Regular Meeting  
Ukiah Civic Center, 300 Seminary Avenue

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

2. ROLL CALL  
Present: Tom Liden, Alan Nicholson, Nick Thayer, Estok Menton  
Absent: Tom Hise, Richard Moser  
Staff Present: Kim Jordan, Senior Planner  
Jennifer Faso, Associate Planner  
Cathy Elawadly, Recording Secretary  
Others present: Howie Hawkes

3. CORRESPONDENCE: None

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

5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS: None

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

7. UNFINISHED BUSINESS


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

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

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

Likes
- retention of original storefront; nice blend of old with new; nice adaptation of original form from old to new and how to effectively separate old from new
- articulation of façade
- good use of color
- mixed use with commercial on bottom floor and residential upstairs
- craftsman style of cornice
- exterior balcony on upper stories
- pop-outs’ of upper stories
- working orientation with change from front to back of building
Example 6: Barn Diva, Healdsburg

Likes

- Architectural style
- First floor height
- Mixed use, ground floor commercial with residential above

General comments:

- Building has traditional look.
- Building appropriate for Main Street.
- Form & materials speak to rural vernacular.
- Building is setback, questioned whether setback requirement would apply.
- Building would work if constructed to sidewalk.
- Corrugated metal would look good.
- Materials would have to be different to withstand this area's climate.
- Windows could use treatment to reduce heat impacts from hot summer sun.

Example 10: Portola Valley Civic Center

Likes:

- Scale and proportion of building
- Quiet feel, natural appearance
- Abstract appearance to fit use
- Covered entranceways are inviting to public
- Sustainable, surface treatments
- Covered spaces
- Window form
- Building setbacks
- Agricultural vernacular

General comments:

- Style would not look good in Downtown, but could on Main Street.
- Form may not be right in all instances.
- Buildings are earthlike, building may have Leed and/or ‘green’ application.
- Building encourages experimentation.
- Consider sustainability versus performance for buildings.
- Consider whether a building would require ongoing maintenance and construct building accordingly with materials that have substance/durability and are sustainable.

Buildings in the Historic District

Masonic Hall Building/Mendocino Book Company, 102 School Street

Likes:

- Entryway
- Awnings
- Brick use and color allowing for a ‘substantial’ looking building
- Good orientation and form
- Good first story height
- nice application of ornamentals
- likes separator made distinguishing between first and second floors
- band on top & bottom of building
- A nice solid ‘substantial’ looking building
- Window orientation is good, but material could be of better quality
- Building is a good height
- Brick is of good quality
- Has a soft/subtle appearance, yet substantial presence
- Nice stonework articulation and treatment
- Has two faces, on West Perkins Street and South School Street that are
tastefully crafted, provides effective accessibility, and gives the building character
- Bottom band not original

**Mammina Building, 201 and 203 South State Street**

Likes:
- recessed functional awnings and space between awnings
- stepped parapets
- lighting features on one building
- freestanding blocks on parapet for other building
- entryways/nice entry space
- color scheme for buildings
- use of different colors on parapet to break up mass of buildings
- 1920s vernacular for retail use

**McKinley Building, 200 South State Street**

Likes:
- substantial, brick
- chamfered corner
- corner entry
- balcony
- steel brackets, parapet detailing, cornice
- scale & proportion of windows and that they are recessed
- arched dentils
- Is a nice looking mixed-use building with entry courtyard at rear of building

**Odd Fellows Building, 160 E. Standley Street**

Likes:
- ‘Exaggerated’ 2nd story windows
- great detailing over windows
- classical-looking façade bracket
- paint on second story
- recessed entry
- cornice work
- vertical windows, ornamental retailing over windows
- ‘classical’ looking building
- a lot of architectural detail on second story

**General comments:**
- First story has been poorly remodeled and materials used not architecturally
  compatible with second story.
Pano Stephens Law Office Building, 201 S. State Street

Likes:
- Deeply recessed entry
- Presentation of signage & address on building, very tasteful and progressive
- Awning over sidewalk
- Orientation of building to corner

General comments:
- Did not like treatment and/or design of windows on south side of building.
- Building as remodeled may not be a good example of a building design for historic district.

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

Likes:
- Shared recessed entry
- Single awning over two entries and awning with gable
- Stepped parapet
- Signage for Patrona building
- Cornice dentils
- Lighting for evening for Patrona building looks good allowing for an inviting dining experience
- Architecture of buildings provides a lot of space for display of merchandise

US Post Office, 224 North Oak Street

Likes:
- Signage
- Exterior light fixture
- Building is substantial and has substance
- How window ‘schedule’ wraps
- Staircase entry
- Plain with subtle detail
- Pop-outs in front of building
- Integral architecture
- Building is timeless, has nice proportions and is symmetrically balanced

Coffee Critic & Apartments

Likes:
- Gallery
- Deep recessed storefronts
- Mixed-use
- Overhang for shading
- Outdoor seating
- Recessed exterior wall
- Use of materials
- Substantial look
- Good adaptive reuse of a former muffler shop

Yoga Mendocino building

Likes:
- Recessed doors and windows
- Front porch/entry
• 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.

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Richard Moser, Chair

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Cathy Elawadly, Recording Secretary