

From: Thomas thomson <ttmat@sbcglobal.net>
To: Juliana Cherry <cherryj@mendocinocounty.org>
Date: 3/22/2022 10:23 AM
Subject: Consideration of non-wood windows in the Mendocino Historic District

March 22, 2022

MHRB Members Roth, Kappler, Madrigal and Saunders
C/O Juliana Cherry, Planner III/MHRB Administrator
Mendocino County Planning and Building
790 S. Franklin Fort Bragg, CA. 95437

RE: Consideration of non-wood windows in the Mendocino Historic District.

I am Tom Thomson, Architect, and have owned property in the Town of Mendocino since 1997. Our house and its supporting Guest House were built in 2009 and 2014 respectively.

It is an honor to have built these buildings that conform to the Historic Principles outlined in the MHRB Guidelines. It is a unique opportunity to honor the significant local history of the California Coast which originated in harvesting wood from the local forest. This history continues today as sustainable forestry management has enhanced the viability of our forests.

It is in this sense of history that I would recommend you continue the use of wood windows as a necessary element of building construction. It makes us special.

As an Architect I have appeared before the MHRB Board on many occasions. I find the restrictions are engaging and require a creativity that is extra-ordinary. Thereby extending the creativity of an Architect's efforts while supporting the common concerns of Mendocino's residents.

Having been a licensed Architect since 1972 in multiple states and prior to that worked in offices for many years, I have had experience with many building types and conditions. I believe this experience gives me an overview of building materials, situations and conditions which I can offer you in this decision.

I would suggest that the inclusion of metal windows is not consistent with our shared history. Wood is the reason we exist and that should be honored in any form possible.

Adherence to the MHRB Regulations is one of the agreements that is part of the condition of buying into the Mendocino Community. It protects all of us from unfortunate architectural and environmental intrusions.

Wood windows have a sense of quality the ordinariness of metal windows do not. They are associated with cheap building techniques including subdivisions, and other such mass housing efforts. Metal windows may be cheaper but their quality is quite often low and not able to sustain the punishing climate we experience. Replacing or repairing requires significant cost. My experience with our windows has been excellent. We have a South facing facade on each building with a bank of windows. The units are thermal and have withstood the demands of weather for the last 12 years without being compromised. They are also an engaging interior element solidly framing our wonderful views.

There are also many other substantial technical and aesthetic reasons, which in balance favor wood over metal windows, which you have undoubtedly explored in your consideration of this significant change in the MHRB Regulations.

Cost should not be a guiding principle, quality and sustaining our unique history ought to be the motivation. This protects all of the residents who reside here for its unique environmental atmosphere significant expressed in the buildings we all visually share.

I would ask that you maintain the wood window condition which will sustain the unique quality of our community.

Thank you for your consideration.

Tom Thomson, Architect
CA Lisc. #C-946145081
Cahto Street Mendocino, CA. 95460
P.O. Box 1955314-324-5920