



MENDOCINO HISTORICAL REVIEW BOARD STAFF REPORT

JULY 1, 2019
MHRB_2016-0018

APPLICANT/AGENT: COLLIN MAXWELL
9393 EAST PALO BREA UNIT 1052
SCOTTSDALE, ARIZONA 85255

OWNER: PNP LLC
2021 RIGGS ROAD
LAKEPORT, CA 95453

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to demolish, reconstruct, and/or construct the Ferro House, garage, tower, fencing, driveway and other structures. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource.

STREET ADDRESS: 45270 Albion Street, Mendocino (APN: 119-217-06)

PARCEL SIZE: 80 ft. by 76 ft. or 6,080 sq. ft.

ENVIRONMENTAL DETERMINATION: A Class 31 Categorical Exemption from the California Environmental Quality Act for restoration of a historical resource following the Secretary of the Interior's Guidelines for Preservation and Restoration of Historic Resources

HISTORIC STRUCTURES: On Site: Ferro Residence Category IIa
North: Pimentel House Category I
South: None listed
East: Not Historic Category IVa
West: Marcellino House Category I

MENDOCINO TOWN ZONING CODE AND HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the Mendocino Historical Review Board (Review Board) to consider when reviewing applications (MTZC Section 20.760.050). Relative to this application, the following issues are raised and should be addressed:

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

MTZC Section 20.760.030 Work in the Historical Zone Requiring Approval. An MHRB Permit is required for construction, reconstruction, rehabilitation, demolition, enlargement, repair, re-siting, or removal of any building or structure; alteration of the exterior architecture of any building or structure; demolition or removal of any structure of a value over one hundred dollars; excavation of, or deposit of material upon, land in such a manner as to materially alter the existing contour or condition of the land, including

leveling, grading, piling, paving or installation of retaining walls; all fences and/or exterior dividing walls; walkways and driveways; outdoor lighting; and painting.

MTZC Section 20.760.040 Exemptions. The following proposed activities would be exempt from the provisions of Chapter 20.760, including MTZC Sec. 20.760.040(D) wood construction decks, less than 100 square feet, less than thirty inches high from grade to top of deck floor, without railings; (G)(4) House numbers; (L) New concrete foundations under existing structures where the new foundation does not raise the height of the existing building by more than 6 inches and where there will be no more than 10 inches of concrete visible; and (O) Rain water, groundwater and/or potable water storage tanks located behind existing buildings, substantially below grade, and effectively screened from public view or clad in unpainted wood materials and located behind existing buildings. MTZC Section 20.760.040 (A), (B), (C), (I), and (K) exemptions are not applicable to the project as proposed; the intent of the Section is to allow exemptions for small structures, lean-to firewood storage, routine maintenance of existing structures, routine repainting, and changes to existing roofing material.

MTZC Chapter 20.720 Coastal Development Permit Regulations. The property owner will be required to obtain a Categorical Exclusion from Coastal Development Permits or obtain a Coastal Development Permit. Categorical Exclusion Order No. E-96-1 excludes certain types of development in the Town of Mendocino from the requirements of the California Coastal Act of 1976 and from a coastal development permit. Section D of Categorical Exclusion Order No. E-96-1 states, "*Where a parcel contains only one single-family residence, a coastal development permit shall not be required for the removal of the existing residence and replacement with a new residence where: (1) a single-family residence is a principal permitted use; and (2) the parcel is in Historic Zone A, or in a mapped single-family residence exclusion area; and (3) the Mendocino City Community Services District has granted a groundwater extraction permit or an exemption to groundwater extraction permit requirements for the replacement residence; and (4) The Mendocino Historical Review Board has approved the removal of the existing residence and the replacement residence, or the removal and replacement of the residence is exempt from Review Board approval; and (5) the replacement residence will not be located within 100 feet of an environmentally sensitive habitat area; and (6) the replacement residence will not be located on an area that contains pygmy vegetation.*"

APPLICABLE SECTIONS OF MHRB GUIDELINES: Site Development Guidelines (pages 6-7); Structural Guidelines (pages 7-10), and Non-Structural Guidelines (pages 10-12).

PREVIOUS PERMITS: None on file

APPLICANT'S STATEMENT:

Site:

1. Remove Brick Patio
2. Repair and Expand Concrete Patio
3. Terrace Garden

House:

1. Pour concrete footing around entire footprint
2. Replace all rotten or damaged framing material
3. Frame new roof w/dormers as shown on elevations
4. Replace all windows with wood windows dual pane glass
5. Replace doors with fiberglass units painted
6. Sheath and shingle all walls with cedar shakes and oiled finish to help preserve material

Tower:

1. Replace existing tower with code compliant water tower as shown in elevation drawings.

Garage:

1. Repair and replace all damaged or rotten material
2. Excavate for more interior head clearance
3. Pour concrete floor and stem walls
4. Replace plastic window with wood and glass units as shown
5. Replace plywood doors with carriage barn style doors

- Add fully shielded downlights at all exterior doors
- There will be some plumbing vents which will be painted black and located on the north side of the roof
- There will also be copper screened crawl space vents located in the stemwall below the floor level

STAFF NOTES: Staff notes are based in part on the Project Description Questionnaire, a Cultural Resource Investigation prepared by Clark Historic Research Consultants (CHRC), As-Built Drawings prepared by Kelly B. Grimes, illustrative drawings, and other materials submitted by the applicant. Proposed development on the property consists of a combination of demolition, reconstruction and construction. The Project Description Questionnaire states that there would be no new construction other than the redevelopment of the tower; however, some of the proposed reconstruction would differ from the existing development (e.g., roof pitch on house, fencing, windows, *et al*).

MTZC Chapter 20.652 Mendocino Town Residential “MTR”. The proposed project is located in the Mendocino Town Residential (MTR) zoning district, which “*is intended to maintain the predominantly Single-Family character of residential neighborhoods in the Town of Mendocino ...* (MTZC Section 20.652.0005).” Table 1 lists the MTR development regulations and compares them with the proposed restoration of the House, Garage, and proposed replacement Tower.

The applicant has provided an historic survey report of the existing development and proposes to largely adhere to the dimensions and materials of the existing structures. While the proposal is to restore on-site buildings, the structures have suffered from neglect that began before the current property owner took possession of the land and its improvements. The applicant proposes to restore directional expression and architectural details (e.g., fenestration, doors, roof pitch, building footprint) of the existing the House and Garage. The proposed replacement Tower would be 14 feet taller than the existing structure, would include the additional height of water storage tank, and its form would differ from the existing. The applicant intends to paint trim green and to clad the structures with cedar shingles.

Table 1: Development Regulations for MTR Zoning Districts		
MTZC Section	Standard	Proposed
Sec. 20.652.025(A) Dwelling Density	1 dwelling per 9,000 SF	1 dwelling unit per 6,080 SF
Sec. 20.652.030 Front & Rear Yards	10 ft minimum	17 ft front yard
Sec. 20.652.035 Side Yards	6 ft minimum	1.5 ft east side 3.8 ft west side
Sec. 20.652.040 Setback Exemption	Exemptions to the strict application of building setbacks may be allowed or greater setbacks may be recovered where it is found that strict compliance would have adverse impacts on community character, historical structures, public open space, or public views.	Request setback exemption from the Review Board.
Sec. 20.652.045 Maximum Building Height	Structures limited to a maximum height of 28 ft above natural grade Exceptions to the strict application of maximum building heights may be allowed for ..., water towers , ... where such exceptions are consistent with the intent of the zoning district and with Chapter 20.760	14 ft existing House height 16 ft proposed House height 14 ft existing Addition 7 ft existing Garage height 8 ft proposed Garage height 28 ft proposed Tower height w/water storage tank above Request a height exception for the water tower height

Table 1: Development Regulations for MTR Zoning Districts		
MTZC Section	Standard	Proposed
Sec. 20.652.050 Minimum Vehicle Parking	2 off-street parking spaces for the first residential unit; 1.5 off-street parking spaces for each additional residential unit	11.5 ft x 19 ft Garage existing Second off-street parking space available
Sec. 20.652.055 Maximum Lot Coverage	25 percent, Existing at 48 percent	+/- 47 percent

The following list, Items A through I, summarize existing site conditions and the proposed changes to the House, Tower, Garage, and other accessory structures, including on-site grading. Standards used by the Review Board when considering an application are provided in MTZC Section 20.760.050.

A. House

Existing Cabin, Mudroom, and Additions. While no date of construction is provided, the oldest structure of the house is a single-level rectangular two-room cabin measuring approximately 26 feet by 12 feet. The 8:12 pitch gabled-roof measures 13-feet above grade. The structure was originally sided with 2 inch by 12-inch slats. The gabled roof was originally covered in wood shingles. On the south side of the cabin are two single-pane sash windows, one on each side of the mudroom on the southern wall. On the east side was a single-pane sash window. The cabin has a concrete foundation. Overall condition of the cabin is poor (CHRC, 2016).

The circa 1890 northern additions to the cabin measure approximately 26 feet by 11-feet and were added soon after construction of the cabin. The northeastern room was likely added first with a matching 8:12 pitch gabled roof built over the cabin's roof. The northwestern addition was added later and has a flat roof. These additions have concrete foundations and are retrofitted against the concrete foundation of the cabin. The condition of the rooms is poor (CHRC, 2016).

The prior to 1975 eastern additions to the cabin appear to have been constructed from west to east. (Sanborn maps do not depict the additions as late as 1929; however, appraisal records from 1975 indicate their existence.) There are six rooms in the eastern additions each having an exterior door, and all linked together by interior doors. From west to east they are a community bathroom, a laundry room and two bedrooms. South of the bedrooms are two rooms that are listed in a 1975 appraisal as a wood shed and wood covered porch.

The prior to 1975 constructed mudroom (10.5 feet by 6 feet) is added to the southern face of the cabin. One mudroom single-pane sash window looks east and two other windows are now covered (CHRC, 2016). A small deck was added in the square space formed by the western wall of the mudroom and the southern wall of the cabin.

Proposed House Restoration and New Construction. The siding to the house (cabin, mudroom, additions) would be cedar shingles with oil finish to help preserve the material. Redwood trim would be painted forest green. The cabin, mudroom, and additions would be reconstructed in the existing foot print. The rooflines would be reconstructed with the same 8:12 pitch as shown on the as-built plans, except the circa 1980 addition with flat roofs would be rebuilt with a 8:12 pitched gabled roof running east west. Asphalt shingles would be used throughout. Existing windows would be replaced with wood-frame windows having mostly the same size, style, and shape. Windows would be placed within the proposed dormers. Doors would be replaced with painted fiberglass doors. See Sheet No.'s A2 through A5 for existing and proposed elevations of the house.

B. Tower

Existing Tower. The circa 1900 water tower is 14 feet in height and irregularly shaped (See Sheet No.'s A6 and A7 Tower Elevations). It has a footprint of approximately 200 square feet and has three entrances, two on the primary level, and one on the second level, with both interior and exterior stair cases to the second level. The overall condition of the tower is poor (CHRC 2016).

Proposed Tower. The applicant proposes to demolish the existing tower and to construct a new tower rebuilt in the same location but with a larger footprint (See Site Plan and illustrative elevation drawing).

As an accessory structure, the proposed 28 foot tall tower footprint would be 290 square feet. The siding on the tower would be cedar and the trim would be painted forest green. The tower would have an exterior door on each level with an external staircase projecting from the building footprint. A new 2,800-gallon water storage tank would be located atop the tower. The proposed water storage tank exterior would be lined with redwood slats and enclosed with metal bands. The proposed tower would be 28 feet in height above grade including the additional height of the water storage tank.

C. Garage

Existing Garage. The garage is approximately 12 feet by 20 feet and is built with a mixture of 2 inch by 12 inch wood boards, plywood, and corrugated metal siding (See Sheet No. A8 Garage Elevations and Floorplan). The south elevation is 7 feet tall; the north wall varies between 5.3 feet and 5.6 feet tall. It has a flat, sheet-metal roof covered in tar. The garage stands on a post foundation and has a dirt floor. A large, now defunct concrete lined well has been dug into the center of the floor. Wooden framework around the well has rotted extensively and has exposed tunneling below the floor. The garage door is composed of vertical 2 inch by 12 inch on-gate hinges. A rectangular window opening on the east wall has been covered by corrugated fiberglass paneling. The overall condition of the garage is poor (CHRC 2016).

Proposed Garage Restoration. The siding on the garage would be cedar shingles with redwood trim painted forest green (See Sheet No. A8 Garage Elevations and Floorplan). The flat roof of the garage would be rebuilt to the same shape and style. The floor of the garage would have the pit and tunneling removed and then covered with a cement slab. Windows on the garage would be replaced with multipane wood windows as shown on the elevations.

- D. Concrete slab, possible septic** The cement structure located on west side of the property adjacent to property boundary would remain on the property (See Sheet No. A1 Site Plan – Existing and Proposed).
- E. Walkways and patios** A brick walkway connected the buildings, forming a courtyard between the cabin, its additions, and the tower (CHRC). West of the tower, the brick has been covered by multiple pours of concrete and gaps in the concrete are deliberately left to allow access to makeshift plumbing fixtures. The some of the existing cement walkways and patios would be replaced with cement and expanded around the house structure (See Sheet No. A1 Site Plan – Existing and Proposed). The brick and concrete between the house and water tower would be replaced with 645 square feet of new wood decking, which does not count towards lot coverage calculations. Vegetation, existing cement walkways, and various pipes would be removed from the site.
- F. Driveway** Pursuant with MTZC Section 20.760.050(5), *Sidewalks of brick, flagstone, or board are allowed. Driveways of grass, gravel or turfstone pavers are allowed. Major coverage of front yard setbacks is prohibited.* The existing asphalt driveway in front of the garage would potentially be repaired but will occupy the same footprint.
- G. Fences and Gate** Pursuant with MTZC Section 20.760.050(4) *Fences should be of wood, iron or plant materials. Retaining walls should be of dry stone, stone masonry, or wood.* Pursuant to MTZC Section 20.7460.040(E) *Fences constructed of wood that are less than 6 feet in height* are exempt from the provisions of Chapter 20.760. A stone wall extends fifty feet along the southern edge of the property, extending from the southeast corner of the property. No records indicate the date of its construction (CHRC).

Front Yard Fence. The existing 6 foot tall wooden front yard fence would be rebuilt in the same style but moved to along the front property line and a gate installed at the driveway entrance. View obstructing fences, such as board or picket fences, in front yards are restricted to 3 ½ feet in height. Planning and Building Services allows fences taller than 3 ½ feet in height if they meet both the required corridor preservation setback and front yard setback for the zoning district. The Review Board would need to grant a variance to yard and corridor setbacks for the proposed fence if the relocation is to be approved. If the relocation of the fencing is approved, Staff recommends a condition requiring that the relocated fencing be located outside of the County Road right-of-way.

Side Yard Fence. Existing wooden side yard fencing would remain.

H. **Sewer connection** If necessary, the sewer line would be replaced.

REFERENCES:

Existing and Proposed Site Plan and Elevations of the House, Tower, and Garage (Sheet No.'s A1 through A8). Prepared by Kelly B. Grimes, Architect. Dated April 29, 2019.

A Cultural Resources Investigation of a Single-Family Residence Totaling 0.19 Acres "Ferro Residence" Located at 45270 Albion St (APN 119-217-06) Mendocino, CA 95460 Section 30, Township 17 North, Range 17 West M.D.M. Prepared for: Collin Maxwell and Tarja Stoeckl PnP, LLC 205 West Clay St. Ukiah, CA 95482 Prepared by: Susan M. Clark, Architectural Historian Nicholas Radtkey, Associate Historian Clark Historic Resource Consultants P.O. Box 198 111 Hares Tail Close The Sea Ranch, CA 95404

REQUIRED FINDINGS: The 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 is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- b) The appearance of the proposed work will not detract from the appearance of other property within the District.
- c) The proposed work consists of alteration or demolition of an existing structure and the proposed work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
2. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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 1 or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of 1 or more such conditions.
6. To establish that site work satisfies the requirements of MHRB Permit 2016-0018 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. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2016-0018 have been satisfied.
 7. Any Building Permit request shall include MHRB Permit 2016-0018 (attached to or printed on the plans submitted).
 8. To ensure the exterior reconstruction of the cabin, mudroom, and additions, the property owner shall provide, to the satisfaction of the Director of Planning and Building Services, complete as-built drawings of the existing structures, including dimensions of existing exterior door frames and window frames. The cultural resource investigation shall be supplemented with information describing siding material and its dimensions, trim, hardware, and finish details. As built drawings shall correlate with the CHRC recommendations and adopted Review Board findings.
 9. To ensure the exterior reconstruction of the garage, the property owner shall provide, to the satisfaction of the Director of Planning and Building Services, complete as-built drawings of the existing structure, including dimensions of existing exterior door frames and window frames. The cultural resource investigation shall be supplemented with information describing siding material and its dimensions, trim, hardware, and finish details. As built drawings shall correlate with the CHRC recommendations and adopted Review Board findings.
 10. To the satisfaction of the Director of Planning and Building Services, exterior house building plans shall provide sufficient detail for the successful reconstruction of the cabin, mudroom, and additions with an 8:12 gabled roofline.
 11. To the satisfaction of the Director of Planning and Building Services, exterior garage building plans shall provide sufficient detail for the successful reconstruction of the garage with a flat roofline.
 12. The House, Tower, and Garage trim shall be redwood and painted with a forest green color.
 13. The House, Tower, and Garage shall be clad with cedar shingles as shown on the elevations.
 14. Window frames shall be made of wood.
 15. Deconstructing the existing structures shall include cataloguing salvaged materials; cataloguing may include detailed photographs, numbering, and mapping the material's original location. Salvaged materials shall be stored off-site and restored. To the satisfaction of the Review Board, restored material shall be reapplied in their original location.
 16. The Director of Planning and Building Services (or their designee) may request the Review Board affirm exterior (house, garage, tower, fencing) building plans conform to MHRB Permit 2016-0018.
 17. As reconstruction may require clarifications of MHRB Permit 2016-0018, the Director of Planning and Building Services (or their designee) may request clarifications from the Review Board. Alternatively,

the property owner could file an MHRB Permit application requesting revisions to MHRB Permit 2016-0018.

18. Trailers, RVs, Boats and other similar vehicles shall be stored within existing structures or off-site.
19. Driveway aprons and curb cuts may require an encroachment permit from MCDOT.
20. The relocated 6-foot tall fencing in the front yard shall be located outside of the County Road right-of-way.

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: \$1,616.00 (Check payable to County of Mendocino).

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

PROJECT DESCRIPTION FOR MAXWELL REMODEL

SITE:

1. REMOVE BRICK PATIO
2. REPAIR AND EXPAND CONCRETE PATIO
3. TERRACE GARDEN

HOUSE:

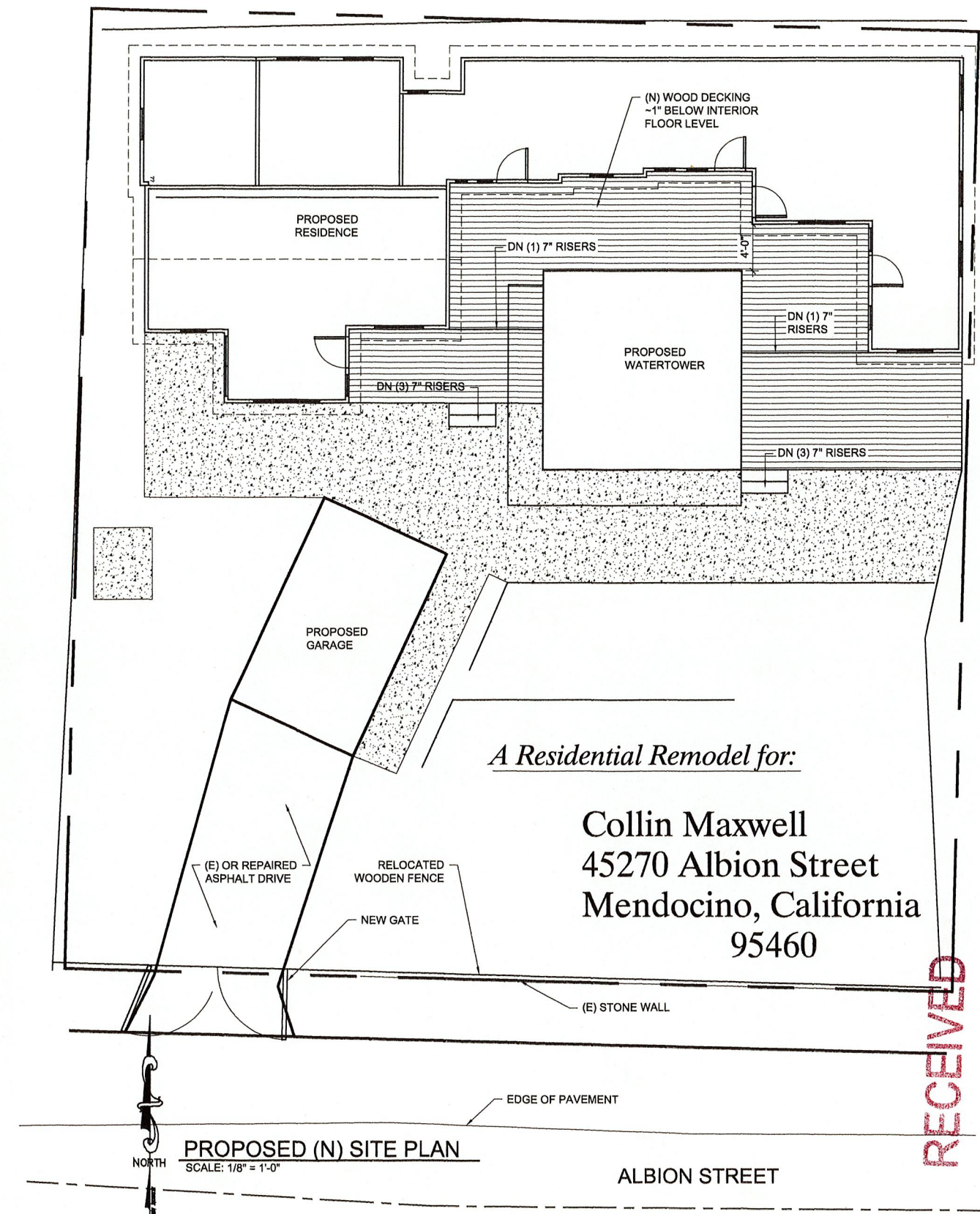
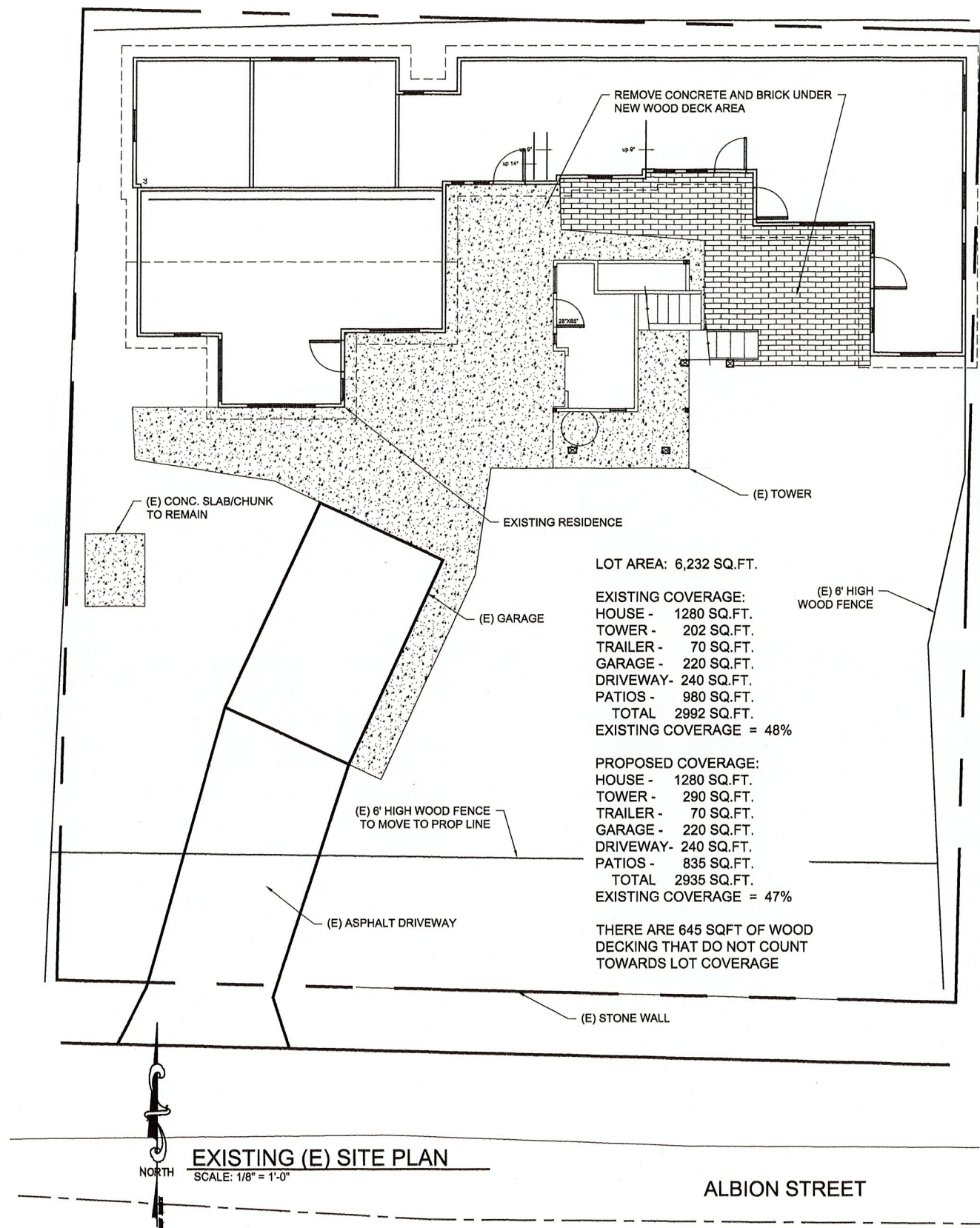
1. POUR CONCRETE FOOTING AROUND ENTIRE FOOTPRINT
2. REPLACE ALL ROTTEN OR DAMAGED FRAMING MATERIAL.
3. FRAME NEW ROOF W/ DORMERS AS SHOWN ON ELEVATIONS
4. REPLACE ALL WINDOWS WITH WOOD WINDOWS DUAL PANE GLASS
5. REPLACE DOORS WITH FIBERGLASS UNITS PAINTED
6. SHEATH AND SHINGLE ALL WALLS WITH CEDAR SHAKES AND OILED FINISH TO HELP PRESERVE MATERIAL

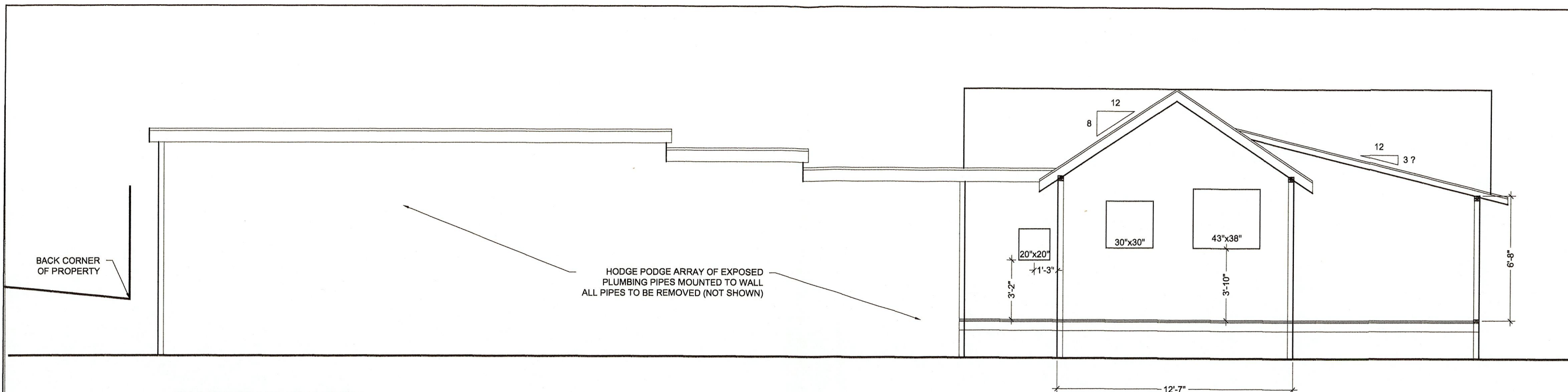
TOWER:

1. REPLACE EXISTING TOWER WITH CODE COMPLIANT WATERTOWER AS SHOWN IN ELEVATION DRAWINGS.

GARAGE:

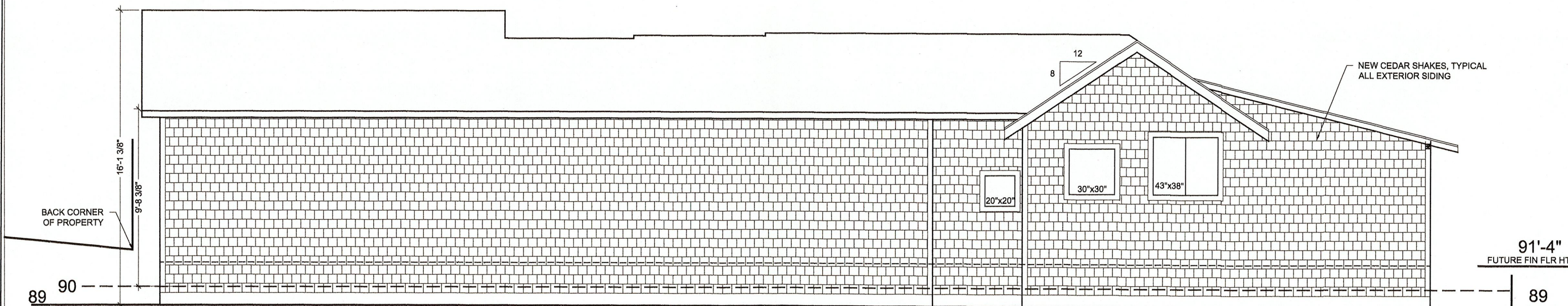
1. REPAIR AND REPLACE ALL DAMAGED OR ROTTEN MATERIAL
 2. EXCAVATE FOR MORE INTERIOR HEAD CLEARANCE
 3. POUR CONCRETE FLOOR AND STEM WALLS
 4. REPLACE PLASTIC WINDOW WITH WOOD AND GLASS UNITS AS SHOWN
 5. REPLACE PLYWOOD DOORS WITH CARRIAGE BARN STYLE DOORS
- ADD FULLY SHIELDED DOWNLIGHTS AT ALL EXTERIOR DOORS
 - THERE WILL BE SOME PLUMBING VENTS WHICH WILL BE PAINTED BLACK AND LOCATED ON THE NORTH SIDE OF THE ROOF
 - THERE WILL ALSO BE COPPER SCREENED CRAWL SPACE VENTS LOCATED IN THE STEMWALL BELOW THE FLOOR LEVEL





(E) NORTH ELEVATION

SCALE: 1/4" = 1'-0"



(N) NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

A REMODELED RESIDENCE FOR:

COLLIN MAXWELL
45270 ALBION STREET
MENDOCINO, CA 95460

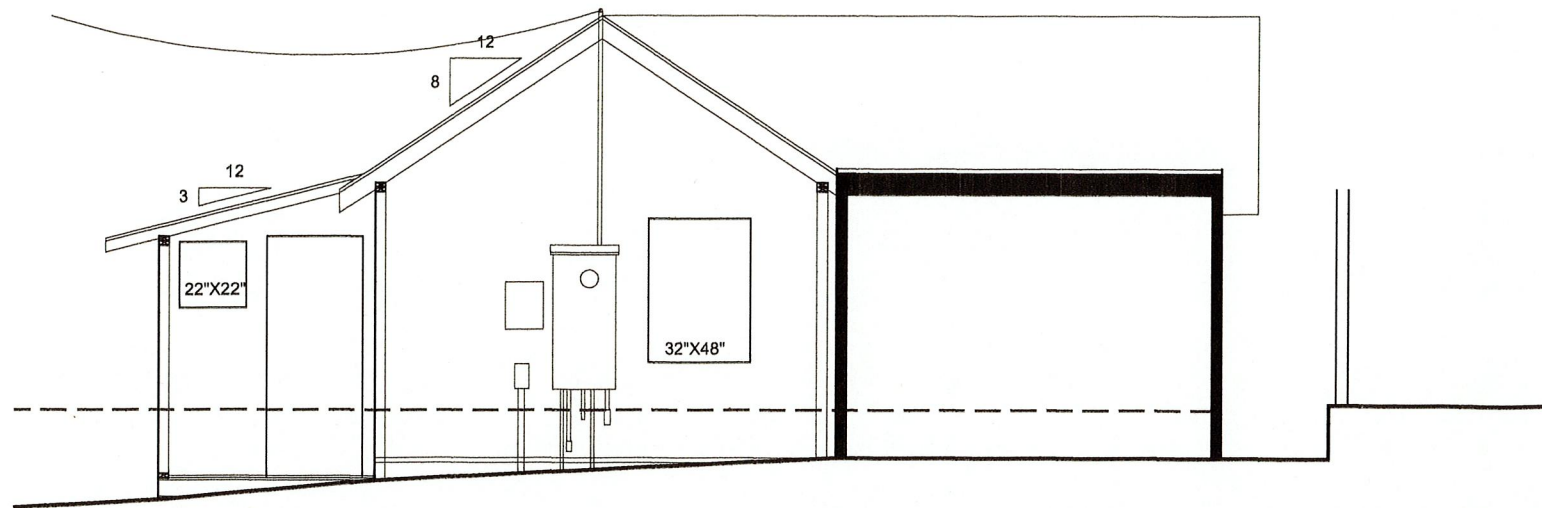
A.P. # 119-217-06

NOTES:

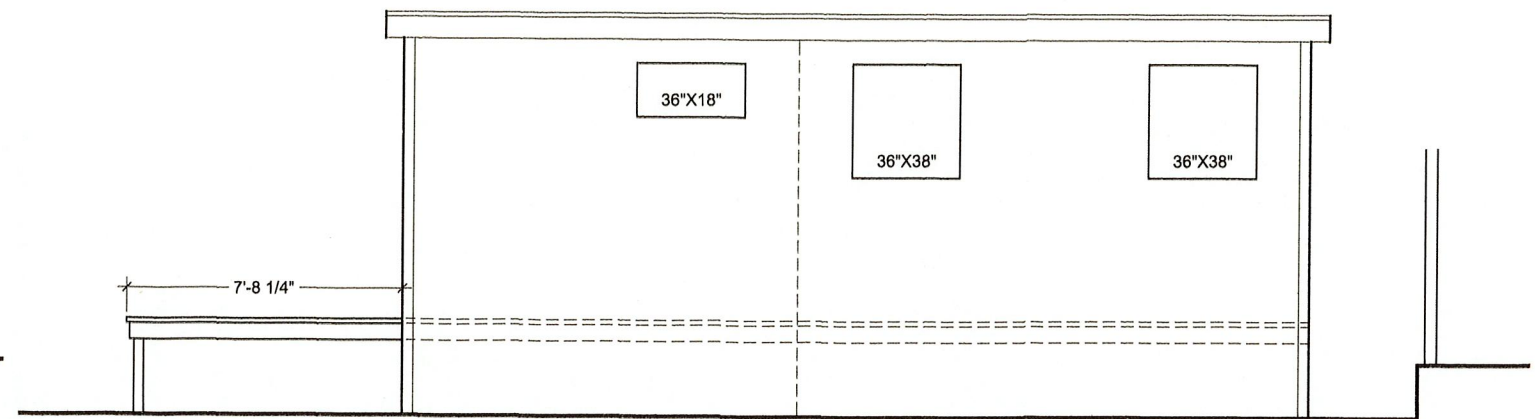
SHEET NAME:

**HOUSE - NORTH ELEVATIONS -
EXISTING & PROPOSED**

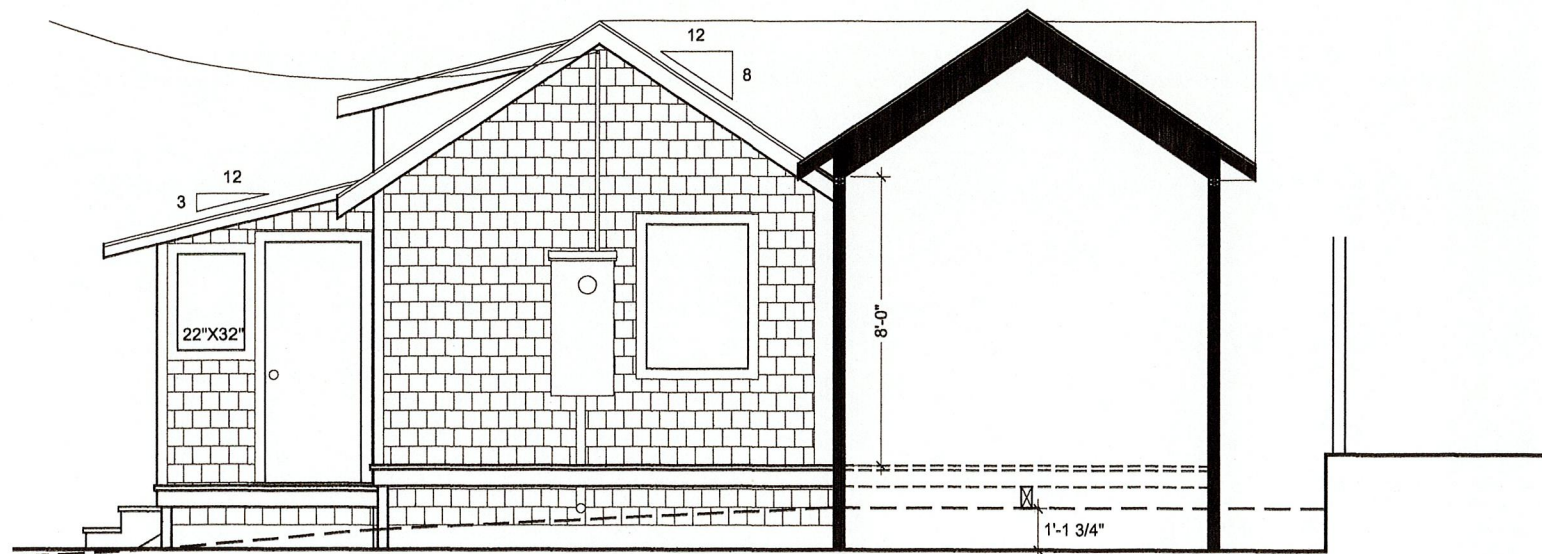
DATE: APRIL 28, 2019
SCALE: AS NOTED
DRAWN BY: KBG
JOB: MAXWELL
SHEET NO: **A2** OF 8



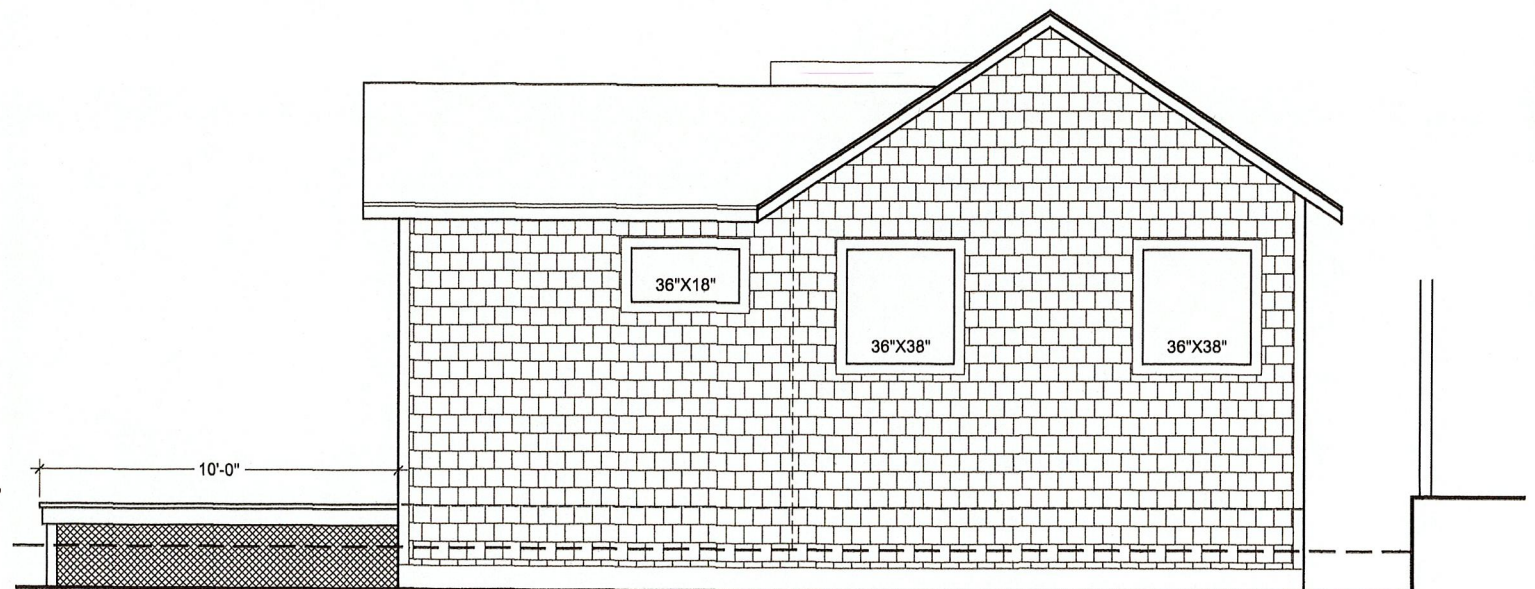
(E) INNER-EAST ELEVATION
SCALE: 1/4" = 1'-0"



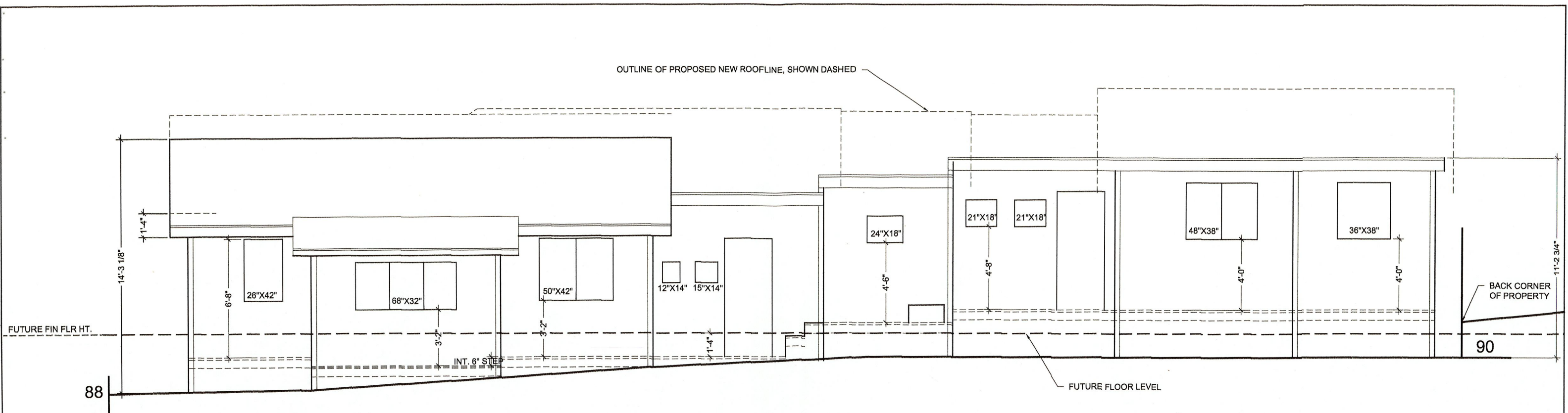
(E) EAST ELEVATION
SCALE: 1/4" = 1'-0"



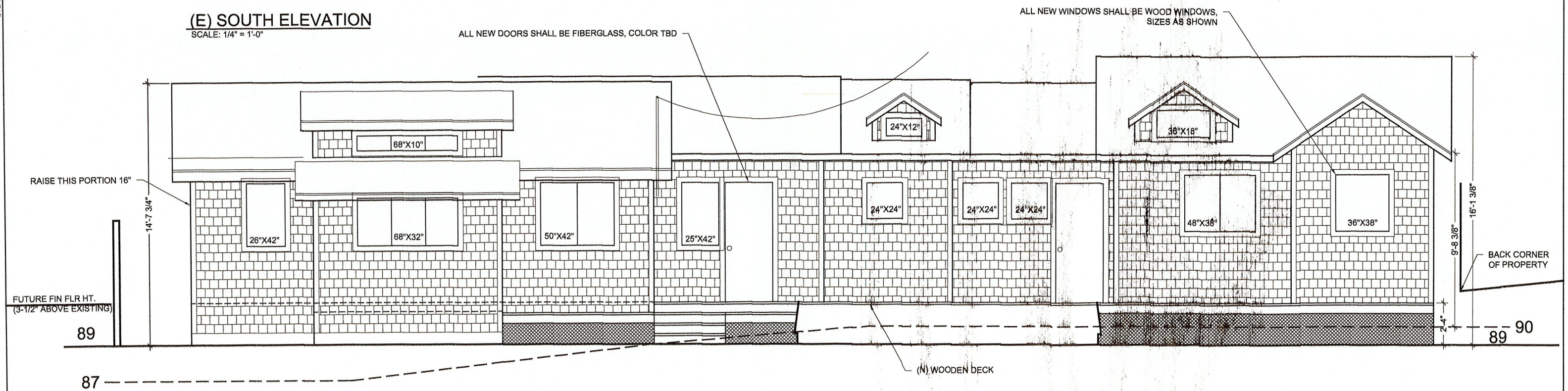
(N) INNER-EAST ELEVATION
SCALE: 1/4" = 1'-0"



(N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

A REMODELED RESIDENCE FOR:

COLLIN MAXWELL
45270 ALBION STREET
MENDOCINO, CA 95460

A.P. # 119-217-06

NOTES:

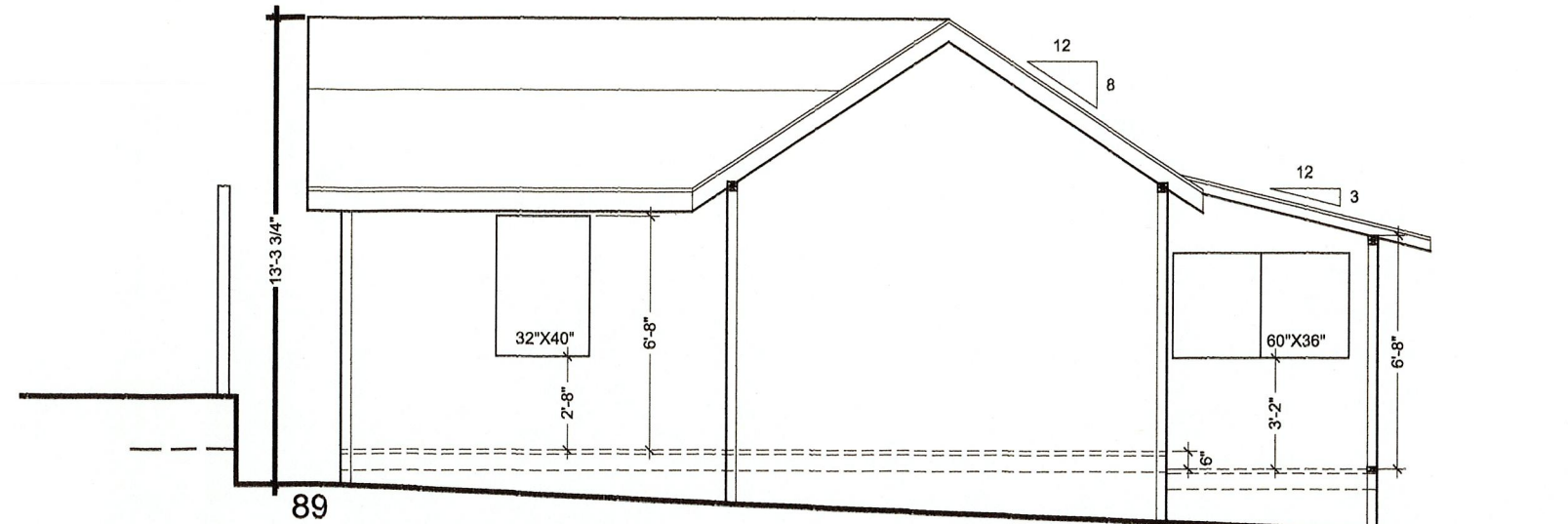
SHEET NAME:

**HOUSE SOUTH ELEVATIONS -
EXISTING & PROPOSED**

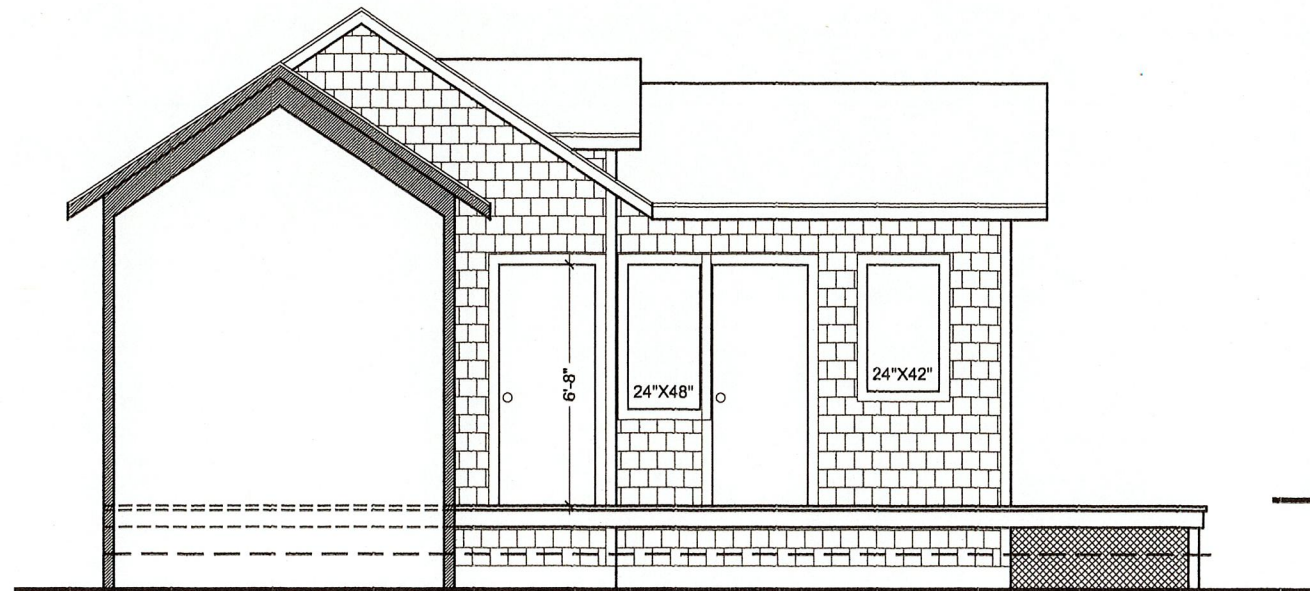
DATE: APRIL 29, 2019
SCALE: AS NOTED
DRAWN BY: KBG
JOB: MAXWELL
SHEET NO: **A4** OF 8



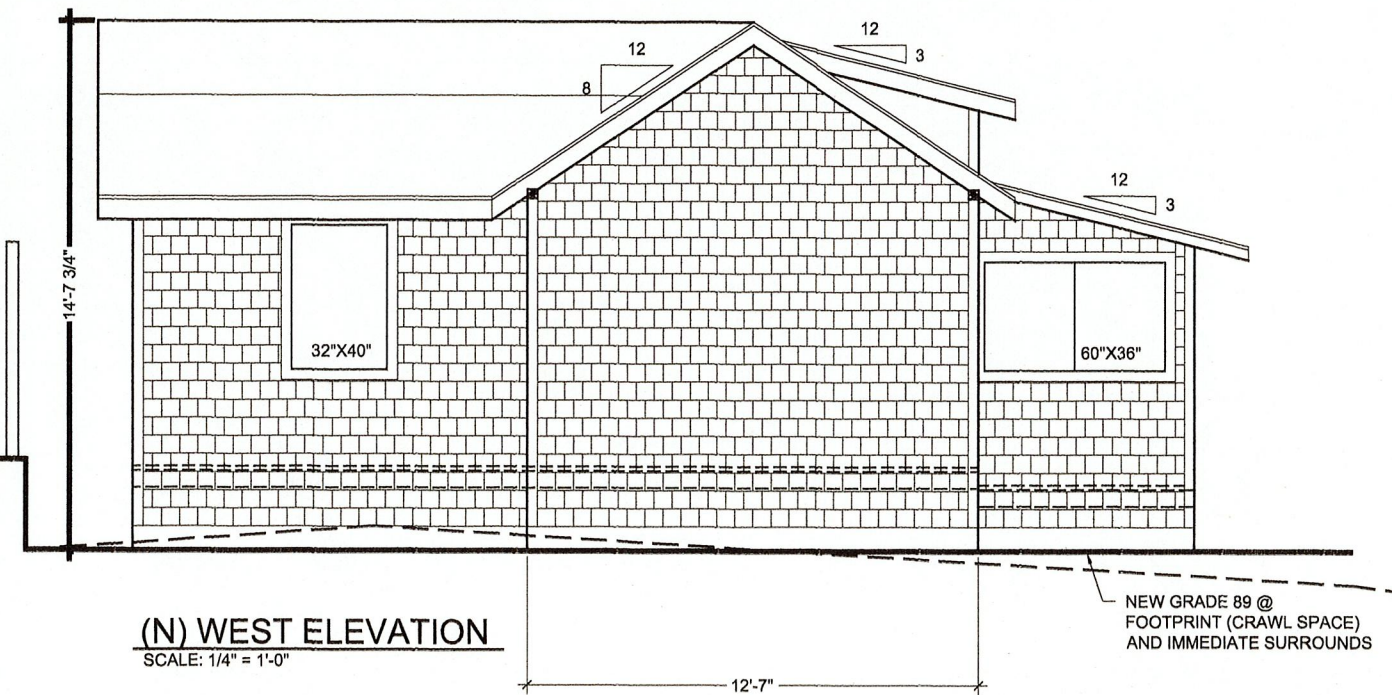
(E) INNER-WEST ELEVATION
SCALE: 1/4" = 1'-0"



(E) WEST ELEVATION
SCALE: 1/4" = 1'-0"

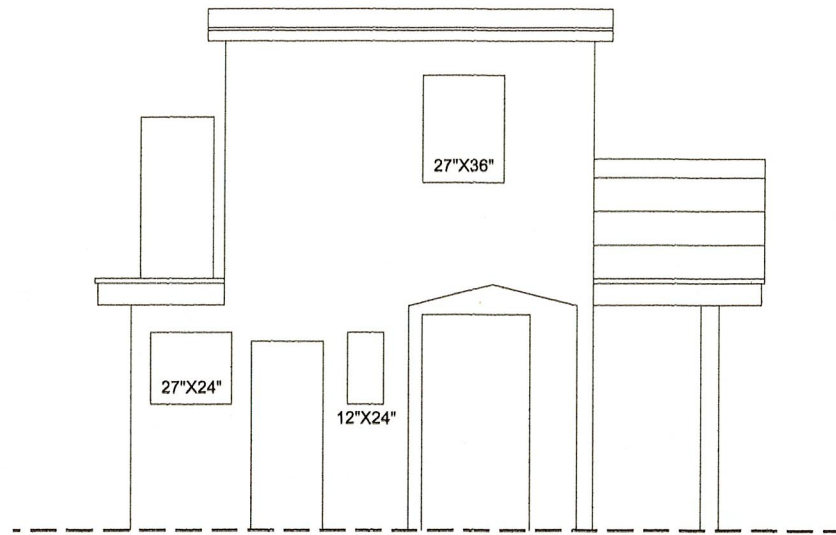


(N) INNER-WEST ELEVATION
SCALE: 1/4" = 1'-0"

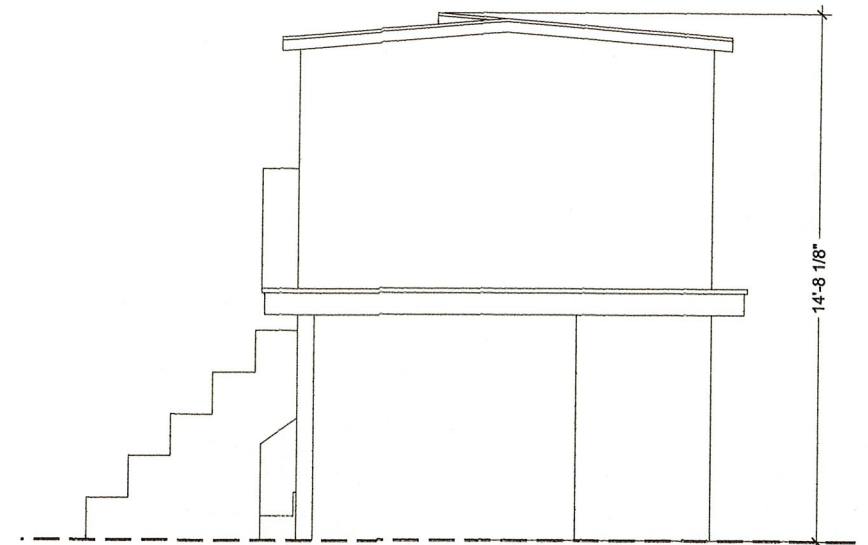


(N) WEST ELEVATION
SCALE: 1/4" = 1'-0"

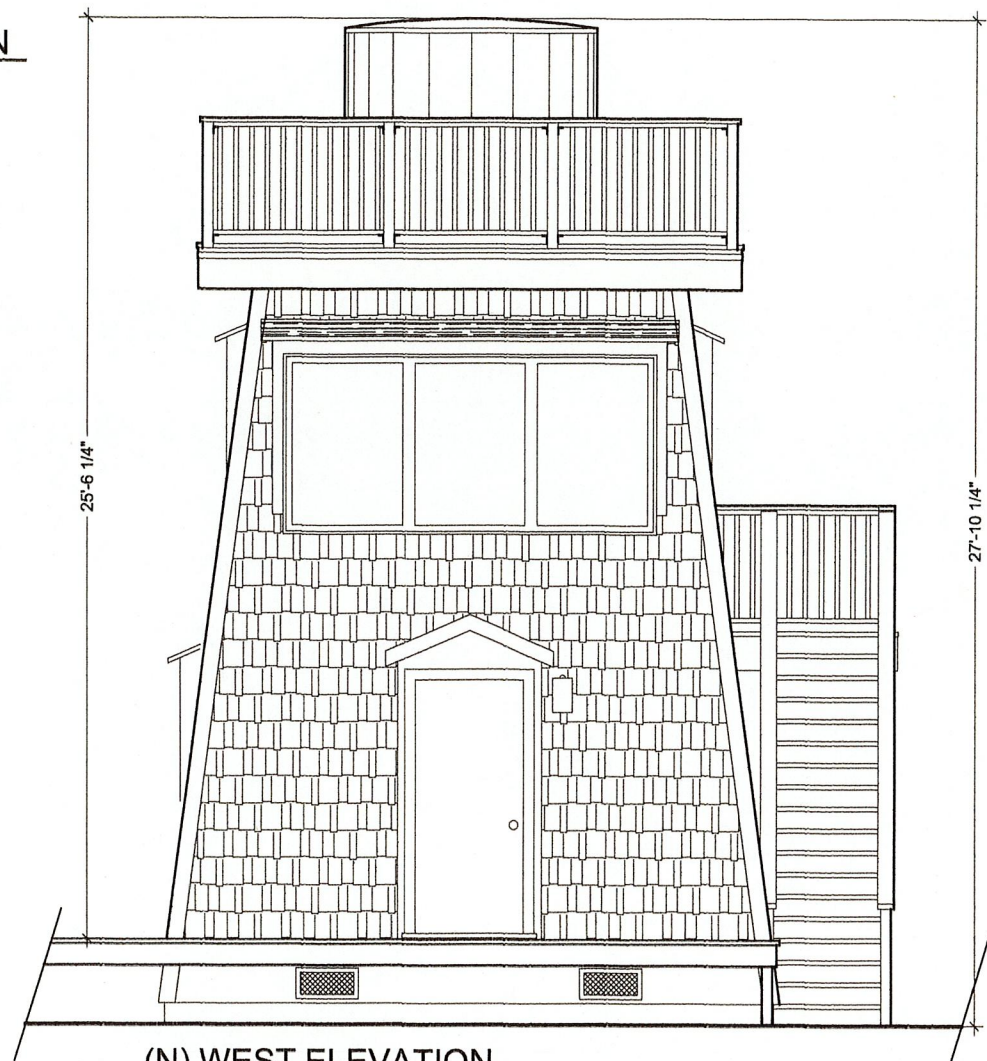
NEW GRADE 89 @
FOOTPRINT (CRAWL SPACE)
AND IMMEDIATE SURROUNDS



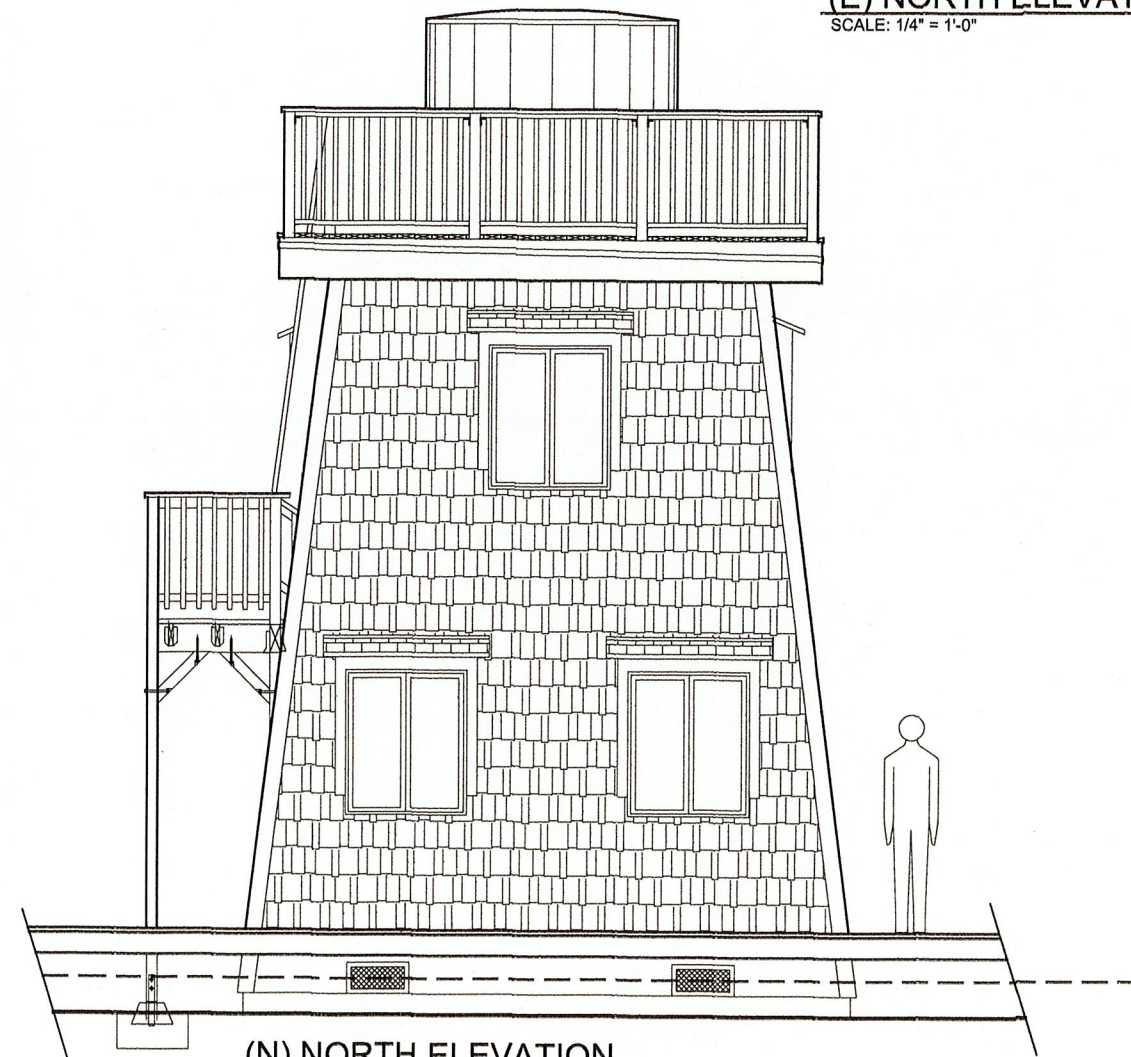
(E) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

A REMODELED RESIDENCE FOR:

COLLIN MAXWELL
45270 ALBION STREET
MENDOCINO, CA 95460

A.P. # 119-217-06

NOTES:

SHEET NAME:

**TOWER NORTH & EAST ELEVATIONS -
EXISTING & PROPOSED**

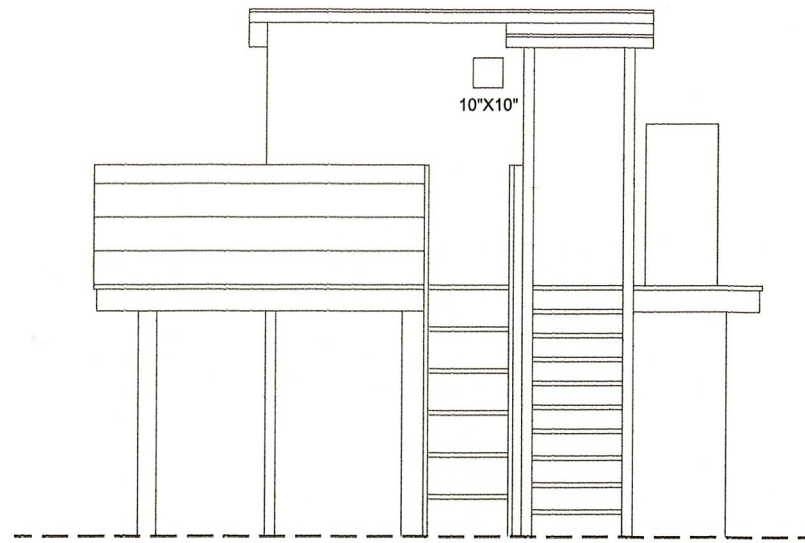
DATE: APRIL 28, 2019

SCALE: AS NOTED

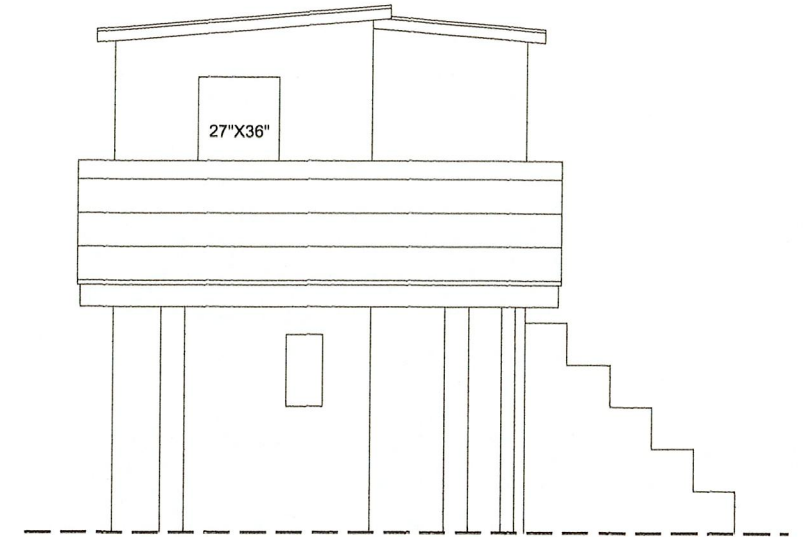
DRAWN BY: KBO

JOB: MAXWELL

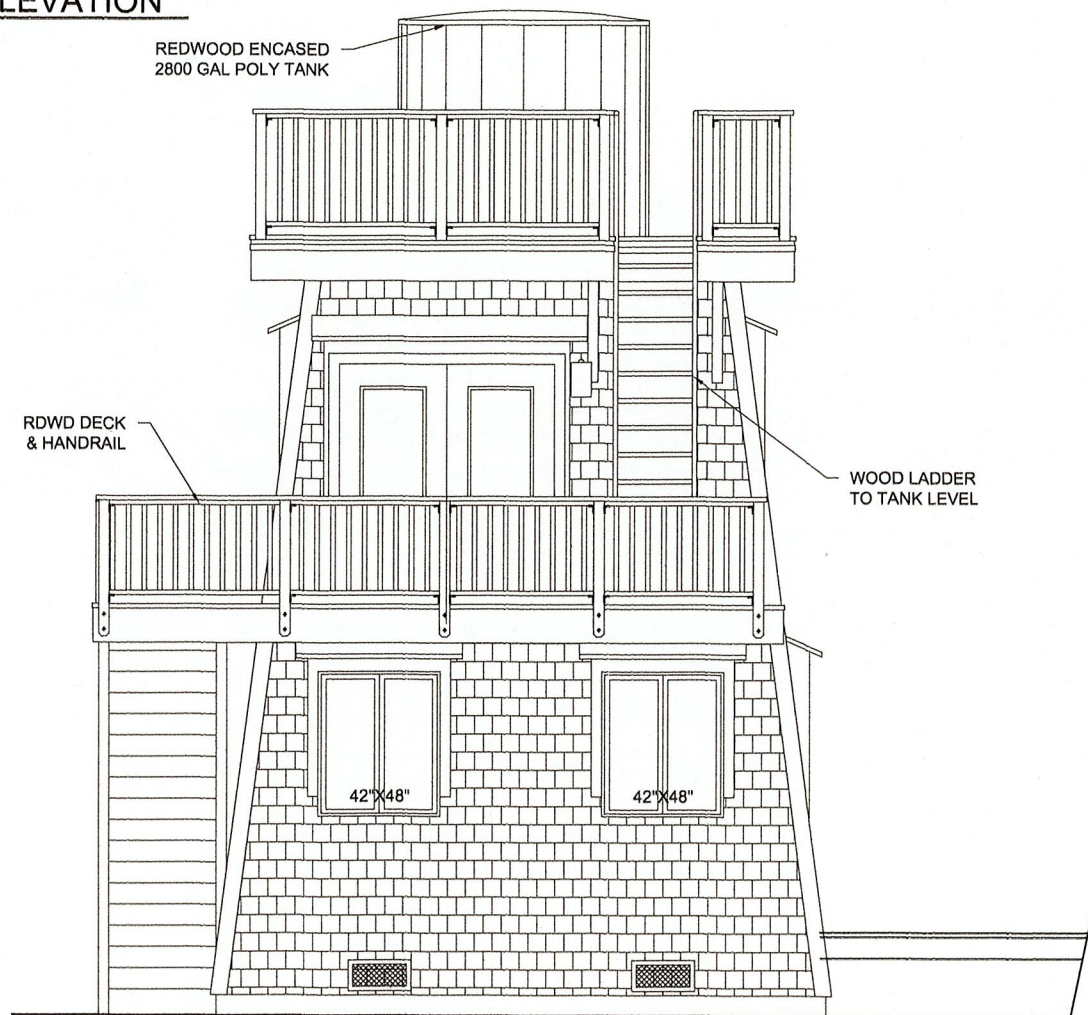
SHEET NO: **A6** of 8



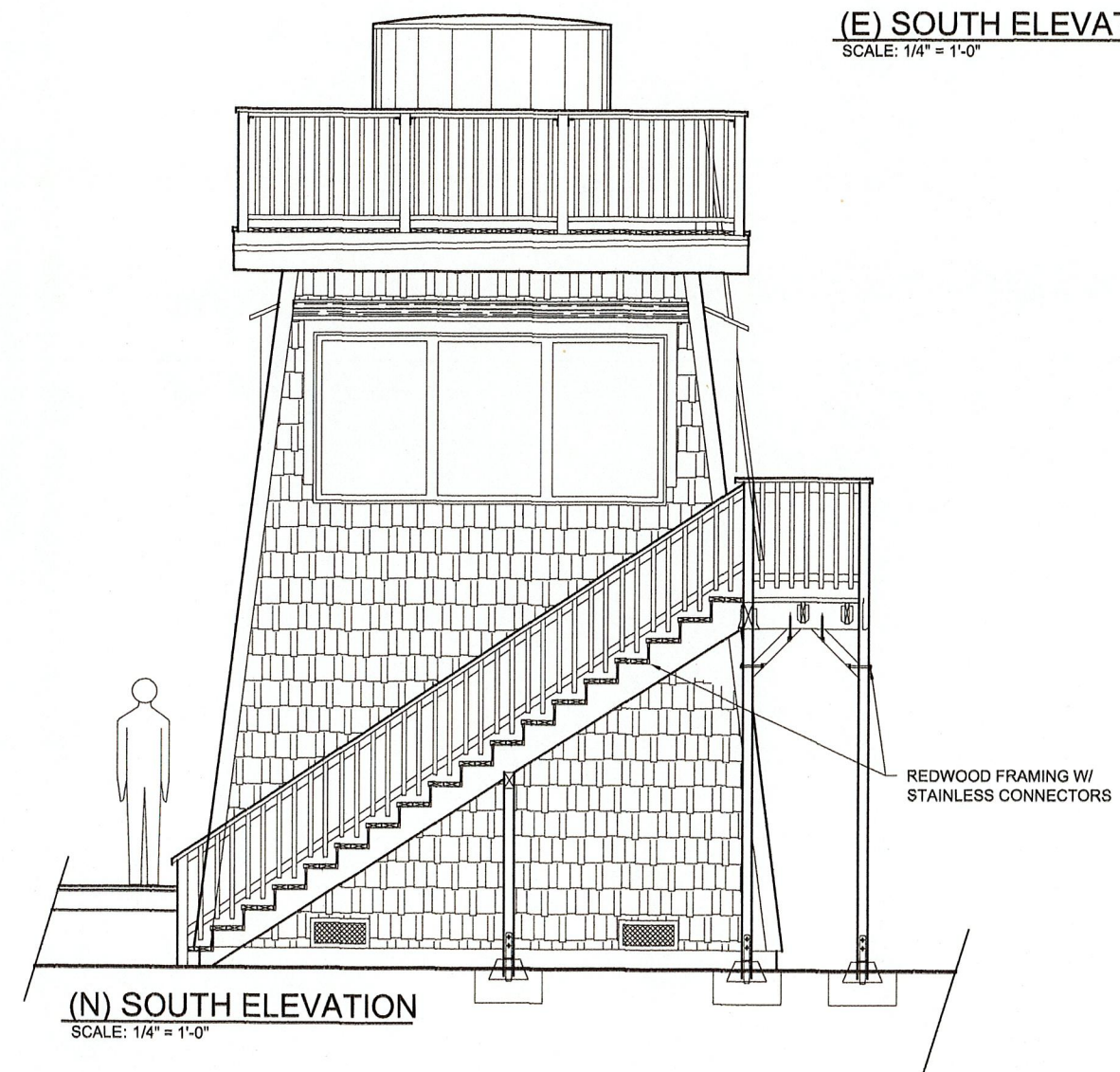
(E) EAST ELEVATION
SCALE: 1/4" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

A REMODELED RESIDENCE FOR:

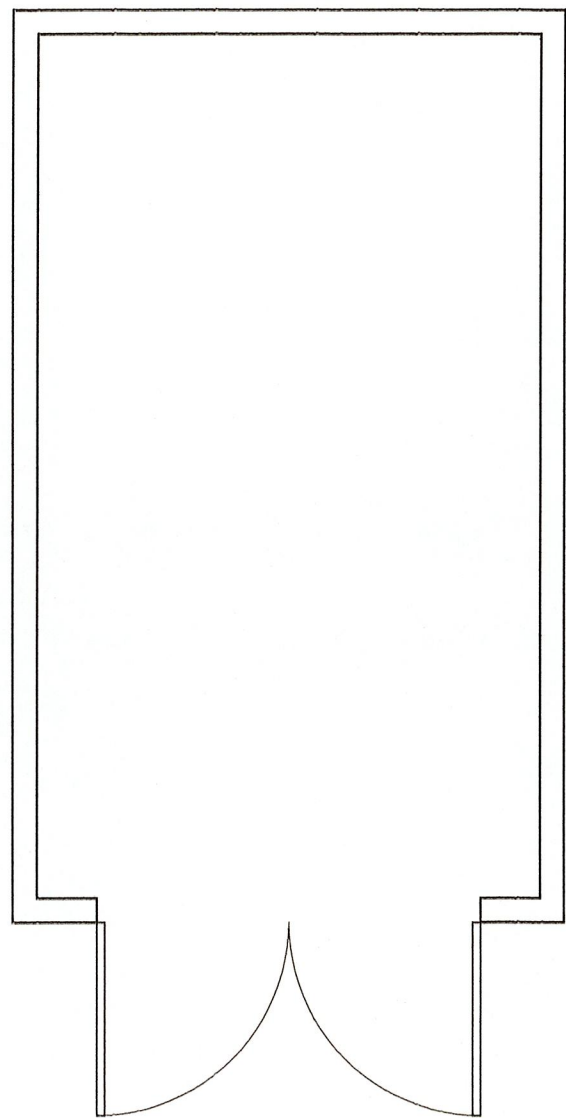
COLLIN MAXWELL
45270 ALBION STREET
MENDOCINO, CA 95460

A.P. # 119-217-06

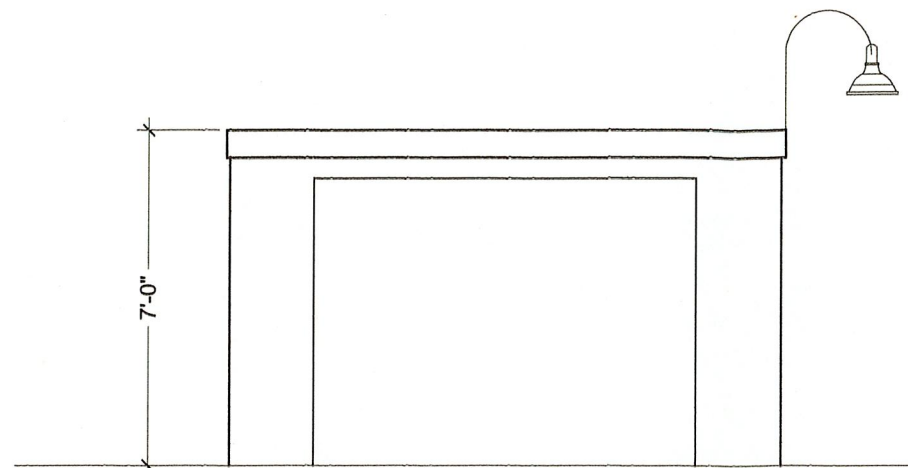
NOTES:

**TOWER SOUTH & WEST ELEVATIONS -
EXISTING & PROPOSED**

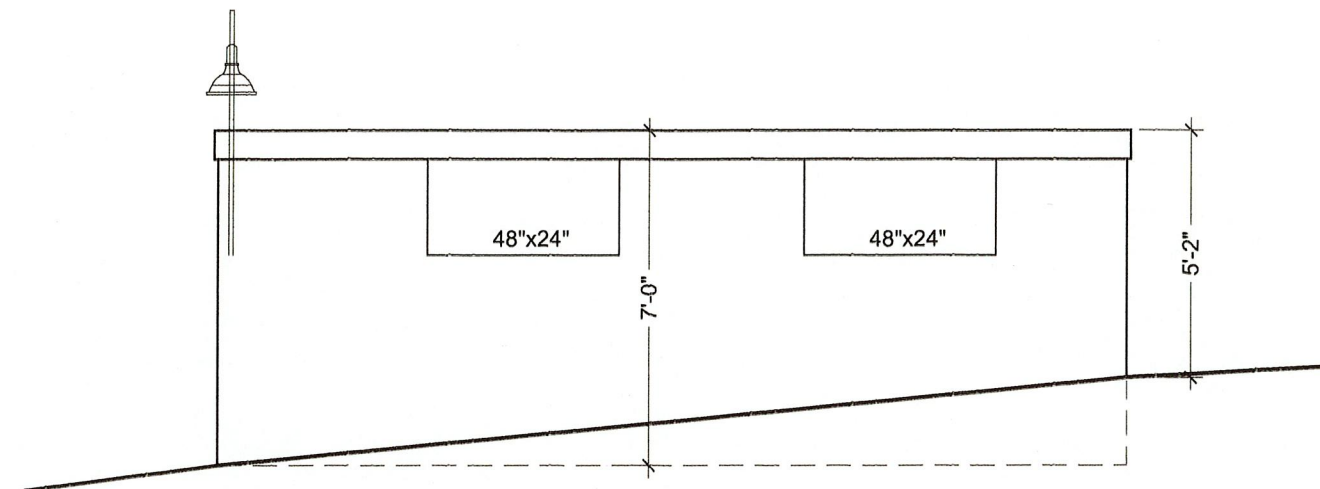
DATE: APRIL 28, 2019
SCALE: AS NOTED
DRAWN BY: KBG
JOB: MAXWELL
SHEET NO: **A7** OF 8



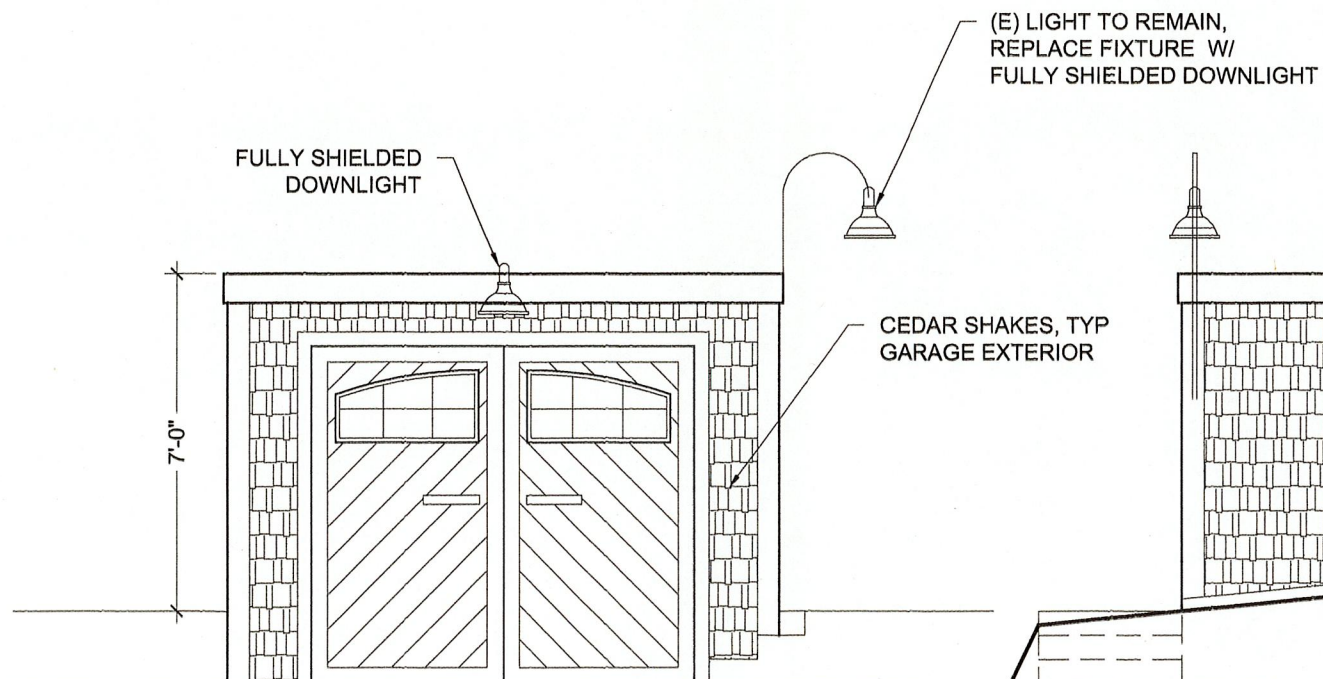
(E) & (N) GARAGE PLAN
SCALE: 1/4" = 1'-0"



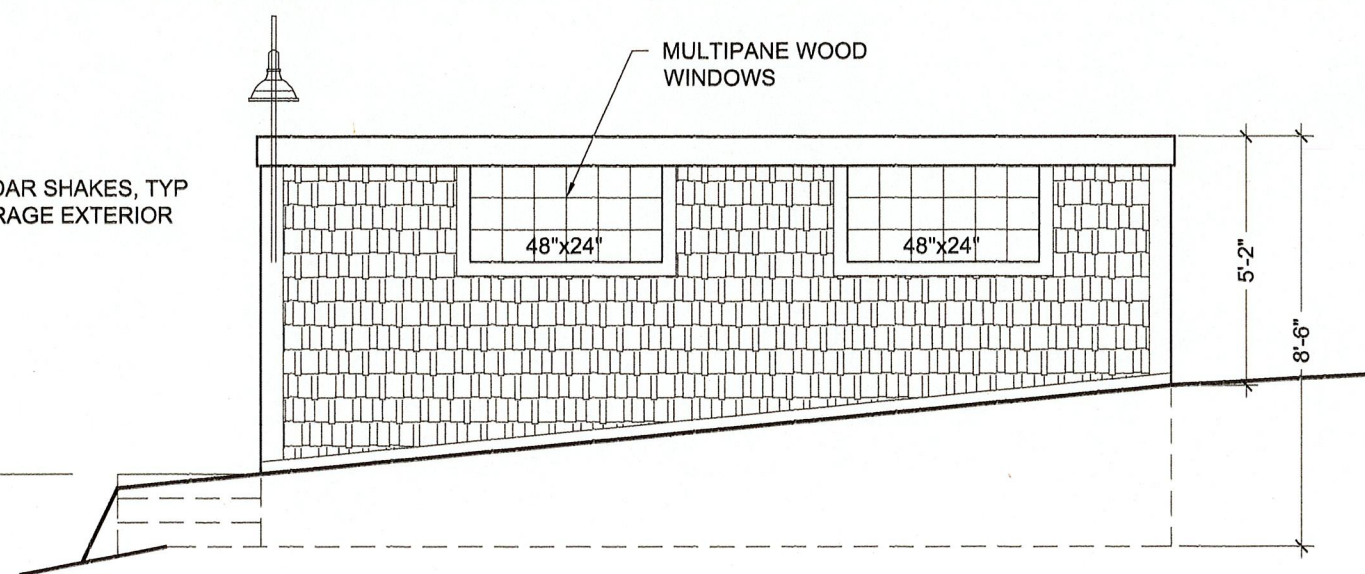
(E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



(E) EAST ELEVATION
SCALE: 1/4" = 1'-0"



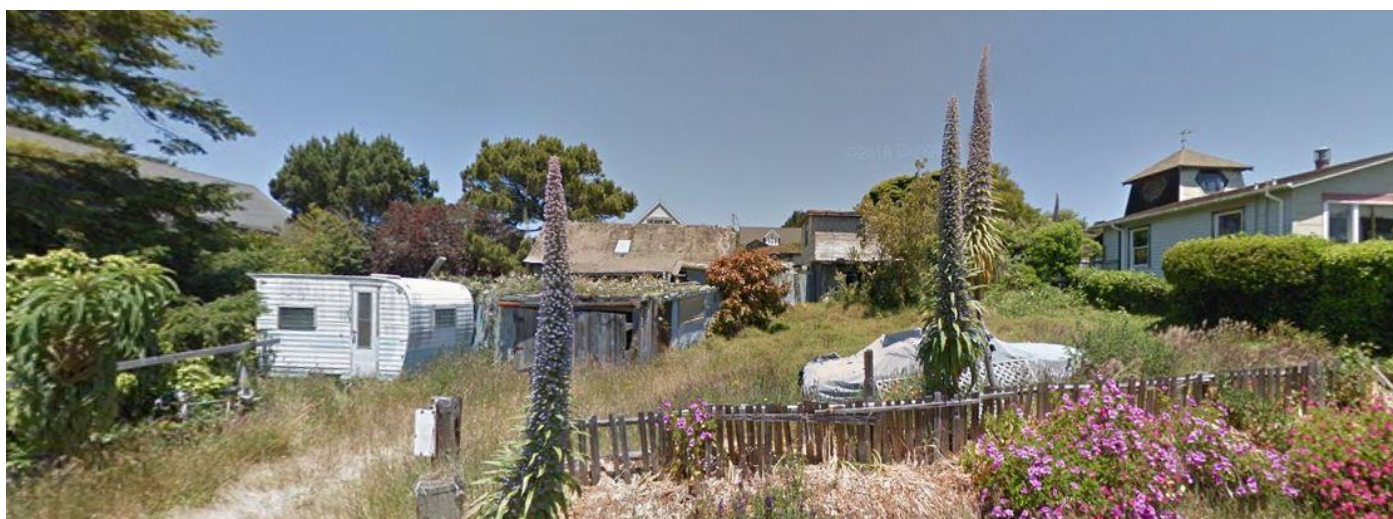
(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



A Cultural Resources Investigation of a Single-Family Residence Totaling 0.19 Acres
"Ferro Residence"
Located at 45270 Albion St
(APN 119-217-06)
Mendocino, CA 95460
Section 30, Township 17 North, Range 17 West M.D.M.



Prepared for:
Collin Maxwell and Tarja Stoeckl
PnP, LLC
205 West Clay St.
Ukiah, CA 95482

Prepared by:
Susan M. Clark, Architectural Historian
Nicholas Radtkey, Associate Historian
Clark Historic Resource Consultants
P.O. Box 198
111 Hares Tail Close
The Sea Ranch, CA 95404

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 5S1

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 13

*Resource Name or #: (Assigned by recorder) Ferro Residence

P1. Other Identifier: Mendocino Historic Research Inventory #39; 460 Albion St

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Mendocino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mendocino Date 1978 T 17N; R 17W; ☐ of ☐ of Sec ; MDM B.M.

c. Address 45270 Albion St City Mendocino Zip 95460

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 430743.97 mE/ 4350929.58 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN# 119-217-06; Mendocino Historic Research Inventory #39

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Ferro house is multi-component property situated on a single square parcel located on the northern edge of Albion Street and west of Osborn Street, in the Mendocino and Headlands Historic District. The property is surrounded by historic residential structures. The property is approximately 0.13 acres, and consists of a multi-component residential complex, a multi-component 'tower', and a garage (APN 119-217-06).

(See Continuation Sheet, p.2)

*P3b. Resource Attributes: (List attributes and codes) HP2, HP3, HP4

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) N View from Albion St, Aug 2016

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both

-1889 (per Sanborn Insurance maps)

*P7. Owner and Address:

Collin Maxwell & Tarja Stoeckl

PnP, LLC

205 West Clay St.

Ukiah, CA 95482

*P8. Recorded by: (Name, affiliation, and address)

Nicholas Radtkey

Clark Historic Resources

PO Box 198

111 Hares Tail Close

The Sea Ranch, CA, 95404

(707) 291-4645

*P9. Date Recorded: Sept. 2016

*P10. Survey Type: (Describe) Intensive, project-related

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") A Cultural Resources Investigation of a Single-Family Residence Totaling 0.19 Acres- Ferro Residence

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List): _____

CONTINUATION SHEET

Page: 2 of 13

*Recorded by: Nicholas Radtkey

*Resource Name or # (Assigned by recorder): Ferro Residence

*Date: September 2016

☒ Continuation ☐ Update

P3a: Description, cont'd. from pg. 1

RESIDENTIAL COMPLEX

The three-section residential complex consists of a two-room cabin with multiple historic additions to the north and west. For the sake of clarity, these structures have been named and subdivided into three sections, indicated on page 10, figure 5. Please note that relatively few records and no photographs of the property exist, given the socioeconomic status of most of the tenants of the property. Descriptions are as accurate as possible given limited information.

Main Cabin

The oldest structure of the house is a single-level rectangular two-room cabin, measuring approximately 26'x12'. All Sanborn insurance maps list it as the main dwelling. It was sided with 2"x12" slats, which were subsequently patched with plywood and finally covered in composition shingles. The gabled roof originally was covered in wooden shingles, but was later covered in sheet metal and hot tar. The beadboard ceiling inside does not fully follow the gabled roof, rather flattening halfway up. Along the south wall are two single-pane sash windows, one on each side of the mudroom on the southern wall. On the eastern wall, a single-pane sash window existed but has been covered by plywood. The main cabin has plywood flooring and a concrete foundation, added after initial construction. Concrete has been poured multiple times around the building to form steps and walkways.

The mudroom is not indicated on any of the Sanborn insurance maps, and was likely added to the southern face of the structure sometime between 1929 and 1975. One single-pane sash window looks east, while the other two windows are covered by corrugated fiberglass roofing sheets. A small deck was later added in the square space formed by the western wall of the mudroom and the southern wall of the cabin. The overall condition of the main cabin is poor.

Northern additions

The northern additions to the main cabin, measuring approximately 26' x 11', were added soon after the initial construction of the main cabin. These additions are indicated on the 1890 Sanborn insurance map, but were clearly additions. The northeastern room seems to have been added first, with a matching gabled roof built over the main cabin's roof. The subsequently added northwestern addition has a flat roof, which was incorrectly sloped and allowed for the accumulation of water. This roof was cut open by vagrants for access, allowing water damage and plant life into the interior of the building. These additions have concrete foundations, retrofitted against the concrete foundation of the main cabin.

Both of these rooms are indicated by Sanborn maps as early as 1890. The interior of the northwestern room has been sided with modern plywood, suggesting extensive repairs since its construction. The condition of these rooms is poor.

Eastern additions

The eastern additions to the building seem to have been added in order from west to east. Sanborn maps do not indicate them as late as 1929. However, appraisal records from 1975 indicate their existence in full. The eastern additions are composed of six rooms, each having an exterior door, and all linked together by interior doors. From west to east, the rooms seem to be a community bathroom, a laundry room, and a bedroom. South of the bedroom lies another two rooms, indicated on the 1975 appraisal as a wood shed and "wood-covered porch."

The additions seem to be expediently built using a combination of 2"x12"s and plywood. The existing flat roof is composed of 2"x12" boards covered in sheet metal and tar. The center of this roof has collapsed due to water damage. A wooden panel sits atop the southern edge of the roof of the additions, allegedly used as a sign to advertise the rooms for rent.

The flooring of most of these rooms is plywood. The only room that differs in this regard is the wood shed, which has a dirt floor. The windows of these structures are mostly single-pane fixed windows. The south facing windows are mostly intact, with two windows covered by plywood. The north-easternmost room, however, has two modern aluminum-framed sliding windows. The siding of these rooms is a mixture of plywood and 2"x12"s, covered in tarpaper and white lead paint. The doors to these rooms are plywood sheets with rectangular glass panes tacked over cutouts. The interior of these rooms have no siding, revealing the 1x4 wooden studs and the 2"x12"s composing the exterior wall. The overall condition of these rooms is poor.

TOWER

The 'tower' is a two-story expediently built structure, standing 28' high. It is indicated on assessor's records as a well house and storage unit, built as early as 1900. A functioning well sits against the south wall of the structure. Originally a small shed with a gabled roof, residents later added a kitchen to the northern side of the building, with a bedroom on top of both rooms accessible by an outdoor staircase. Rather than removing the gabled roof of the shed, triangular blocks were cut to fill the gaps between the roof of the shed and the upper bedroom. This effectively created a tower, though not in the same architectural sense as Mendocino's historic towers. Subsequently, a deck was added to the 'tower' with an outdoor staircase paralleling the first.

CONTINUATION SHEET

Page: 3 of 13

*Resource Name or # (Assigned by recorder): Ferro Residence

*Recorded by: Nicholas Radtkey

*Date: September 2016

☒ Continuation ☐ Update

P3a: Description, cont'd. from pg. 2

The siding of the lower level of the tower is composed of 2"x12"s, covered in tarpaper and lead paint. The doors are expediently constructed out of various dimensions of lumber. The upper levels are sided on the north and west walls in this fashion, but the south and east walls were sided with asphalt shingles. Originally sided with 2"x12"s, these walls were later patched with plywood before tarpaper was applied. The flat roof's original materials are unknown, but it is now covered in sheet metal, which has been covered in tar and painted. The deck walls are horizontal 2"x12"s, nailed over the exterior siding. Anchor bolts remain where a radio antenna was anchored.

The south wall of the original shed has a single-pane sash window, covered with chicken wire. No other windows exist on the lower floor. The upper floor has one existing single-pane sash window looking west from the bedroom. A south facing single-pane sash window used to overlook the deck, but has been removed and covered by plywood, before being covered with asphalt shingle siding.

The original shed has a post foundation with concrete flooring poured after construction. The adjacent kitchen and upper bedroom are supported by a pier block foundation integrated into the concrete flooring. The posts supporting the outside deck appear to have no piers, but have been surrounded by historic concrete pours. Most of the joists in this building are rotted through, either by water exposure or insect infestation. The overall condition of the 'tower' is poor.

GARAGE

The garage lies south of the main cabin. Approximately 12' x 20', the garage is composed of a mixture of 2"x12"s, plywood and corrugated metal siding. The flat roof is composed of sheet metal covered in tar. The garage stands on a post foundation and has a dirt floor. A large, now-defunct concrete-lined well has been dug into the center of the floor. Wooden framework around the well has rotted extensively and has exposed tunneling below the floor. The garage door is composed of vertical 2"x12"s on gate hinges. A rectangular window opening on the east wall has been covered by corrugated fiberglass paneling. The overall condition of the garage is poor.

OTHER

A brick walkway connected the buildings, forming a courtyard between the main cabin and the tower, as well as between the tower and the easternmost additions. The walkway also extends along the eastern wall of the garage. From the tower west, the brick has been covered by multiple pours of concrete. Gaps in the concrete were deliberately left to allow for access to makeshift plumbing fixtures. The builder wrote "1952" in one corner of a concrete pour southwest of the tower.

A stone wall extends 50 feet along the southern edge of the property, extending from the southeast corner of the property. No records indicate the date of its construction.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Ferro Residence

*NRHP Status Code 5S1

Page 4 of 13

B1. Historic Name: Ferro Residence

B2. Common Name: _____

B3. Original Use: Single-family dwelling, bed and breakfast

B4. Present Use: Single-family dwelling

*B5. Architectural Style: 19th century vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The original two-room cabin was constructed prior to 1890. Numerous additions were made between 1890 and 1975. Subsequent expedient repairs modified but did not add to the structure.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: None b. Builder: Initial builder unknown, later Joseph Correia Silva

*B10. Significance: Theme Residential architecture Area Mendocino and Headlands Historic District, Mendocino County
Period of Significance 1884-1975 Property Type Single-family residence and temporary housing
Applicable Criteria NRHP Criteria A, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

45270 Albion St (APN 119-217-06) does not indicate a distinct architectural style, being composed mostly of readily available materials and built expediently without regulatory oversight. Nor has it housed any residents of particular note in the history of Mendocino, despite its ownership by local industrial magnates William Kelley and William Heeser. However, it was passed through the hands of many Portuguese immigrants who worked in the lumber mills and fisheries that allowed Mendocino to flourish in its early days. The construction that came in later years does not indicate an architectural style, but does indicate the resources available to a socioeconomic class that defined Mendocino at one time.

(See continuation sheet, p.5)

B11. Additional Resource Attributes: (List attributes and codes) HP2, HP3, HP4

*B12. References: See continuation sheet 13

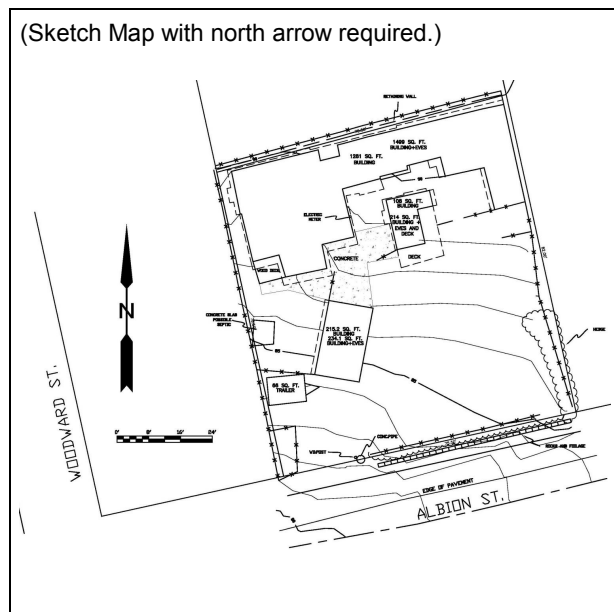
B13. Remarks:

*B14. Evaluator: Nicholas Radtkey, Clark Historic Consultants

*Date of Evaluation: September 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page: 5 of 13

*Resource Name or # (Assigned by recorder): Ferro Residence

*Recorded by: Nicholas Radtkey

*Date: September 2016

☒ Continuation ☐ Update

B10. Significance, cont'd. from pg. 4

Construction History

Please note that relatively few records and no photographs of the property exist, given the socioeconomic status of most of the tenants of the property. Descriptions are as accurate as possible given limited information.

45270 Albion St. (APN 119-217-06) began as a parcel belonging to William Kelley. Kelley arrived in Mendocino in 1852 and worked in the lumber industry before becoming a lumber magnate himself. In 1858, William Heeser, a well-known newspaperman throughout Mendocino County, purchased a significant quantity of land west of Lansing Street from Kelley. It is likely that this parcel was included in this purchase, though records indicate that it was owned jointly by Kelley and Heeser. It is unknown what the purpose of this property was in particular, as no records indicate its use. No records indicate any structures on the property at this point.

In 1884 the property was purchased by Jose Antonio Ferro from Kelley and Heeser. Little is known of Ferro or his family, as they do not appear in records other than the purchase of this property from Heeser. No substantial evidence suggests the existence of structures on the property at this time, though the possibility exists that the two room cabin was constructed then.

In 1887, Ferro became ill and trusted his property to Tiadoro Jose de Silveira Jr. for \$1, in trust for Ferro's children. Silveira arrived in the United States in 1865 and was naturalized as "Theodore J Silveira Jr." in Alameda County. He was a lumberman and later lived in a lumber camp with the Pimentels, who later purchased the property.

In 1888, Silveira sold his property to Joao Sousa de Medeiros. Again, no documentation exists of this particular individual, though by 1910 many people by the name Medeiros lived in Berkeley near the Pimentels, who subsequently bought the property. He married Maria Gloria de Arrial Santos in this year and had two children. They divorced in 1894, and ownership of the property likely transferred to Santos as a settlement. This is speculative as no records of this settlement have materialized. In 1890, during Silveira's ownership, the Sanborn Insurance maps indicate the existence of structures on the property. The two-room cabin is indicated as a dwelling, and the northern additions are in place. In contrast to later structures, these initial structures exhibit some intentionality, using panel doors, sash windows,

In 1895, Santos married Francisco Jose "Frank Joseph" Almeida (misspelled Alameda in records). Almeida was naturalized in East Modesto, Stanislaus County, in 1890, and moved to Fort Bragg in 1892. By 1896 he was a resident of Mendocino, likely living with Santos. It is under the Almeidas' ownership that the Sanborn Insurance maps recorded structures in 1898. The map indicates new structures to the east and southeast of those structures indicated in 1890, but not as dwellings. It is likely that the eastern structure was the initial phase of construction on the eastern additions, while the southeastern structure was the pump shed that later became the base of the present "tower".

By 1900, Almeida is indicated as a cook living in a mortgaged home by himself, while his wife, Santos, and their two children were renting a house. She was noted as head of household but still married. A third child was born in 1902 before the couple's divorce in 1905. In this year Almeida transferred ownership of the property to Joseph Pimentel, an associate of Silveira. Santos moved to Berkeley between 1905 and 1908.

In 1908, Santos married Joseph Pimentel, reinstating her association with the property. The couple lived at 1340 6th St, Berkeley, where she died in 1936. In 1909, Sanborn Insurance maps indicate no changes from the prior 1898 map. In 1929, Sanborn updated the 1908 map, and redrew the northern addition of the house to not include the northwestern room. This could be an error of estimation, as exposed beams in the ceiling and walls indicate original construction rather than demolition.

In 1936, Maria Gloria de Arrial Santos, wife of Silveira, Almeida and Pimentel, died. The property was passed to her daughter Marie Pimentel (b. 1911). Marie Pimentel married one Christiana, then one Littlefield, which she retained as her surname. During these years the Pimentels did not reside at 45270 Albion St. Instead, they lived in Berkeley and rented the property to Joe Correia Silva (b.1911) and his wife Myrtle (Beauchamp). They lived at the property and rented auxiliary rooms to short-term tenants. The property was maintained by the Silvas until they moved to Lakeport around 1990, after Joe Silva grew ill.

The subsequent owner, Richard T. Christiana, refers to Silva as his cousin and confirms that Silva undertook most of the work on the property and paid taxes on it as rent. Christiana explains that Silva added the eastern rooms and the additions comprising the "tower" during his residence, without county permission. Silva had installed a radio antenna on the "tower" and used the upstairs room to look out for ships in trouble on the water. In emergencies he would communicate with the coast guard through his radio apparatus. Anchor bolts in the joists of the deck still remain from its existence. He also maintains that Silva rented the eastern rooms and tower nightly during most of the year, and monthly during the winter. After Silva's departure, Christiana was endowed with responsibility for the property by his mother.

CONTINUATION SHEET

Page: 6 of 13

*Resource Name or # (Assigned by recorder): Ferro Residence

*Recorded by: Nicholas Radtkey

*Date: September 2016

☒ Continuation ☐ Update

B10. Significance, cont'd. from pg. 5

County assessor records from 1959 through 1975 indicate the existence of all presently existing structures. Assessor records from 1959 indicate the first appearance of the garage. The mudroom was added to the front of the main cabin between the 1929 Sanborn Insurance map and the 1959 assessment. The eastern rooms have been labeled as storage, a "wood covered porch", and a wood shed. The eastern rooms have been attached to the main cabin via a covered hallway. Electric and plumbing were added some time in this interim, as no electric appliances in the house indicate installation before 1929. It is most likely that all of this work was undertaken by Silva and his family, using what materials they could find. This construction does not indicate any architectural style. Instead, the construction undertaken by Silva is mostly expedient and is composed of mostly modern materials such as plywood and aluminum-framed sliding windows.

In 1991, Marie Pimentel Christiana Littlefield died. Her son, Richard T. Christiana (b.1934), inherited the property in 1992, likely after probate. Christiana intended to use the property as a rental. Struggling to find tourist tenants at the time, Christiana rented the property to his sister, who was attending the College of the Redwoods in Fort Bragg at the time. His sister paid the taxes on the house and stayed until after a year after her graduation. Afterwards, Christiana, his sister and their family would visit the property during weekends. As the Christianas visited less frequently, the property became afflicted by damage from vagrants. Christiana tried to repair the damage and keep vagrants away, but could not keep them away for good. The property fell into significant disrepair.

In 2015, Collin Maxwell of Ukiah purchased the property from Christiana, who has been living in El Sobrante and Ukiah. Maxwell has kept a caretaker on the property to keep vagrants away, and has been cleaning up years of overgrowth, vandalism and detritus.

NRHP Significance

To determine the historic significance of a property, the National Register of Historic Places (NRHP) has established the National Register Criteria for Evaluation. In multiple senses, the Ferro residence is eligible for consideration by these guidelines, owing to its unique socioeconomic relationship with the early history of Mendocino.

The Ferro residence is historically significant through Criterion A of the National Register Criteria for Evaluation, by demonstrating "a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation" As a house originally in the ownership of industrial magnates and later by working Portuguese immigrants, the house, particularly the main cabin and the well house at the base of the tower, are strongly associated with the early industrial development of the town of Mendocino. Many immigrant Portuguese worked for local lumber companies and fisheries in Mendocino, and many resided along Albion St. for many years. The additions to the property are significant in this criterion as well. The additions were mainly built to facilitate tourist traffic, allowing residents room and board in a community no longer run by heavy industry. While the units do not demonstrate the same deliberate architectural style as the main cabin, their use makes them an important structure in the second generation of Mendocino industry.

The Ferro residence is also historically significant through Criterion C of the National Register Criteria for Evaluation, by representing "a significant and distinguishable entity whose components may lack individual distinction." The main cabin has no known builders, but its gabled roof and original slat siding allude to its earlier history under the ownership of William Kelley and William Heeser. Further additions to the property do not mirror this initial style, rather being built as expedient structures by working immigrants in historic Mendocino. The additions do not reflect high art or particularly well-performed building, but rather demonstrate the means available to a socioeconomic class in the town's early period, and the adaptations made to survive the economic change in Mendocino in the mid-20th century.

In sum, the Ferro residence's most valuable structures are the main cabin and the well house comprising the bottom room of the tower. The auxiliary structures bear significance in an historic socioeconomic perspective, but do not demonstrate the architectural features consistent with early construction in the town of Mendocino.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI# _
Trinomial

Page 7 of 13

*Resource Name or # (Assigned by recorder) Ferro Residence

*Map Name: USGS Mendocino Quad Map *Scale: 2" = 1 mile *Date of map: 1978

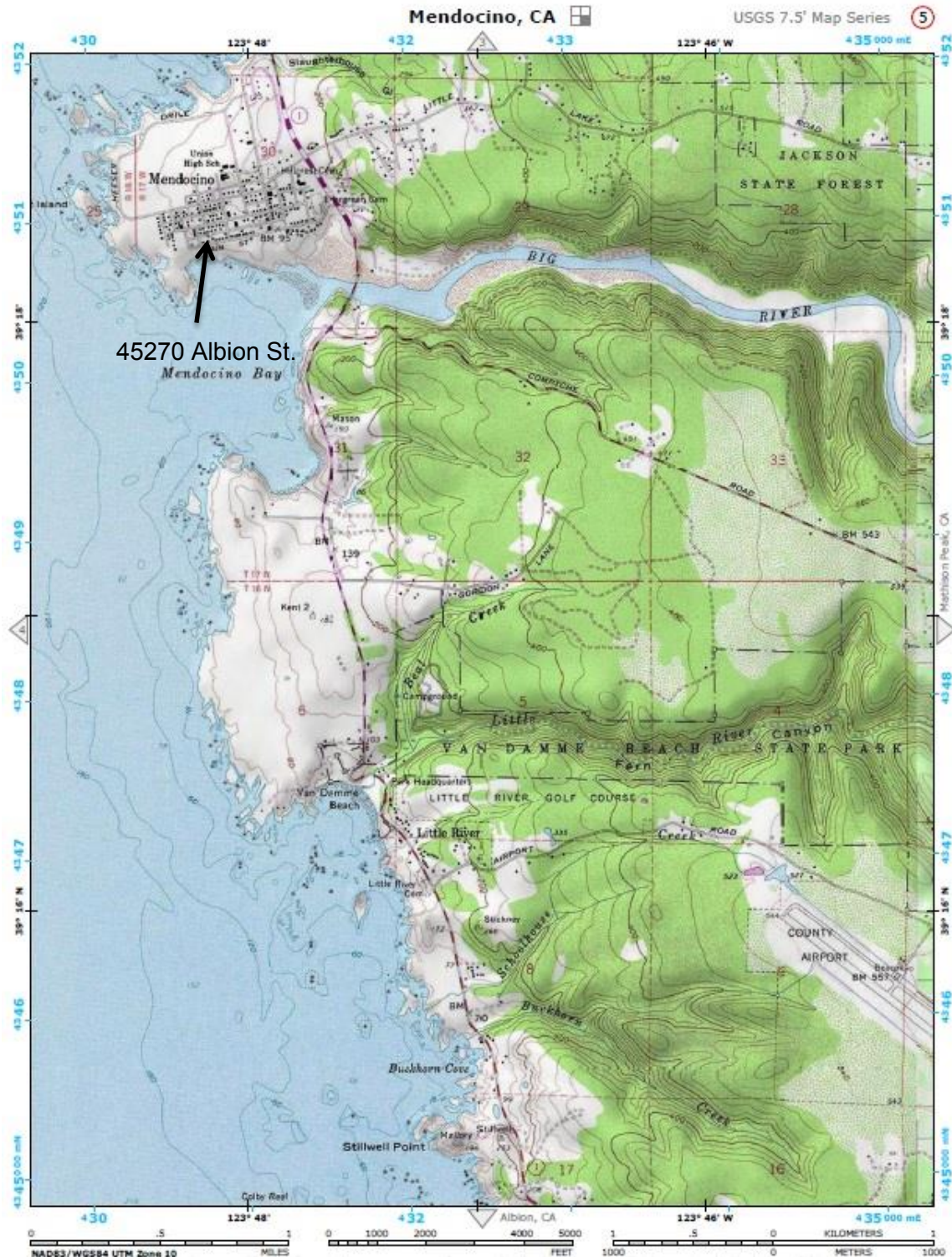


Figure 1: USGS Topographic map depicting the Mendocino coast, the town of Mendocino, and indicating the project area at 45270 Albion St. (APN 119-217-06).

CONTINUATION SHEET

Page: 9 of 13

*Recorded by: Nicholas Radtkey

*Resource Name or # (Assigned by recorder): Ferro Residence

*Date: September 2016

☒ Continuation ☐ Update

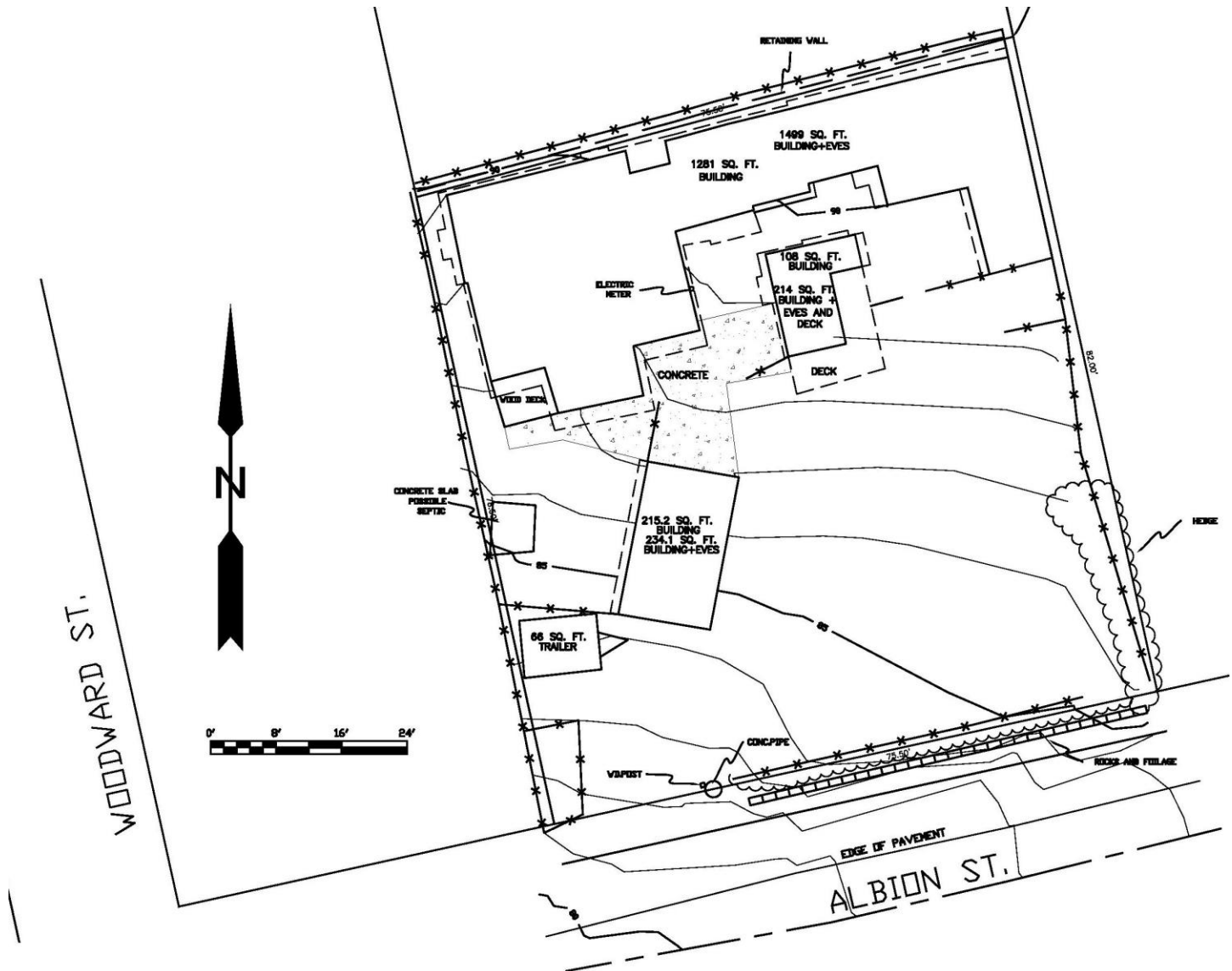


Figure 4: Detail of 2016 survey by Forrest Francis of 45270 Albion St (APN 119-217-06). Modified to include scale and north arrow.

CONTINUATION SHEET

Page: 10 of 13

*Recorded by: Nicholas Radtkey

*Resource Name or # (Assigned by recorder): Ferro Residence

*Date: September 2016

☒ Continuation ☐ Update

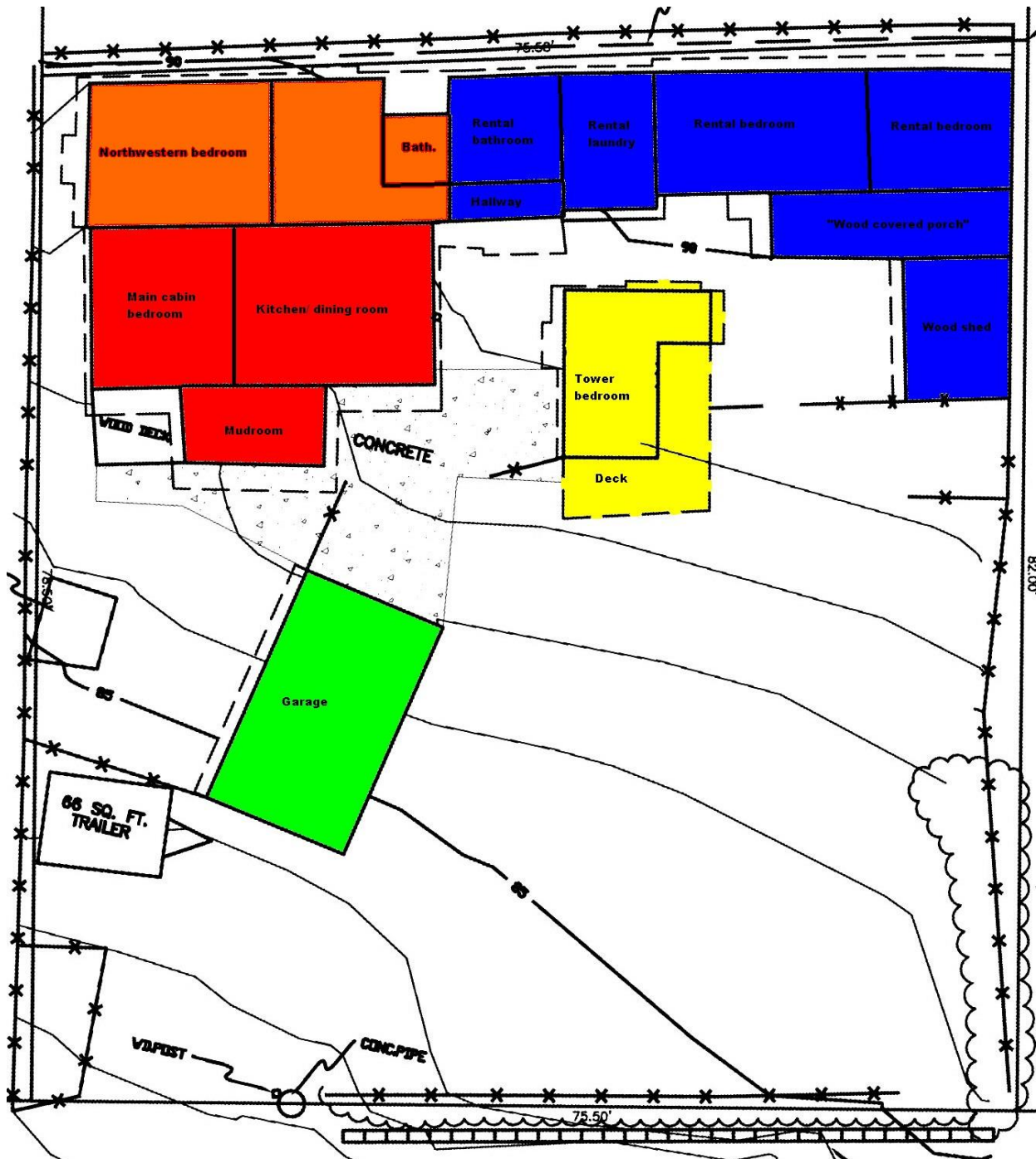


Figure 5: Modified version of Francis' survey, indicating rooms and additions. Red indicates the main cabin. Orange indicates the northern additions. Blue indicates the eastern additions. Yellow indicates the 'tower' structure. Green indicates the garage.

CONTINUATION SHEET

Page: 11 of 13

***Recorded by: Nicholas Radtkey**

***Resource Name or #** (Assigned by recorder): Ferro Residence

***Date:** September 2016

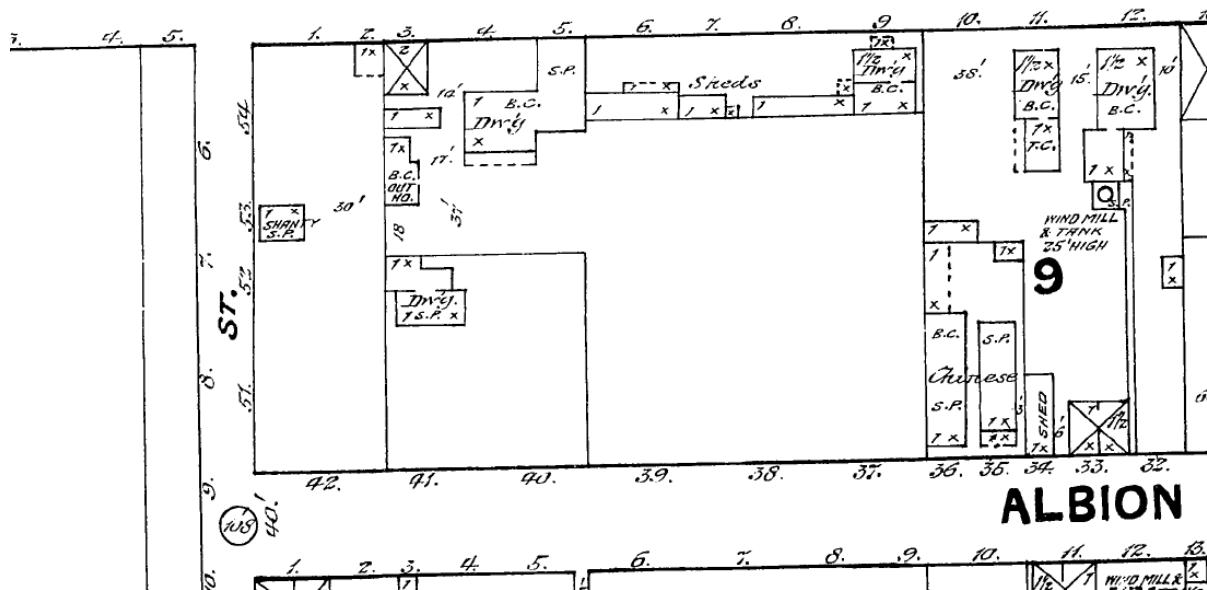
☒ Continuation ☐ Update

Figure 6: 1890 Sanborn Insurance map of Mendocino depicting 45270 Albion St.and surrounding properties. Note the existence of only the main cabin and northern additions.

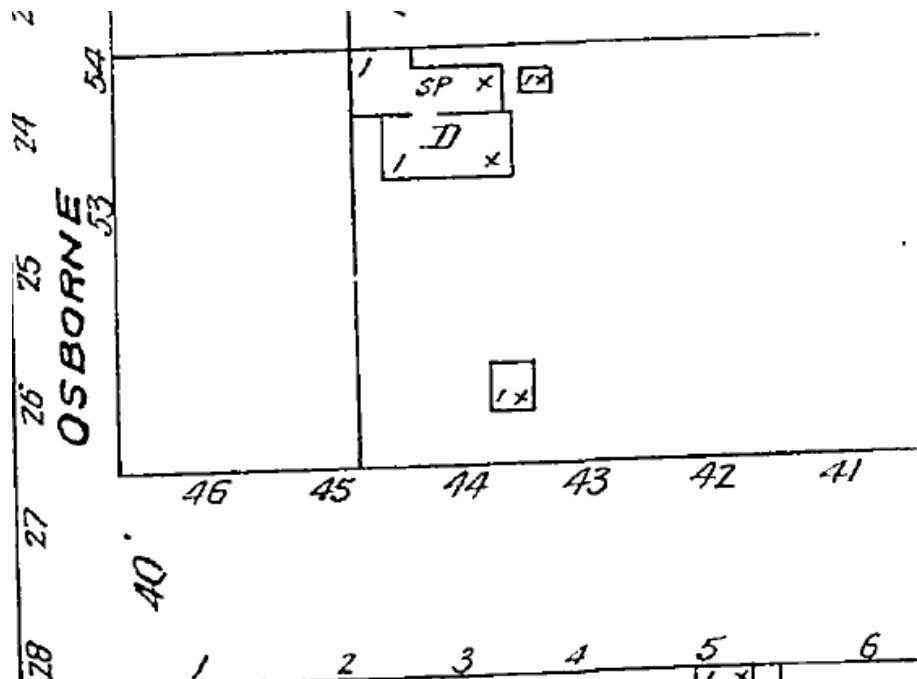


Figure 7: 1898 Sanborn Insurance map of Mendocino depicting 45270 Albion St and surrounding properties. Note the existence of two additional structures to the east and south of the main cabin.

CONTINUATION SHEET

Page: 12 of 13

*Resource Name or # (Assigned by recorder): Ferro Residence

*Recorded by: Nicholas Radtkey

*Date: September 2016

☒ Continuation ☐ Update

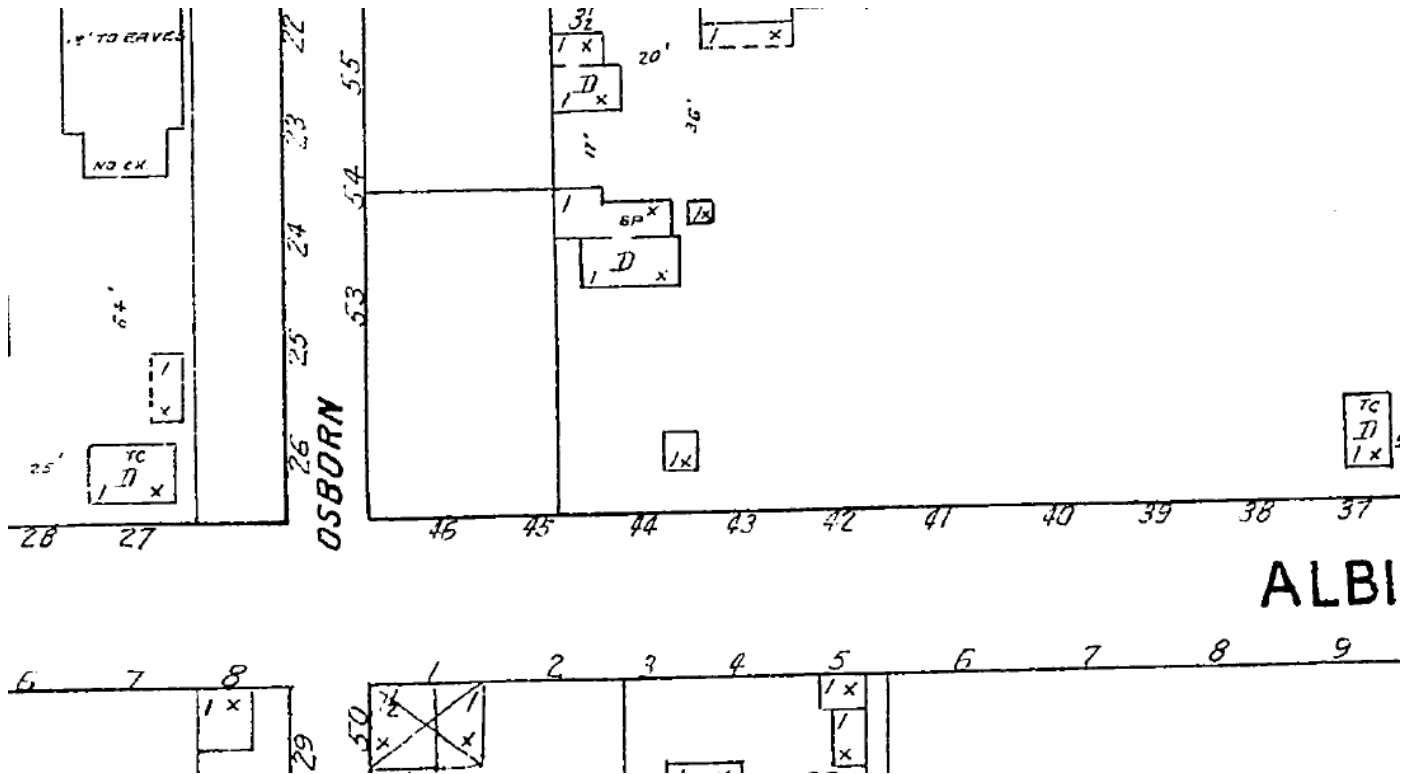


Figure 8: 1909 Sanborn Insurance map depicting 45270 Albion St and surrounding properties. No changes have been recorded since the 1898 Sanborn map..

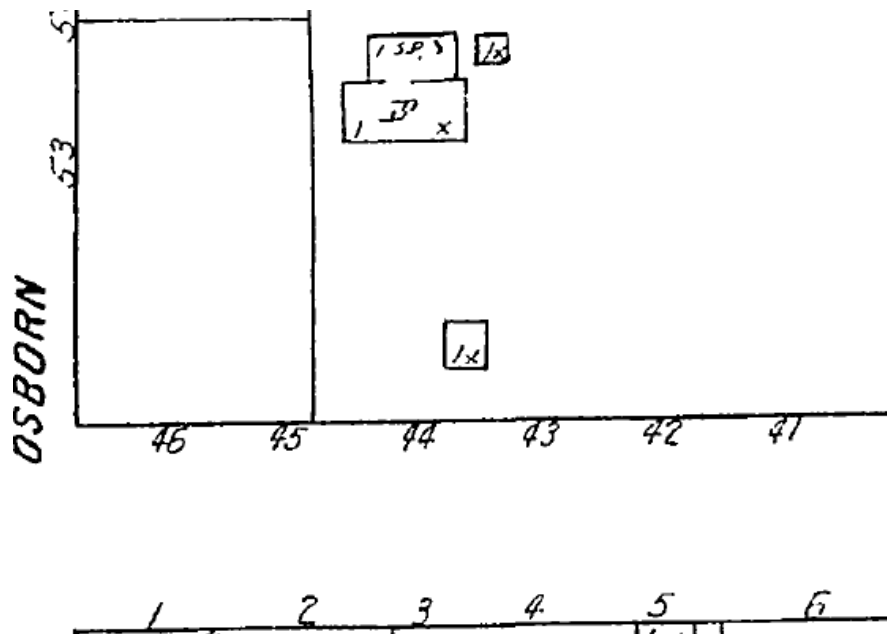


Figure 9: 1929 revision of 1909 Sanborn Insurance map. Note the absence of the northwestern addition to the main cabin. This may be a surveyor's error.

CONTINUATION SHEET

Page: 13 of 13

*Resource Name or # (Assigned by recorder): Ferro Residence

*Recorded by: Nicholas Radtkey

*Date: September 2016

☒ Continuation ☐ Update

References

Correspondence with Rosemary Palermo, private Mendocino historian. 2016.

Francis, Forrest. Topographic Map of APN 119-217-06. 2016.

Mendocino County Assessor's Office Building Records for APN 119-217-06

Mendocino County Recorder's Office: Deeds (Book 33 of Deeds: p.352, July 1884; Book 42 of Deeds: p. 350, December 1887; Book 43 of Deeds: p.20, February 1888)

Mendocino Town Plan, Chapter 4.13: Mendocino Town Plan Appendix: Inventory of Historic Buildings. 1992, 2015.

Recorded interview between Collin Maxwell and Richard Christiana, 2015.

Sanborn Insurance Maps, Sanborn Insurance Company. 1890, 1898, 1909, 1929.

Sverko, Eleanor F. *Early Portuguese Families of the Town of Mendocino: A Mendocino County History, California, U.S.A.* Self-published, 1995



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

MEMORANDUM

Date: July 1, 2019
To: Mendocino Historical Review Board
From: Julia Acker Krog, Chief Planner
Subject: MHRB_2016-0018 Clarifications

Since distribution of the staff report for the subject project, staff has received several inquiries from Review Board members and the public requesting clarification on the proposal. In response to these inquiries, staff has prepared this memorandum to provide clarifications and additional information for the public record. Staff has also prepared several potential additional conditions of approval as provided in this memorandum.

Clarification on Project Description:

Some confusion was expressed as to the project description contained in the staff report related to which structures were being demolished, reconstructed, and/or constructed on the property. To clarify, the existing water tower will be demolished and a new code-compliant tower will be reconstructed in the same location with a slightly larger footprint. The existing residence and garage on the parcel will be reconstructed using as much of the existing materials as possible. The applicant has provided the following statement to staff regarding whether the proposed improvements would exceed 50% repair and replacement of the various structures:

In response to your other email earlier today, below is the email from Cross Cut Construction. Brian is a contractor whom I've used many times. When I asked him to come verify that 50% or more of the building was salvageable, he wrote the attached letter. He makes a good point that the roofing system wasn't designed or built to last, and the 30 year useful life of the products has long since expired. Although the wiring is all still functional and in place, it is not up to code. Just because I can flip the breaker and use power doesn't mean it's safe like today's standard of construction. During the work, I'll bring these systems up to code. Therefor the real focus is on the structure of the walls themselves.

Based upon the project proposed, 75% of the buildings will be salvaged. The tower was improperly built, and the main supporting members are unsafe to remain in place. Instead the new tower is proposed, and I am making the argument that the new look is more "in period" than the current structure. Although currently the roof leaks in every room, and under these leaks is floor joists that have also deteriorated, the remaining timber is in good shape - especially in the walls. The boards that are no longer good will be replaced, and the overall structure will remain intact in the location it is built today.

The referenced letter is attached to this memorandum as Attachment A.

Mendocino City Community Services District (MCCSD) authorization:

Additional inquiries were received by staff from the Review Board and public pertaining to the MCCSD authorization for the project. The letter provided by the applicant for this project is attached to this memorandum as Attachment B. The letter stipulates authorization for a two (2) bedroom residence on the parcel and proposed deepening of the existing well.

Within Mendocino Town, allowable use of structures is determined by the Zoning Code. Any proposed residential use in accessory structures will require review and approval of the Planning Division as part of the building permit application process or Coastal Development Permit (or Exclusion) process. Authorization is required from MCCSD prior to approving any building permit or a Coastal Development Permit (or Exclusion).

Travel Trailer:

As shown on the site plan, no travel trailer is proposed at this time. MCC Section 20.704.015 (I) provides that:

Travel Trailer or Camper. Maintaining one (1) travel trailer or camper in dead storage, where it is not used for occupancy or business purposes, and only when authorized pursuant to Section 20.760.045. All stored travel trailers or campers in excess of one (1) shall be stored out of sight from a public right-of-way. The connection, for any continuous period exceeding forty-eight (48) hours, of any utility or service such as electrical, water, gas, or sewage to the travel trailer or camper shall be prima facie evidence that it is being used for habitation or business purposes.

Furthermore, MCC Section 20.760.045 provides that:

No mobile home, trailer, camper home, tents, teepees, utility trucks, inoperable cars, satellite dishes, solar collecting devices, metal wind devices and other mechanical equipment shall be constructed, installed, kept or stationed on a regular basis in an uncovered, visible area in any portion of the Historic Preservation District after the effective date of this Ordinance without the prior approval of the Review Board.

In order to alleviate concerns expressed by the Review Board and adjacent landowner staff recommends an additional condition of approval as follows:

21. Any travel trailer existing on the parcel shall be removed from the site within 30 days of the granting of this MHRB permit.

Hazardous Materials Report

Concern was expressed by an adjacent landowner regarding potential asbestos that may be located within the building. These concerns are addressed at the building permit phase of the project and are regulated by the Mendocino County Air Quality Management District; however, if the Review Board wishes to adopt an additional condition staff has prepared the following suggested language:

22. Prior to issuance of any building permit or demolition permit in reliance of this Permit, the applicant shall provide clearance from the Mendocino County Air Quality Management District for the proposed project specifically related to potential asbestos in the structures.

Attachments:

Attachment A – Letter from Cross Cut Construction dated February 18, 2019

Attachment B – MCCSD Letter dated October 16, 2013

Feb. 18, 2019

To whom it may concern,

I was asked by Mr. Maxwell to inspect the house at 45270 Albion St. Mendocino Ca. 95460. This inspection was to assess the percentage of salvageable building materials. I was not able to provide Mr. Maxwell a percentage based on several issues. The first issue is the lack of knowledge of conditions in inaccessible areas including inside walls and under flooring. The second issue is providing a percentage of salvageable materials when remodeling brings accessible and presently inaccessible conditions up to current codes. An example would be electrical wiring. When an electrician updates the wiring, he will more times than not rip out all the existing wire and start from new even though some of the wire is salvageable. I can't provide Mr. Maxwell a percentage based on something that may or may not happen. The third issue is the understanding that some building materials have a shorter lifespan than the lifespan of the house. These items need to be replaced at several intervals during the lifespan of the house. These items include roof coverings, windows, paint, floor coverings, cabinets, light fixtures, plumbing fixtures, etc. The argument here is that these items should or should not be included in a percentage of salvageable materials. This is not my determination to make. In ending, these are some of the reasons I was not able to provide Mr. Maxwell with a percentage of salvageable materials.

Best Regards,
Brian Swaney
Cross Cut Construction
General B Ca. Lic#908406

MENDOCINO CITY COMMUNITY SERVICES DISTRICT
Post Office Box 1029
Mendocino, CA 95460
Business Phone (707) 937-5790 Treatment Plant (707) 937-5751 Fax (707) 937-3837

October 13, 2016

William Kinser
County of Mendocino
Department of Planning & Building
120 W. Fir Street
Fort Bragg, CA 95437

RE: Groundwater Extraction Permit – APN 119-217-06, 45270 Albion Street, Mendocino

Dear Mr. Kinser:

Administrative approval has been issued to PnP, LLC for a Groundwater Extraction Permit to deepen an existing well on the above-referenced assessor's parcel. A groundwater extraction allotment has been established for a two-bedroom residence on the parcel, and the applicants have met all of the District's requirements for the Groundwater Extraction Permit and sewer service.

Please contact our office if further information is needed.

Sincerely,


Jodi Mitchell
Secretary

RECEIVED

OCT 17 2016

PLANNING & BUILDING SERV
FORTBRAGG CA



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

MEMORANDUM

Date: July 1, 2019 *Presented at the Public Hearing
To: Mendocino Historical Review Board
From: Julia Acker Krog, Chief Planner
Subject: REVISED - MHRB_2016-0018 Clarifications

Since distribution of the staff report and memorandum for the subject project, staff has received additional information from the project proponent related to the memorandum. Below is a summary of these clarifications.

Mendocino City Community Services District (MCCSD) authorization:

The applicant has provided a copy of a Hydrological Study completed in November 2017 that indicates the ability for the parcel to support a 4-bedroom residence and 1-bedroom guest house.

Travel Trailer:

The applicant/owner has clarified to staff that the reason the travel trailer was not shown on the site plan was that (1) it is personal property and (2) that previously assigned staff to the project had found it to be consistent with the requirements of Mendocino County Code Sections 20.704.015(I) and 20.760.045. The view-obscuring fence located in front of the trailer meets the criteria of Mendocino County Code (not visible from a public right-of-way). Provided the trailer remains located behind the view-obscuring fence, the stored trailer is consistent with the Code. The applicant has clarified to staff that they intend to keep the trailer in its current location on the parcel.

Mendocino County Code (MCC) sections related to travel trailers in the Town of Mendocino include the following:

MCC Section 20.704.015 (I) Travel Trailer or Camper. Maintaining one (1) travel trailer or camper in dead storage, where it is not used for occupancy or business purposes, and only when authorized pursuant to Section 20.760.045. All stored travel trailers or campers in excess of one (1) shall be stored out of sight from a public right-of-way. The connection, for any continuous period exceeding forty-eight (48) hours, of any utility or service such as electrical, water, gas, or sewage to the travel trailer or camper shall be prima facie evidence that it is being used for habitation or business purposes.

MCC Section 20.760.045 No mobile home, trailer, camper home, tents, teepees, utility trucks, inoperable cars, satellite dishes, solar collecting devices, metal wind devices and other mechanical equipment shall be constructed, installed, kept or stationed on a regular basis in an uncovered, visible area in any portion of the Historic Preservation District after the effective date of this Ordinance without the prior approval of the Review Board.

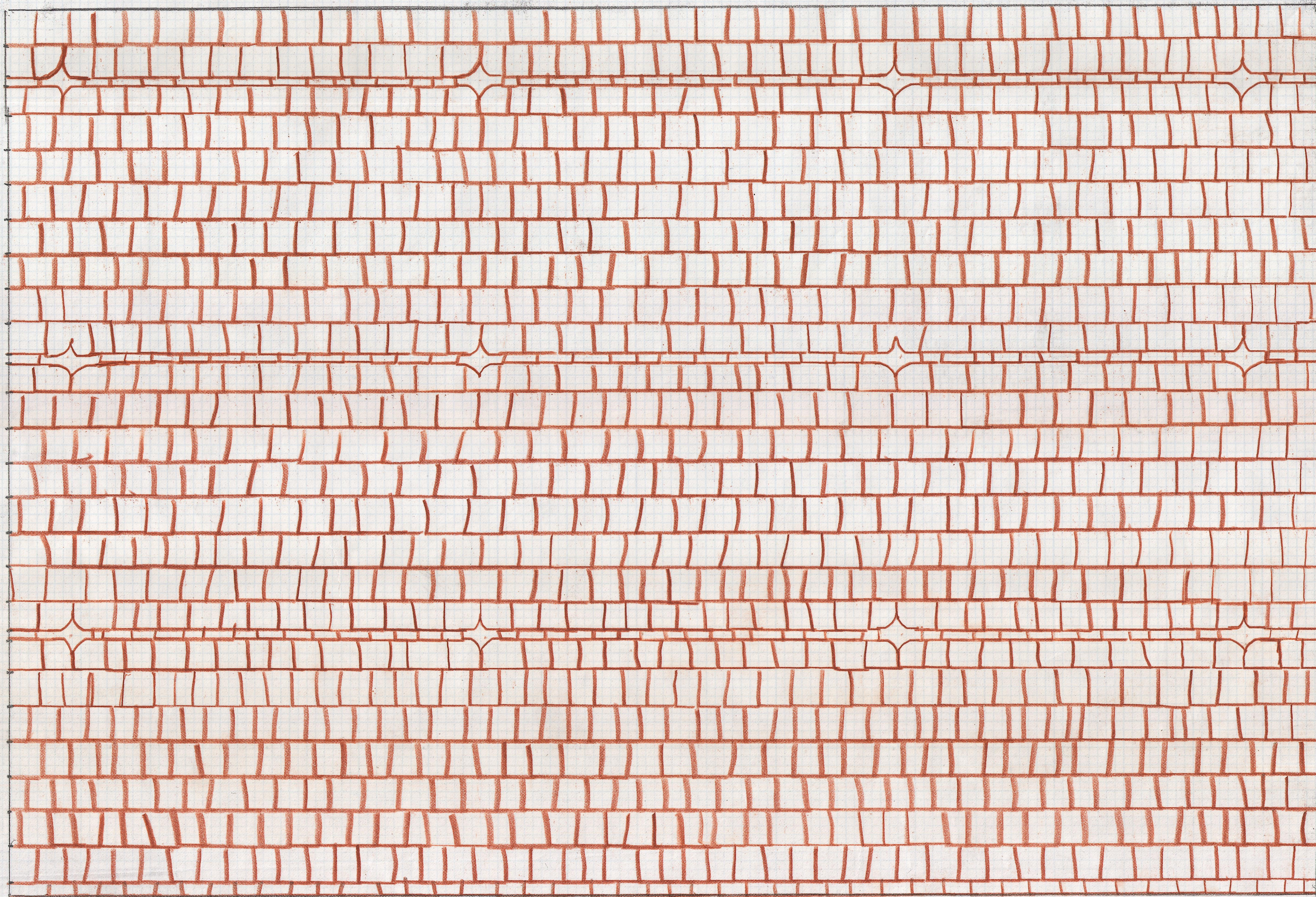
Proposed Shingles on Exterior of Structures

Attached to this memorandum as Attachment A is the shingle design that the applicant wishes to have approved for the exterior of the proposed structures under this application. Attachment A was part of the August 14, 2018 Staff Report for the project.

Attachment A – Shingle Design Exhibit

Attachment A

6'



4'



Types of
Bevelled
Shingles

