

Brooke Larsen

From: Thomas thomson <tltmat@sbcglobal.net>
Sent: Monday, November 28, 2022 12:02 PM
To: pbscommissions
Subject: Historic Review Board Meeting 12/05/2022

November 28, 2022.

Mendocino Historic Review Board
% Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437

RE: MHRB Meeting, December 5, 2022
CASE # MHRB_2022-0002

To The MHRB Board Members:

As a member of the Mendocino Community, I am very concerned about compliance with the **Mendocino Historic Historic Review Board Design Guidelines**. Having built a house and guest house within the last 12 years and other projects, I was required by the MHRB to strictly adhere to the published Guidelines as has been the case with others who have added, modified, renovated or constructed buildings within the Historic Zones described in the document.

The Guidelines state, among other important statements of intent, in paragraph 5 on page 1

...*"The intent (of these Guidelines) is to preserve and protect the special character and identity of Mendocino."*

With this in mind it seems that the historic role of the MHRB has been to use the Guidelines for the purpose of doing exactly what is described on page 1 with the following chapters providing exemplar examples of how to "...*preserve and protect*..." our heritage.

It is also critical is this effort to recognize the importance of Section F-20-115 of the Mendocino County Code and other multiple regulations.

These Guidelines and Codes have guided our regulating authorities, such as the MHRB, over time to "... *preserve and protect the special character*..." of our community. It is a unique place and should remain in adherence to the various controls that have protected its inherent character.

The potential issue here is not necessarily this particular project but the enforcement of the Guidelines and if one project is able to flaunt the rules, then others will cite that as an example for the breaking of the precedents and after a short time there will be no authority in the Guidelines or the MHRB. These Guidelines are crucial to our recognition as a Historic Community.

My message is to be very careful in what you allow that is beyond the Guidelines as these variance provide the opportunity to become allowable and the Guidelines ultimately become inoperable, irrelevant and threaten our status as a historic community.

Just as a gentle reminder that ADA Concerns are important issues in this Case. Their application needs to be consistent and appropriate with the Guidelines.

Mendocino is threatened with becoming just another place along the coast, not a Certified Historic Community, without adherence to the **Mendocino Historic Review Board Design Guidelines**, as well as accompanying and succeeding documents.

Yours Truly,
Thomas L. Thomson, Architect
45081 Cahto Street, Mendocino, CA. 95460
314-324-5920, 314-249-9933 tltmat@sbcglobal.net

Mendocino County
NOV 29 2022
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