

# Mendocino Historical Review Board

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



## MENDOCINO HISTORICAL REVIEW BOARD

### DRAFT MINUTES – REGULAR MEETING

August 1, 2016

These are action minutes. For a complete transcript of the meeting, please request a copy of the digital recording. Audio recording of this meeting is available at the Planning and Building Department upon request. There is a fee of \$10.00 per recording.

1. **Call to order.** The Review Board convened at 6:15 PM for a site view at 10560 Kelly Street. Following the site view, the Review Board Meeting began at 7:00 PM.
2. **Roll Call.** Review Board Members present: Lamb, Sherman, Potash, and Arch. Secretary Cherry was present.
3. **Determination of Noticing.** Ms. Cherry confirmed that all items were properly noticed.
4. **Approval of Minutes.**

February 1, 2016 draft minutes were adopted by a 3 to 0 vote. M/S Sherman/Potash.  
April 4, 2016 draft minutes were adopted by a 3 to 0 vote. M/S Sherman/Potash.  
May 2, 2016 draft minutes were adopted by a 3 to 0 vote. M/S Sherman/Lamb.  
June 6, 2016 draft minutes were adopted by a 3 to 0 vote. M/S Sherman/Lamb.  
July 11, 2016 draft minutes were adopted by a 3 to 0 vote. M/S Lamb/Potash.

5. **Correspondence.** None received.
6. **Report from the Chair.** Chair Arch reported that the County Board of Supervisor's meetings could be watched via YouTube (URL would be <https://www.youtube.com>). The Chair mentioned that watching the appeal reinforced for her the importance of making findings when approving or denying a project.
7. **Public Expression.** None.
8. **Consent Calendar Items.** None.
9. **Public Hearing Items.**
  - 9a. **MHRB 2016-0016 Leeds, SFR Restoration.** A Mendocino Historical Review Board Permit request to: 1) add one exterior light; 2) move a shed-dormer location 3.25-feet to the west; 3) change the gabled roof over a root cellar from to a shed roof; 4) remove



the first-story roof over the western portion of the house and add second-floor joists and walls, rebuild the roof to match original architecture; 5) rebuild the south-facing exterior wall to match the plate line of the original structure and rebuild the gabled roof to its original 22.25-foot height; 6) remove the masonry chimney; 7) rebuild the wind-damaged arbor to match its original construction; and 8) add a new, street-facing gate to match the fence.

Planner Cherry presented the application. Mr. Robert Schlosser presented on behalf of the applicant. The applicant also spoke. Public comments were received from Dr. Thomson, Mr. Eldridge, and Ms. Foster.

Inquiries included: whether the backyard structure was a second dwelling unit or a guest cottage; whether rain gutters and or downspouts were proposed; if the chimney could remain in place; the exterior color; and confirmation that the east-facing dormer would remain.

Review Board Members decided to segment approval of the proposed project. The first item considered was an exterior light, rain gutters, and downspouts. Review Board Member Sherman moved, and Potash seconded the motion, to approve MHRB 2016-0016 Item 1 and patinated, copper ogee-style rain gutters and downspouts.

*MHRB 2016-0016 Item 1 and patinated, copper ogee-style rain gutters and downspouts were approved 4-0.*

Review Board Member Sherman moved to approve MHRB 2016-0016 Item 2, a request to move a shed-dormer 3.25-feet to the west of its current location. Member Lamb seconded the motion.

*MHRB 2016-0016 Item 2 was approved 4-0.*

Review Board Member Sherman moved to approved MHRB 2016-0016 Item 3, a proposed change to change the root cellar roof form to a shed roof. Member Potash seconded the motion.

*MHRB 2016-0016 Item 3 was approved 4-0.*

Review Board Member Potash moved to deny MHRB 2016-0016 Item 6, a request to remove a masonry chimney. Member Lamb seconded the motion.

*MHRB 2016-0016 Item 6 was denied 4-0.*

Review Board Member Sherman moved to approve MHRB 2016-0016 Item 7, a request to rebuild the wind-damaged arbor to match its original construction. Member Lamb seconded the motion.

*MHRB 2016-0016 Item 7 was approved 4-0.*

Review Board member Lamb moved to approve MHRB 2016-0016 Item 8, a request to add a new, street-facing gate to match the fence. Member Sherman seconded the motion.

*MHRB 2016-0016 Item 8 was approved 4-0.*



Review Board member Lamb moved to approve MHRB 2016-0016 Item 4, a request to remove the first-story roof over the western portion of the house and add second-floor joists and walls; and rebuild the roof to match original architecture. Member Sherman seconded the motion.

*MHRB 2016-0016 Item 4 was approved 4-0.*

Review Board member Lamb moved to approve MHRB 2016-0016 Item 5, a request to rebuild the south-facing exterior wall to match the plate line of the original structure and rebuild the gabled roof to its original 22.25-foot height. Member Potash seconded the motion.

*MHRB 2016-0016 Item 5 was approved 3-1 (Arch).*

**10. Matters from the Board.**

**10a. Draft letter** regarding Code Enforcement in town.

**10b. Consistency in Review Board Actions.**

**10c. Review Board community outreach.**

**11. Matters from the Staff.**

**11a. Update on MHRB Permit 2012-0002 item #5** (to restore 10-feet of sidewalk to original width). Staff clarified that the motion to approve the project did not include a specifications for the finish concrete color or work. It did specify that the width of the sidewalk should match the existing walk's width.

**11b. Update on MHRB Permit 2015-0023** (to install two 4" by 4" posts 7-feet out from building under roof at sidewalk to replace existing posts located at east edge of sidewalk). A notice of violation was sent to the property owner.

**11c. MCDOT appeal to the Board of Supervisors regarding MHRB 2016-0001.** Was granted. Also, the Supervisors directed the Director of Transportation to apply to the Review Board, for their consideration and approval, of stairs at the corner of Main and Kasten Streets.

**11d. Barrett appeal to the Board of Supervisors regarding MHRB 2015-0022.** Was denied, as the Supervisors upheld the Review Board's action.

**12. The meeting adjourned at 8:50 PM.**