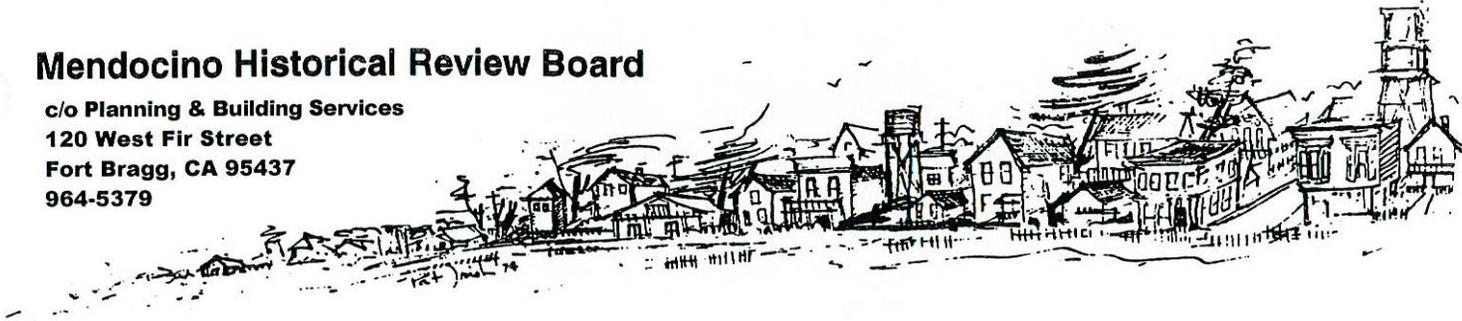


Mendocino Historical Review Board

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



MENDOCINO HISTORICAL REVIEW BOARD

DRAFT MINUTES – REGULAR MEETING

April 4, 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 5:30 PM for a site view at Main and Kasten Street. Followed by a site view at 45091 Calpella Street. The Review Board reconvened at 7:05 PM for their regularly scheduled meeting.
2. **Roll Call.** Review Board Members present: Cameron, Lamb, Potash and Sherman. Planner Cherry and Secretary Kinser were present.
3. **Determination of Noticing.** Mr. Kinser confirmed that all items were properly noticed.
4. **Approval of Minutes.** March 2016 minutes were approved by a 4-0 vote.
5. **Correspondence.** None received.
6. **Report from the Chair.** *Preservation*, a magazine published by the National Trust for Historic Preservation (URL <https://savingplaces.org/preservation-magazine#.Vw-4k3puN-4>) features Mendocino in its spring issue. The California Coastal Commission Staff accepted the submitted Mendocino Town Local Coastal Program Amendment on March 14, 2016.
7. **Public Expression.** Mr. Sacks requested the Review Board discuss policies regarding new types of HDU (high density urethane), a type of plastic that can be carved and look similar to wood.

Dr. Lemos said that he had altered the Kelley House Fence by raising the fence height 7-inches. He requested that MHRB waive application fees.

10. Matters from the Board.

- 10a. **Recognition and appreciation of Kathleen Cameron's tenure on the Review Board.** Mr. O'Brien spoke of Chair Cameron's dedication and tenure on the Review Board. Review Board Member Sherman described Chair Cameron as a role model and lauded her enthusiasm. On behalf of the Review Board, Vice-Chair Potash presented



Chair Cameron with a plaque and expressed appreciation to her for serving two, non-consecutive terms with the Review Board.

8. Consent Calendar.

- 8a. **MHRB_2016-0007 Corbett, Sign.** A request to install a 24" by 32" solid wood sign with redwood trim. The sign would have a cobalt blue background and gold leaf lettering and use existing hardware for hanging the sign. Sign copy to read "COBALT".

The consent calendar item, MHRB 2016-0007, was approved unanimously by a 4-0 vote.

9. Public Hearing Items.

- 9a. **MHRB_2015-0022 Barrett, Repair, Reconstruct, and Remodel.** Continued from February 1, 2016. A revised project request to: (a) approve a concurrent variance for building setback along the easterly property line; (b) remove a portion of concrete patio adjacent to easterly property boundary; (c) renovate and add 93-square-feet to an existing Tool Shed; (d) remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House, and (e) renovate by replacing windows, doors, and revealing horizontal siding, and by adding 120 square-feet of floor area to the existing ground-floor Mudroom in the Main House.

Planner Cherry presented the revisions to the proposal that were prepared in response to the Review Board's February comments. Kelly Grimes presented the revised proposal on behalf of the applicants. Public expression was heard from Mr. O'Brien, Ms. Roberts, Mr. Dill, and Ms. Litton.

The Review Board considered each of the project components separately, beginning with (#b) removal of a portion of the concrete patio adjacent to the easterly property boundary. Review Board Member Lamb moved to approve removal of the concrete patio. Member Sherman seconded.

Review Board unanimously approved MHRB 2015-0022 Item b, removal of a portion of concrete patio adjacent to easterly property boundary, as proposed.

Following deliberated discussion about the proposed restoration of an existing Tool Shed and a 93-square foot addition to it (#c), it's importance as a contributing historical structure within the District; preservation of aging structures within the District; and hearing public comments, Review Board Member Lamb moved to approve the project. The motion was not seconded. Review Board Member Potash moved to approve Tool Shed renovations without the proposed 93 square-foot addition. Member Sherman seconded the motion.

The motion passed 3-to-1 (Lamb) and MHRB 2015-0022 Item c, the tool shed renovation, was approved without the proposed 93-square-foot addition.

Review Board Member Lamb moved to approve (#a) a concurrent variance for building setback along the easterly property line and Member Sherman seconded the motion.

The motion carried 4-to-0 and MHRB 2015-0022 Item a, a concurrent variance for building set back, was approved.



Review Board Member Lamb moved to approve remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House, and renovate by replacing windows, doors, and revealing horizontal siding, and by adding 120 square-feet of floor area to the existing ground-floor Mudroom in the Main House (**#d** and **#e**). Review Board Member Potash seconded Lamb's motion following discussion about the disguised second-floor door.

The motion passed 4-to-0 and MHRB 2015-0022 Items d and e were approved.

- 9b. MHRB_2016-0001 Mendocino County Department of Transportation, Sidewalk Repair.** Continued from February 1, 2016. A revised proposal and request to: Construct an ADA compliant pedestrian access ramp adjacent to the existing raised sidewalk -- leading to road profile grade sidewalk extension from ADA curb cut at the NE corner of Main and Kasten. Concrete will be left natural color to match existing concrete sidewalk with "aging" treatments applied to fresh concrete. 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 (bulb out). Existing drainage in project area will be modified and updated with new drop inlets and drainage pipes. Existing crosswalk stripes access Kasten Street will be re-painted. Total area of new construction is 658-square-feet.

Planner Kinser introduced Mr. Howard Dashiell, who presented proposed project revisions that were prepared in response to Review Board comments of February 1, 2016.

Review Board Member Lamb moved to approve MHRB_2016-0001 with the following additional conditions: (1) The approval is contingent on the concurrent installation of east-to-west stairs with handrails located between the sidewalk and street; and (2) the color, texture, and surface of the new cement is to match existing concrete. Motion was seconded by Member Sherman.

The motion passed 4-to-0 and MHRB 2016-0001 was unanimously approved with specified conditions.

- 9c. MHRB 2016-0004 Brozicevic, Single-Family Residence.** A request to construct a new two-story Italianate-style house with detached garage and shed.

Planner Cherry presented the project and requested the project be continued to May 2, 2016. Cynthia Brozicevic described the project including building siting, a request for a concurrent variance along Ukiah Street, and a future Coastal Development Permit application for construction of a commercial building facing Ukiah Street.

Public expression was heard from Mr. O'Brien.

Review Board Member Potash requested clarification about the application processes for residential development and commercial development. Staff suggested that the board could consider the entire parcel and consider granting a concurrent variance from the required front yard setback along Ukiah Street.

Review Board Member Cameron mentioned that historic preservation methods include compatibility of new structures with the existing historic setting, and standards suggest distinguishing newer features from historic structures.



Review Board Member Lamb moved to continue MHRB 2016-0004 to May 2 and the motion was seconded by Member Sherman. The motion passed 4-to-0.

MHRB 2016-0004 was continued to May 2, 2016.

- 9d. MHRB 2016-0005 St. John, Solar.** A request to install solar collectors on the south-facing roof of an existing house.

The item was continued to May 2, 2016 at the applicant's request.

- 9e. MHRB 2016-0006 Flynn Creek Circus, Five Day Circus and Camp.** A request to hold seven performances displaying the circus arts over five days (June 30th, July 1st, 2nd, 3rd and 4th) and to conduct a children's circus camp (July 4th through 8th). The performances and the children's camp would be held at Friendship Park in a 120' by 80' tent. Tent build-up would begin on Monday June 27th at 9:00 a.m. Tent pull down would be completed no later than Monday July 11th. Performances would run for approximately 1 ½ to 2 hours. The seven performances would be held at the following dates and times: Thursday (6/30) at 7:00 p.m., Friday (7/1) at 7:00 p.m., Saturday (7/2) at 3:00 p.m., 7:00 p.m., Sunday (7/4) at 1:00 p.m. and 4:00 p.m., and Monday (7/4) at 1:30 p.m. Power would be provided by a 25k generator and the Friendship Park bathrooms will be open to the public. Two promotional signs reading "Flynn Creek Circus" and measuring 10' by 4' will be fixed onto each side of the tent. A freestanding sandwich board measuring 2'6" will post show times at the main entrance. Dim outdoor string lights (120') will be on from dusk until 10:00 p.m. Entrance lighting will be on after dark while the public is present. The applicant is requesting approval for the same event and camp in 2017, to be held June 23rd through July 4th. In 2017, there would be eight total shows (evening shows on Thursday and Friday, and two shows per day on Saturday, Sunday and Monday).

Planner Kinser presented the proposal. The applicant discussed the event and the child's camp.

Review Board Member Sherman moved to approve MHRB_2016-0006 as proposed and Member Lamb seconded the motion.

MHRB 2016-0006 was approved by a 3-to-1 (Potash) vote.

- 11. Matters from the Staff.** None.
- 12. The meeting adjourned at 10:45 PM.**