

Mendocino Historical Review Board

c/o Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437
964-5379



MENDOCINO HISTORICAL REVIEW BOARD

DRAFT MINUTES – REGULAR MEETING

February 1, 2016

These are action minutes. For a complete transcript of the meeting please request a copy of the digital recording. Audio recording of this meeting is available at the Planning and Building Department upon request. There is a fee of \$10.00 per recording.

Draft minutes will be approved, possibly with corrections, at the next MHRB meeting.

1. **Call to order.** The Review Board convened at 7:02 PM following site views beginning at 5:30 PM, at 45141 Calpella Street, and continuing at 6:02 PM near Main and Kasten Streets.
2. **Roll Call.** Review Board Members present: Cameron, Lamb, Potash, and Sherman. Secretary Kinser and Planner Cherry were present. Review Board Member Arch was absent.
3. **Approval of the January 4, 2016 Minutes.** A quorum of the members attending the January 2016 MHRB Meeting were not present at the February Meeting. Consideration of the January 4, 2016 minutes was continued to the next meeting.
4. **Correspondence.** Correspondence about managing trees and developing tree policies was received from Wendy Roberts.
5. **Report from the Chair.** Chair Cameron reminded those present that her term concluded in April. (MCC Chapter 20.760 Mendocino Historical Preservation District, *Establishment, Power, Duties and Responsibilities of Historical Review Board*).
6. **Public Expression.** Mr. O'Brien spoke about tree trimming. Mrs. Roberts spoke about trees (termite feeders, use of groundwater, educational tree walks in Mendocino). Dr. Lemos spoke about the Kelley House Pond Committee, water storage tank and best management practices. Mr. Cimmiyotti spoke about residency. Mr. Edmundson spoke about Historical District Zone A and Zone B.
7. **Determination of Noticing.** The meeting was properly noticed.
8. **Public Hearing Items.**
 - 8b. **MHRB 2016-0001 Mendocino County Department of Transportation.** A request to construct an ADA compliant pedestrian access ramp adjacent to the existing raised sidewalk. Black detectable warning surfaces will be installed on adjacent existing sidewalk and at the bottom of new ramp. New concrete curb and gutter will be constructed at the bottom of the new ramp providing a pedestrian safety area. Existing



drainage in project area will be modified and updated with new drop inlets and drainage pipes. Existing crosswalk stripes across Kasten Street will be re-painted. Total area of new construction is 658 square feet.

Planner Kinser introduced Howard Dashiell, who presented the proposed project at the corner of Main and Kasten. Review Board Members inquired whether the cost between Alternative 1 and 2 were about the same; about the finish surface of the concrete; and mentioned the 28-inch rise from the gutter to the top of the curb/sidewalk.

Public expression was offered by Ms. Roberts (entrance to the bookstore and handrail); Ms. Pisas (entrance to the bookstore); Mr. Edmundson (safety handrail); Mr. Evans (supported Mike Casey's design/Alternative 2); Mr. Salinger (supported switch back on Kasten/Alternative 2, aesthetics along Main, and routing pedestrians); Ms. Scott (Music Festival Parking during construction activities); (time of construction); Mr. Grimes (requested wooden posts and handrails); Mr. Cimmiyotti (requested a street-grade profile); Mr. O'Brien (supports Alternative 2, handrails); Mr. Evans (Alternative 2/Kasten Street switchback favored); Mr. Casey (remove corner parking, add a handrail along the curb); Ms. Roberts (supports planter boxes along the curb's edge).

Review Board discussion followed. Member Lamb supported Alternative 2 because the barricade at Kasten and Main would be removed. Members Potash, Cameron, and Sherman agreed. Chair Cameron noted that the visual impact would be reduced with a switchback along Kasten (instead of Main) and requested a sample of the finish concrete work for Review Board consideration.

Review Board Member Lamb moved to continue the item. The motion passed.

- 8a. MHRB_2015-0022 Barrett Remodel, Renovation.** A request to (1) approve a concurrent variance for building setback along the easterly property line; (2) relocate and bury a water storage tank; (3) renovate and add approximate 152 square-feet to an existing Pump House; (4) renovate and add 182 square-feet to an existing Tool Shed; (5), remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House, and (6) renovate by replacing windows, doors, and revealing horizontal siding, and by adding 100 square-feet of floor area to the existing ground-floor Mudroom in the Main House.

Planner Cherry presented the project. Mr. Grimes presented his design on behalf of Mr. and Mrs. Barrett. Mr. Grimes mentioned that the project would include metal gutters.

Chair Cameron suggested segmenting the project and considering each of the six items in the project description separately. The first item considered was the water storage tank (Item 2). Review Board Member Sherman moved to approve MHRB 2015-0022 Item 2. Member Potash seconded the motion.

MHRB 2015-0022 Item 2 (relocating and burying a water storage tank) was unanimously approved 4-0.

The Review Board deliberated and discussed the proposed pump house renovation (Item 3). Public comments were received from Mr. O'Brien, Mr. Walsh, Mr. Paladini, Ms. Newkirk, Mr. Dixon, and Ms. Sochachi. Chair Cameron discussed the historical setting, building form, and materials and moved to approved the pump house renovation with the following additional conditions: forty-percent of the building siding be retained and reused, the siding orientation to remain horizontal on the southwest



facade and board-and-batten to remain on the northeast facade; and noted that the basic integrity of the existing structure remained. Member Lamb seconded the motion.

MHRB 2015-0022 Item 3 (renovate and add approximate 152 square-feet to an existing Pump House) was approved 3-1 with specified conditions and findings.

The Review Board deliberated and discussed the proposed concurrent variance for building setback (Item 1) and the proposed tool shed renovation (Item 4). The board members felt the proposed changes would have a substantial effect on the historic setting and recommended the project be revised accordingly. Review Board Member Lamb moved to continue MHRB 2015-0022 Items 1 and 4 and directed the applicant to consider their comments. Member Potash seconded the motion to continue.

MHRB 2015-0022 Items 1 and 4 were continued by unanimous vote (4-0).

The Review Board deliberated and discussed the proposed Main House second-floor remodel adding a gabled dormer, adding a second-floor door with deck and balustrade (Item 5), and the proposed Mudroom remodel which would replace windows, doors, reveal horizontal siding, and add 100 square-feet of floor area of the existing ground-floor Mudroom (Item 6). Public comments were received from Mr. O'Brien, Ms. Newkirk, Mr. Walsh. Review Board Member Lamb moved to continue MHRB 2015-0022 Items 5 and 6 and directed the applicant to consider the Review Board comments. Member Sherman seconded the motion to continue.

MHRB 2015-0022 Items 5 and 6 were continued by unanimous vote (4-0).

9. Matters From the Board.

- 9a. Correspondence received (Ms. Robert's Letter Received February 1, 2016).** The Review Board discussed the item and directed staff to prepare for the March meeting a list of discussion items to schedule for future MHRB meetings. The Board indicated that perhaps an arborist could be invited to speak in May and an Arbor Walk scheduled in June.

10. Matters From the Staff.

- 10a. MHRB Permit 2015-0019 Mendocino Historical Research Water Tank.** Installation of a plastic 3,000-gallon water storage tank in the northwest corner of the Kelley House Museum property. The tank will be recessed into the ground so that the top of the tank is level with the existing fencing on Albion Street. Located at 45007 Albion Street, Mendocino; APN: 119-238-17.

Staff presented that the completed project does not comply with MHRB Permit 2015-0019 that requires the water tank and its screen be no taller than the existing fence along Albion Street. Staff requested direction from the Review Board on matters where applicants have not complied with the requirements of an MHRB Permit.

11. Adjourn.