

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

October 5, 2015

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

Draft minutes will be approved, possibly with corrections, at the next MHRB meeting.

1. **Call to order.** The Board convened at 7:02 PM for their regularly scheduled meeting.
2. **Roll Call.** All Board Members were present. Secretary Cherry and Chief Planner Gustavson were present.
3. **Approval of the September 14, 2015 Minutes.** Minutes were approved unanimously, 5-0.
4. **Correspondence.** None received.
5. **Report from the Chair.** (1) The Mendocino Town LCPA will be considered by the Board of Supervisors on Tuesday, October 20, 2015. (2) The Chair acknowledged and thanked Planners Kinser and Cherry for their quick action on the Board's request to find a solution to inform the public about the status of local historic structures. (3) Director Dunicliff responded to MHRB's correspondence stating that the Chair may adjust the order of the meeting's agenda; a practice of scheduling consent items on the MHRB Agenda will begin; PBS may reduce application processing times in the future; and the request for expanded noticing will be managed by PBS until the code is amended. Chief Planner Gustavson elaborated on some of these topics. At the Chair's discretion, Agenda Item 10(b) was moved forward and was the first Public Hearing Item of the night.
6. **Public Expression.**

Mr. Sacks inquired about the availability of PBS applications on-line. Staff explained that updated applications will be posted on-line shortly.
7. **Determination of Noticing.** Secretary Cherry confirmed that all items were properly noticed.
8. **Public Hearing Items.**

10b. Information Report - Temporary Safety Railing Kasten Street and Main Street

Mendocino County Director of Transportation, Mr. Dashiell, presented a rendering of a potential repair to the sidewalk on the corner of Kasten and Main Streets. Board Members requested that MHRB consider the project prior to design approval by other Boards or Commissions.

- 8a. **MHRB 2015-0018 (Continued from 8/3/2015) Miksak Replacement Windows and Skylights.**
The request is to replace four wooden windows painted to match the existing house color. Install



fixed skylights and two sun tunnels on the existing roof. Install a round window on the second floor facing the backyard. Located at 44940 Ukiah Street, Mendocino; APN 119-150-18.

Planner Cherry presented the application. Mr. Miksak presented his proposal and provided photographs of round windows and skylights on structures in Town. Board Members Sherman, Lamb, and Arch asked the applicant questions about the project.

Mr. Thomson, Ms. Boedeker, and Mr. Grimes stated their support for the proposed project. Mr. Simpson mentioned that some of the examples shown pre-date local historic preservation efforts, and that improvements to structures should be appropriate to the era and architecture of the building. Mr. Hauck discussed prevalent dark night skies. Mr. Sacks inquired whether modern improvements would change the status of a historic structure. Mr. Thomson described how the replacement window design suited to the house architecture.

Board discussion followed. The Board considered the following findings: (a) The proposed four replacement windows will be multi-light, painted, wooden windows. (b) The roof-mounted skylights and round window are on elevations not visible from the public street. (c) The work includes replacement of four windows where the replacement material would match existing windows in size, color, and be made from wood. (e) The Board found that the solar tube materials (plexi-glass domes) did detract from the appearance of other property within the District.

The Board decided to segment consideration of the proposed project. Five different motions were put forward. (1) Board Member Lamb moved to replace the four windows on the south and east side of the house and Board Member Potash seconded. The motion passed 4-to-1 (Arch). (2) Board Member Sherman moved to approve three fixed skylights located on the north side of the roof; and Board Member Lamb seconded. The motion passed 3-to-2 (Potash, Arch). (3) Board Member Sherman moved to approve the two proposed sun tunnels. The motion was not seconded. (4) Board Member Arch moved, and Board Member Cameron seconded the motion, to deny the two proposed sun tunnels. Denial of the proposed sun tunnels passed 3-2 (Potash, Sherman). (5) Board member Lamb moved to approved one round window. Board Member Sherman seconded the motion. The motion passed unanimously.

- 8b. **MHRB 2015-0021 Egger Sign.** Request is for a single-sided sign mounted in an existing sign frame. Sign will be constructed of redwood and painted red, gold, brown and black. Sign will depict an eagle holding a ribbon with the text reading "Spread Eagle Tattoo". The sign is less than six (6) square feet and an irregular shape.

Planner Cherry presented the application. Mr. Sacks presented the proposed sign. Board discussion followed. No public comments were offered. The Board considered the following findings: (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with the existing structure; and (b) The appearance of the proposed work would not detract from the appearance of other property within the District.

Following deliberation, Board Member Lamb moved to approve the sign as proposed and not illuminated. Board Member Arch seconded Lamb's motion. The motion passed 3-to-2 (Potash, Sherman).

- 8c. **Mendocino Historical Review Board Amend Design Guidelines.** MHRB recommendation to the Planning Commission to amend the Mendocino Historical Review Board Design Guidelines with the addition of the Chapter 14 "Solar Technology," from the Secretary of the Interior's *Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.

Planner Cherry presented the proposal. Mr. Grimes commented on the proposal. The Board debated the merits of the proposed amendment to the Design Guidelines and the restrictions placed on Board consideration by the Solar Rights Act. The Board considered the following findings: (a) The Secretary of the Interior's standards for solar installations are established national guidelines for solar panel installations in historic districts and on historic structures. The December 1, 2014 draft



Solar Panel Guidelines adopted previously by the Board suitably supplemented the Secretary of the Interior's standards. (b) Incorporating the December 1, 2014 Board's action and the national guidelines with existing local design guidelines for Solar Energy and Wind Devices would clarify suitable standards for solar installations within the Town of Mendocino.

Board Member Lamb moved that given the numerous noticed public meeting discussions, direction from County Counsel, input from the public, and input from by the members of the Mendocino Historical Review Board; that the Mendocino Historical Review Board recommend to the Mendocino County Planning Commission a revision to the 1987 Historical Review Board Design Guidelines page 12 Solar and Wind Devices to include the addition of solar guidelines published in Chapter 14 "Solar Technology," from the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings; and that the Mendocino Historical Review Board further recommend, the Mendocino County Planning Commission state their support to the Board of Supervisors regarding (1) the addition of the national solar installation guidelines to the Mendocino Historical Review Board Design Guidelines (1987) and (2) the December 1, 2014 MHRB adopted Solar Panel Guidelines. The motion was seconded by Board Member Potash. The motion passed unanimously.

9. Matters From the Board.

10. Matters From the Staff.

10a. Quarterly Code Enforcement Report. (Continued from 9/14/15). A list of code enforcement activity was distributed to the Board.

11. The meeting adjourned at 9:43 PM.