

pbscommissions - Fwd: MHRB 2021-0009

Mendocino County

JAN 26 2022

Planning & Building Services

From: Julia Krog
To: James Feenan; pbscommissions
Date: 1/25/2022 12:19 PM
Subject: Fwd: MHRB 2021-0009
Cc: Juliana Cherry; Mark Cliser
Attachments: MHRB Alum Clad Windows - Blair.doc

Public comment letter attached for MHRB in February. Please post and distribute to MHRB members.

Thanks,

Julia Krog

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>>> Kathleen Cameron <kcameron@mcn.org> 1/25/2022 12:12 PM >>>

Good Morning Juliana and Julia,

Please pass my attached comments onto the members of MHRB.

Thank you,

Kathleen

January 25, 2022

RE: MHRB 2021-0009

01/25/2022 11:07 AM

JAN 25 2022

11:07 AM - 2022-01-25

Dear MHRB Members,

I want to thank Mr. Wickersham for replacing the Blair House roof with in-kind roofing material. The result is beautiful and helps uphold the historic integrity of the structure as well as the integrity of the District at large.

I want to thank Board Member Kappler for requesting Staff's input regarding window and door practices in historic districts, and the Planning Staff for researching and providing a Memorandum on this subject.

Blair House, a Category 1, Landmark building, is often referred to as the "grande dame of the Victorian era". It is one of four elegant homes along Little Lake Road that creates an important historical unit called "Bankers' Row". Allowing aluminum-clad windows on this iconic structure does not provide the protection and special consideration it merits.

The Secretary of the Interior recommends retaining, preserving, protecting and repairing windows that have not "deteriorated beyond repair". The Blair House windows do not appear to be in a deteriorated condition as described in the Secretary's standards. If energy efficiency is the issue, weather stripping, interior panels and cellular shades are recommended options in Attachment A, as well as a list of whole-house energy saving techniques. As the Memorandum indicates, "the focus of their recommendations is preservation of existing structures" (a window is a structure). The question lingers: why is replacement of all the existing windows needed?

Furthermore, the example that Staff includes regarding aluminum window replacement applies to large buildings, particularly high-rises, not to buildings found in the town of Mendocino.

The primary function of the Review Board is to preserve the architecture and character of the Historic District and to protect the landmark status of buildings. Clearly, this is not the Application that the Board should use to test the compatibility and impact that aluminum clad wood windows (wood on the interior, aluminum on the exterior) will have on the District.

Please follow the Secretary of the Interior Recommendations. Deny the replacement of non deteriorated windows and approve replacement of severely damaged windows with like-kind wood frame windows as has been the long standing policy of MHRB.

Regarding the request to re-roof the Carriage House and Studio: would the applicant be willing to use 7/8" corrugated Corten roofing material rather than the wider seamed option? Corrugated roofing is more in keeping with the character of Mendocino as seen on several historic rooftops. The nearby Alternative High School (with wide seams) is a modern building from the 1990s.

Thank you for your consideration and volunteer service.
Kathleen Cameron, former MHRB Member