



**City of Ukiah, CA**  
**Design Review Board**

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**MINUTES**

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3 **Regular Meeting** **February 25, 2010**  
4 **Conference Room 3** **3:00 p.m.**  
5 **Ukiah Civic Center, 300 Seminary Avenue**

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6 **1. CALL TO ORDER**  
7 **2. ROLL CALL Present:** Tom Liden, Alan Nicholson, Jody  
8 Cole, Nick Thayer, Richard Moser, Chair  
9 **Absent:** Estok Menton, Tom Hise  
10 **Others Present:** Cynthia Coale, Judy Pruden  
11 **Staff Present:** Jennifer Faso, Associate Planner  
12 Kim Jordan, Senior Planner  
13 Cathy Elawadly, Recording Secretary

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15 **3. CORRESPONDENCE – None**

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17 **4. APPROVAL OF MINUTES – October 8, 2009 and October 27, 2009**  
18 **M/S Member Cole/Member Liden** to approve October 8, 2009 minutes, as submitted.  
19 **M/S Member Cole/Member Liden** to approve October 27, 2009 minutes, as submitted.

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21 **5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS – None**

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23 **6. RIGHT TO APPEAL – Chair Moser** read the appeal process. For matter heard at  
24 this meeting, the appeal date is March 8, 2010.

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26 **7. UNFINISHED BUSINESS:**

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28 **8. NEW BUSINESS:**

29 **8A. Façade Improvement Grant No. 10-01**, 247 North State Street, APN 002-227-  
30 11. Request for Façade Improvement Grant to upgrade exterior of existing  
31 commercial building. Recommendation to Finance Review Committee.  
32 Staff presented the staff report.

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34 **Staff Comments:**

- 35 ■ This property has had recent code enforcement activity.
- 36 ■ The revised 'Scope of Work' table provided today at the meeting specifically  
37 addresses resolution of the code enforcement requirements to date.
- 38 ■ The property is listed on the City of Ukiah Architectural and Historical Resources  
39 Inventory Report. One of the program emphases of the Façade Improvement  
40 Grant Program is the restoration of historic buildings.

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42 **Public Comments:**

43 **Judy Pruden**

- 44 ■ Noted the historical significance of the property and that the ceiling in the  
45 entryway was a jazz ceiling and very unique.
- 46 ■ Recommends the ceiling be refurbished in 'jazz ceiling style' rather than painted  
47 over as proposed in the application.

- 1       ▪ Recommends the existing light fixture be cleaned, repaired, rewired as needed  
2       rather than installing a new fixture as proposed in the application. Using the  
3       existing light fixture would contribute to maintaining the historical integrity of the  
4       building.  
5

6       **Cynthia Coale, Applicant Comments:**

- 7       ▪ Is working on behalf of the property owners.  
8       ▪ Described the historical aspects of the building, particularly when it was formerly  
9       a jewelry store. The intent is to make the building architecturally pleasing by  
10      preserving some of the original materials where possible, such as the tile and/or  
11      other artifacts. The proposed application of color schemes and materials would  
12      enhance the character of the building.  
13      ▪ Presented elevations of the remodel and provided a detailed explanation of the  
14      proposed façade improvement project.  
15      ▪ Has several colors in mind for the door and provide color swatches. Wants to  
16      select the door color after the rest of the work has been completed.  
17

18      **Board Discussion:**

- 19      ▪ Proposed light fixture looks like something from Home Depot. It would be more in  
20      keeping with the building to repair the existing fixture.  
21      ▪ Recommends that the contractor use a chemical base wash to clean the front  
22      floor tiles rather than power wash because they are concerned the force of the  
23      power wash will damage the tiles.  
24      ▪ The proposed handles for the door are out of scale and should be larger.  
25      Recommended 10 inches rather than the 8 inches proposed.  
26      ▪ The awning must be Sunbrella.  
27      ▪ Resolve all code violations prior to the pay out of any Façade Improvement  
28      funds since this is a requirement of the program. There is a lot of work to do on  
29      the building and funds cannot be paid until the work has been completed, so this  
30      should not cause a delay in the project.  
31      ▪ Should repaint the ceiling in the entryway in a jazz style finish if possible to retain  
32      a unique historic feature of the building. However, the Board is not familiar with  
33      this style and does not recall the previous jazz finish, so would like to see this  
34      prior to making it a requirement.  
35      ▪ Would like to see two examples of the jazz style ceiling. One using the proposed  
36      color pallet and the other in a more traditional jazz ceiling color palette as  
37      identified by Judy Pruden. Two examples could be painted and displayed at the  
38      site so that the Board can see if it works for the project and the proposed colors.  
39      ▪ Concerned that the Glazed Ginger paint color may be too pink.  
40      ▪ Concerned that the glazed Glazed Ginger and Almond Sugar may be too close in  
41      color and over time may fade and “read” as one color.  
42      ▪ Would like to see an example of the proposed door color on the building before  
43      the final color is approved to make sure the color is appropriate.  
44      ▪ The metal parapet cap should be painted in *In The Dark* as proposed or replaced  
45      with copper.  
46      ▪ The Board along with staff emphasized how much the jazz style ceiling and  
47      retention of the light fixture would add to and preserve the architectural  
48      character/integrity of this commercial building.  
49      ▪ The Board makes recommendations regarding the proposed project. The  
50      applicant is not required to incorporate all of the recommendations. However, the  
51      Board does not have to recommend funding for all of the items in the request.

1 The responsibility of the Board is to responsibly use Redevelopment money in a  
2 way that improves the area and building and provides and overall benefit for the  
3 community and redevelopment area.  
4

5 **Cynthia Coale, Applicant:**

- 6 • Does not favor the ceiling in the entryway be repainted in a 'jazz style' or the  
7 reuse of the existing light fixture in the entryway.
- 8 • Would like to know if Judy Pruden is willing to provide example of the "jazz"  
9 ceiling.
- 10 • Does not like the light fixture included in the application.
- 11 • Would prefer to be able to select the door color at a later date.

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13 **Board Recommended Conditions of Approval:**

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- 15 1. The existing light fixture in the entryway shall be cleaned, repaired, rewired and  
16 reused. If the original fixture cannot be rewired it shall be replaced in-kind.
- 17 2. Two examples of the jazz style ceiling shall be painted and displayed at the site  
18 so that the Board can see if it works for the project and the proposed colors.
- 19 3. The door color shall be approved by the Board prior to painting the door.  
20 Potential colors shall be painted on the building and the Board will visit the site  
21 prior to determining the color.
- 22 4. The metal parapet cap shall be painted in *In The Dark* as proposed or replaced  
23 with copper.  
24

25 **M/S Chair Moser/Nicholson** to recommend the Finance Review Board approve Façade  
26 Improvement Grant 10-01FIP as presented and with the changes referenced above  
27 along with project specific conditions of approval and the standard Façade Improvement  
28 Grant requirements. Motion carried (5-0).  
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30 **9. MATTERS FROM THE BOARD:** None

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32 **10. MATTERS FROM STAFF:** None

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34 **11. SET NEXT MEETING/ADJOURNMENT**

35 There being no further business, the meeting adjourned at 4:49 p.m.  
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Richard Moser, Chair

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Cathy Elawadly, Recording Secretary  
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