

**SPECIAL AGENDA
CITY OF FERNDALE - HUMBOLDT COUNTY U.S.A.
DESIGN REVIEW COMMITTEE MEETING**

Location VIA ZOOM CONFERENCE

Date: April 15, 2021
Time: 8:30 am

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020 that allows attendance by members of the Committees, City staff, and the public by teleconference, videoconference, or both.

We are strongly recommending that public comments for this meeting be submitted prior to the meeting. Public comments should be submitted to cityclerk@ci.ferndale.ca.us by 4:00pm on Wednesday, April 14, 2021, please be sure to put "Public Comment" in the subject line, and include the agenda item if applicable. All public comments received by 4pm will be read into the record (limit to 5 minutes) during the regular meeting.

To provide public comment during the meeting, you will need to join the Teleconference meeting.

To Join Zoom Meeting use the link:

<https://us02web.zoom.us/j/89001510168?pwd=K1RyZkE0clFQd1FYeDQ3UmNTQnJLUT09>

or go to Zoom.us and input the following:

Meeting ID: 890 0151 0168

Passcode: 151396

Dial in using your telephone: (Use *6 to mute and unmute)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 890 0151 0168

Passcode: 151396

1. CALL MEETING TO ORDER – CITY CLERK WILL DO ROLL CALL
2. MODIFICATIONS TO THE AGENDA
3. APPROVAL OF PREVIOUS MINUTES
 - A. Minutes of the March 11, 2021 Meeting Page 3
4. PUBLIC COMMENT. (This time is for persons who wish to address the Committee on any matter not on this agenda and over which the Committee has jurisdiction).
5. BUSINESS
 - A. 476 Main Street (Alter Front Façade)..... Page 5
6. CORRESPONDENCE Page 15
7. COMMITTEE MEMBER COMMENTS
8. ADJOURN

**This notice is posted in compliance with Government Code §54954.2.
The next Regular Meeting of the Ferndale City Design Review Committee
will be AS NEEDED DURING COVID-19 PANDEMIC**

CALL MEETING TO ORDER

MODIFICATION TO THE AGENDA

APPROVAL OF PREVIOUS MINUTES

City of Ferndale, Humboldt County, California USA
Design Review Minutes for the 03/11/2021 Agenda - 8:30am meeting

Chair Jeff Farley opened the teleconference meeting at 8:33 a.m. Committee Members Marc Daniels and Ellin Beltz were present along with City Clerk Kristene Hall.

Modifications to the Agenda: None.

Approval of Previous Minutes: Approval of the January 7, 2021 Meeting Minutes. **(Beltz/Daniels)**
Unanimous

Public Comments: No Comment

746 Main: Committee Members were presented with a revised application to replace a bathroom window with small decorative windows on the east side of the building. Committee Member Beltz reasons the windows were not in compliance with the Secretary of Interior standards. Beltz stated the façade would not be retained or preserved; the record of its time and place would be lost; and the building would lose original materials and craftsmanship currently recognized as historic and some of the locally best available at time of construction. Committee Member Daniels agreed with Beltz and offered the applicant the option of possibly raising the sill or replace the current glass with a frosted glass to add privacy to the bathroom. Daniels also added that the committee is here to represent the community and the value of Victorian homes by protecting the architectural integrity. Chair Farley agreed and encouraged the applicant to consider the options provided. The applicant stated she understood what the committee was saying but added that some of the features the committee was pointing out, specifically the corbels, were not on all windows. There was no motion for approval.

476 Main: Committee Members were presented with an application to alter the front façade of the building to restore historical façade from circa 1910. Committee Member Daniels stated it was a beautiful job and the applicant has done a fabulous job on the property. Chair Farley agreed. Committee Member Beltz also agreed but stated concerns that the original transom style window was not on the top. Committee members agreed and asked that the applicant consider this before they approve the project. City Clerk will advise applicant and see if he will resubmit.

Correspondence: None

Committee Member Comments: None

Meeting adjourned at 9:13 am

Respectfully submitted,

Kristene Hall
City Clerk

PUBLIC COMMENT

BUSINESS

Meeting Date:	April 15, 2021	Agenda Item Number	5.a
Agenda Item Title	476 Main Street		
Presented By:	Gilbert Vuagniaux and/or Staff		
Type of Item:	☒ Action	☐ Discussion	☐ Information
Action Required:	☐ No Action	☒ Voice Vote	☐ Roll Call Vote

PROJECT DESCRIPTION: Request for a Design Review Use Permit to alter the front façade of the building to restore historical façade from 1910 at 476 Main Street (APN 031-091-016).

ENVIRONMENTAL REVIEW: The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA). The proposed project qualifies for a Class 31, Section 15331 Categorical Exemption from preparation of environmental documents. This exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards.

STAFF RECOMMENDATION: Staff has included findings of fact (Attachment A) necessary to take an action on the Design Review Use Permit. If the Design Review Committee accepts the findings of fact or makes comparable findings, then staff recommends the Committee approve the Design Review Use Permit, subject to the conditions of approval listed in Attachment B.

Recommended Motion: "Make the required findings of fact listed in Attachment A to approve the Design Review Use Permit, subject to the conditions of approval listed in Attachment B, restore historical front façade to circa 1910."

PROJECT SUMMARY: The applicant plans on altering the front façade on the building to restore the front façade to circa 1910. Please see attached photos and drawings.

ATTACHMENTS: Findings of Fact, Conditions of Approval, photos and drawings.

Attachment A
FINDINGS OF FACT

The following findings of fact are required for approving the Design Review Use Permit.

1. Because the Design Review Use Permit for the project is a discretionary action of the City, this project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA), and qualifies for Class 31, Section 15331 Categorical Exemption from preparation of environmental documents. This exemption consists of consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards
2. The proposed design, materials, and colors are visually harmonious with and conceptually consistent in character and scale with surrounding area.
3. The existing project, as outlined and with conditions:
 - Conforms to and is consistent with the Ferndale General Plan;
 - Does not impair the natural beauty of the town's site and setting; and
 - Will not be unsightly, obnoxious or undesirable in appearance to the extent that it will hinder the harmonious development of the zone, impair the desirability of the zone for the uses permitted therein, or limit the opportunity to attain optimum use and value of the land and improvements or otherwise adversely affect the general property and welfare.

Attachment B
CONDITIONS OF APPROVAL

Staff recommends Design Review Use Permit approval be subject to the following conditions. The violation of any term or requirement of this conditional approval may result in the revocation of the permit.

1. The applicant shall be responsible to pay all applicable fees, deposits or charges associated with processing and finalizing the Design Review Use Permit, and/or otherwise owed to the City of Ferndale. All applicable or other required fees shall be paid to the satisfaction of the City of Ferndale before the Permit and uses allowed are considered final and approved.
2. All proposed work shall be in conformance with the approved permit application and with the information and analysis contained in the associated staff report and conditions of approval on file with the City. Should the work deviate from that as allowed by this approval, then the applicant may be required to first receive Design Review Committee approval for such changes.
3. Should the applicant or any other future owner of the subject property not conform to the requirements of these conditions, then said non-conformance shall constitute a violation of this Design Review Use Permit and shall become null and void until either all the issues have been addressed to the satisfaction of the City, or the permit is revoked.
4. All proposed and/or future development, improvements, and construction authorized hereunder shall be in conformance with all applicable City ordinances, regulations and codes, including but not limited to Zoning Ordinance 02-02, including the Design Review requirements, the Uniform Building Code, any Fire Codes and/or Public Health & Safety Code, applicable to the nature and type of proposed use and/or construction. A City building permit is required for any construction associated with the proposed project with the burden on the applicant to comply.

CITY OF FERNDALE
PLANNING DEPARTMENT

STANDARD APPLICATION FORM

Please provide the following information as it applies to your application. For questions, call 786-4224.

1. Type of Application

Date: 2/19/21

☐	Bed & Breakfast Inn
☐	Design Review Use Permit
☐	Exception to Development Standards
☐	Home Occupation Permit
☐	Lot Line Adjustment
☐	Merger

☐	Major Subdivision (5 parcels or more)
☐	Minor Subdivision (4 parcels or less)
☐	Second Dwelling Unit
☒	Use Permit
☐	Variance
☐	Zoning & General Plan Amendment

2. Name of Property Owner: GILBERT VAGNIAUX

Address: 461 BERDING ST PO Box 336

3. Name of Applicant (if different): _____

Address: _____ Phone: (626) 625-7122

4. Property Location: 476 MAIN ST

Assessor Parcel Number(s): 031-091-016-000

Description: COMMERCIAL

Lot Area: _____

5. Present Use of Property: N/A

Present Zoning: COMMERCIAL

6. Description of Proposed Project: ALTER THE EXISTING FACADE

AS PER NEW PROPOSED DESIGN/PLAN WITH THE INTENTION
TO MATCH THE HISTORICAL MAIN ST PICTURE CIRCA 1910

Filing Fee: A filing fee of \$_____ has been paid as part of the application. (Refer to Resolution 00-21 for fees and charges for review and processing of development permits.) I hereby certify that to the best of my knowledge the information in this application and all attached exhibits is full, complete and correct, and I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for denying the application, or suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the City.

[Signature] Date: 2/19/21

Signature of Applicant or Agent

Date

Authorization of Agent: I hereby authorize _____ to act as my representative and bind me in all matters concerning this application. (Form 121106)

FOR STAFF USE ONLY					
Full Ap Rec'd	Sent to Comm.	Returned	Ap notified	Project Final	









12. 11. 2014, 14.00
13. 11. 2014, 14.00



CORRESPONDENCE

March 10, 2021

Kristene Hall, Ferndale City Clerk
834 Main Street
Ferndale, CA 95536

Dear Kristene:

I understand the Design Review Committee will meet on Thursday, March 11, to consider a request to install new windows in a historic home at 746 Main Street in Ferndale. The home occupies a prominent place on Main Street at the entrance to Ferndale's Historic Commercial District, which was placed on the National Register of Historic Places in 1994. Since this is a great honor, and because Ferndale's Victorian architecture is so important to its character—and economy—I know the members of the Design Review Committee work hard to protect its authenticity.

I live in Ferndale and often walk by the home at 746 Main Street. I have happily noticed the home looks as though someone really cares for it. However, I am concerned when even well-meaning changes are proposed for a historic building which are not in keeping with its time period or architectural style, or which do not follow the gold standard for maintaining and restoring historic properties; that is, the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

As I understand it, the owner would like to remove an existing wooden sash window and replace it with a narrower window next to two octagon windows, arranged either vertically or horizontally. It was originally suggested that the octagon windows would be vinyl, but it appears the owner has conferred with Valley Lumber about using wooden windows and trim instead. This is desirable because, as made clear in the *Standards* cited above, it is very important that replacement windows in a historic home be made of the same materials as the originals. Since the original windows in this home are wood, so should all replacements be wood, as well as any new windows introduced.

There is another issue to consider. The *Standards* also recommend that new or replacement windows should be in the same style as the originals. This historic home is in the late-Victorian Eastlake style, with its clean, uncluttered, geometric lines and trim. The original windows are simple but well-proportioned. Octagon windows not only violate the "same style" rule, but they are not characteristic of historic Eastlake houses. And the proportions are off: pairing a tall, narrow window with two octagon windows would be awkward at best, lacking symmetry and balance.

I hope the owner will take my comments in the spirit they are offered, and I hope a mutually-satisfactory decision can be reached.

Sincerely,
Kerry Chartkoff, Ferndale

COMMITTEE COMMENTS

ADJOURN