



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**DEC 5, 2016
MHRB_2016-0027**

STAFF REPORT FOR MENDOCINO HISTORIC REVIEW BOARD PERMIT

MHRB_2016-0027

OWNER/ APPLICANT: MENDOCINO COUNTY DEPARTMENT OF
TRANSPORTATION
340 LAKE MENDOCINO DRIVE
UKIAH, CA 95482

AGENT: SCHLOSSER NEWBERGER ARCHITECTS
435 N. MAIN ST.
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to
construct stairs, wooden balusters, and hand-rails at the
corner of Main and Kasten Streets.

STREET ADDRESS: Main St & Kasten St, MENDOCINO

PARCEL SIZE: Not Applicable.

ENVIRONMENTAL DETERMINATION: Categorically exempt pursuant to Section 15301(c),
minor alteration of existing facilities, including existing
highways, streets, sidewalks, gutters, bicycle and
pedestrian trails and similar facilities (this includes road
grading for the purpose of public safety). Categorically
Exempt

HISTORIC STRUCTURES: North: Jarvis-Nichols Bldg. (Category I)
Drug Store – Toggery (Category IIa)
Bank of Commerce (Category I)
South: Mendocino Headlands State Park

PAST MHRB PERMITS: Mendocino County Department of Transportation Right-of-Way Projects for
Main Street Sidewalk – 2007-39: repair sidewalks and ADA improvements; 2008-14: repair Main Street
sidewalks; 2008-36: new bus shelter; 2008-32: interpretive feature for sidewalk funding; ADA ramp MHRB
2016-01.

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

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

APPLICABLE SECTIONS OF MHRB GUIDELINES: Sidewalks, page 9; Fences and Walls, page 9.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (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 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 2016-0027
Date Filed 11-16-2016
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Mendocino County Department of Transportation	Name of Property Owner(s) same	Name of Agent Schlosser Newberger Architects
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Mailing Address 340 Lake Mendocino Drive Ukiah, CA. 95482	Mailing Address same	Mailing Address 435 North Main Street Fort Bragg, CA 95437
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Telephone Number 707-463-4363	Telephone Number same	Telephone Number 707-961-0911
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Assessor's Parcel Number(s)
N/A

Parcel Size <input type="checkbox"/> Square Feet <u>N/A</u> <input type="checkbox"/> Acres	Street Address of Project Lansing and Main Streets Mendocino, CA 95460
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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.

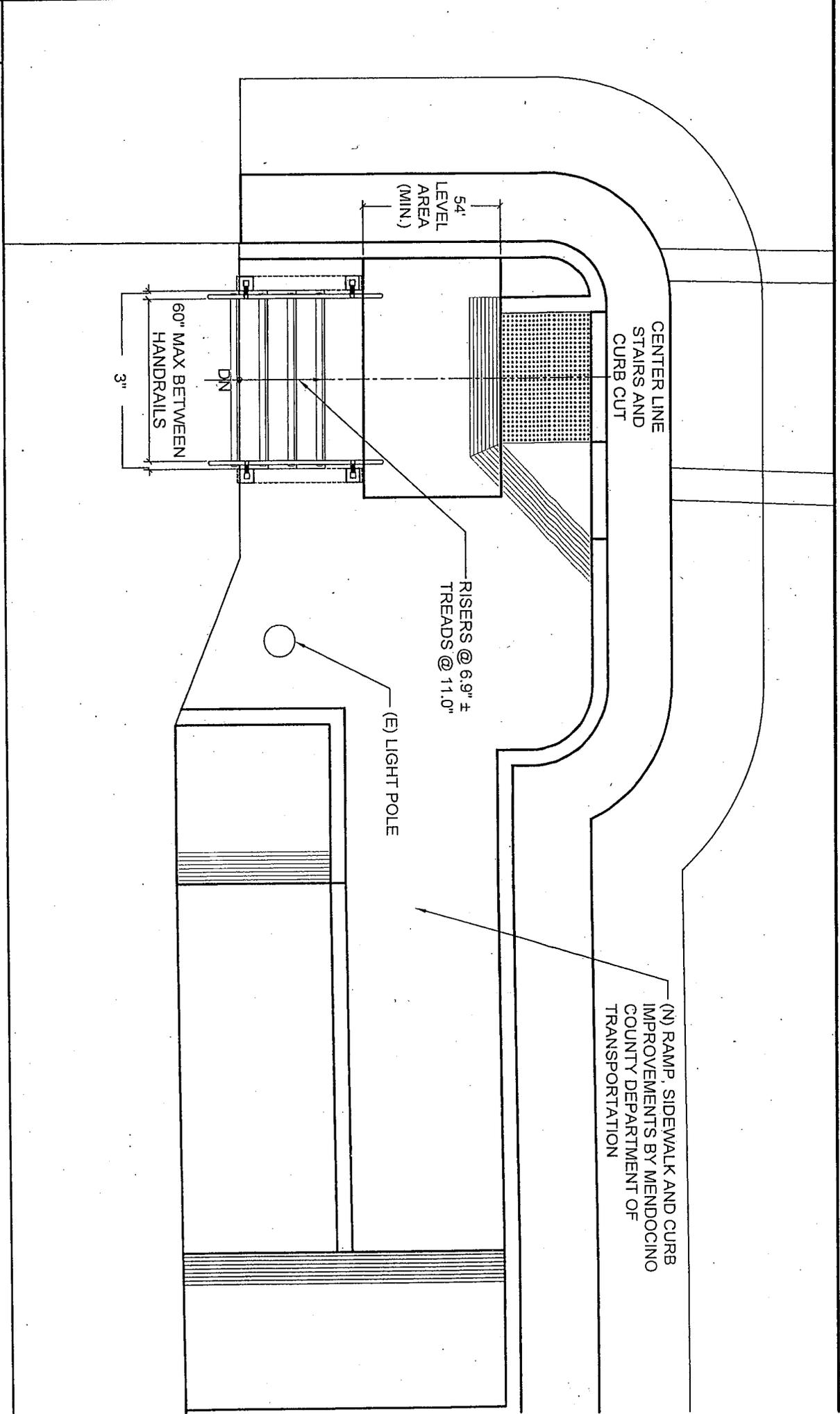
New Concrete stairs, steel frame support structure covered by clear all heart redwood, redwood pickets and rails and powder coated stainless railing.

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

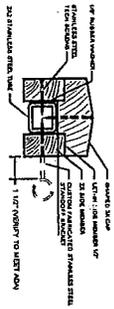
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 0 _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? 0 _____ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the 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

PLOT PLAN

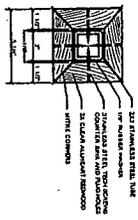


SCALE: 1/4"=1'-0"



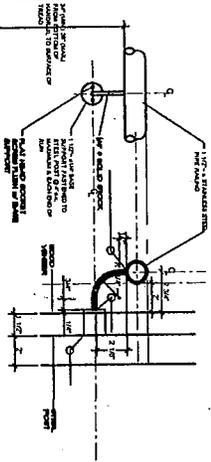
RAILING CAP

SCALE: 1/4" = 1'-0"



RAILING POST

SCALE: 1/4" = 1'-0"



ELEVATION SECTION

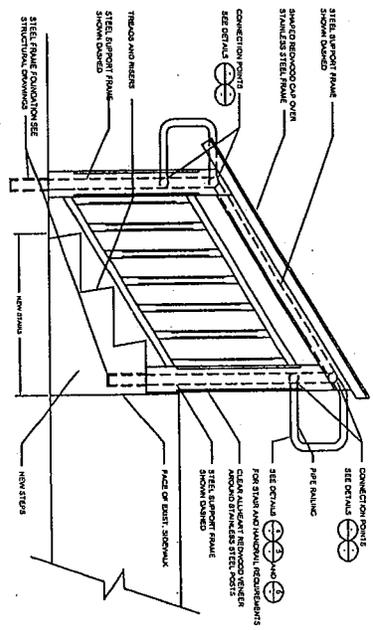
HANDRAIL AND STANDOFF BRACKET

SCALE: 1/4" = 1'-0"

HANDRAIL RETURN

SCALE: 1/4" = 1'-0"

5 STAIR ELEVATION W/ SUPPORT FRAME



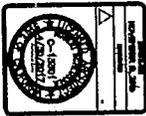
SCALE: 1/4" = 1'-0"

A1.2

DATE: 11/11/11

PROJECT: NEW STAIRS AT INTERSECTION

SCALE: 1/4" = 1'-0"



NEW STAIRS AT INTERSECTION
 MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION
TOWN OF MENDOCINO
 KASTEN AND MAIN STREETS
 MENDOCINO, California 95460

DETAILS

