

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED

MAY 29 1979

DATE ENTERED

JUN 26 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC **Manchester Schoolhouse**

AND/OR COMMON

2 LOCATION

STREET & NUMBER **19750 State Highway No. 1**

NOT FOR PUBLICATION

CITY, TOWN

Manchester

CONGRESSIONAL DISTRICT

VICINITY OF

2

STATE

California

CODE

06

COUNTY

Mendocino

CODE

045

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> EDUCATIONAL
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> PRIVATE RESIDENCE
		<input type="checkbox"/> NO	<input type="checkbox"/> ENTERTAINMENT
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input checked="" type="checkbox"/> OTHER: restoration

4 OWNER OF PROPERTY

NAME **See continuation sheet.**

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, MENDOCINO COUNTY COURTHOUSE
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

N. State Street and W. Perkins Street

CITY, TOWN

Ukiah

STATE

California 95482

6 REPRESENTATION IN EXISTING SURVEYS

TITLE **Old Manchester Schoolhouse New Site Record of Survey Map (Map Case 2, Drawer 4 p. 7)**

DATE

1978

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

Mendocino County Recorder's Office

CITY, TOWN

Ukiah

STATE

California

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE April 1977

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Manchester Schoolhouse is a two story, wood frame building. Rectangular in shape, approximately 64'-4" x 32'-4" in plan dimensions. Front and rear stairways extend from the building. Toilet facilities are in adjacent structures, not connected to the classroom building.

The Building has a hip roof, with an extra gable over the main stairs. Roofing is asphalt shingles, placed on skip sheathing over carpenter trusses.

Exterior finish of walls consists of plain and decorative wood shingles on the upper story, horizontal shiplap boards on the lower story. Interior finishes, on walls and ceilings, are vertical shiplap and tongue-and-groove boards, respectively. The ceiling of the ground level has recently been covered with accoustical tile.

Both second and first floors are wood joists with straight sheathing.

Foundations are of concrete. There is a continuous perimeter foundation wall and a continuous center foundation in the long direction. A line of bearings at the longitudinal quarter points is supported by pier footings (individual spread footings).

The building is dark red with white trim.

The schoolhouse has been moved a short block south of its original setting. Both the old and new sites, and the back lot areas between them, are level grasslands, a unique coastal commodity. The topography of the sites is identical and the building is oriented to the highway and to the ocean identically.

Visually, the new site is more scenic and protected. An older cypress windbreak along the south side of the new location now complements the lines of the historic structure. By moving the schoolhouse away from the newly-built school, it stands more impressively than before.

Stylistically, the structure is one of the few remaining Mendocino coast "monolithic" schoolhouses. The prime virgin redwoods of which it is built were logged in the hills and watersheds directly east of, and visible from, the school. The large redwood beams and unbroken redwood sheathing and clapboarding were cut from large close-grained trees and usually applied to the building in a single piece. This vertical-and-fine grained material is often completely knot-and-blemish-less. At the time the redwood was cheap, but now it represents a building style unapproachable cost-wise. High ceilings, broad staircases and impressive columns accent its provincial simplicity. While it would not be termed "gingerbread", the original ornamental moldings, shingling, and carpenter's decorations show an innate and durable design sense.

The building at present is awaiting a new foundation and rebuilt stairs. The front columns and picket fence are scheduled to be put into place after the aforementioned work is completed.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY	
RECEIVED	
DATE ENTERED	MAY 28 1978
	MAY 26 1979

CONTINUATION SHEET 1 ITEM NUMBER 4 PAGE 1

Owner of Property:

Save Manchester Schoolhouse Association
Box 21
Manchester, California 95459

County of Mendocino
Mendocino County Courthouse
Ukiah, California 95482

(County has joint powers agreement with Save Manchester Schoolhouse Association).

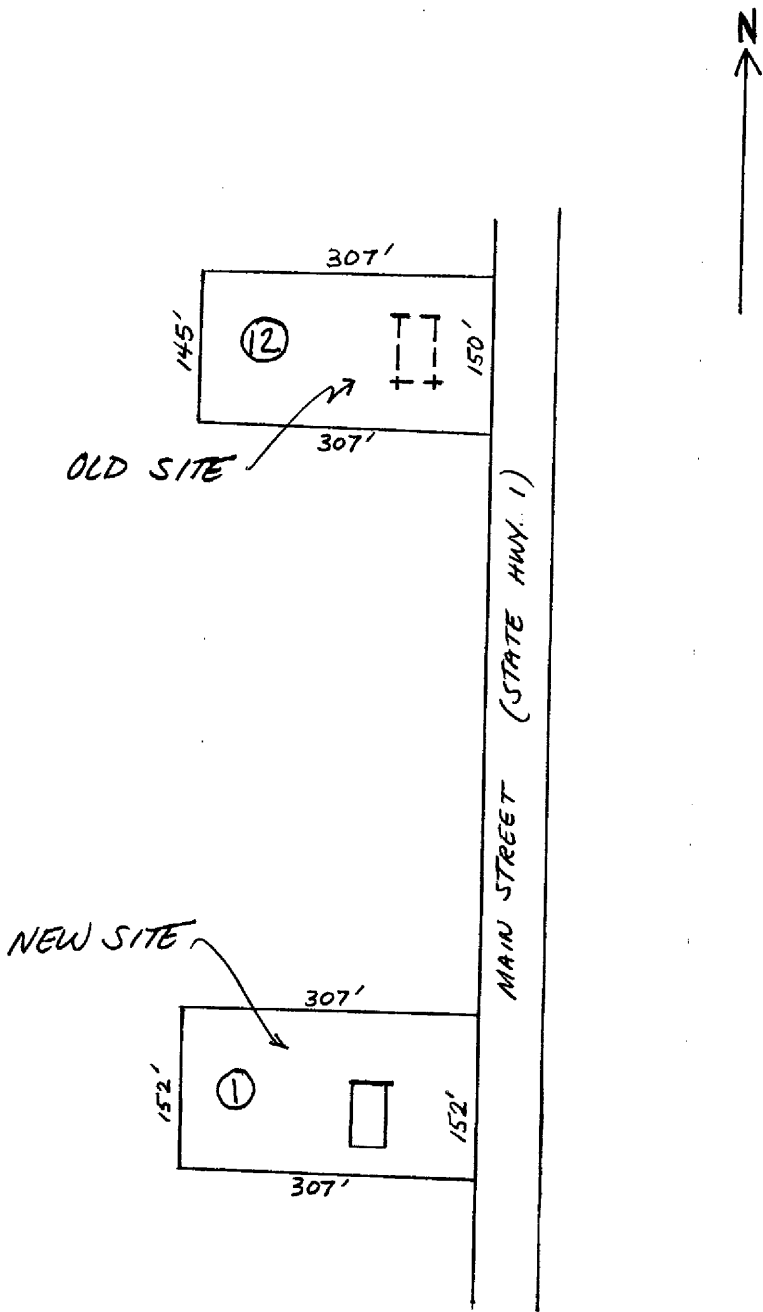
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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RECEIVED	SEP 21 1978
DATE ENTERED	JUN 26 1979

CONTINUATION SHEET

ITEM NUMBER 7 PAGE



0 100 200
Scale in feet

FROM MENDOCINO COUNTY
ASSESSOR'S MAP

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

Unknown

BUILDER/ARCHITECT

George Clement/Builder

STATEMENT OF SIGNIFICANCE

The Manchester Schoolhouse was built circa 1907, and is significant as the only public building in Manchester surviving from the days when coastal logging was a prolific and flourishing industry. The school's design is notable as an outstanding example of North Coast school architecture and for its inclusion of a community/use/school use meeting room.

The school was built the year following the San Francisco earthquake: a time when the area was covered with first growth redwood and doghole schooners tied off the coast to be loaded with lumber for the rebuilding of San Francisco. Local populations peaked as numerous mills sprouted up and Manchester at that time had a church, a co-operative creamery, and a general store with post office. In time the forests were depleted and the mills and population decreased accordingly. The school is the only building remaining from this era.

Because the community did not have a town meeting hall it was decided to incorporate one in the design of a new school. Two classrooms and storage were placed upstairs with the entire lower floor being a combination school auditorium and town hall. It served as the polling place, a space for community holiday celebrations, etcetera. Later, the grange held its meetings here for approximately thirty years. In the early fifties the school decided to convert the auditorium into two additional classrooms.

The school has traditional, axial, siting perpendicular to Highway 1, and is architecturally a combination of rural simplicity and mixed stylistic influences. The change of siding from cove rustic boards to fish scale shingles was undoubtedly influenced by the San Francisco Victorians then under construction, yet the entry porch draws from Greek Revival with simplified columns. The outward appearance closely resembled the Elk School, also built by George Clement, but no longer standing. The structure is notably conscious of resistance to lateral forces (for 1907) with diagonally sheathed shear panels on all four walls and over the roof trusses. The school is an outstanding example of a rural builder's adapting the architectural styles of the day in a simplified manner to a country schoolhouse with a strong aesthetic character and is literally the "heart of Manchester".

The schoolhouse was slated for demolition in 1976 to make way for a new school being constructed directly behind it. A group of concerned citizens formed the association in order to save the building and raised funds to have the building moved. At present restoration work is commencing, the contract for the foundation work is being bid and the job is to start in late spring.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

History of Mendocino County, California, Copyrighted 1967, Mendocino County Historical Society.

Mendocino County Remembered, Copyrighted 1967, Bruce Levine et al, Mendocino County Historical Society.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1 acre ±

QUADRANGLE NAME Point Arena, California

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 110 440510 43131310
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Parcel 1: Commencing at northeast corner of section 25, township 13 north, range 17 west. (Map case 2, drawer 4, p. 7) Mendocino County Records; thence 20 degrees 01 minutes 53 (see continuation sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Helena Bowman/Chairman

July 13, 1978

ORGANIZATION

Save Manchester Schoolhouse Association

DATE
(707) 785-2344

STREET & NUMBER

Box 21

TELEPHONE

CITY OR TOWN

Manchester

STATE
California 95459

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL x

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Knut M. Ellen

TITLE

DATE 5-21-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles A. Schuler
 KEEPER OF THE NATIONAL REGISTER

DATE 6-26-79

ATTEST: *[Signature]*
 CHIEF OF REGISTRATION

DATE 1-25-79

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET 2 ITEM NUMBER 10 PAGE 1

seconds west 1,643 ft. to a point in the west line of Minola Blanks land per decree of distribution recorded March 26, 1954 in book 367 of official records p. 87 Mendocino County Records; thence north 00 degrees 07 minutes 00 seconds east 46 ft. to the northwest corner of said Blank property being the point of beginning; thence continuing north 00 degrees 07 minutes 00 seconds east, 151 ft. more or less to the SW corner of the property described in deed recorded in book 77 of official records, p. 167 Mendocino County Records; thence south 88 degrees 30 minutes 00 seconds east, 307 ft. to westerly right of way on Highway 1; thence south 00 degrees 07 minutes 00 seconds east along the said westerly right of way 151.32 ft.; thence leaving the west right of way line north 88 degrees 30 minutes 00 seconds west 307 ft. to point of beginning. This parcel includes an easement for ingress and egress and public utilities over the most northern 40 ft.

Parcel 1 of VBD refers to the "New Site" shown on the sketch map and not to the "old site" from which the building was moved.

SEP 21 1978

OLD MANCHESTER SCHOOLHOUSE
19750 STATE HIGHWAY NO. 1
MANCHESTER, CALIFORNIA

(ASSESSOR'S PARCEL NO. 133-090-05)

SAVE MANCHESTER SCHOOLHOUSE ASSOCIATION
POST OFFICE BOX 21
MANCHESTER, CALIFORNIA 95459
707-884-3945/882-2345

BUILDING ANALYSIS

FIRE ZONE: III

CONSTRUCTION: TYPE 5 N

GROSS FLOOR AREA: FIRST FLOOR: 1984 SF
SECOND FLOOR: 1900 SF

USE: LOWER TWO ROOMS AVERAGE 800 SF EACH AND HAVE TWO EXITS.
INTENDED USE IS MUSEUM AND/OR LOW CONCENTRATION ASSEMBLY (A-3)

UPPER TWO ROOMS AVERAGE 816 SF EACH AND HAVE SEPARATE
EXITS TO A COMMON EXIT STAIRWAY. INTENDED USE IS OFFICE
AND/OR WORKSHOP (B-2/B-4)

ZONING: PF

9-1-77

1.

Obie G. Bowman
architect aia

1000 amnapolis road
post office box 900
the sea ranch
california 95497
707-785-2344

SEP 21 1973

GENERAL REQUIREMENTS

1. AIA GENERAL CONDITIONS (DOCUMENT NO. A201) APPLY TO ALL CONTRACTED WORK.
2. OWNER SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES.
3. ALL CONTRACTORS SHALL BE FAMILIAR WITH, AND ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING, HEALTH, PLUMBING AND ELECTRICAL CODES.
4. CONCRETE:
 - A. MINIMUM STRENGTH 2500 PSI @ 28 DAYS.
 - B. MAXIMUM SLUMP 4" .
 - C. MECHANICALLY VIBRATE AS REQUIRED.
 - D. MIX: 5 SACKS OF ASTM @ 150, TYPE II CEMENT PER CUBIC YARD OF CONCRETE A MAXIMUM OF 7 GALLONS OF WATER PER SACK OF CEMENT.
 - E. SECURE ALL BOLTS, DOWELS, AND REINFORCING ACCURATELY IN PLACE PRIOR TO PLACING CONCRETE.
 - F. FORMWORK: ANY CLEAN, NEW OR USED WOOD OR PLYWOOD.
5. FOUNDATION PLATES SHALL BE FOUNDATION GRADE REDWOOD OR TREATED DOUGLAS FIR, 5/4S OR ROUGH SAWN, WITH 1 1/2" WOOD BETWEEN AB WASHER AND BOTTOM OF PLATE. USE OF A 2X8 PLATE AND NOTCHING OUT THE GIRDER ABOVE TO RECEIVE ANCHOR BOLTS SHALL ALSO BE ACCEPTABLE.

9-1-77

2.

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SEP 21 1978

CALCULATIONS

GREEN PERM & STAIR RUNNING

$40' \times 50' = 2000 \#$

$2000 \div 1000 = 2$

$\therefore 15 \times 18'' \text{ sp.}$

ORDER PERM FOR FOOT MARK WALLS

TRB. FT. SPAN = 3'

WE = 8 X 50 = 400 SF OF GREEN

COB IS CHANGE OF SPANNING 11.0" ±

LARGEST SPAN IS 31.0"

LOAD = $164' \times 50 = 3000$

$3000 \div 1000 = 3.0 \text{ SF}$

$\therefore 15 \times 18'' \text{ sp.}$

UNIDIRECTIONAL WIND RESISTANCE

ESTIMATED TRB AREA = $32 \times 124 = 708 - 88 = 620$

FORCE @ EACH UNIDIRECTIONAL WALL = 6880'

$6880 \div 62 = 110.97 \text{ PLF}$

ANCHOR BOLTS : $1/2'' \text{ D} \times 12'' @ 61.0'' \text{ O.C.}$

WALLING : $1/2'' \text{ MIN. PLT. PLATE WITH 6X @ 31'' \text{ O.C.}$

FORCE @ CENTER WALL = $88 \times 30 = 1760 \#$

$1760 \div 62 = 28.4 \text{ PLF}$

ANCHOR BOLTS : COUNT MINIMUM

WALLING : $107 \times 83 = 888 \# \text{ 12E WALLER 16d}$

$\therefore 15 \times 16 \text{ d. T.N. @ 31.0'' \text{ ONE SIDE}}$

LATERAL WIND RESISTANCE (ESTIMATED HT OF BUILDING = 30')

ESTIMATED TRB AREA = $102 \times 124 = 1488 \text{ SF}$

REQUIRED WIND RESISTANCE = 90' SF

FORCE @ EACH LATERAL WALL = $14,880 \#$

$14880 \div 32 = 465 \text{ PLF}$

ANCHOR BOLTS : $3/4'' \text{ D} \times 12'' @ 31.0'' \text{ O.C.}$

WALLING : $1/2'' \text{ MIN. PLT. PLATE WITH 10X @ 41'' \text{ O.C.}$

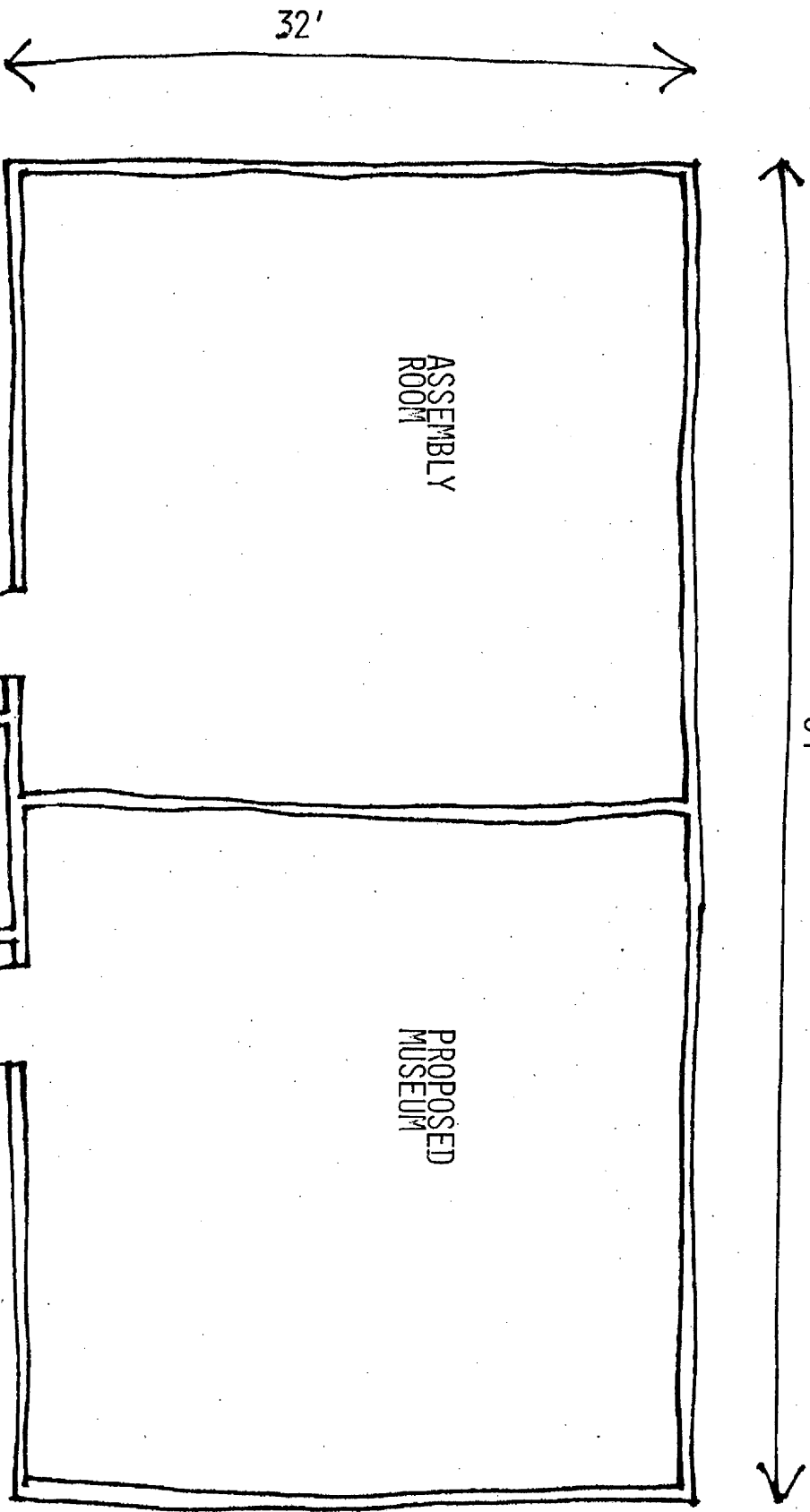
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FIRST FLOOR PLAN
1"=30'-0"



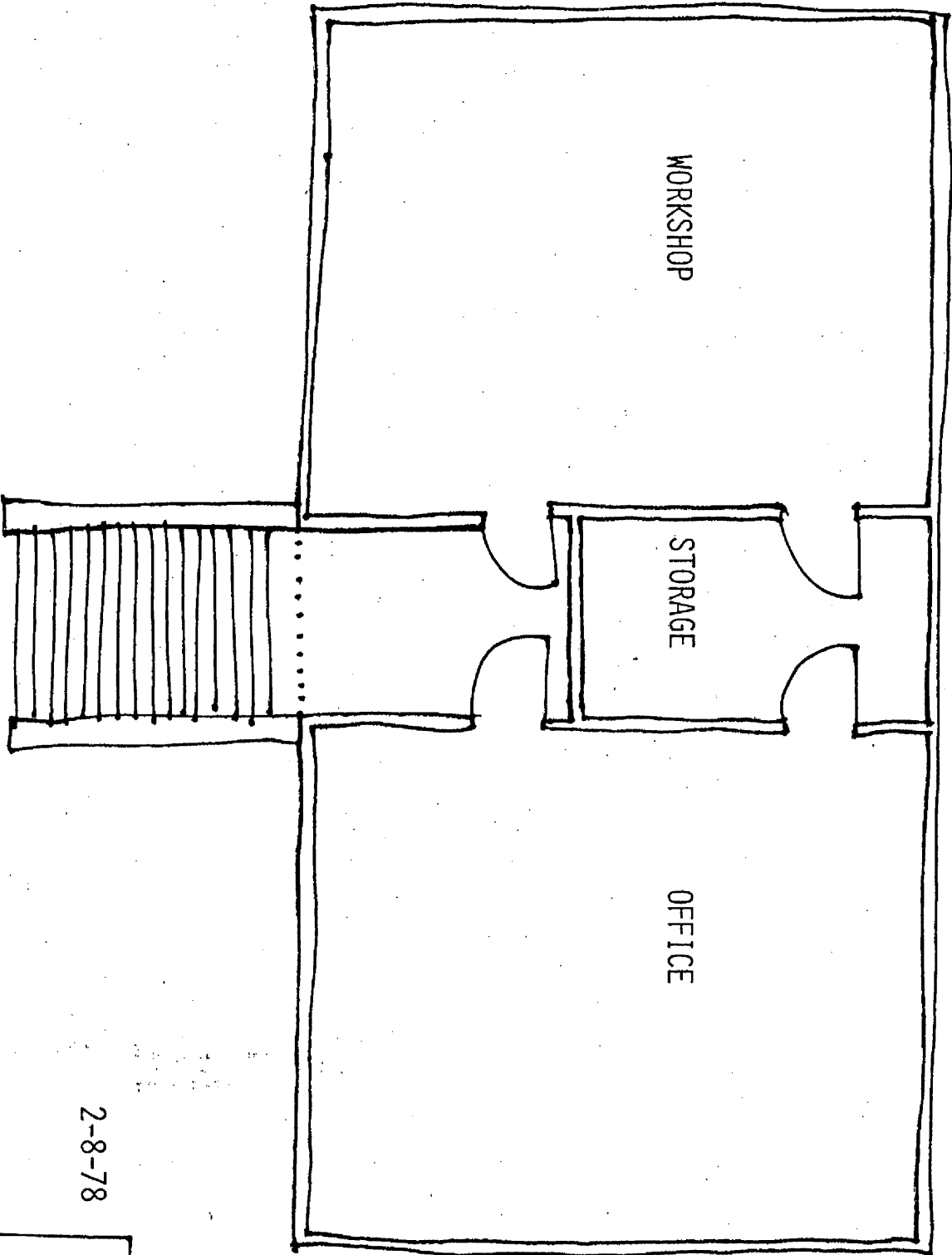
2-8-78

A.

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SEP 21 1978

SECOND FLOOR PLAN
1"=30'-0"



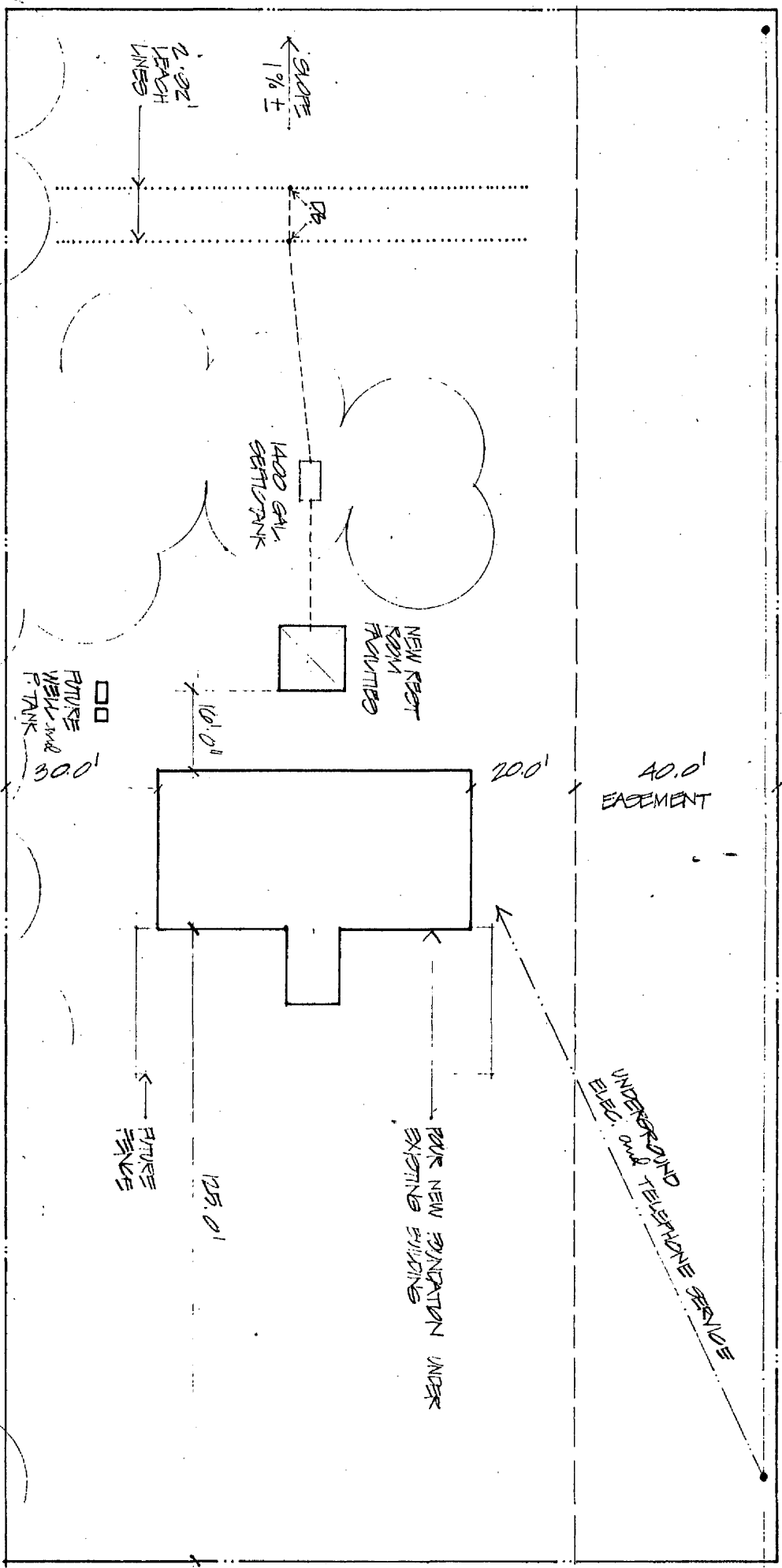
2-8-78

B.

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SEP 22

SITE PLAN
1"=30'-0"



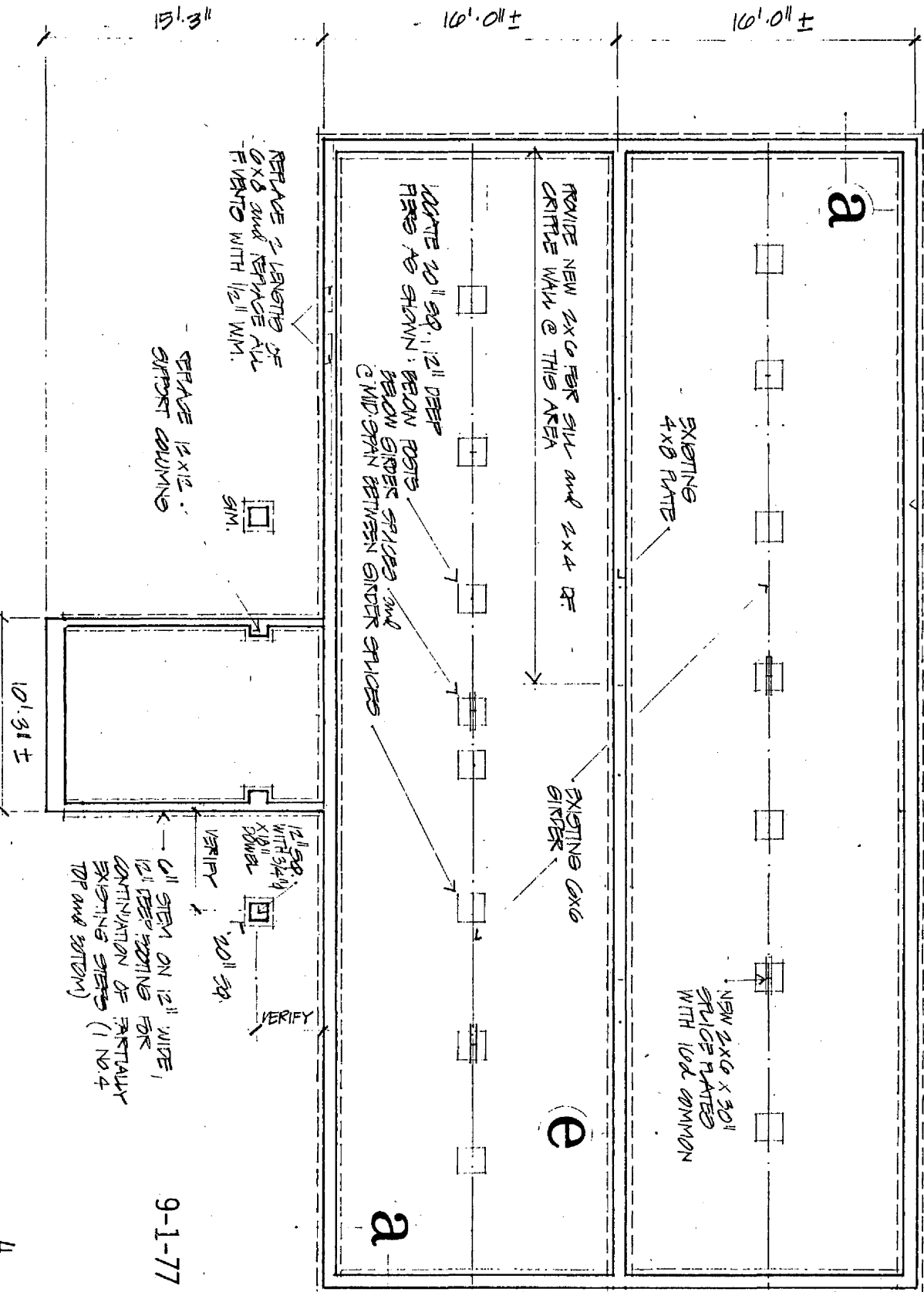
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FOUNDATION PLAN

1"=8'-0"

SEP 21 1978



9-1-77

4.

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FOUNDATION DETAILS

1"=8"

SEP 21 1976

DOUBLE BRACKETS @ 4 INTERIOR COLUMNS ONLY

NEW 3x8 F.S.R. PLATE ON LEVENS GRUT WITH 3/4" φ x 12" AS @ 3'-0" O.C. AND 12" FROM ENDS @ LATERAL WALLS AND 6'-0" O.C. AND 12" FROM ENDS @ LONGITUDINAL WALLS

3/4" COX PLX. C" WIDE WITH 10 @ 4" O.C. @ LATERAL WALLS AND 10 @ 6" O.C. @ LONGITUDINAL WALLS

5/16" PLATE

FINISH GRADE

EXISTING EXCAVATED GRADE

EXISTING GIRDER ON 3x8 F.S.R. PLATE ON GRUT WITH 1/2" φ x 12" AS @ 6'-0" O.C. AND 12" FROM ENDS

2 NO. 4 BARS TOP AND BOTTOM

10 @ 12" NAILS @ 3'-0" O.C. EACH SIDE

1/2" MIN.

1/2" MIN.

a

e

9-1-77

Ohie G. Bowman architect

1000 amnapolis road

post office box 900

the sea ranch

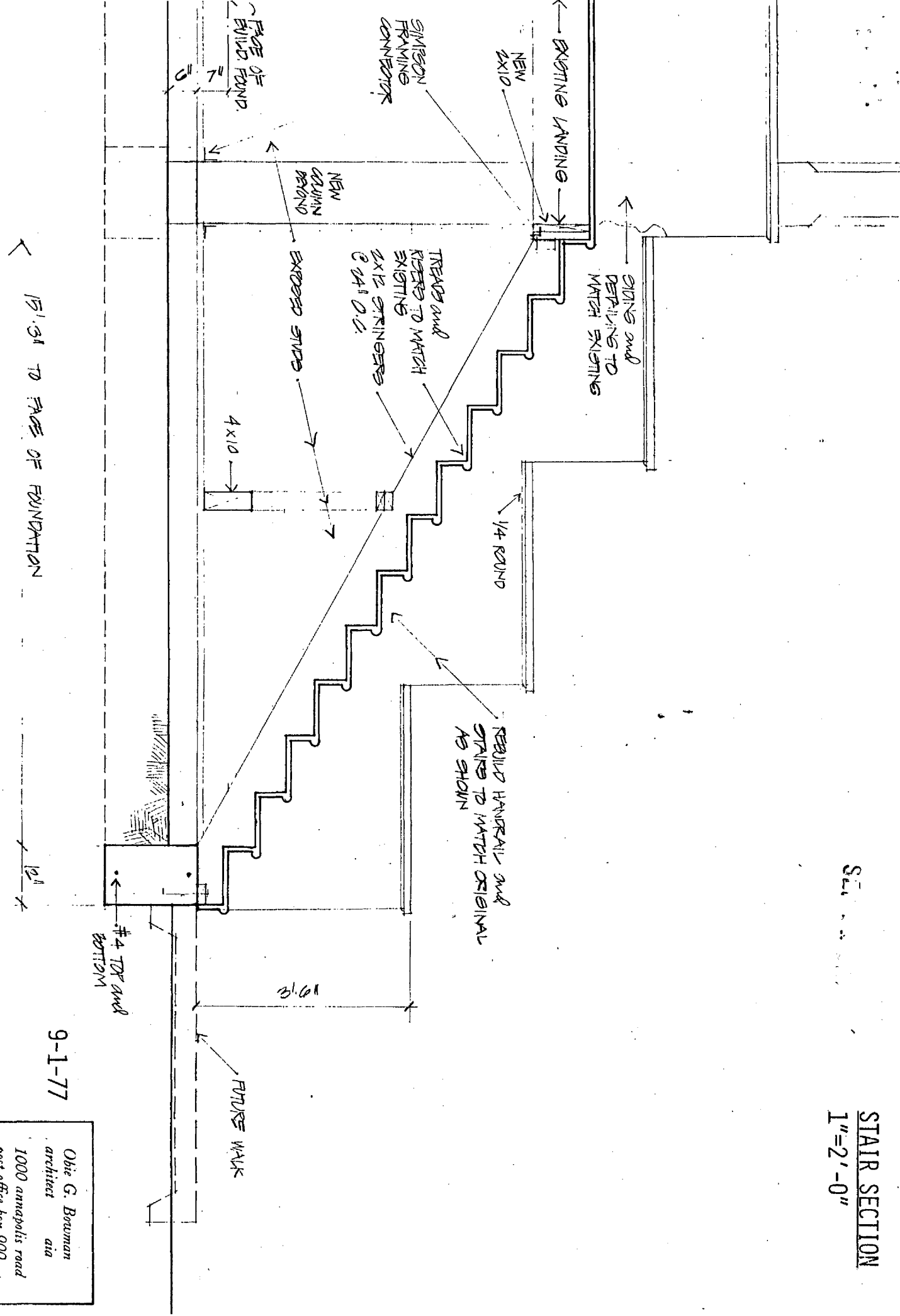
california 95497

707-785-2344

5.

SECTION

STAIR SECTION
1"=2'-0"



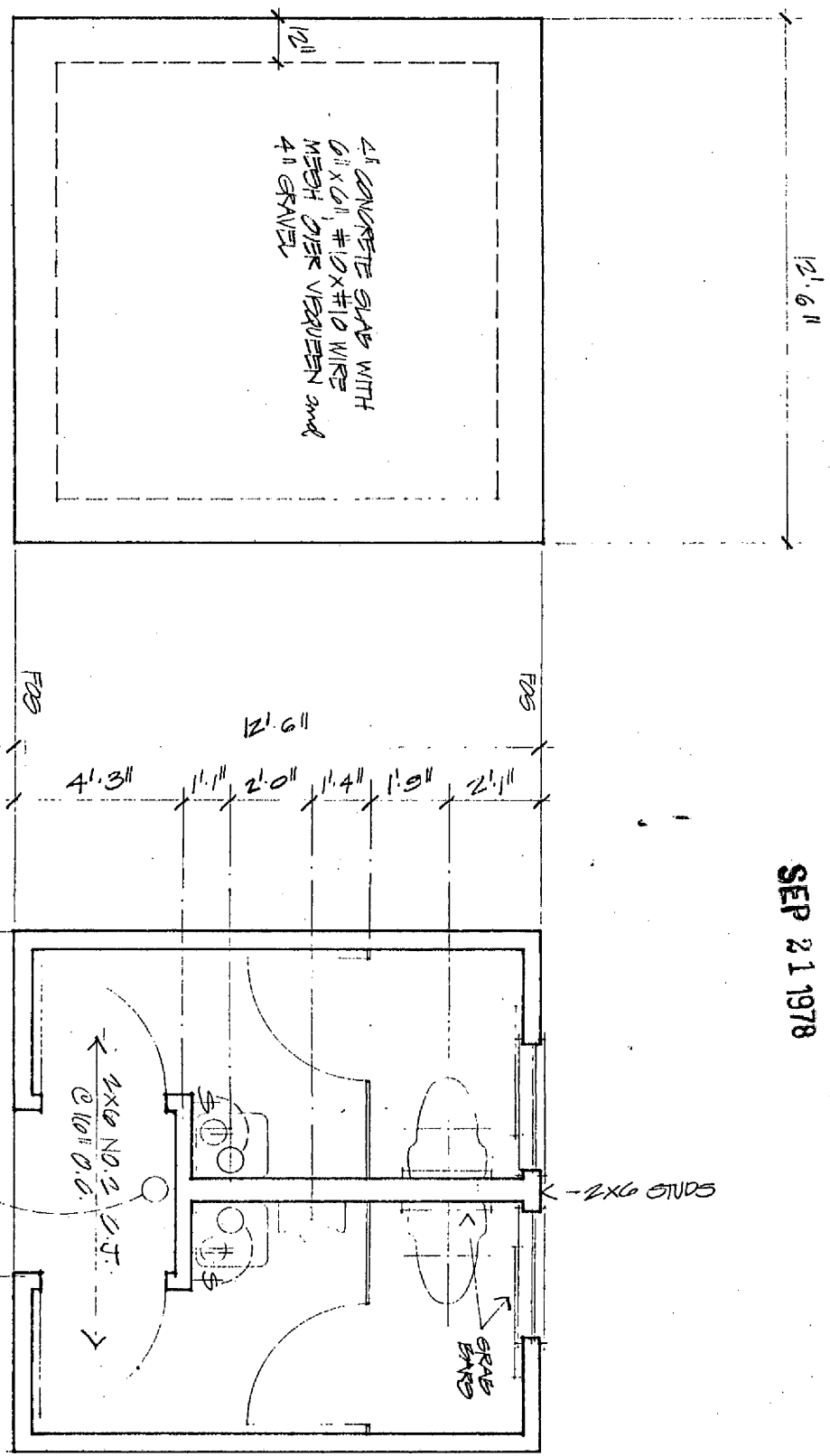
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FOUNDATION AND FLOOR PLANS
1"=4'-0"

SEP 21 1978



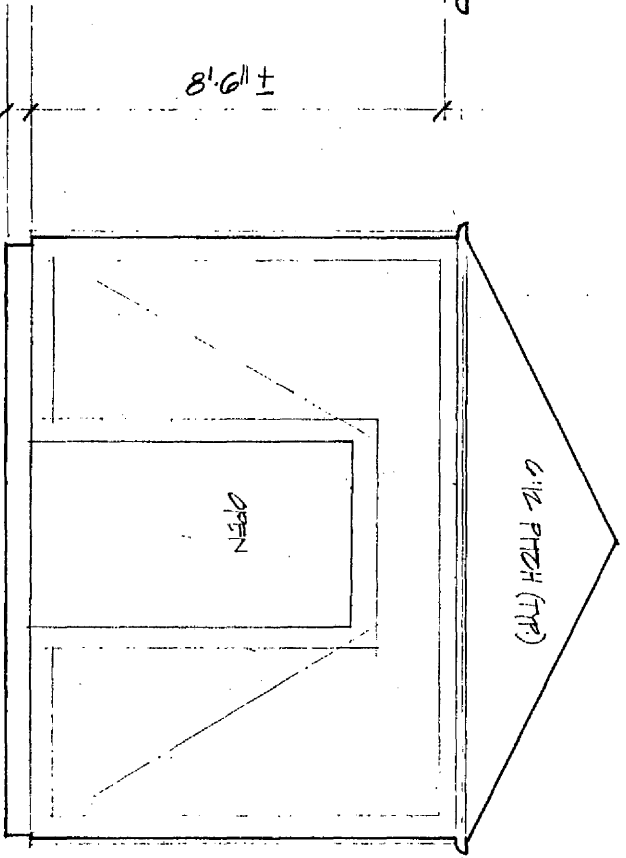
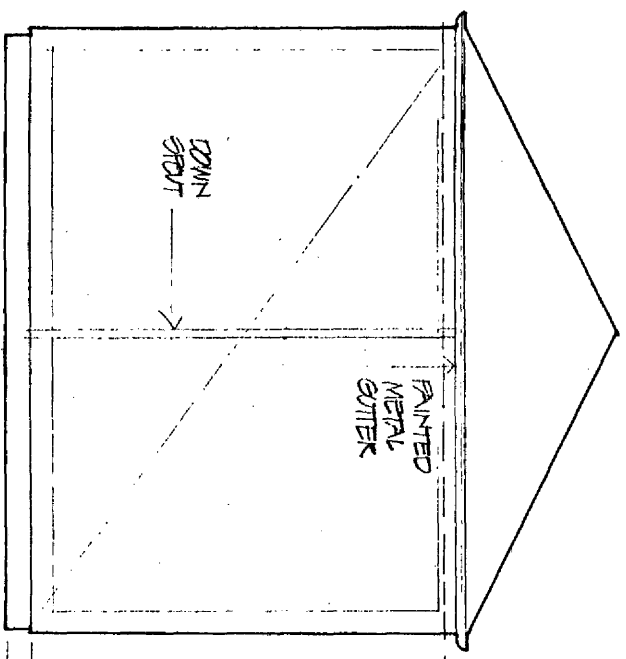
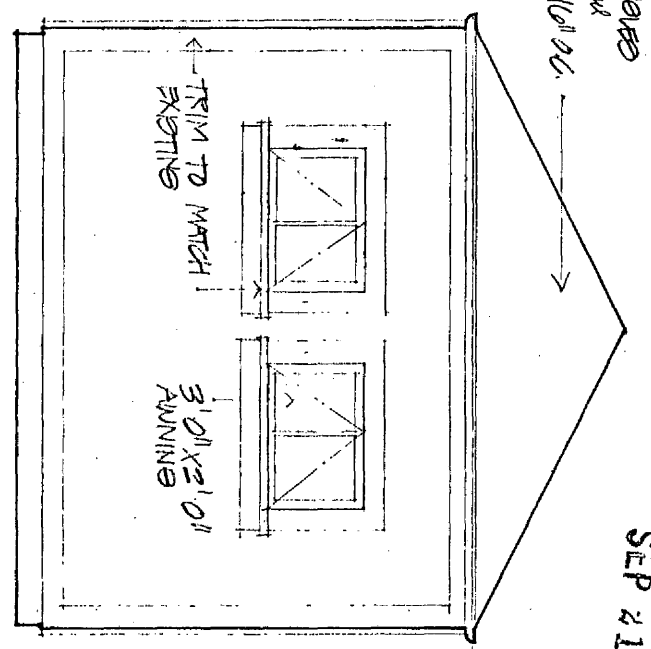
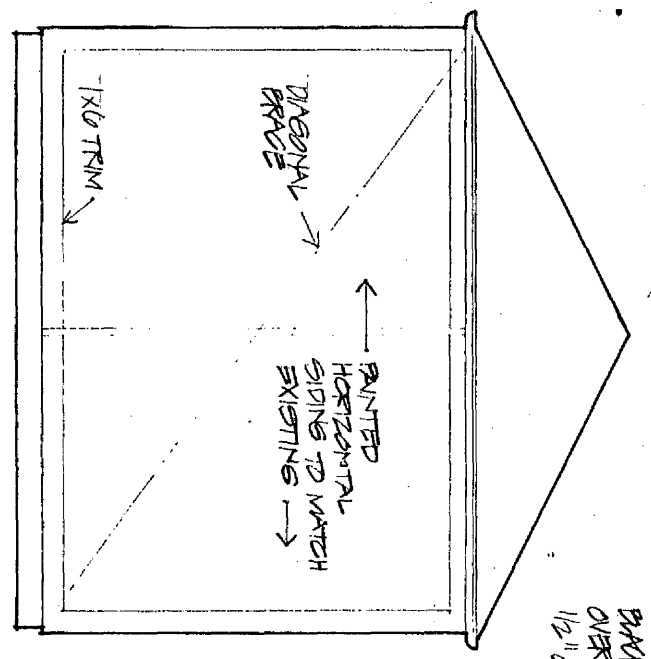
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BACK ASPHALT SHINGLES
OVER 1/2" # 15 FIBR GUL
1 1/2" COX ON 2x6 GILGUL

SEP 21 1978

ELEVATIONS
1"=4'-0"



9-1-77

8.

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