



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
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FAX: 707-463-5709
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www.mendocinocounty.org/pbs

March 20, 2023

PUBLIC NOTICE OF PENDING ACTION AND SITE VIEW
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, on Monday, April 3, 2023, will perform a site view of the proposed project, beginning at 4:00 PM, or as soon as the Board may assemble. Concluding the site view, the Board will convene for their regular meeting in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 7:00 p.m. or as soon thereafter as the item may be heard, for the below described project that is located in the Town of Mendocino.

CASE#: MHRB_2022-0015

DATE FILED: 11/22/2022

OWNER: BOARD OF EDUCATION MENDOCINO COUNTY

APPLICANT/AGENT: MENDOCINO UNIFIED SCHOOL DISTRICT

REQUEST: Mendocino Historical Review Board application for general improvements to gym and tech center. Proposed work to gym includes window replacement, reroofing, painting, exterior lighting, pavement replacement, and construction of generator enclosure. Proposed work to tech center includes repair and replacement of siding on west wall, exterior repaint, replacement of roofing, new gutters and downspouts, door replacement, repair and refinish exterior steel handrails and stairs, exterior lighting, improvements to ADA path, and replacement of existing enclosure on west wall. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IVb Non-Historic structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10700 Ford Street (APNs: 119-160-03, 119-160-06, 119-160-36, 119-160-41, 119-140-01, 119-140-27, 119-140-30, and 119-170-04)

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: MARK CLISER

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing and provide comments. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by April 2, 2023 or orally via telecomment in lieu of personal attendance. All correspondence should contain reference to the above noted case number. All public comment will be made available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final. If you would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**APRIL 3, 2023
MHRB_2022-0015**

OWNER/APPLICANT: MENDOCINO UNIFIED SCHOOL DISTRICT
44141 LITTLE LAKE ROAD
MENDOCINO, CA 95460

AGENT: DARCY KREMIN, RINCON CONSULTANTS, INC.
449 15TH STREET, SUITE 303
OAKLAND, CA 94612

PROJECT DESCRIPTION: Mendocino Historical Review Board application for general improvements to gym and tech center. Proposed work to gym includes window replacement, reroofing, painting, exterior lighting, pavement replacement, and construction of generator enclosure. Proposed work to tech center includes repair and replacement of siding on west wall, exterior repaint, replacement of roofing, new gutters and downspouts, door replacement, repair and refinish exterior steel handrails and stairs, exterior lighting, improvements to ADA path, and replacement of existing enclosure on west wall. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IVb Non-Historic structure.

STREET ADDRESS: 10700 Ford Street (APNs: 119-160-03, 119-160-06, 119-160-36, 119-160-41, 119-140-01, 119-140-27, 119-140-30, and 119-170-04)

PARCEL SIZE: 3.31± Acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Site of Mendocino First High School – Site N/H – Category IVb (APN: 119-160-06)
North: None
South: Mendocino High School.
East: Mendocino High School
West: Mendocino High School

PAST MHRB PERMITS: 89-40, demo and new construction; 99-25, satellite dishes, 01-54, antenna; 01-60, gazebo; 01-61, playing fields; 02-31, antenna; 05-03, bread oven; 2006-0006, solar panels; 2008-0011, solar strips on roof; 2015-15, demo classroom and storage shed; 2017-0013 removal of trees; 2020-0015 demolition and repair to various buildings

PAST USE PERMITS: U_2020-0010, Coastal Development Use Permit to demolish, renovate and/or repair several of the Mendocino High School buildings. In addition, limited additions, including solar arrays, and new landscaping are approved in several areas of the campus. The permit also includes the required follow-up permitting for EM_2021-0005, which authorized temporary portable classroom buildings. U_2020-0010 was approved on August 18, 2022 at Planning Commission.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- ✓ Building Size, Height, Proportions and Form
- ✓ Relationship of Building Masses and Open Spaces
- Relationship to Surrounding Structures
- ✓ Materials and Textures
- ✓ Architectural Details and Style
- ✓ Facade Treatment
- ✓ Proportions of Windows and Doors
- Landscaping
- ✓ Roof Shape
- ✓ Color(s)
- Sign Size
- Number of Signs
- Placement/Location
- ✓ Lighting
- ✓ Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: Building Design (pages 7-9)

APPLICANT’S STATEMENT: Please refer to Applicant Project Description (Attachment A, page 2)

STAFF NOTES: The project site is designated Public Facilities on the Mendocino Town Plan Land Use Map and is within the Mendocino Public Facilities Zoning District (MPF). As delineated within Table 1, the project complies with several development standards of the MPF District.

Table 1: MPF District Regulations		
MCC Section	Standard	Proposed
20.668.015 Civic Use Types (Conditional Use)	Educational Facilities	Educational Facility
20.668.030 Minimum Front and Rear Yards	10-feet	>10-feet
20.668.035 Minimum Side Yard	6-feet	>6-feet
20.668.045 Maximum Building Height	28-feet	28-feet & Legal Non-Conforming
20.668.055 Maximum Lot Coverage	25%	Legal Non-Conforming

This project is the second phase of improvements to Mendocino High School. Phase One, which included demolition, renovation and/or repair to several of the Mendocino High School buildings, and limited additions, including solar arrays and new landscaping, was approved by the Review Board on February 1, 2021 under Mendocino Historical Review Board permit number MHRB_2020-0015.

Proposed Phase Two work to the gym includes:

- Repair of rot and complete repainting of exterior
- Repair of roof composite shingles
- Replacement of roofs at mechanical wells
- New gutters and downspouts
- Replacement of exterior doors and frames
- Repair and refinish of exterior steel handrails and stairs
- New ADA parking space and re-striping of parking lot
- Installation of glazing and frames
- New generator within a newly constructed enclosure
- New enclosures for condensers
- Exterior lighting on all sides of gym

Proposed Phase Two Tech Center work includes:

- Rot repair and replacement of west wall siding

- Repainting of exterior
- Replacement of shingles and metal roof
- New gutters and downspouts
- Replacement of doors with fiber reinforced plastic (FRP) doors and hollow metal frames
- Repair and refinish of exterior steel handrails and stairs
- ADA parking space and striping of parking lot
- Replacement of existing enclosure on west wall with new steel enclosure
- Exterior lighting on west, east, and south sides

Replacement doors and frames will utilize fiber reinforced plastic (FRP). Window frames will be aluminum. New gutters and downspouts, on both the gym and Tech Center, will match existing in both style and material. Enclosures for generator and condensers will be fiber cement board, mimicking the appearance of wood. Colors and materials used for ADA parking space and striping of parking lot are imposed by the Division of State Architects and must be in compliance.

The Applicant proposes Benjamin Moore paint colors OC-17 (White Dove), OC-15 (Baby Fawn), and HC-87 (Ashley Gray) (Attachment A, page 2- Project Description). Site Plans include visual representations of proposed changes (Attachment A, page MHRB 6, 7, and 8). Proposed roofing is an asphalt shingle, Timberline American Harvest Saddle Wood Ranch.

Roofing of mechanical wells, which will not be visible from town, will match existing roof color and material. New gutters and downspouts, replacement of exterior doors and frames, and repair and refinish of exterior steel handrails and stairs will be replaced with materials similar in hue, brightness, and texture as those used in Phase One (MHRB_2020-0015). Generator enclosure will be a fiber cement board painted to match gym building. Exterior lighting for both gym and Tech Center will utilize WDGE1 LED Architectural Wall Sconces in a white finish (see Attachment B, pages MHRB 6, 7, and 8 for locations and Attachment A, page 2 for description of proposed wall sconce).

Recommended conditions of Approval number nine (9) through fourteen (14) have been included to ensure proposed colors and materials are used.

The Mendocino Historical Review Board approved the use of the above listed Benjamin Moore colors, fiber reinforced plastic (FRP) for exterior doors and frames, aluminum windows frames, and fiber cement board for Phase One (MHRB_2020-0015) on February 1, 2021. Staff requests the Review Board consider approval of these materials for use in Phase Two (MHRB_2022-0015).

RECOMMENED FINDINGS: The Historical Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (A) The exterior appearance and design of the proposed work to the gymnasium and Tech Center are in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any; and
- (B) The appearance of the proposed work to gym and tech center will not detract from the appearance of other property within the District; and
- (C) The proposed general improvements to the gymnasium and Tech Center will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

RECOMMENDED CONDITIONS:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of three years after the effective date except where

construction and or use of the property in reliance on such permit has been completed prior to its expiration.

2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
5. To establish that site-work satisfies the requirements of MHRB Permit 2022-0015 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit.
6. Any Building Permit request shall include MHRB Permit 2022-0015 (printed on or attached to the plans submitted).
7. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries
8. Prior to issuance of any building permit in reliance of MHRB Permit 2022-0015 or initiation of work, the property owner shall obtain a Coastal Development Use Permit or permit amendment.
9. Exterior Paint Colors shall be as follows:
 - a. Gym and generator basic color: Benjamin Moore OC-15 Baby Fawn or other color authorized by 'Exterior paint colors in Town of Mendocino Policy;' and
 - b. Tech Center and gym trim color: Benjamin Moore HC-27 Ashley Gray or other color authorized by 'Exterior paint colors in Town of Mendocino Policy;' and
 - c. Tech Center and gym facing north and main athletic field basic color: Benjamin Moore OC-17 White Dove or other color authorized by 'Exterior paint colors in Town of Mendocino Policy.'
10. Replacement roofing shall be asphalt shingles manufactured by Timberline American Harvest and color "Saddle Wood Ranch".
11. Replacement exterior doors and frames, windows, gutters, downspouts, steel handrails, shall match existing in style, color, and material.
12. Fenced enclosures for generator and condensers shall be constructed using fiber cement board.
13. Replacement corrugated metal roof shall match existing in style, color and material.
14. Exterior lighting shall utilize WDGE1 LED Architectural Wall Sconce in white finish.

ATTACHMENTS:

- A. MHRB_2022-0015 Application & Project Description
- B. MHRB_2022-0015 Project Plans
- C. Quattrocchi KWOK Exterior Materials Memo, February 11, 2021

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten-day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$2,620.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

**COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES**

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) MHRB-2022-0015
Date Filed 11/22/22
Fee \$ \$ 1,801.00
Receipt No. PRT-053270
Received by Tia Sar

Office Use Only

MHRB APPLICATION FORM

Name of Applicant Mendocino Unified School District Attn: Jason Morse, Superintendent	Name of Property Owner(s) Mendocino Unified School District	Name of Agent Darcy Kremin Rincon Consultants, Inc.
Mailing Address 44141 Little Lake Road Mendocino, California 95460	Mailing Address 44141 Little Lake Road Mendocino, California 95460	Mailing Address 449 15th Street, Suite 303 Oakland, California 94612
Telephone Number (707) 937-5868	Telephone Number (707) 937-5868	Telephone Number (510) 901-0168

Assessor's Parcel Number(s)
N/A

Parcel Size <input checked="" type="checkbox"/> Square Feet <u>225,000</u> <input type="checkbox"/> Acres	Street Address of Project Mendocino High School 10700 Ford Street Mendocino, California 95460
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TYPE OF DEVELOPMENT

(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

The proposed project would involve general improvements, repairs, and renovations to the gym. Proposed exterior changes are limited to some gym window replacement (but no new openings), reroofing, painting, building an enclosure for a new gym generator and paving replacement for accessibility.

Gym exterior improvements include: rot repair and complete repainting of exterior, roofing repair of composite shingles; replacement of roofing at mechanical wells, new gutters and downspouts, replacement exterior doors and frames, repair and refinish exterior steel (handrails, stairs etc.), new accessible parking space and parking re-striping at parking lot, new insulated glazing and frames, new generator and fenced enclosure, new enclosure for condensers.

Tech Center exterior improvements include: rot repair and replacement of siding on west wall, and complete repainting of exterior, replacement of composition shingles and metal roofing with new to match existing, new gutters and downspouts, replace doors with fiber reinforced plastic doors and hollow metal frames, repair and refinish exterior steel (handrails, stairs etc.), ADA path of travel improvements, remove existing enclosure on west wall and replacement with new steel enclosure.

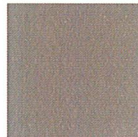
- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition. Not Applicable
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan. Not Applicable
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s). Not Applicable. A photo of the existing sign is provided in Appendix A attached.
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
 Exterior Paint 1 - Field Color Benjamin Moore Oc-15 White Dove Cement Plaster
 Exterior Paint 2 - Accent Color Benjamin Moore Oc-15 Baby Fawn Cement Plaster
 Exterior Paint 3 - Accent Color Benjamin Moore Hc-87 Ashley Gray Cement Plaster / Fiber Cement Siding



XP1: EXTERIOR PAINT-
FIELD COLOR
BENJAMIN MOORE
OC-15 WHITE DOVE
CEMENT PLASTER



XP2: EXTERIOR PAINT-
ACCENT COLOR
BENJAMIN MOORE
OC-15 BABY FAWN
CEMENT PLASTER



XP3: EXTERIOR PAINT-
ACCENT COLOR
BENJAMIN MOORE
HC-87 ASHLEY GRAY
CEMENT PLASTER /
FIBER CEMENT SIDING



FBC1: FIBER CEMENT SIDING
GENERATOR ENCLOSURE
TO BE PAINTED BENJAMIN
MOORE BABY FAWN



FBC2: ASPHALT SHINGLES
TIMBERLINE AMERICAN
HARVEST
SADDLE WOOD RANCH

See Appendix A for additional details.

- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.



WDGE1 LED
Architectural Wall Sconce
DLC
DLC
3000K

Specifications
Depth (D1): 5.5"
Depth (D2): 1.3"
Height: 8"
Width: 5"
Weight (including): 9 lbs.



See Appendix A for location of lighting fixtures.

- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations. See Appendix A attached for details.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials. Select existing concrete walkway and parking areas will be replaced with new concrete or asphalt for accessibility. See Appendix A attached for details.

2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? N/A sq. ft.
- What is the total floor area (internal) of all structures on the property? N/A sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? N/A sq. ft.

If you need more room to answer any question, please attach additional sheets

MENDOCINO TOWN LAND USE

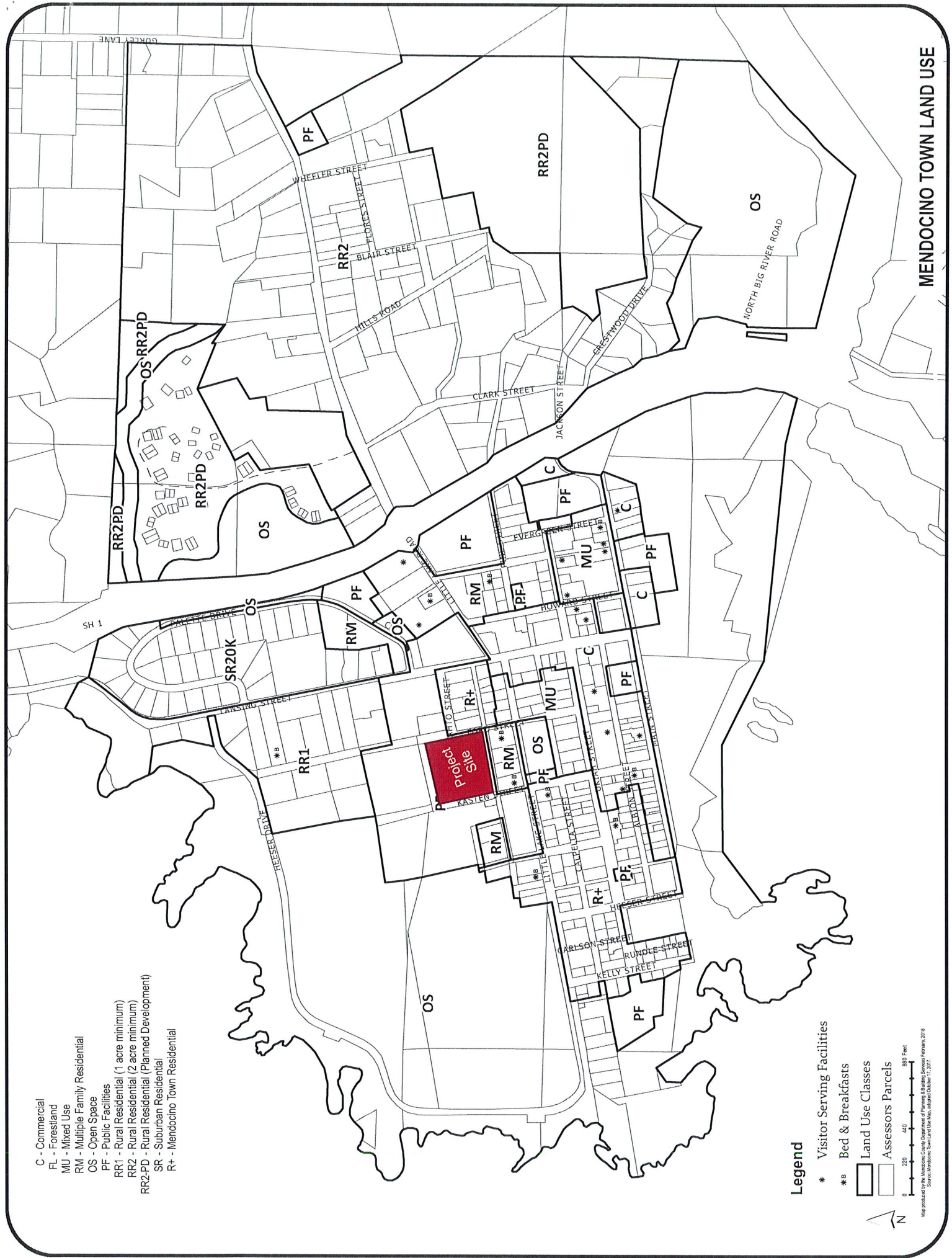
- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

Legend

- * Visitor Serving Facilities
- *B Bed & Breakfasts
- Land Use Classes
- Assessors Parcels



Map produced by the Mendocino County Department of Planning & Building Services February, 2018
 Source: Mendocino Town Land Use Map, adopted October 17, 2011.



MENDOCINO HIGH SCHOOL PHASE TWO- GYM AND TECH CENTER MODERNIZATION

MENDOCINO UNIFIED SCHOOL DISTRICT
10700 FORD STREET MENDOCINO CA 95460
FOR REVIEW BY THE MENDOCINO HISTORICAL REVIEW BOARD



PROJECT TEAM

OWNER
Mendocino Union School District
441 Little Lake Rd
Mendocino, CA 95460
Phone: (707) 937-5868
Fax: (707) 937-5868
Contact: Jason Morse
Email: jmorse@mcu.org

ARCHITECT
Quattrocchi Kwok Architects
636 Fifth Street
Santa Rosa, CA 95404
Phone: 707-576-0829
Fax: 707-576-0295
Contact: Kevin Chapin
Email: kevinc@qka.com

CIVIL
Brelje & Race
475 Avalon Blvd, Ste. 120
Santa Rosa, CA 95404
Phone: 707-576-1322
Fax: 707-576-0469
Contact: Paul Bartholow
Email: bartholow@brce.com

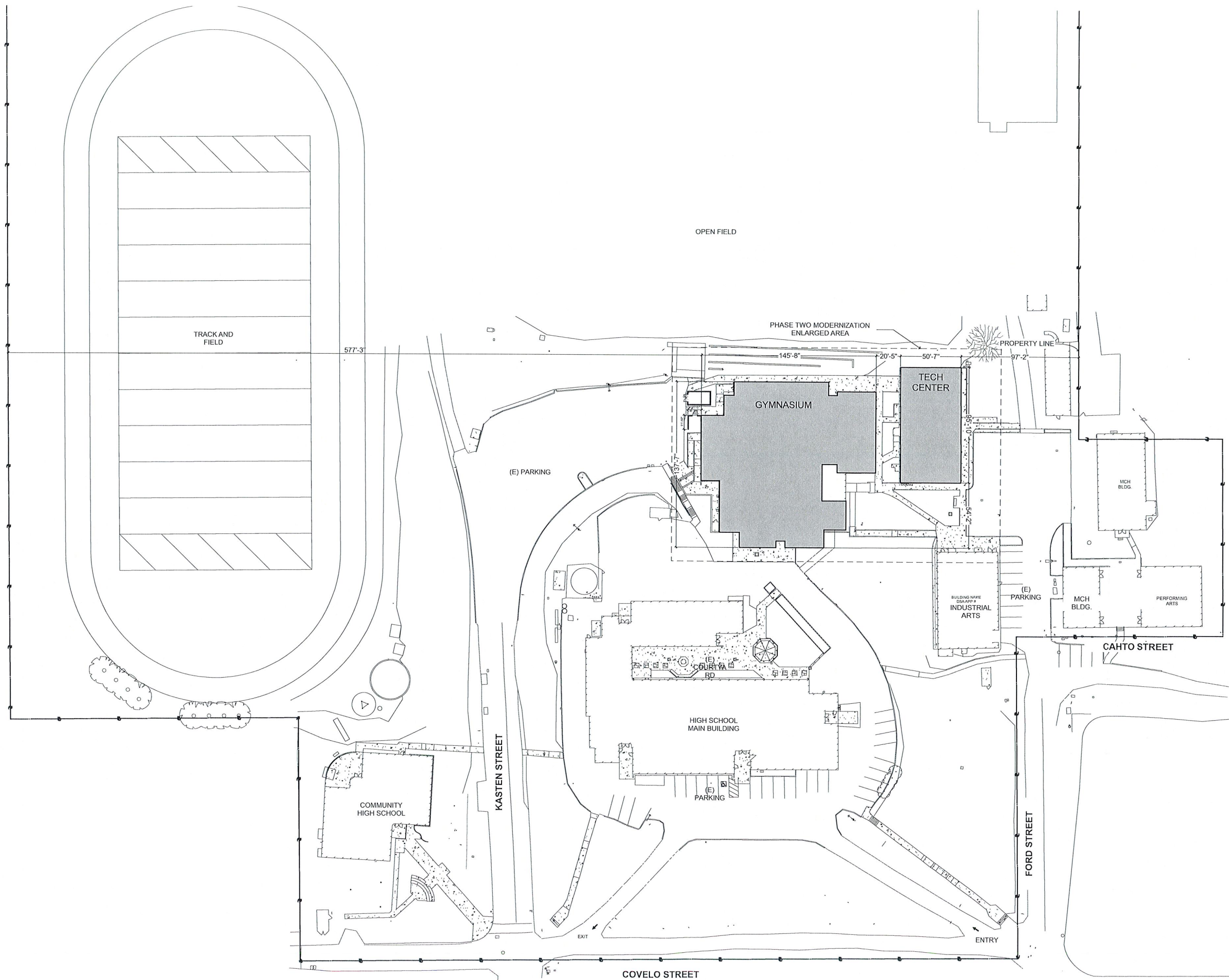
STRUCTURAL ENGINEER
ZFA Structural Engineers
1212 Fourth Street, Suite Z
Santa Rosa, CA 95404
Phone: 707-526-0892
Fax: 707-526-0217
Contact: Chris Warner
Email: chriss@zfa.com

MECHANICAL ENGINEER
Costa Engineers
3274 Villa Lane
Napa, CA 94558
Phone: 707-252-9177
Fax: 707-252-6473
Contact: Robert England
Email: rengland@costaengineers.com

ELECTRICAL ENGINEER
O'Mahony & Myer
6340 Redwood Highway, Suite 245
San Rafael, CA 94903
Phone: 415-492-0420
Fax: 415-479-6962
Contact: Avin Chu
Email: achu@ommcconsulting.com

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TECH CENTER EXISTING BUILDING ELEVATIONS	PAGE 7
BUILDING PHOTOS	PAGE 8

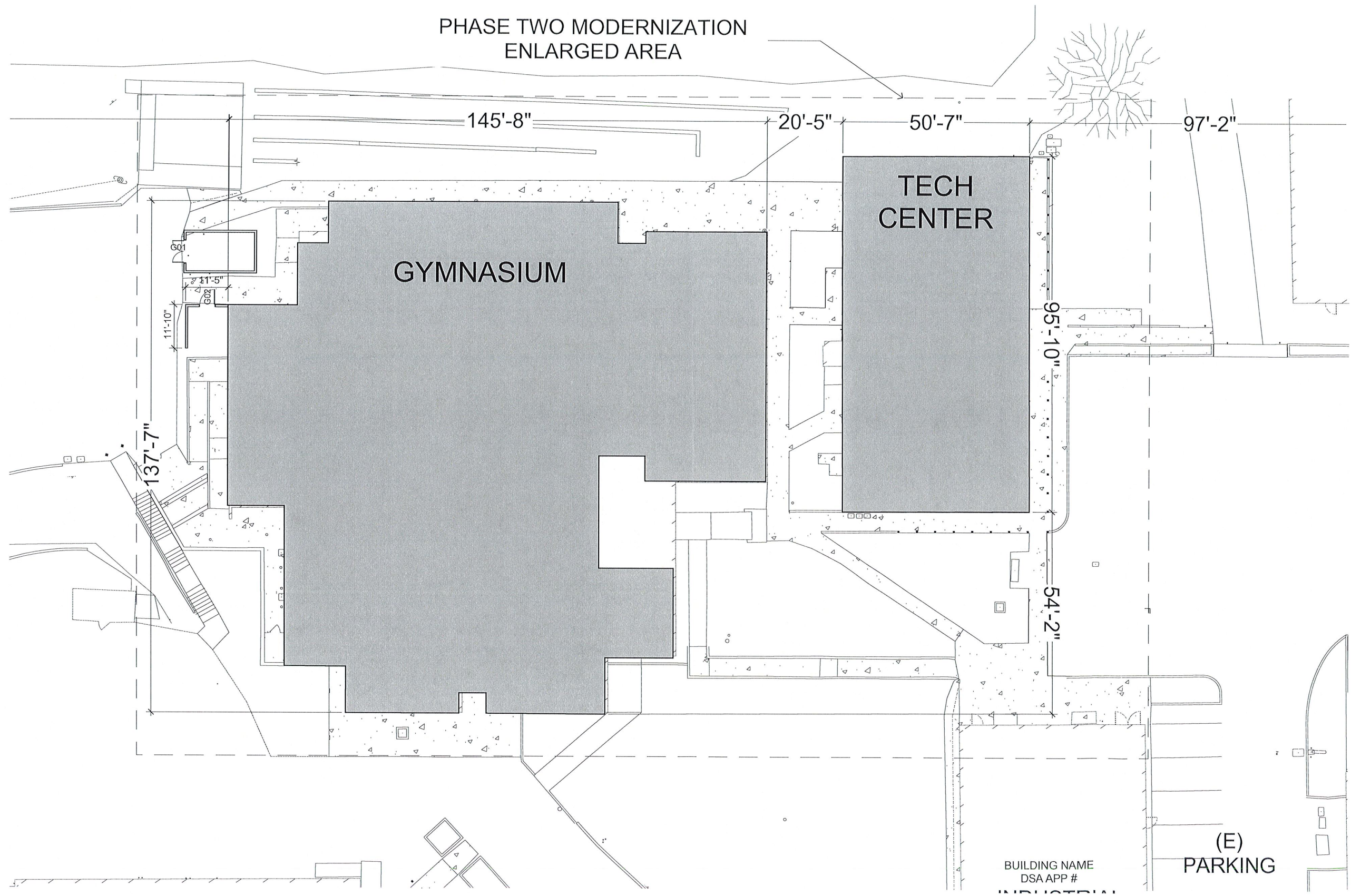


OVERALL CAMPUS EXISTING SITE PLAN 1

1" = 30'



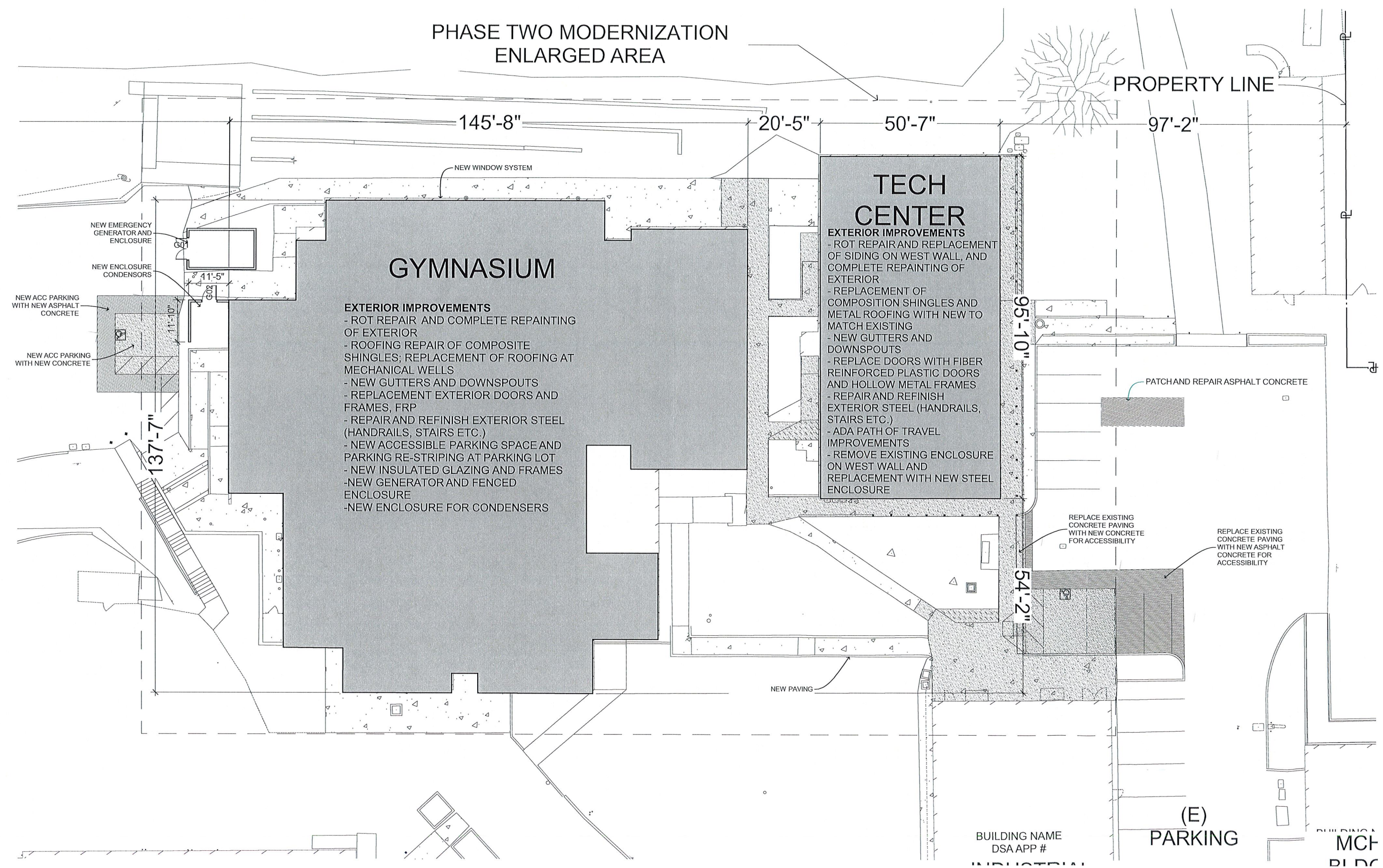
PHASE TWO MODERNIZATION
ENLARGED AREA



BUILDING NAME
DSA APP #



PHASE TWO MODERNIZATION
ENLARGED AREA



GYMNASIUM

- EXTERIOR IMPROVEMENTS**
- ROT REPAIR AND COMPLETE REPAINTING OF EXTERIOR
 - ROOFING REPAIR OF COMPOSITE SHINGLES; REPLACEMENT OF ROOFING AT MECHANICAL WELLS
 - NEW GUTTERS AND DOWNSPOUTS
 - REPLACEMENT EXTERIOR DOORS AND FRAMES, FRP
 - REPAIR AND REFINISH EXTERIOR STEEL (HANDRAILS, STAIRS ETC.)
 - NEW ACCESSIBLE PARKING SPACE AND PARKING RE-STRIPING AT PARKING LOT
 - NEW INSULATED GLAZING AND FRAMES
 - NEW GENERATOR AND FENCED ENCLOSURE
 - NEW ENCLOSURE FOR CONDENSERS

TECH CENTER

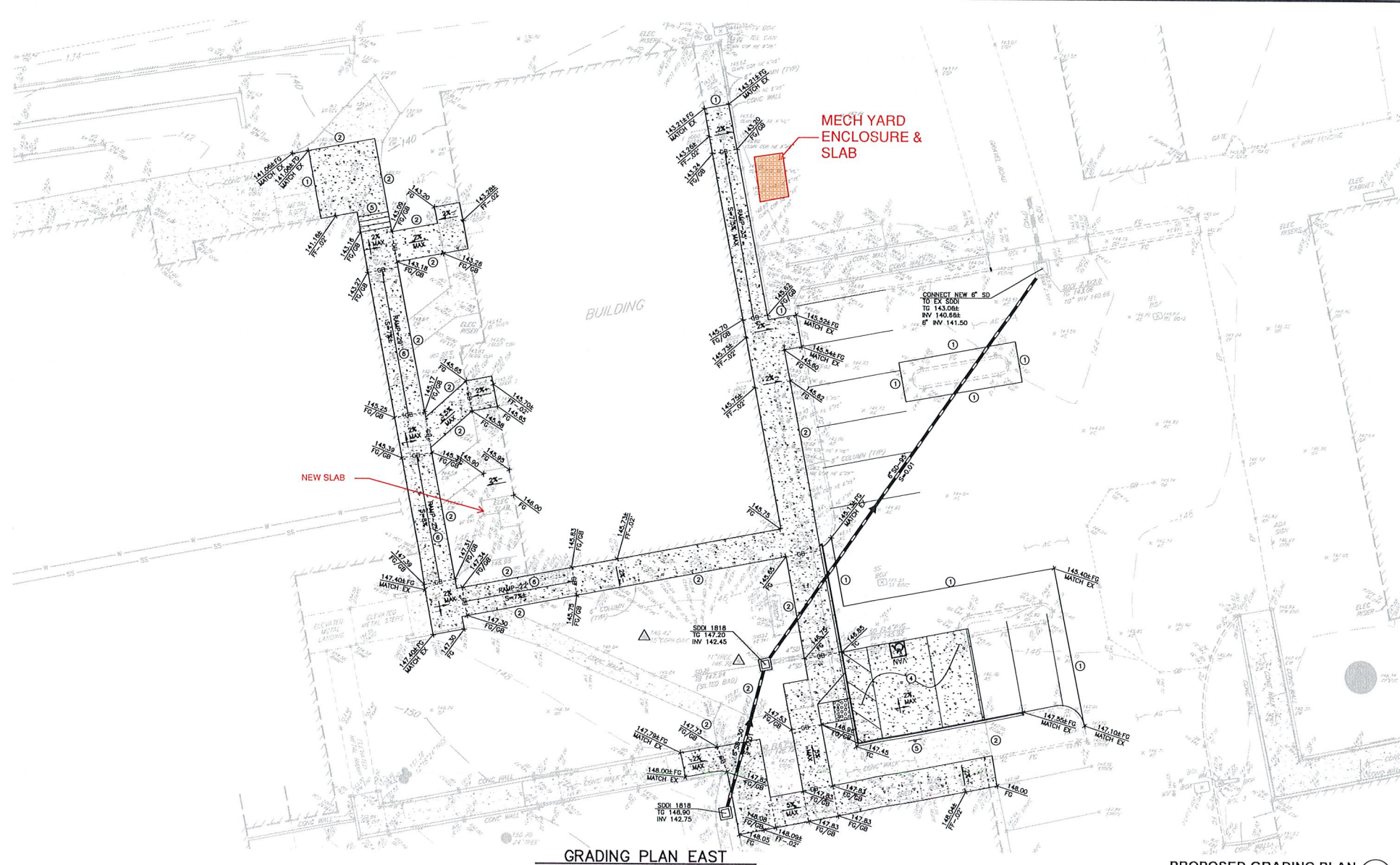
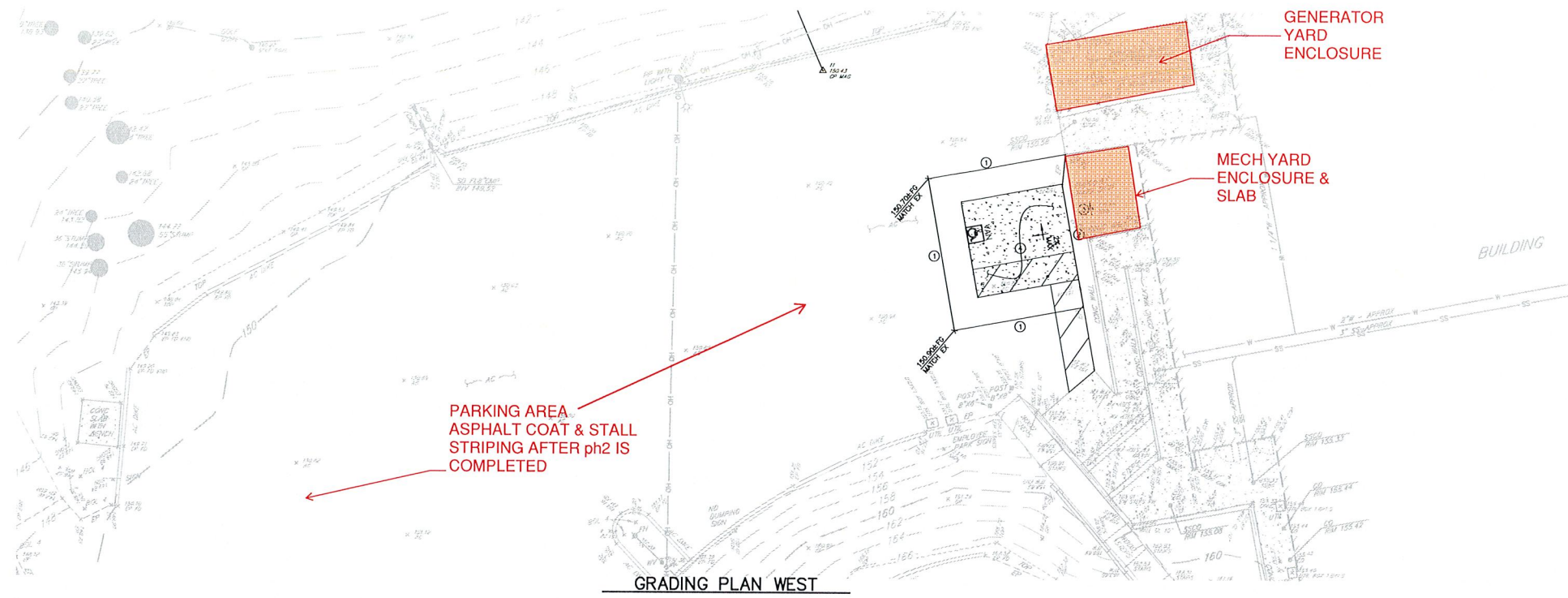
- EXTERIOR IMPROVEMENTS**
- ROT REPAIR AND REPLACEMENT OF SIDING ON WEST WALL, AND COMPLETE REPAINTING OF EXTERIOR
 - REPLACEMENT OF COMPOSITION SHINGLES AND METAL ROOFING WITH NEW TO MATCH EXISTING
 - NEW GUTTERS AND DOWNSPOUTS
 - REPLACE DOORS WITH FIBER REINFORCED PLASTIC DOORS AND HOLLOW METAL FRAMES
 - REPAIR AND REFINISH EXTERIOR STEEL (HANDRAILS, STAIRS ETC.)
 - ADA PATH OF TRAVEL IMPROVEMENTS
 - REMOVE EXISTING ENCLOSURE ON WEST WALL AND REPLACEMENT WITH NEW STEEL ENCLOSURE

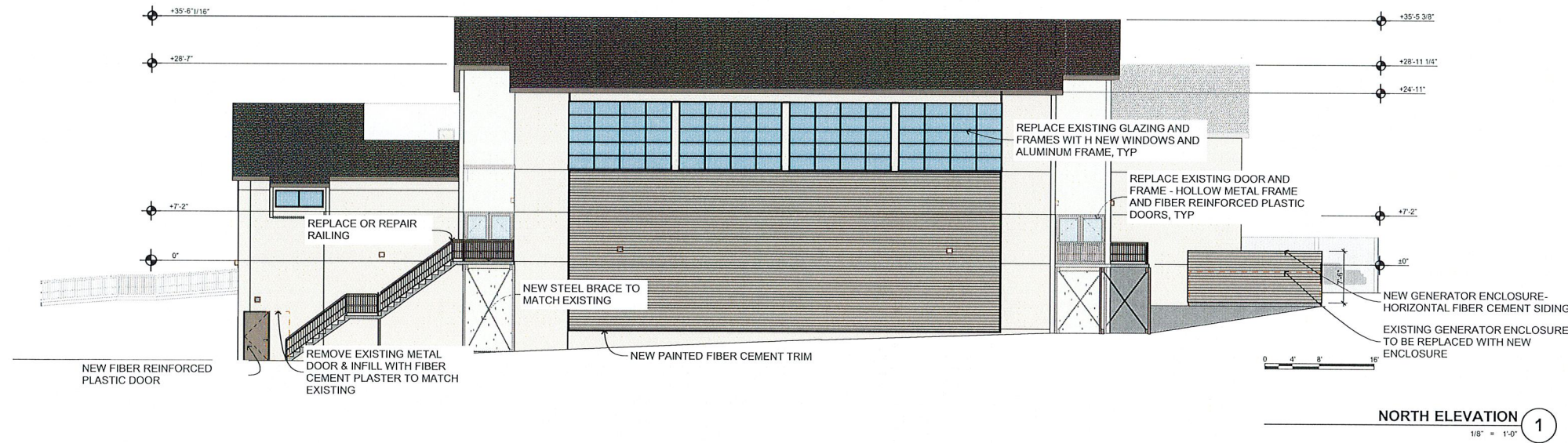
PROPERTY LINE

(E)
PARKING



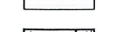
BUILDING NAME
DSA APP #
INDUSTRIAL

BUILDING
MCH
DIND

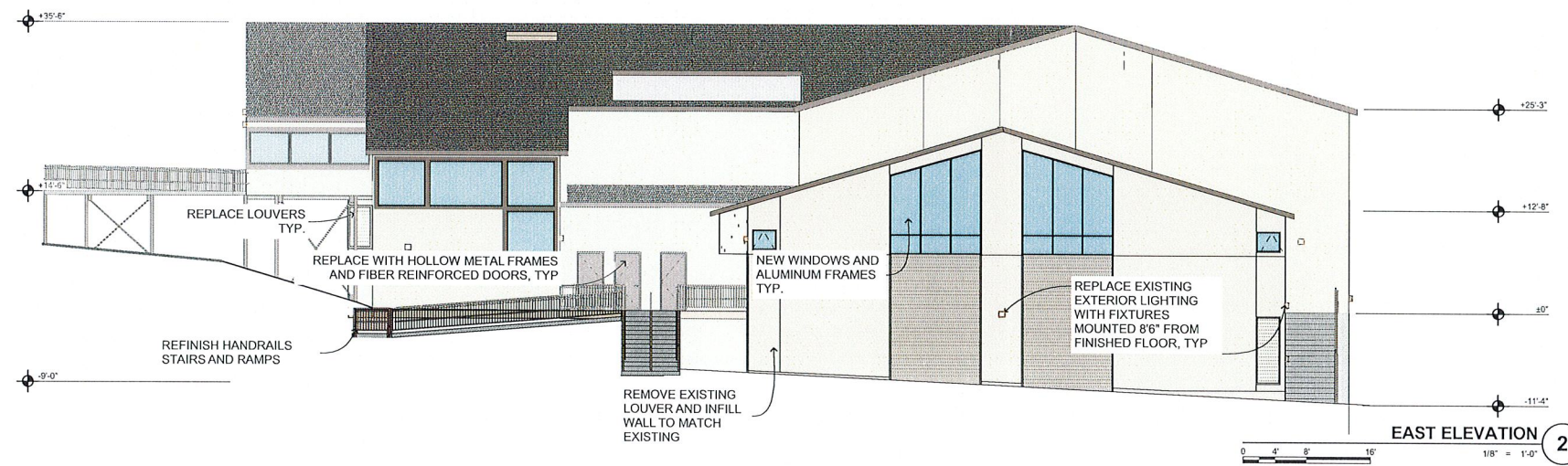




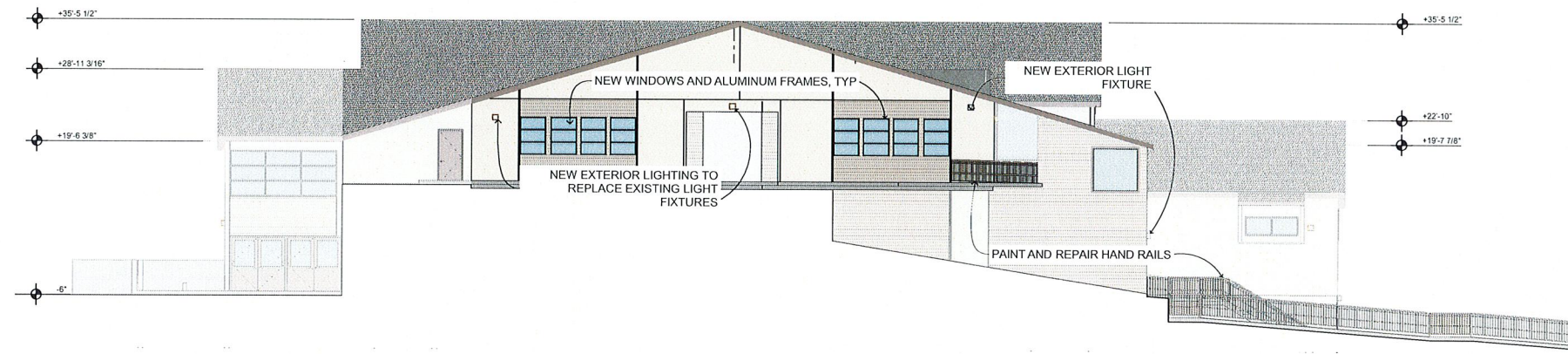
LEGEND

-  EXISTING COMPOSITION SHINGLE ROOF - NO CHANGES
-  EXISTING FIBER CEMENT SIDING - TO BE PAINTED
-  EXISTING CEMENT PLASTER - TO BE PAINTED




NORTH ELEVATION 1
1/8" = 1'-0"



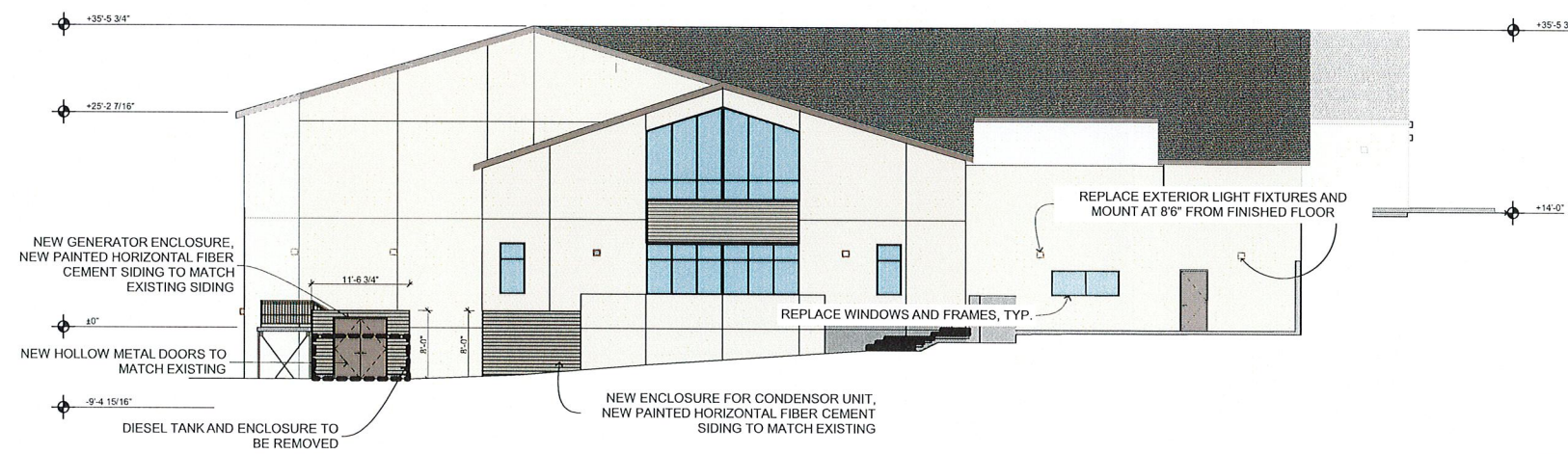
EAST ELEVATION 2
1/8" = 1'-0"



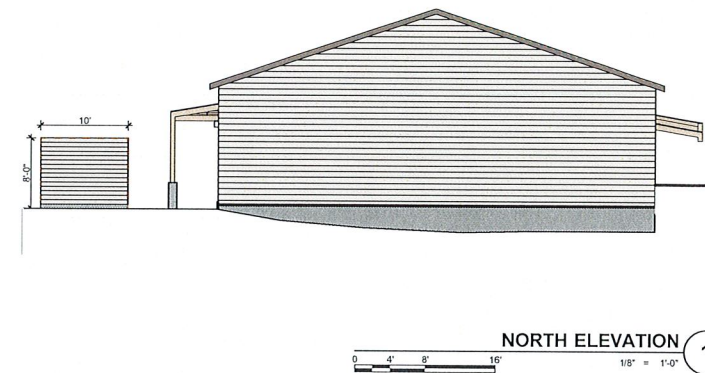
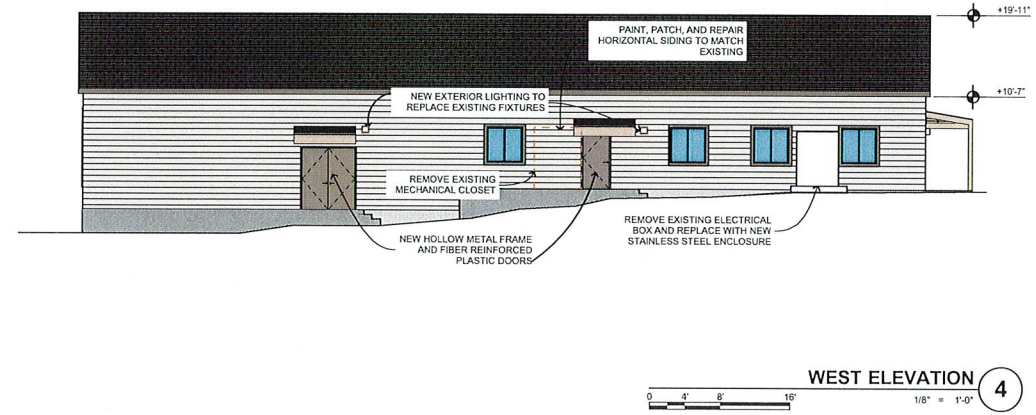
LEGEND




-  EXISTING COMPOSITION SHINGLE ROOF - NO CHANGES
-  EXISTING FIBER CEMENT SIDING - TO BE PAINTED
-  EXISTING CEMENT PLASTER - TO BE PAINTED

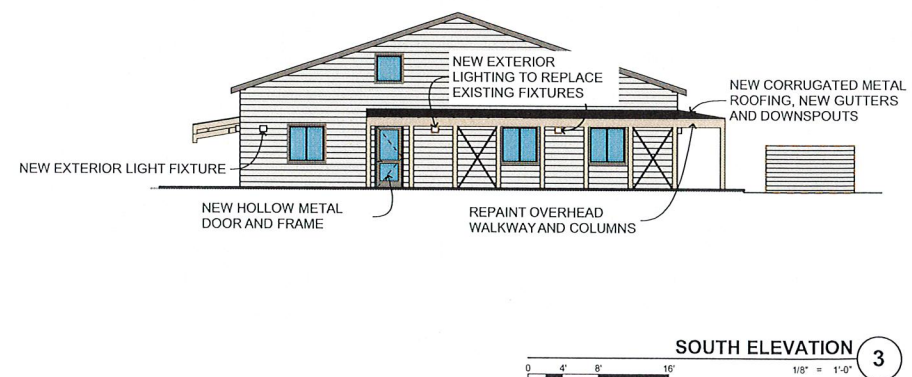
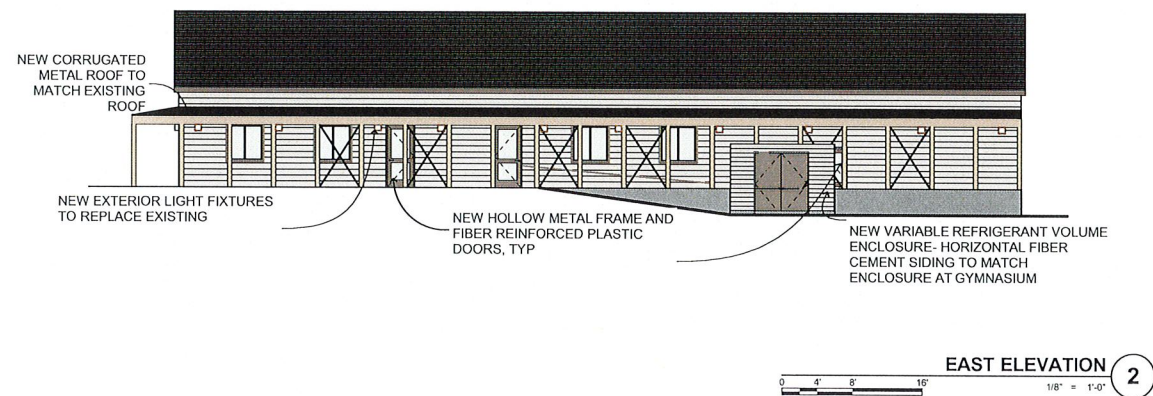
SOUTH ELEVATION 1
1/8" = 1'-0"

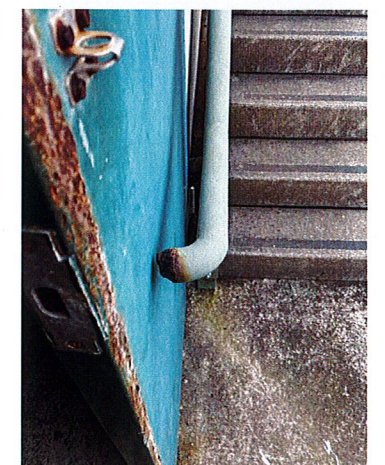
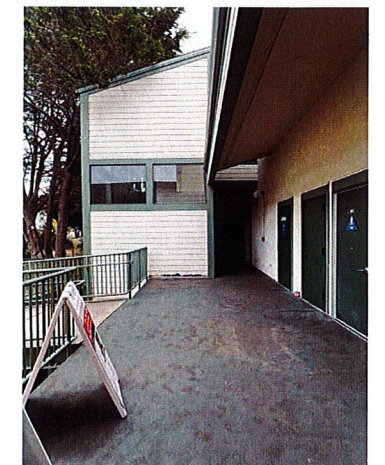


WEST ELEVATION 2
1/8" = 1'-0"



- LEGEND**
-  NEW COMPOSITION SHINGLE ROOF TO MATCH EXISTING
 -  EXISTING WOOD SIDING TO BE REPAINTED
 -  NEW CORRUGATED METAL ROOF TO MATCH EXISTING

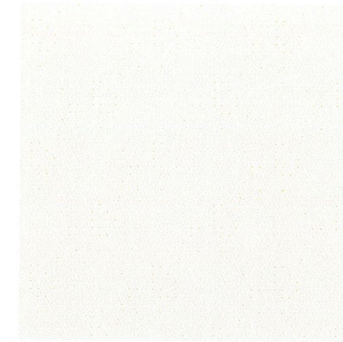




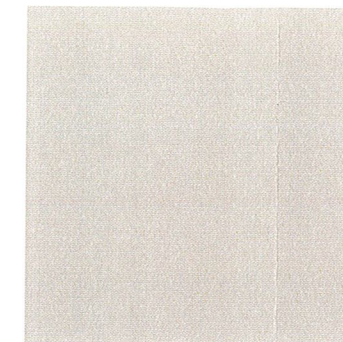
TECH CENTER & GYM - EXTERIOR MAIN FIELD COLOR - "BENJAMIN MOORE, WHITE DOVE. PART OF MHRB PRE-APPROVED COLORS"

TECH CENTER & GYM - TRIM ACCENT COLOR - "BENJAMIN MOORE, ASHLEY GRAY. PART OF MHRB PRE-APPROVED COLORS"

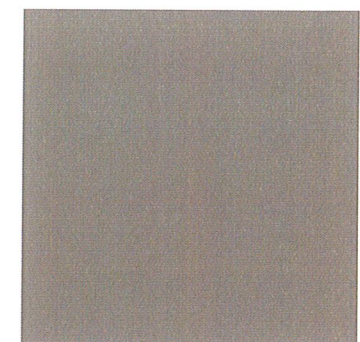
GYM HORIZONTAL SIDING COLOR - "BENJAMIN MOORE, BABY FAWN. PART OF MHRB PRE-APPROVED COLORS"



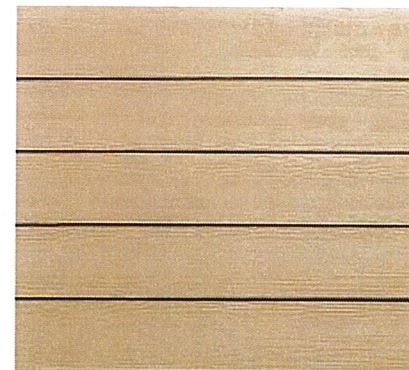
XP1: EXTERIOR PAINT-FIELD COLOR
BENJAMIN MOORE
OC-15 WHITE DOVE
CEMENT PLASTER



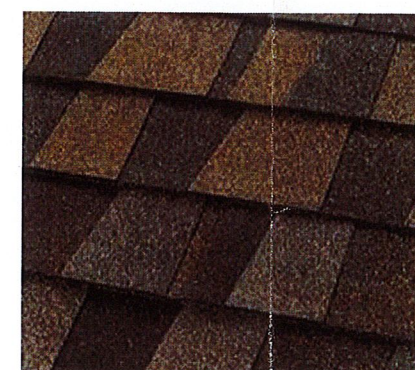
XP2: EXTERIOR PAINT-ACCENT COLOR
BENJAMIN MOORE
OC-15 BABY FAWN
CEMENT PLASTER



XP3: EXTERIOR PAINT-ACCENT COLOR
BENJAMIN MOORE
HC-87 ASHLEY GRAY
CEMENT PLASTER /
FIBER CEMENT SIDING



FBC1: FIBER CEMENT SIDING
GENERATOR ENCLOSURE
TO BE PAINTED BENJAMIN
MOORE BABY FAWN



FBC2: ASPHALT SHINGLES
TIMBERLINE AMERICAN
HARVEST
SADDLE WOOD RANCH



NEW ALUMINUM WINDOW FRAMES USED ON GYMNASIUM TO MATCH PHASE 1 - DARK BRONZE

NEW GYM AND TECH CENTER EXTERIOR LIGHTING - WHITE FINISH

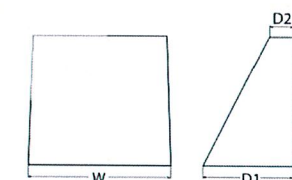


WEDGE1 LED
Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)





11 February 2021

TO: Mendocino Historical Review Board

FR: Mark Quattrocchi, FAIA

CC: Jason Morse, Superintendent Mendocino Unified School District

RE: Mendocino High School Main Building Modernization
MHRB Project #2020-0015; QKA Project 1819.00

Exterior Materials for a Public School in Mendocino

Mendocino High School – Main Building Modernization

Built in 1949, the major exterior materials of the Mendocino High School main building are plaster (stucco) with areas of T1-11 plywood and synthetic horizontal siding, aluminum windows and metal and fiberglass doors. Each of these materials is in varying degrees of decay that require replacement as part of the school's modernization.

The Mendocino Unified School District intends to provide replacement materials that withstand the effects of a marine environment and in response to a limited public-school maintenance budget while improving aesthetics to better blend with Mendocino's historic community.

Specifically, this memorandum describes and justifies the use of horizontal shiplap fiber-cement siding (in lieu of existing monolithic plaster) and the *continued* use of aluminum windows and entry doors in modernizing the main building. The District respectfully requests the Mendocino Historic Review Board make an exception to the MHRB Design Guidelines so that the District may use these materials in its design. Details of the District's unique situation are provided below:

Public Schools Are Unique in Mendocino

Materials used on this mid-century high school will not transform it to appear as a home, an inn or other historic structure. A school is unique in its use with an imagery that reflects its unique role in society. The design intent of this project is to celebrate that which makes this a school while reflecting the surrounding community.

Materials selected for the only public school in Mendocino are unique *only* to a school. The imperative to use the proposed materials serve the unique functions of a public facility that is built and maintained with public funds for the sole purpose of educating current and future generations of Mendocino residents. The use of fiber-cement siding and aluminum windows and entry doors are neither a precedence or justification for use

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elsewhere in Mendocino, as no other facilities have the unique function, publicly funded maintenance or use as a public facility as Mendocino High School.

Public Schools Require Low Maintenance & Fire Safe Construction

As an architect with over 30-years specializing in public schools, including many coastal communities from Fort Bragg to Half Moon Bay, I am familiar with the exceedingly limited funding to maintain schools. Unlike the owners of a home or inn, the State's reduction in public school maintenance funds challenges even the best maintenance staff when tasked with the upkeep of materials requiring regular upkeep and recoating to ensure weather protection.

It is for these reason that of our over \$2 billion in public schools, virtually none use exterior wood siding. In the absence of adequate maintenance funds, that is unavailable to public schools, wood horizontal siding will eventually crack, warp and ultimately lead to dry rot. My experiences with the re-siding at Fort Bragg's Cotton Auditorium, where extensive dry rot of structural framing from siding leaks, was an abject lesson in why public schools should never use exterior wood siding.

Life Expectancy: Unlike homes or commercial buildings, public schools are designed to the California Code of Regulations for an over 75-year life expectancy. While a home or business may undergo renovations every 10 to 20-years, this is not common in public schools. This long-life expectancy coupled with limited maintenance funding further drives the importance of selecting high-quality reduced-maintenance materials. Using wood siding is anathema to such longevity when superior lifetime products are available; particularly when these materials bring the same look as wood without its shortcomings.

Fire Safety: Fire safety is another consideration when designing public schools; my firm's work with four schools in the aftermath of the 2017 Tubbs Fire was further proof of that. The current main high school building has a fire resistive stucco siding, and so too is the proposed fiber-cement siding. We should not go from noncombustible stucco siding to a readily combustible wood siding (or wood windows).

Additionally, the school serves as an Emergency Center for town. Should a fire be the source of a community emergency, having high school buildings constructed of fire resistive material is essential.

For the diminishing maintenance budgets of public schools, resistance to decay and for its fire resistance, the use of fiber-cement horizontal siding is the District's best and only option in lieu of retaining the existing stucco siding.

The School is Not an Historic Facility - The Work Improves its Place in Mendocino

The January 2021 Mendocino High School Cultural Resources Evaluation by Rincon Consultants concludes none of the high school buildings qualify as historical resources under CEQA. The purposed materials for the high school will have no impact on historic resources, and the new horizontal fiber-cement siding, when combined with converting flat roofs to sloped, will do much to integrate the school into the historic community than its current stucco and flat roofed expression.

From the project's inception, the District was committed to design improvements that reflect the character of Mendocino. This drove design decisions such as the new gabled entry, converting flat to sloped roofs and

use of horizontal siding to replace the unsightly stucco. Additionally, the design conforms to the MHRB Design Guidelines in the roof form and scale, exterior light fixtures, building colors, and use of natural and reclaimed wood at non-critical locations such as student benches and stage at the central Common.

The maintenance free horizontal siding will do much to transform the school into a compatible community building when viewed from town or campus. Additionally, the removal of visible rooftop mechanical equipment, rusted exterior piping and various rusting metal and abandoned wood tanks (also visible from the headlands) further improves the school's appearance. Should the District be required to retain the existing stucco, all the exposed piping would remain, as the walls would not be opened to conceal them; as is possible in the option for new siding.

Our hope is the non-precedent setting ability to use these materials provides a balance of aesthetics in an historic community and reduced maintenance that is befitting a public school. While the District wishes to improve the school's appearance, without approval of the proposed siding and windows, the only option for reducing long-term maintenance will be to retain the existing stucco siding.

Mendocino's Other Public Facilities

Other reasonable MHRB exceptions have been made for non-standard exterior materials for other public agencies including the Mendocino City Community Services District (MCCSD). In 2018 under MHRB Application 2018-0002, the Board approved the use of painted T1-11 plywood siding for a new 1,000 square foot building including aluminum windows – neither is approved in the MHRB Design Guidelines. This public owned facility is visible from parts of town and headlands. This understandable exception was allowed because this is a publicly held facility, which like Mendocino High School, has unique facility needs that do not translate to homes or commercial buildings. During deliberations, an Historical Review Board member stated, "I don't have a big problem with what it looks like because its utilitarian right, not historic". Like the MCCSD building, the deviations for exterior materials at Mendocino High School are reasonable and consistent with past MHRB decisions.



MCCSD Building with Plywood Siding & Aluminum Windows

Conclusion

The Mendocino High School has been an integral part of Mendocino since its first building in 1893. By their proximity and interdependence, the school and town are inextricably linked. The Mendocino Unified School District appreciates its role in this historic community for its care and education of children. The District's goal of ensuring facilities are safe and limit funds being diverted from classrooms is not only laudable, but an imperative in today's schools.

The non-precedence setting use of fiber-cement siding and aluminum windows and entry doors, in a school currently using more objectional materials, are reasonable for such an important and unique public facility in Mendocino.

Thank you for your consideration of our limited exceptions to the MHRB Historic Design Guidelines. Future generations of Mendocino students will reap the benefits of a better campus and taxpayers will not be required to pay for excessive maintenance throughout the life of this project.