

APR 03 2023

April 1, 2023

Planning & Building Services

MHRB 2022-0012

To the Mendocino Historical Review Board (MHRB) Members, Chair Roth, Board Members Kappler, Madrigal, Saunders, and Aum

These are comments regarding the application for the house located at 45351 Calpella Street in Mendocino. The plans are thoughtful and there are some good proposals within the scope. However upon further review, there are some portions of the application that warrant further review of MHRB Board members.

1. The first proposed addition of a covered porch is a good solution to increase the interior space (Attachment G). The porch example of the MacCallum House with the similar multi-light windows is a good example. There is also a house located next door to this house at 10450 Heeser Street that has multi-light windows, the multi-light windows fit in with the town character.
2. There are two proposed plans for this porch that are dramatically different in scope and vision. The second proposal is to have plain large windows (see Attachment H) that do not fit in with the character of the historic town and surrounding houses. The large plain glass windows look very modern for the town.
3. The retaining wall proposed by landscape expert Gary Ratway is well thought out (Attachment F). The material to be used is permeable and will be covered with a mossy patina finish which is attractive and appears to fit in with the area.
4. The gravel material for the pathways is acceptable, however the color of the light crushed granite color does not appear to be natural for the area. A gray or darker color is predominant for the historical district. It is commendable the applicant has chosen permeable material for the pathways.
5. As for adding three parking spaces on the property which already has a garage, this is adverse to the MHRB Guidelines from 1987. On page 12 of the MHRB Guidelines from 1987, item 1 states "Unobstructed spaces or areas within the boundaries of a parcel intended for use by occupants of the structure shall not be located in any front or side yard facing street. Residential parking areas shall be effectively screened with material appropriate to the historic district. It is with a vast amount of foresight that the original members of the MHRB created this guideline to protect the aesthetic of the lovely historic village of Mendocino. The founders of the MHRB had the vision to see that to have cars parked all around historical homes is unattractive and unacceptable as it does not fit with the guidelines.

Thank you for your time and consideration.

Deirdre Lamb