

RE: MHRB Appeal #2015-0022
July 12, 2016

Historic Tool Shed

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Dear Supervisor,

To be clear, many of the requests to modify the tool shed have already been permitted by MHRB:

- * dismantle and rebuild
- * replace siding where needed
- * insert new window openings
- * install a set of French doors
- * relocate an existing door

MHRB made 1 restriction to this application: Retention of the original footprint.

MHRB cited an alternative to enlarging the tool shed: Utilize an existing 400 sq. ft. barn located on the property.

Treatment of the 2 historic outbuildings within this application:

- *Pump-house – MHRB determined that it would be infeasible to adapt this structure to a practical new use because of its small size. It was permitted to be enlarged.
- *Tool shed – MHRB determined that it would be feasible to adapt this 176 sq. ft. structure to a practical new use and required it to retain the original footprint.

Over the years, several property owners in the surrounding neighborhood have requested rehabilitation projects for their historic outbuildings. The structures were rebuilt or repaired on the exact same footprint as the originals. The owners of these buildings created new uses for their restored small structures without modifying their size. In fairness, we ask the same of Mr. and Ms. Barrett.

Examples of historic outbuildings rehabilitated to existing dimensions:

- *Barn with attached pump-house adjacent to the Barrett's property
- *Litton Family cottages
- *Yoneda Family studio
- *Isenberg Family guest cottage, workshop and water tower
- *Guenza Family tool shed
- *State Parks Carriage House (Sheriff's Substation)

Surely the applicants' building can be put to practical use without the need for expansion. Consider the County's "Tiny House" project: it plans to build HOMES for unsheltered individuals that are less than 200 square feet.

Category II properties are technically in a holding pattern as described in the Town Plan. Entitlement to further modifications should not be assumed. The previous owner of this property was denied many of the same requests that were granted the Barretts when she applied for developments in 2004 (case #04-11).

The Review Board has been reasonable in its deliberation over this application. It was thoughtful and liberal in reviewing structures of historical, architectural and cultural significance. Hardship on the part of the applicants is difficult to acknowledge given what has been approved by MHRB:

- *Variance for building setback
- *Pump-house dismantling & expansion
- *Tool shed dismantling with several design changes
- *Mudroom expansion to the main house
- *Upper deck installation to the main house
- *Dormer installation to the main house
- *Door and window replacements to the main house

That adds up to a lot of changes to this 1880s property! Concern for negative cumulative impact was expressed by the Review Board.

The Secretary of the Interior Standards for Rehabilitation were utilized in the review process. MHRB uses these Standards as guidelines. It is not mandatory to apply them to every request for development, and as a discretionary board, MHRB has the leverage to deem some requests inappropriate.

I urge you to uphold the Review Board's decision to retain the original footprint of the historic tool shed. By doing so, you demonstrate support for consistency and fairness for all Mendocino residents.

Thank you,

Kathleen Cameron

Former MHRB Member & Chair
PO Box 438
Mendocino, CA 95460