

APR 03 2023

Planning & Building Services

April 3, 2023

MHRB_2022-0012

Dear Mr. Cliser,

My husband and I are the adjacent neighbors directly to the south of the above referenced project. We know Ms. Bayliss to be a conscientious and good neighbor.

In regards to her project we would like to make the following statements:

We feel that the enclosed porch with 3-over-5 multi-lite windows on three sides will be an improvement to applicant's entry way. The example in Attachment G using the sun porch at the MacCallum House is the look we would like to see in the enclosure, not a solid glass look per attachment H. This multi-paned glass porch would fit with the character of the Village.

~~Choosing another paint/trim color which has already been approved by MHRB should be allowed.~~

The gold gravel in attachment J does not look like it belongs in Mendocino, it looks like something you would see in Phoenix, Scottsdale or Sedona. The gravel should be in the gray or brown color palette.

The retaining wall as referenced by Attachment F has a pleasing organic look to it, and will improve the integrity of the yard and create a flat space.

The parking space requested on Carlson St. and the MHRB Design Guidelines 1987 pamphlet page 12 seem to conflict. This would be a matter for the Review Board.

Sincerely, Peter Taylor and Cheri Osborne, owners 45350 Ukiah St.

PARKING, ACCESS AND EGRESS

Objective: to retain the quality and historic aspect of the town of Mendocino while addressing the needs of modern day transportation.

1. Residential Parking: 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.
2. Commercial Parking: Any unobstructed space or area within the boundaries of a parcel intended to accommodate visitors, customers, clientele, etc. utilizing adjacent services.
 - a. Development of off-street parking lots (areas in which four (4) or more vehicles are parked) are deemed inconsistent with historic preservation and shall be unacceptable.
 - b. Location and number of driveways from public streets shall be designed to reduce visual impact of vehicles while providing for the safety of the public.
 - c. Surfacing shall be limited to gravel or turfstone. ACP overlay, chip seal and paving is unacceptable. (turfstone: a permeable surface for walkways, patios, parking areas, etc., consisting of a layer of interlocking concrete blocks containing holes which are filled with sand or soil and seeded with grass or other ground cover.)

SOLAR ENERGY AND WIND DEVICES

Where solar energy is to be used as a primary or supplementary source of heat or other energy, solar collection devices should be located on the rear or other non-public sides of a building, or on roof surfaces which are not visible from adjacent streets or other public areas in town. Solar collection devices which are not attached to the building should be located only in the side or rear yards.

OTHER MECHANICAL EQUIPMENT

To minimize the impact of mechanical equipment on the appearance of the building and the community, window air conditioning units or condenser elements should not be located on the facades. Antennas shall be located where they are not visible on the primary facade. Mechanical equipment on the ground shall be housed in a structure which is in harmony with the surroundings. Mechanical equipment attached to the side of a building, shall be properly screened. Mechanical equipment attached to a roof is not appropriate and strongly discouraged.