



City of Ukiah, CA
Design Review Board

MINUTES

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3 **Regular Meeting**

June 1, 2011

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5 **Ukiah Civic Center, 300 Seminary Avenue**

6 **1. CALL TO ORDER:** Acting Chair Menton called the Design Review Board to
7 order at 3:00 p.m.

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9 **2. ROLL CALL Present:** Tom Liden, Alan Nicholson, Nick Thayer,
10 Estok Menton
11 **Absent:** Tom Hise, Richard Moser
12 **Staff Present:** Kim Jordan, Senior Planner
13 Jennifer Faso, Associate Planner
14 Cathy Elawadly, Recording Secretary
15 **Others present:** Howie Hawkes
16

17 **3. CORRESPONDENCE:** None

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19 **4. APPROVAL OF MINUTES:** May 12, 2011 minutes
20 Approval of minutes was deferred.

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22 **5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS:** None

23
24 **6. RIGHT TO APPEAL:** There are no appealable items on this agenda.

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26 **7. UNFINISHED BUSINESS**

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28 **7A. Continue working on the Downtown Zoning Code Design District Guidelines.**

29
30 The DRB continued review of the DZC Design District Guidelines by discussing buildings
31 they like and identifying the features they like and including these feaures in the
32 accompanying table for the three districts.

33
34 Began with Board discussion about general buildings in the photographs submitted by
35 Member Thayer that the Board have included in the DZC design table of buildings they
36 like.

37
38 **Example 8: South of Market Area (SOMA) Project, San Francisco**

39 **Likes**

- 40 ▪ retention of original storefront; nice blend of old with new; nice adaptation of
- 41 original form from old to new and how to effectively separate old from new
- 42 ▪ articulation of façade
- 43 ▪ good use of color
- 44 ▪ mixed use with commercial on bottom floor and residential upstairs
- 45 ▪ craftsman style of cornice
- 46 ▪ exterior balcony on upper stories
- 47 ▪ pop-outs' of upper stories
- 48 ▪ working orientation with change from front to back of building

- 1 ▪ nice application of ornamentals
- 2 ▪ likes separator made distinguishing between first and second floors
- 3 ▪ band on top & bottom of building
- 4 ▪ A nice solid 'substantial' looking building
- 5 ▪ Window orientation is good, but material could be of better quality
- 6 ▪ Building is a good height
- 7 ▪ Brick is of good quality
- 8 ▪ Has a soft/subtle appearance, yet substantial presence
- 9 ▪ Nice stonework articulation and treatment
- 10 ▪ Has two faces, on West Perkins Street and South School Street that are
- 11 tastefully crafted, provides effective accessibility, and gives the building character
- 12 ▪ Bottom band not original

Mamma Building, 201 and 203 South State Street

Likes:

- 16 ▪ recessed functional awnings and space between awnings
- 17 ▪ stepped parapets
- 18 ▪ lighting features on one building
- 19 ▪ freestanding blocks on parapet for other building
- 20 ▪ entryways/nice entry space
- 21 ▪ color scheme for buildings
- 22 ▪ use of different colors on parapet to break up mass of buildings
- 23 ▪ 1920s vernacular for retail use

McKinley Building, 200 South State Street

Likes:

- 27 ▪ substantial, brick
- 28 ▪ chamfered corner
- 29 ▪ corner entry
- 30 ▪ balcony
- 31 ▪ steel brackets, parapet detailing, cornice
- 32 ▪ scale & proportion of windows and that they are recessed
- 33 ▪ arched dentils
- 34 ▪ Is a nice looking mixed-use building with entry courtyard at rear of building

Odd Fellows Building, 160 E. Standley Street

Likes:

- 38 ▪ 'Exaggerated' 2nd story windows
- 39 ▪ great detailing over windows
- 40 ▪ classical-looking façade bracket
- 41 ▪ paint on second story
- 42 ▪ recessed entry
- 43 ▪ cornice work
- 44 ▪ vertical windows, ornamental retailing over windows
- 45 ▪ 'classical' looking building
- 46 ▪ a lot of architectural detail on second story

General comments:

- 49 ▪ First story has been poorly remodeled and materials used not architecturally
- 50 compatible with second story.

51

1 **Pano Stephens Law Office Building, 201 S. State Street**

2 Likes:

- 3 ▪ Deeply recessed entry
4 ▪ presentation of signage & address on building, very tasteful and progressive
5 ▪ awning over sidewalk
6 ▪ orientation of building to corner
7

8 General comments:

- 9 ▪ Did not like treatment and/or design of windows on south side of building.
10 ▪ Building as remodeled may not be good example of a building design for historic
11 district.
12

13 **Patrona, Shoefly and Sox, Boutique 120, 120 & 130 West Standley**

14 Likes:

- 15 ▪ shared recessed entry
16 ▪ single awning over two entries and awning with gable
17 ▪ stepped parapet
18 ▪ signage for Patrona building
19 ▪ cornice dentils
20 ▪ lighting for evening for Patrona building looks good allowing for an inviting dining
21 experience
22 ▪ architecture of buildings provides a lot of space for display of merchandise
23

24 **US Post Office, 224 North Oak Street**

25 Likes:

- 26 ▪ signage
27 ▪ exterior light fixture
28 ▪ building is substantial and has substance
29 ▪ how window 'schedule' wraps
30 ▪ staircase entry
31 ▪ plain with subtle detail
32 ▪ pop-outs in front of building
33 ▪ integral architecture
34 ▪ building is timeless, has nice proportions and is symmetrically balanced
35

36 **Coffee Critic & Apartments**

37 Likes:

- 38 ▪ gallery
39 ▪ deep recessed storefronts
40 ▪ mixed-use
41 ▪ overhang for shading
42 ▪ outdoor seating
43 ▪ recessed exterior wall
44 ▪ use of materials
45 ▪ substantial look
46 ▪ good adaptive reuse of a former muffler shop
47

48 **Yoga Mendocino building**

49 Likes:

- 50 ▪ recessed doors and windows
51 ▪ front porch/entry

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- repetition of arches
- setback of second story
- parapet
- courtyard
- nice color scheme

8. MATTERS FROM THE BOARD: None

9. MATTERS FROM STAFF: None

10. SET NEXT MEETING/ADJOURNMENT: Wednesday June 8, 2011 at 3:00 p.m.
The meeting adjourned at 5:09 p.m.

Richard Moser, Chair

Cathy Elawadly, Recording Secretary