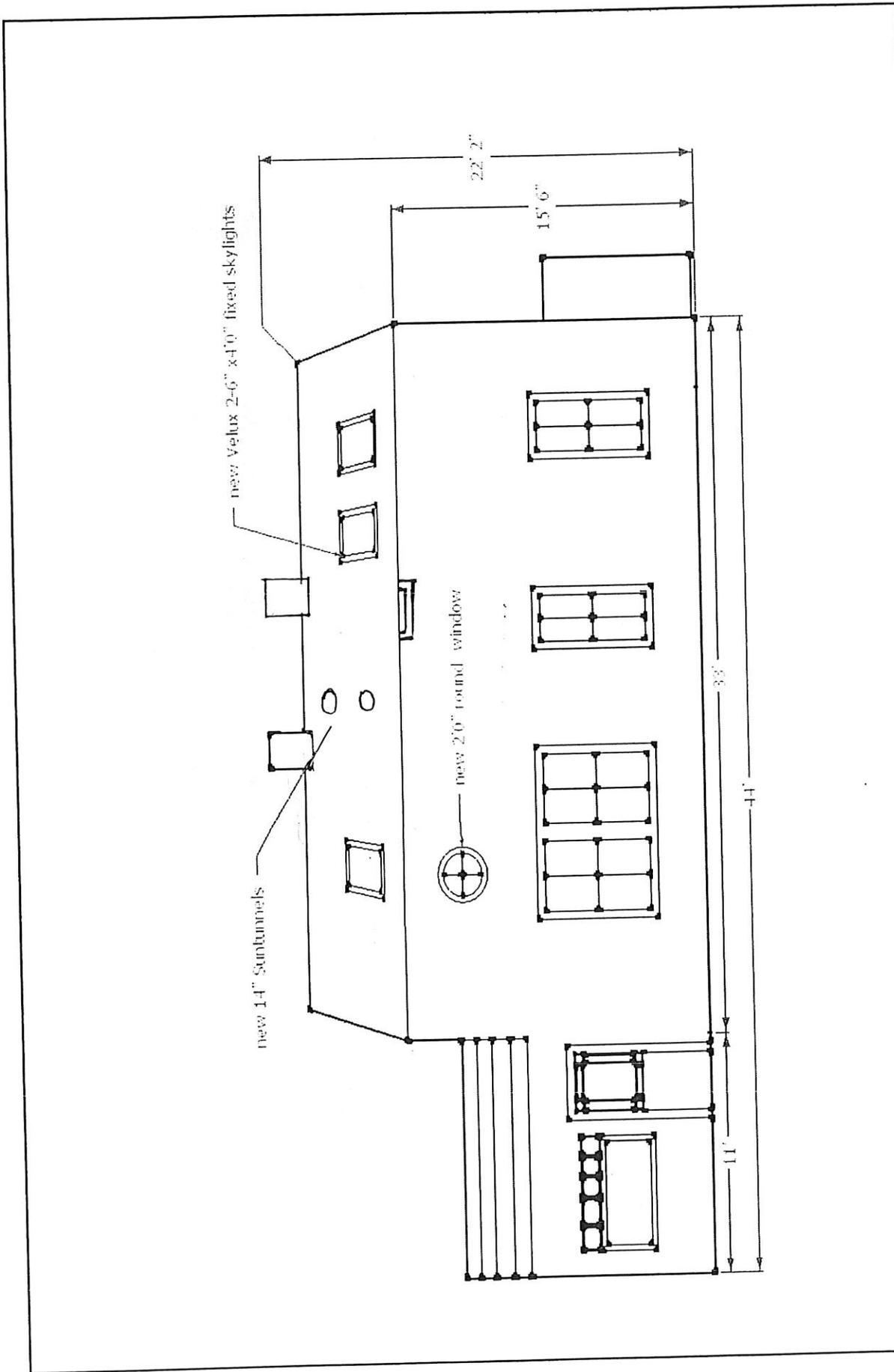
NEW WINDOWS
IN EXISTING
LOCATIONS

Drawn by Cynthia Sharon

Proposed New East Elevation
Matthew and Elaine Miksak
4490 Ukiah St mendocino CA 95460
APN 11915018



Dancing Dog
Design Build
707-357-0339
lic. 901297

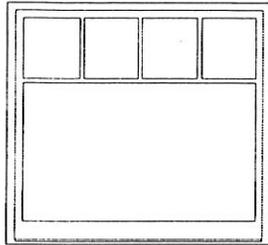


<p>5/1/2015 Drawn by Cynthia Sharon Res. 9/16/15</p>	<p>PM</p>
<p>North elevations</p>	<p>Matthew and Elain Miksak 44940 Ukiah St, Mendocino CA 95460 APN 11915018</p>
	<p>Dancing Dog Design Build 707-357-0339 lic 901297</p>

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	1,066.40
Qty: 3		Ext. Net Price:	3,199.20
		USD	



Entered As: CN
 CN 5246
 FS 53 3/8" X 47 29/32"
 RO 54 3/8" X 48 13/32"

**REPLACEMENT
 WINDOWS, SOUTH (2)
 EAST (1)**

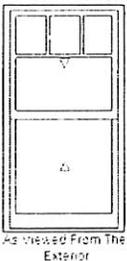
Primed Pine Exterior	25.60
Bare Pine Interior	
Basic Unit	
Wood Ultimate Double Hung Picture 1 5/8" Sash	720.00
CN 5246	
Rough Opening w/o Subsill	
54 3/8" X 48 13/32"	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	333.60
Cottage - Special Cut 4W1H	
5 Rect Lites	
12" DLO Height	
Primed Pine Ext - Bare Pine Int	
Ovolo Interior Glazing Profile	
4 9/16" Jambs	
Exterior Casing - None	-12.80
No Subsill	
No Installation Method	

Initials required

Seller: _____

Buyer: _____

Line #2	Mark Unit:	Net Price:	906.40
Qty: 1		Ext. Net Price:	906.40
		USD	



Entered As: CN x RO
 FS 31 3/8" X 59 1/2"
 RO 32 3/8" X 60"

WINDOW EAST (1)

Primed Pine Exterior	25.60
Bare Pine Interior	
Basic Unit	
Wood Ultimate Double Hung	736.00
CN 26 X Rough Opening w/o Subsill	
60"	
Rough Opening w/o Subsill	
32 3/8" X 60"	
Top Sash	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	157.60
Cottage - Special Cut 3W1H	
4 Rect Lites	
10" DLO Height	
Primed Pine Ext - Bare Pine Int	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
IG - 1 Lite	



More saving.
More doing.

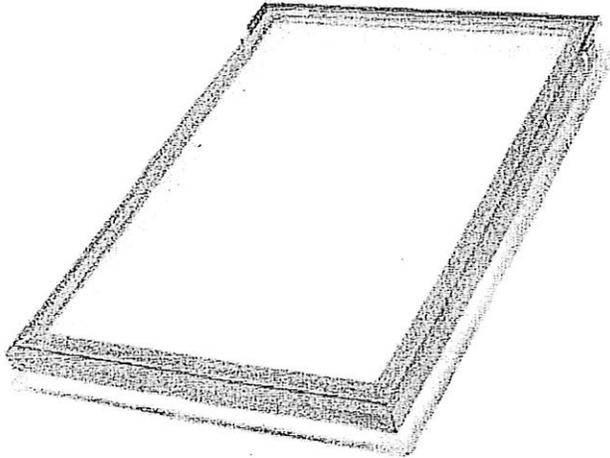
Your Store: Ukiah #8408
Use Current Location or find store

Attachment A
A16

ELUX Model # FS M04 2005 Internet # 202094069 Store SKU # 312942

0-1/16 x 37-7/8 in. Fixed Deck-Mount Skylight with Tempered Low-E3 Glass

☆☆☆☆ (34) Write a Review Questions & Answers (29)



\$240.00 /each

NEARBY STORES MAY HAVE THIS ITEM

Check Nearby Stores

Open Expanded View

Click to Zoom



PRODUCT OVERVIEW Model # FS M04 2005 Internet # 202094069 Store SKU # 312942

ELUX skylights are an energy-efficient way to bring sunlight into a home and make dark rooms come to life. Bringing natural light into a home through a skylight decreases the need for electricity while maintaining privacy. Installing a skylight is one of the most impactful ways to enhance both the brightness and beauty of a room.

Qualifies for a 10-year no leak installation warranty when installed with VELUX flashing (required, sold separately) on a roof pitch between 14° and 85°

EDL flashing is required when installing the skylight on a shingle/shake/slate roof, EDW flashing is required for installation on a tile or high-profile roof, and EDM flashing is required for installation on a metal sheet roof

Features tempered energy efficient, Low-E3, argon-filled, dual glass panes

Consider adding a VELUX solar powered blind (sold and shipped separately) which is eligible for a 30% federal solar tax credit and allows you to control the light

Consider upgrading to a solar powered fresh air skylight (model VSS) to bring both natural light and fresh air into your home using only the power of the sun, plus it is eligible for a 30% federal solar tax credit, making it very affordable

Please note: We recommend and most building codes require laminated glass for out of reach applications

For M04 models, rough opening dimensions should equal 30-1/16 in. for width and 37-7/8 in. for height

PECIFICATIONS

DIMENSIONS



More saving.
More doing.

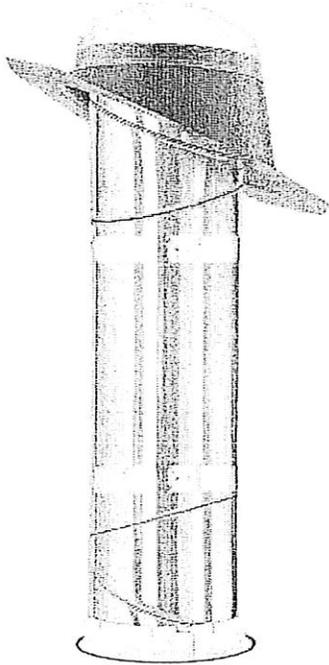
Your Store: Ukiah #8408
Use Current Location or find store

Attachment A
A17

ELUX Model # TMR 014 0000 Internet # 202844251

4 in. Sun Tunnel Tubular Skylight with Rigid Tunnel and Pitched Flashing

★★★★ (38) [Write a Review](#) [Questions & Answers \(24\)](#)



\$343.98 /each

PRODUCT SOLD ONLINE ONLY

[Open Expanded View](#)

[Click to Zoom](#)

PRODUCT OVERVIEW Model # TMR 014 0000 Internet # 202844251

Installing VELUX Sun Tunnel tubular skylights is a great way to brighten any space with energy-efficient natural light. They are perfect for interior rooms like bathrooms, closets, and hallways. The TMR skylight has rigid tubing, and its pitched metal flashing provides the optimum angle for gathering light from all directions.

New VELUX Flexi Loc tunnel connection system cuts installation time in half

Rigid tunnel is highly reflective and provides brighter, whiter light output in any application

Ideal for installations that require longer tunnel lengths

Designed to be installed on shingle and other low profile roofing materials, but tile flashing is available

Assembled tunnel length with kit is 48 in. including the elbow sections

PECIFICATIONS

DIMENSIONS

Daylight area (sq. ft.)	.957	Product Width (in.)	14
Product Depth (in.)	14	Rough Opening Height	14
Product Height (in.)	48	Rough Opening Width	14

DETAILS

Color Family	Grays	Product Weight (lb.)	29.05 lb
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