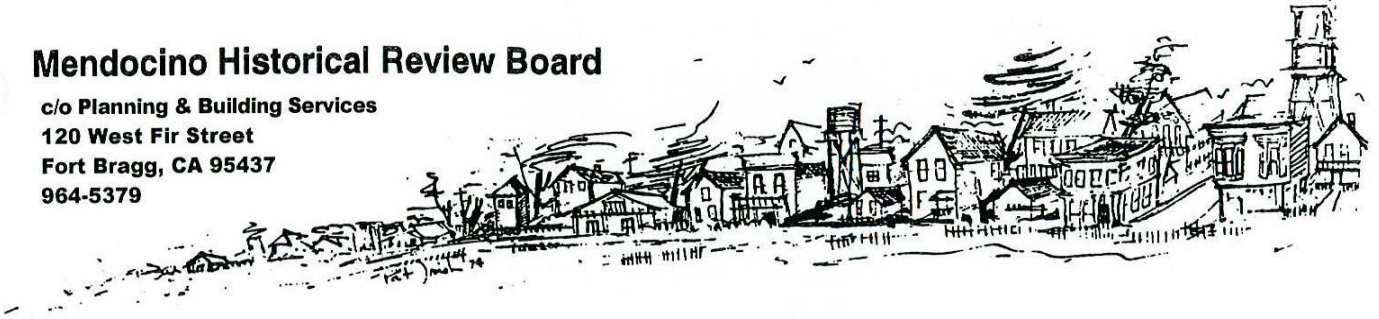


Mendocino Historical Review Board

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



Mendocino Historical Review Board Draft Action Minutes – March 7, 2022

VIRTUAL MEETING (pursuant to state executive order N-29-20)
Before the Mendocino Historical Review Board Fair Statement of Proceedings
(Pursuant to California Government Code Section 25150)

DRAFT ACTION MINUTES – SPECIAL MEETING MARCH 7, 2022

These are action minutes. For a complete transcript of the meeting, please request a copy of the digital recording. The meeting recording is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> and a 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 may be approved, possibly with corrections, at the April 4, 2022 MHRB meeting.

1. Call to Order.

The Review Board convened at 2:00 p.m. for its scheduled special meeting.

2. Roll Call.

Present:

Review Board Members: Saunders, Madrigal, Kappler and Roth.

Planning and Building Services Staff: Planner J Cherry, Planner M Cliser (presenting), Planner K Ford (presenting), Code Enforcement Officer J Bukes (presenting), and Commission Services Supervisor B Larsen.

3. Mendocino Historical Review Board Administration

3a. Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Mendocino Historical Review Board Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.

REVIEW BOARD ACTION: Review Board Member Kappler moved to adopt the resolution and the motion was seconded by Review Board Member Saunders. The motion passed unanimously by voice vote.

4. Determination of Legal Notice.

Hearing was properly noticed.

5. Approval of Minutes.

5a. November 1, 2021 draft meeting minutes

Clarification by Chair Roth to Item 9a, MHRB_2021-0014, public comment adding “without evidence” as follows: “Landowner William Zimmer stated, when MHRB_2019-004 (and the Bebe Lapin sign in the planted

area near Ukiah Street) was previously heard by the Review Board. Without evidence, he stated that the Brown Act may have been violated.”

REVIEW BOARD ACTION: November 1, 2021 meeting minutes approved with clarifications and by voice vote (4-0) following Vice Chair Kappler’s motion (that was seconded by Review Board Member Madrigal).

5a. February 7, 2022 draft meeting minutes

1) Item 9a, clarify reason to continue matter to March: “Item 9a was not properly noticed nor heard. It will be added to the March 2022 MHRB Meeting Agenda. Also noting that the application number on the agenda should be MHRB_2021-0009 (and not MHRB_2021-0014).”

2) Item 9b, clarify reason to continue matter to March: “Item 9b was not properly noticed nor heard. It will be added to the March 2022 MHRB Meeting Agenda.”

3) Item 10b, correct application number from “20221-0009” to “2021-0009”

4) Item 11b, correct spelling of Tesla

REVIEW BOARD ACTION: February 7, 2022 meeting minutes approved with corrections and by voice vote (4-0) following Review Board Member Madrigal’s motion (that was seconded by Vice Chair Kappler).

6. Correspondence. No correspondence received for items not on the agenda.

7. Report from the Chair.

Chair Roth encouraged persons to volunteer and join the Review Board as the fifth Board Member.

8. Public Expression

Mr. Aum inquired about his application to the Clerk of the Board, where he volunteered to sit on the Mendocino Historical Review Board.

9. Consent Calendar. No consent items on the March agenda.

10. Public Hearing Items

10a. CASE#: MHRB_2021-0009

DATE FILED: 3/24/2021

OWNER/APPLICANT: GROVER WICKERSHAM

AGENT: KELLY B GRIMES, ARCHITECT

REQUEST: Mendocino Historical Review Board Permit to reroof the Carriage House and Studio with new corten standing seam roofing material, extend the picket fence and repair portions of the fence, replace gutters with aluminum gutters, and replace windows with dual-pane, white aluminum-clad wood-window frames, and extend the walk way and cover existing pathways with stone and brick. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the “Blair House.”

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45110 Little Lake Street, Mendocino; APN 119-160-10.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

PRESENTERS: Planner Cliser presented the project and stated that the applicant intends to install wood-frame windows (rather than aluminum-clad wood window frames). Architect Kelly Grimes presented the project on behalf of his client.

PUBLIC COMMENT: Written comments were received from Arlo Reeves and posted to the meeting webpage. Comments were heard from the property owner, Glover Wickersham.

REVIEW BOARD DISCUSSION: Vice Chair Kappler described the Blair House as iconic and expressed appreciation that the rain gutters maybe constructed from wood. Review Board Member Madrigal suggested that the location of the metal roof (northwesterly building in the corner of the lot) would minimize the appearance of the metal roof. Review Board Member Saunders supported the proposal. Chair Roth stated that the metal roof did not harmonize with historic structure.

REVIEW BOARD ACTION: A motion by Review Board Madrigal, and seconded by Review Board Member Saunders, to approve the revised project with wood-frame windows passed with a 3-1 (Roth) voice vote.

10b. CASE#: MHRB_2021-0014

DATE FILED: 7/30/2021

OWNER: WILLIAM & LYNETTE ZIMMER

APPLICANT: ANGELA BURDICK/BILL ZIMMER

AGENT: THE SIGN SHOP

REQUEST: An after-the-fact Mendocino Historical Review Board Permit for a double-faced painted wood sign hanging perpendicular to the building fronting Ukiah Street from a black-painted metal bracket. Sign colors are off-white and gold. Sign copy to read "Nahara Healing Arts." Relocation of Barge North sign from previous location fronting Ukiah Street to location fronting Lansing Street. Copy will read "Barge North". Sign will be single faced and flush mounted. Display case adjacent to Bebe Lapin fronting Ukiah Street. And an after-the-fact request for Bebe Lapin sign in planted area fronting Ukiah Street.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10481 Lansing St, Mendocino; APN 119-250-01.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

PRESENTERS: Planner Cliser presented the project and stated the application was revised, as "Barge North" is relocating its business to another location in Town. Property owner Bill Zimmer presented on-behalf of his tenants and the applicants.

PUBLIC COMMENT: Rick Sacks commented.

REVIEW BOARD DISCUSSION: Review Board Member Madrigal inquired whether Chair Roth wanted to recuse himself; and he explained that he felt recusal was unnecessary in this instance. Madrigal stated her support for the project; Vice Chair Kappler and Review Board Member Saunders comments reflected similar sentiment.

REVIEW BOARD ACTION: A motion by Vice Chair Kappler, and seconded by Review Board Member Saunders, to approve the revised project passed with a 4-0 voice vote.

10c. CASE#: MHRB_2021-0016

DATE FILED: 10/12/2021

OWNER/APPLICANT: ISHVI AUM

AGENT: SUNNY CHANCELLOR

REQUEST: A Mendocino Historical Review Board Permit for replacement of exterior stairway and L2 landing deck (entrance to 2nd floor apt.) with adjoining roof. Move downstairs office entry from east to north wall, construct new landing deck with roof on north side of residence for first floor entry, add new exterior lighting on both landings and stairway, add new window to 2nd floor landing, move existing fence to property line, and install water tank in enclosed space. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the "Pete Anderson House."

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10550 Lansing Street, Mendocino; APN: 119-160-31.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

PRESENTERS: Planner Cliser presented the project. Property owner Ishvi Aum advocated for the proposed improvements.

PUBLIC COMMENT: Kelly Grimes and Rick Sacks commented on the proposed.

REVIEW BOARD DISCUSSION: Generally, each of the Review Board Members spoke in support of the proposed project.

REVIEW BOARD ACTION: A motion by Review Board Madrigal, and seconded by Vice Chair Kappler, to approve the project passed with a 4-0 voice vote.

10d. CASE#: MHRB_2021-0017

DATE FILED: 10/12//2021

OWNER: MIKE AND EULA LENIHAN

APPLICANT/AGENT: KELLY GRIMES, ARCHITECT

REQUEST: Mendocino Historical Review Board Permit for remodel of home to include foundation, windows, doorways, siding, reroof, steps, deck, and relocation of fence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45070 Main Street, Mendocino; APN 119-238-19.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KALLIE FORD

PRESENTERS: Planner K Ford presented the project. Architect Kelly Grimes presented for the project on behalf of his clients. During the meeting, the agent proposed using wood-window frames (without aluminum cladding).

PUBLIC COMMENT: Written comments were received and comments heard from Mr. Jeff Corbett.

REVIEW BOARD DISCUSSION: Vice Chair Kappler asked staff about whether the building was listed as a local historic resource and Chair Roth explained that about three-quarters of the buildings in Town have been surveyed. The list of local historic resources is incomplete. Kappler asked about the building height and use of aluminum-clad wood-window frames.

REVIEW BOARD ACTION: A motion by Review Board Madrigal, and seconded by Vice Chair Kappler, to approve the revised project with wood-window frames passed with a 4-0 voice vote.

10e. CASE#: MHRB_2021-0018

DATE FILED: 12/8/2021

OWNER/APPLICANT: JULIE LOOK, JOHN CAVANAUGH

AGENT: DEBRA LENNOX

REQUEST: Mendocino Historical Review Board application to modify exterior architectural features of MHRB Permit 2021-0003, an approved a single-family residence, water tower, decks, shed and ancillary structures. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45270 Albion Street, Mendocino; APN: 119-217-06.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

PRESENTERS: Planner Cherry presented the project. Architect Debra Lennox presented on behalf of the property owners. During the meeting, the application was revised to include a divided window on the west elevation; it is a kitchen window.

PUBLIC COMMENT: None.

REVIEW BOARD DISCUSSION: Vice Chair Kappler and Review Board Member Saunders supported the project and did not have questions. Review Board Member Madrigal similarly supported the project and explained why she felt her recusal was not necessary. Chair Roth suggested that the horizontal kitchen window would better harmonize with other structures in the district if it were divided.

REVIEW BOARD ACTION: A motion by Review Board Madrigal, and seconded by Vice Chair Kappler, to approve the revised project with a divided kitchen window passed with a 4-0 voice vote.

11. Matters from the Board.

11a. Reports from Review Board Members: None

11b. Formation of a Subcommittee: Chair Roth suggested establishing a subcommittee to review the standards and guidelines for windows in the Historic District. The subcommittee would confer with local architects, Historic District property owners, and past Review Board Members. Subcommittee recommendations would be presented to Review Board. Review Board Member Madrigal offered to join Chair Roth on the subcommittee.

12. Matters from the Staff.

12a. Code Enforcement Update in the Town of Mendocino

Following presentation from Code Enforcement Officer Burkes, the Review Board requested clarifications and accepted the report.

12b. Historic Preservation Month April 2022

A reminder that April is national Historic Preservation Month.

12. Adjournment 5:26 PM