

Mendocino County

SEP 13 2021

Planning & Building Services

**From:** Juliana Cherry  
**To:** James Feenan  
**Date:** 9/13/2021 9:48 AM  
**Subject:** MHRB\_2021-0012 Rhodes Response to Comments  
**Attachments:** 45091 Calpella Skylight:Sun Tunnel.pdf

James, please post on the MHRB Meeting web page as response to comments (from the Schmidt and Skye).

-- J.  
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>>> Jonathan Pearlman <[jonathan@elevationarchitects.com](mailto:jonathan@elevationarchitects.com)> 9/9/2021 3:13 PM >>>  
Dear Robert and Mackenzie,

I am the architect for the Rhodes Residence at 45091 Calpella Street. I understand that you are neighbors on Ukiah Street who share the well system with the Rhodes. Thank you for the support of our design - we are excited to design a house that draws on the historic character features of historic Mendocino houses. I want to respond to your comments about the project:

Aluminum clad wood windows:

We are, of course, aware of the fact of the wood windows throughout Mendocino. We are suggesting the aluminum clad wood windows for this new construction for a number of reasons. The first is related to long-term maintenance due to the harsh weather conditions relative to painted wood windows. The aluminum cladding will remain in good condition without regular painting for decades. These windows are used on many historical buildings and in historic districts throughout the country and it is difficult to even perceive the difference between them and a painted wood window. Here is a link to the Marvin Window website about their historic windows - these are all aluminum clad wood products:  
[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.marvin.com%2fhistoric&c=E.1.LMxifX\\_onura6DossYMfOuO8S-0Vpwn5-6jW6oN-GICZhb8r73tESXb-cmQS1yVRY7VfQQy893wy0DFaj55BAPEkcjY8Yw0f1b\\_FGik5lw.,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.marvin.com%2fhistoric&c=E.1.LMxifX_onura6DossYMfOuO8S-0Vpwn5-6jW6oN-GICZhb8r73tESXb-cmQS1yVRY7VfQQy893wy0DFaj55BAPEkcjY8Yw0f1b_FGik5lw.,&typo=1)

One other reason is related to how you place a new building in a historic context such as the historic district of Mendocino. The Secretary of the Interior provides guidelines and standards for new construction in historic contexts or rehabilitation and additions to historic resources. Standard number 9 reads: The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. The aluminum clad wood windows are compatible, but differentiated from the typical wood windows found in the historic buildings in town. As you can see on the Marvin website, they can build windows that are a match, if required, or are evocative of the typical historic window in a building or district. But the fact of the different exterior material, meets Standard 9 to comply with the California Environmental Quality Act (CEQA) which uses the Standards to evaluate alterations to a historic context.

Painted gutters and downspouts:

While copper maybe the suggested material for gutters and downspouts , it is clear that copper is not the predominant material in the area surrounding the Calpella property (or in town in general). Many of the most historic structures in town such as the Blair House Inn, MacCallum House Inn and the old church that is the Savings Bank of Mendocino County have painted gutters and downspouts to match the building trim. The following is a partial list:

- 45081 CALPELLA (EAST NEIGHBOR)
- 45080 CALPELLA
- 10501 FORD AT CALPELLA (NORTH NEIGHBOR)
- 45051 UKIAH (SOUTH NEIGHBOR)
- 45020 ALBION - MacCALLUM HOUSE INN (SOUTH NEIGHBOR)
- 45110 FORD - BLAIR HOUSE INN
- 10550 LANSING - PATTERSON'S PUB
- 10510 LANSING AT CALPELLA
- 10500 LANSING - SAVINGS BANK OF MENDOCINO COUNTY
- 10483 LANSING - RAINSONG SHOES
- 10470 LANSING AT UKIAH - RAINSONG

Skylight and "Sun Tunnel"

I have attached a sheet that shows the skylight type and the Sun Tunnels that we anticipate using for this project. For the Sun Tunnels, they bring light into interior spaces during the day, but do not emit light out of them from the interior at night. Therefore, these would be 'dark sky' conforming. The skylight is in the 2nd floor master bathroom and will only emit light from the interior for short periods of time when the bathroom is in use. It is not in a space, like a living or dining room, where light may be on for many hours in the evening. The skylight and sun tunnels are located on the east side of the roof, not facing the three street fronts. Of course, I can't guarantee that you would never see light coming from the skylight, but, as mentioned, that would be for very short periods of time.

We are hoping for approval of the project next week and I look forward to meeting during the construction of the house.

Best,  
Jonathan

Jonathan Pearlman

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