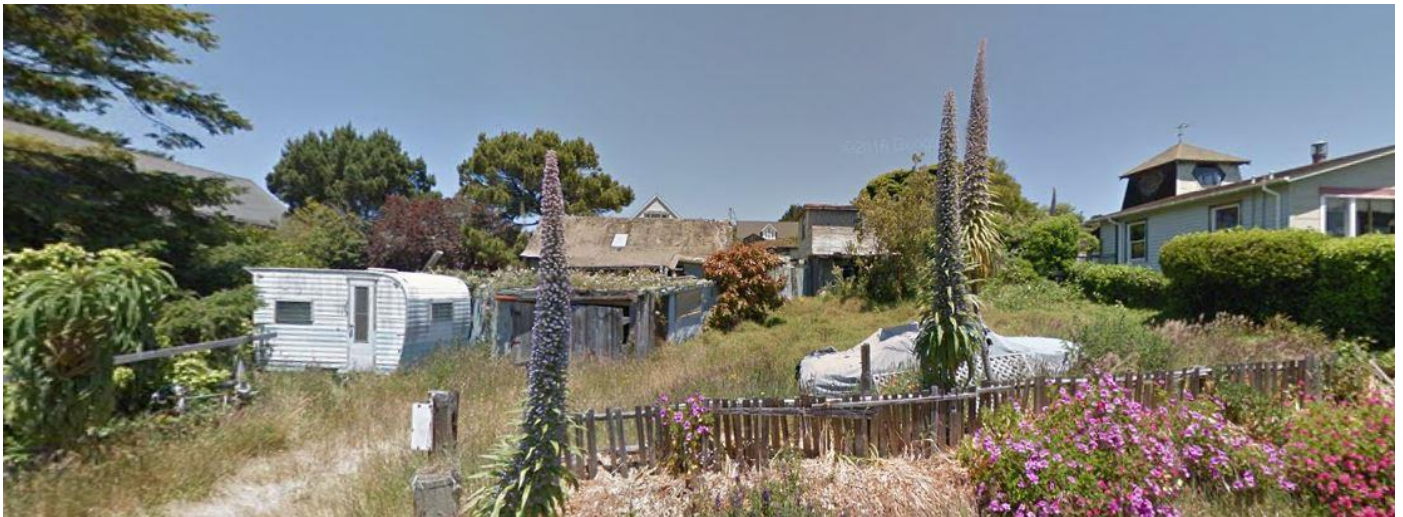


A Cultural Resources Investigation of a Single-Family Residence Totaling 0.19 Acres
"Ferro Residence"
Located at 45270 Albion St
(APN 119-217-06)
Mendocino, CA 95460
Section 30, Township 17 North, Range 17 West M.D.M.



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 Location: ☐ Not for Publication ☒ Unrestricted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

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*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.

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BUILDING, STRUCTURE, AND OBJECT RECORD

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

*NRHP Status Code 5S1

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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

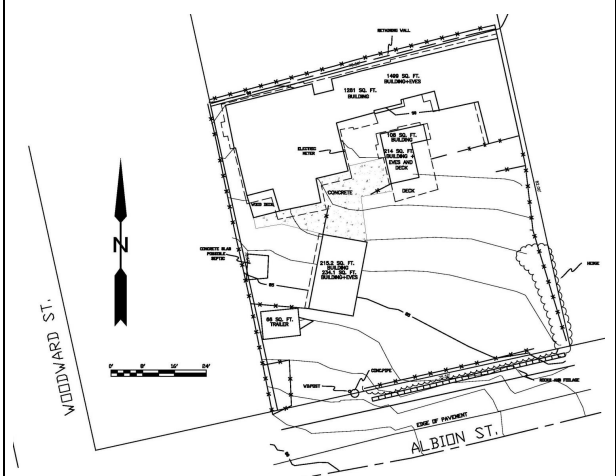
B13. Remarks:

*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

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*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

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

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

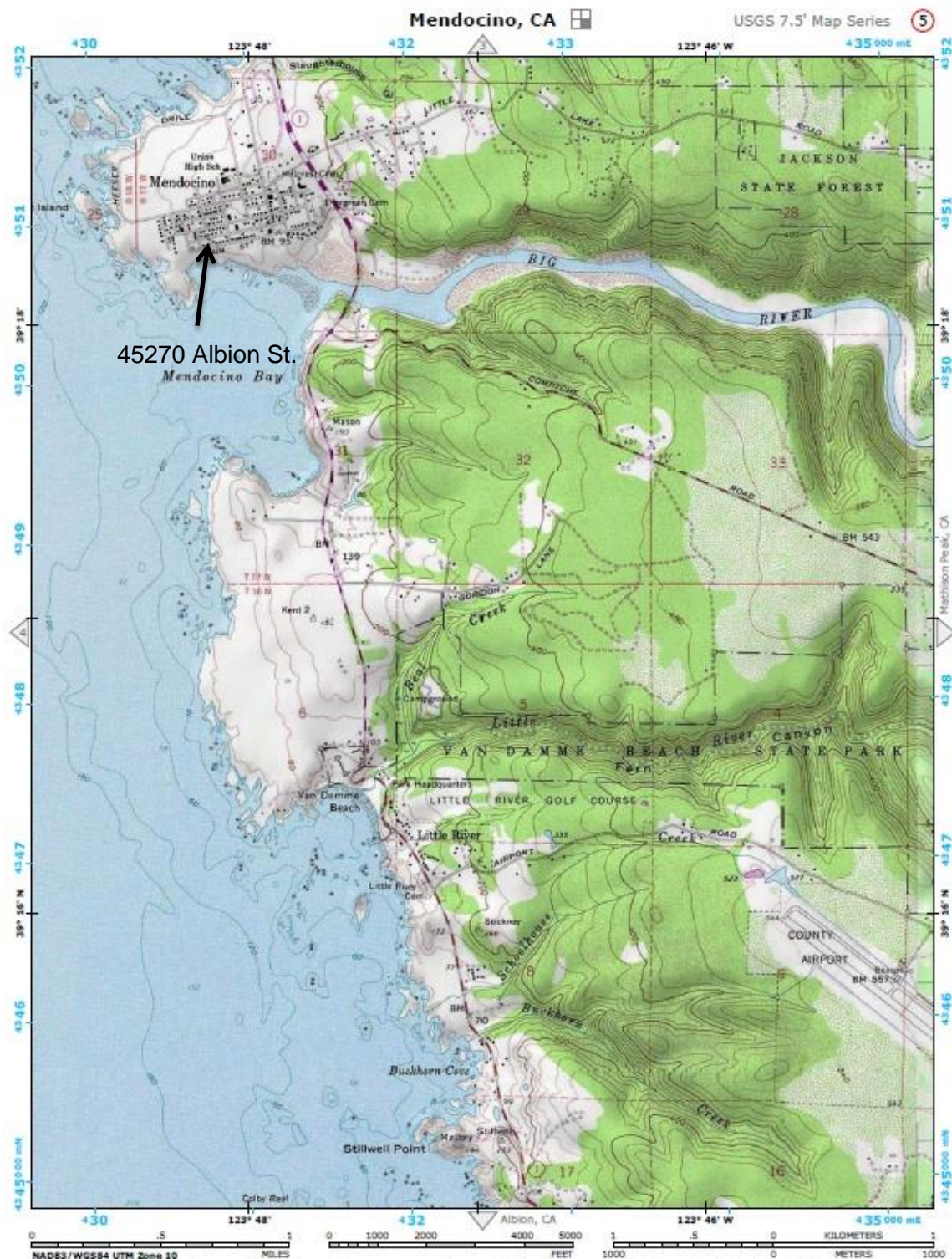


Figure 1: USGS Topographic map depicting the Mendocino coast, the town of Mendocino, and indicating the project area at 45270 Albion St. (APN 119-217-06).

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*Recorded by: Nicholas Radtkey

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

*Date: September 2016

☒ Continuation ☐ Update

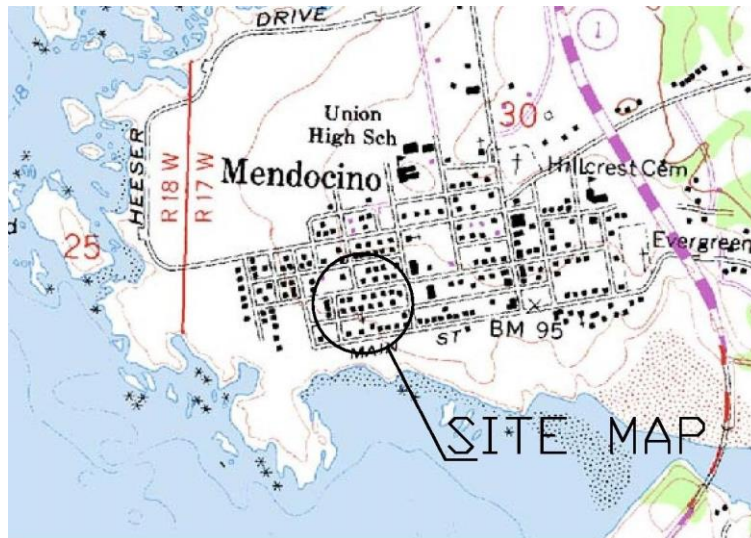


Figure 2: Detail of USGS Topographic map depicting the context of the site within the town of Mendocino. Note that the property lies within the Mendocino and Headlands Historic District.

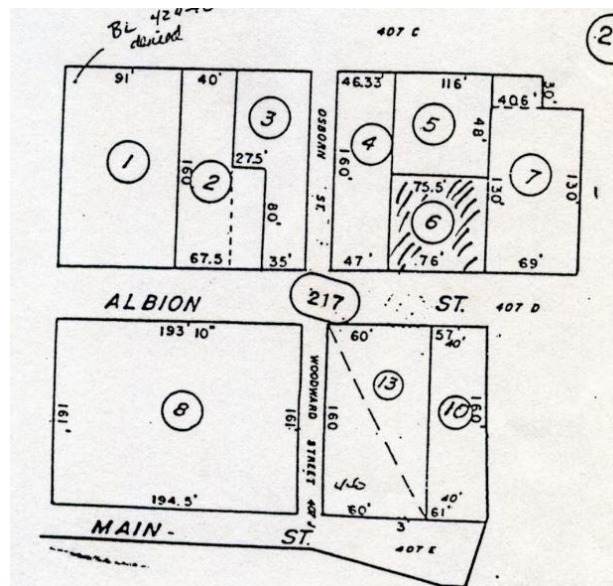


Figure 3: Sketch map from the Eleanor Sverko archives indicating 45270 Albion St in context in the town of Mendocino. The property is indicated by the shaded block numbered 6.

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*Recorded by: Nicholas Radtkey

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

*Date: September 2016

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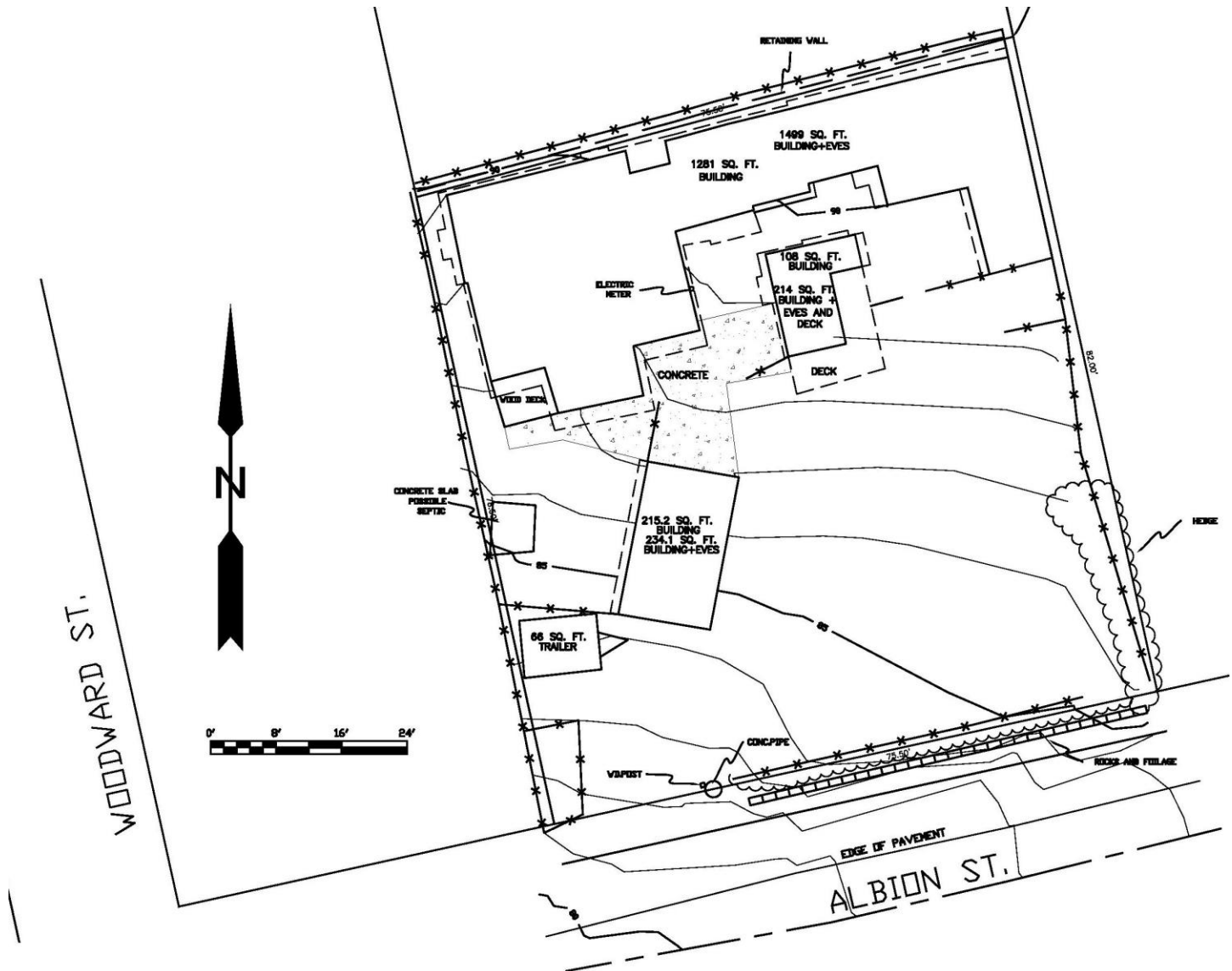


Figure 4: Detail of 2016 survey by Forrest Francis of 45270 Albion St (APN 119-217-06). Modified to include scale and north arrow.

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*Recorded by: Nicholas Radtkey

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

*Date: September 2016

☒ Continuation ☐ Update

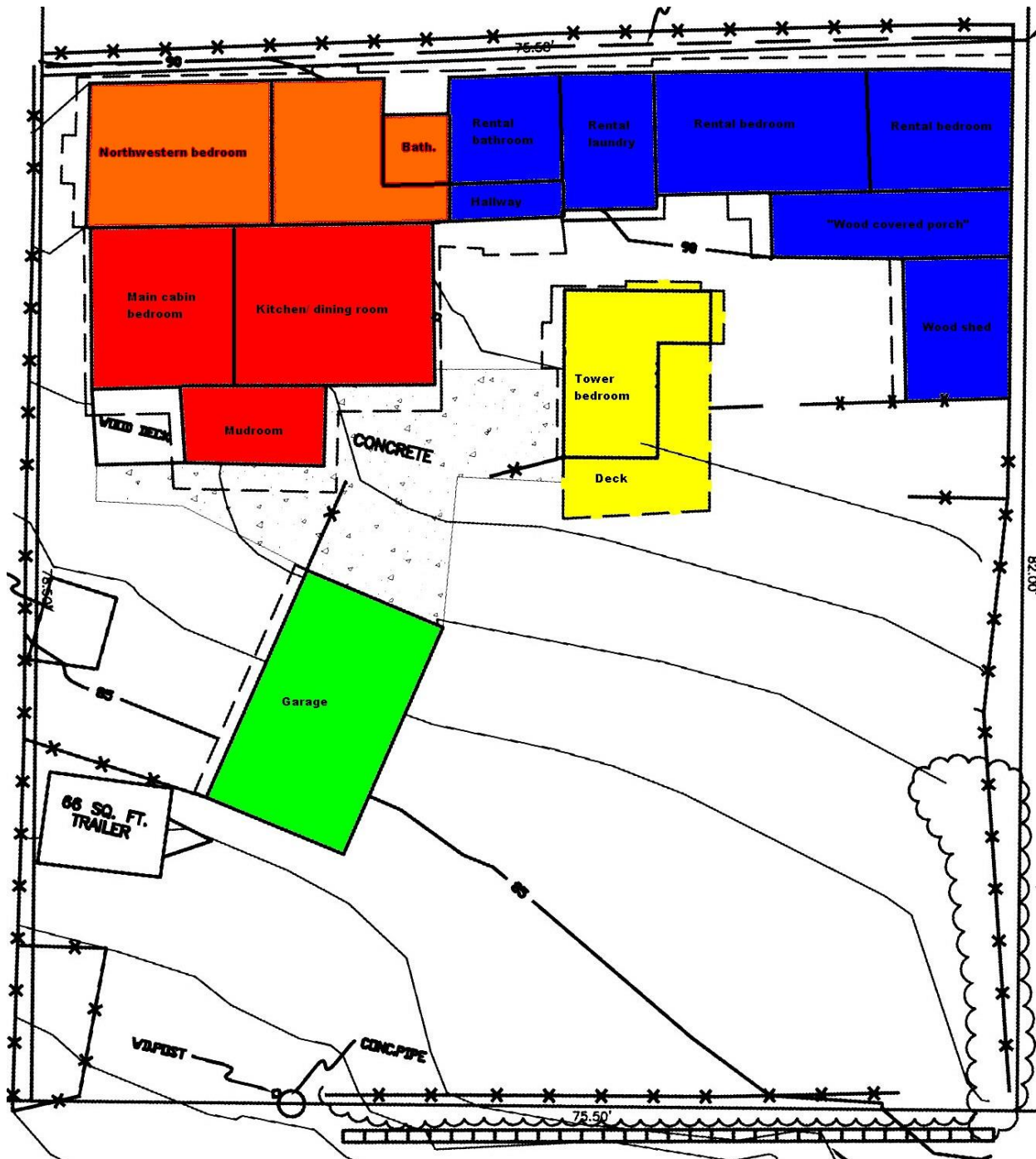


Figure 5: Modified version of Francis' survey, indicating rooms and additions. Red indicates the main cabin. Orange indicates the northern additions. Blue indicates the eastern additions. Yellow indicates the 'tower' structure. Green indicates the garage.

CONTINUATION SHEET

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***Recorded by:** Nicholas Radtkey

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

***Date:** September 2016

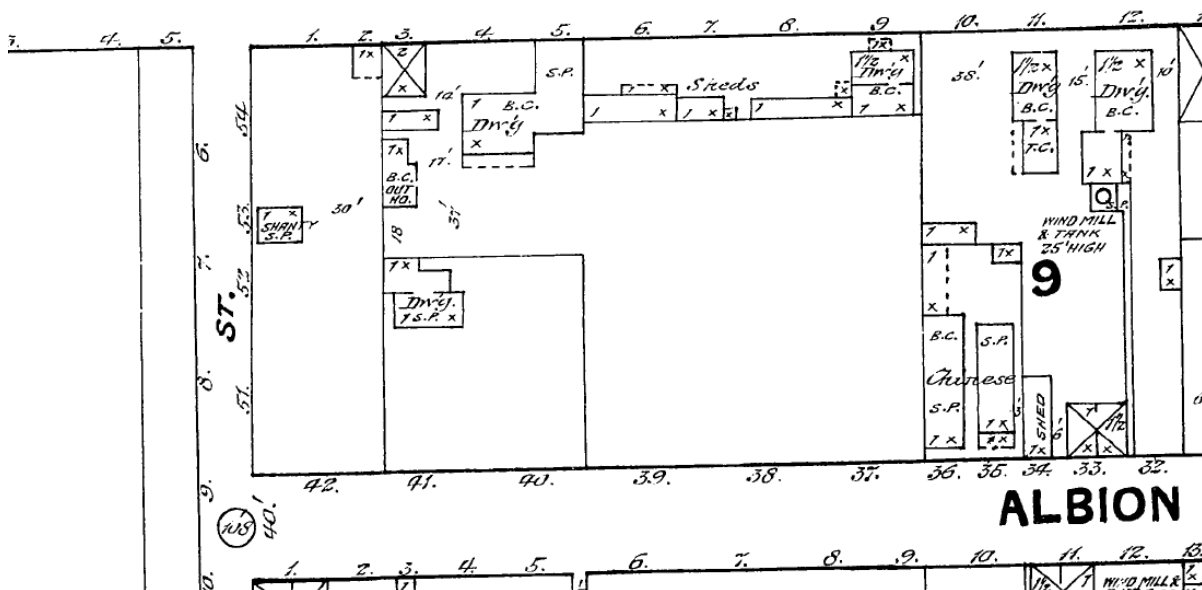
☒ Continuation ☐ Update

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.

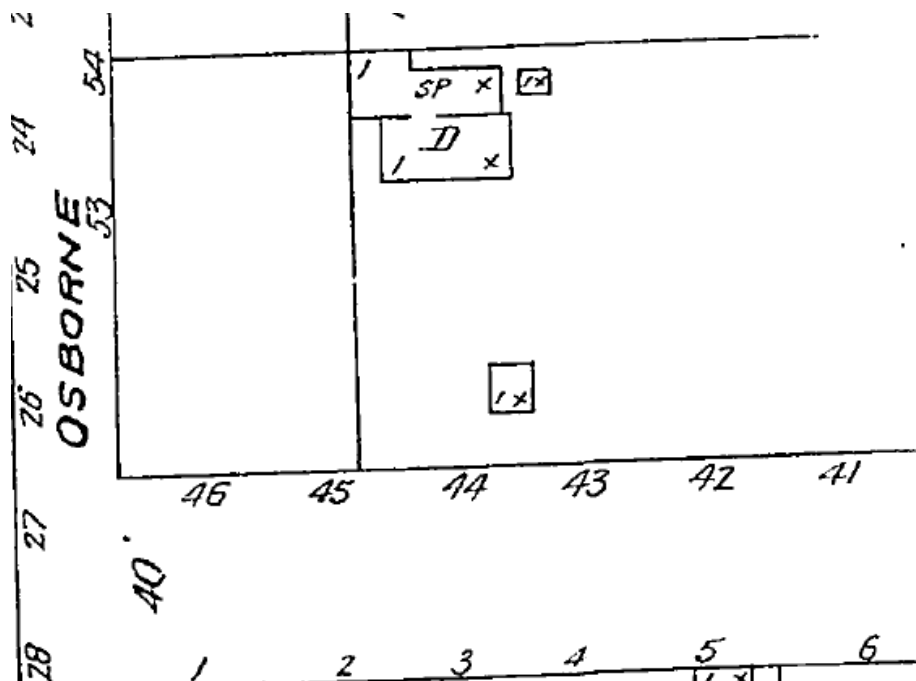


Figure 7: 1898 Sanborn Insurance map of Mendocino depicting 45270 Albion St and surrounding properties. Note the existence of two additional structures to the east and south of the main cabin.

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

*Recorded by: Nicholas Radtkey

*Date: September 2016

☒ Continuation ☐ Update

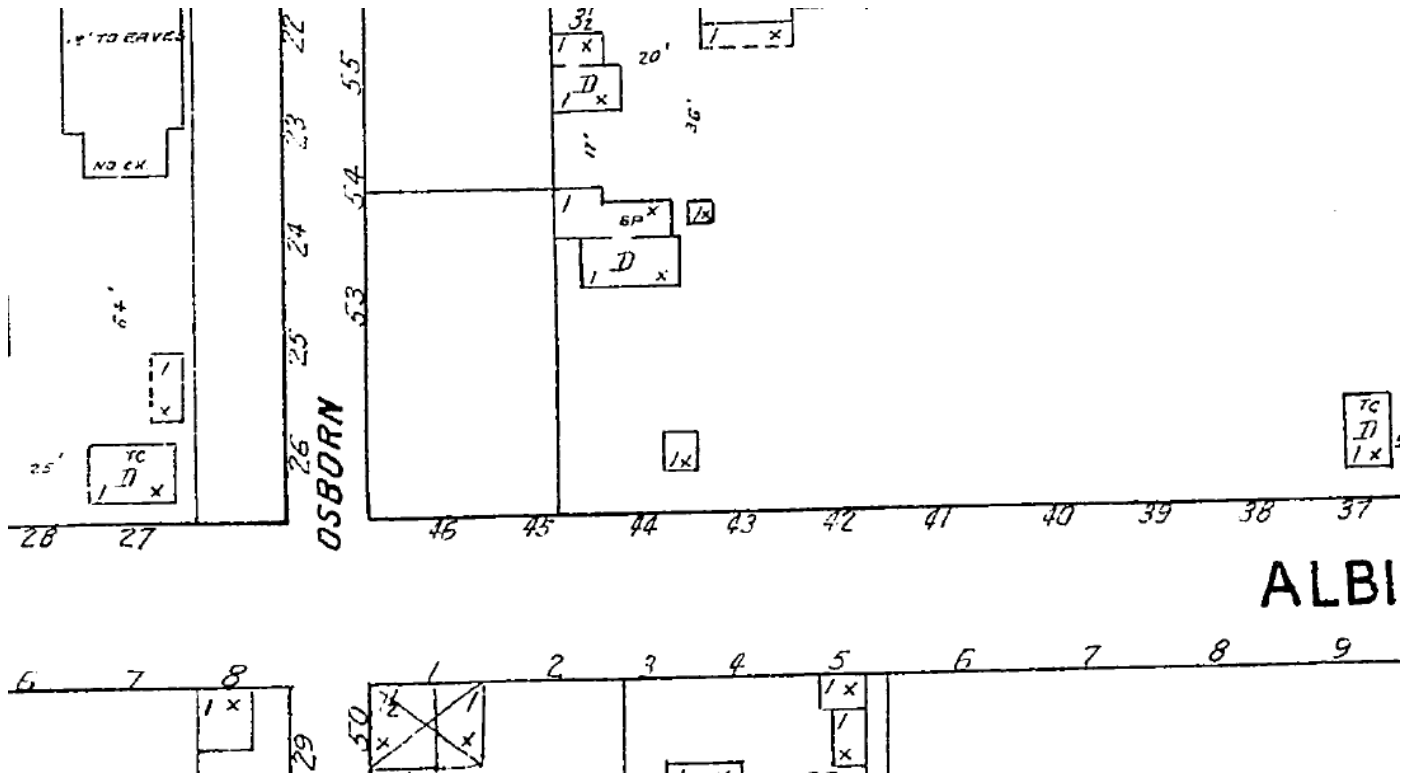


Figure 8: 1909 Sanborn Insurance map depicting 45270 Albion St and surrounding properties. No changes have been recorded since the 1898 Sanborn map..

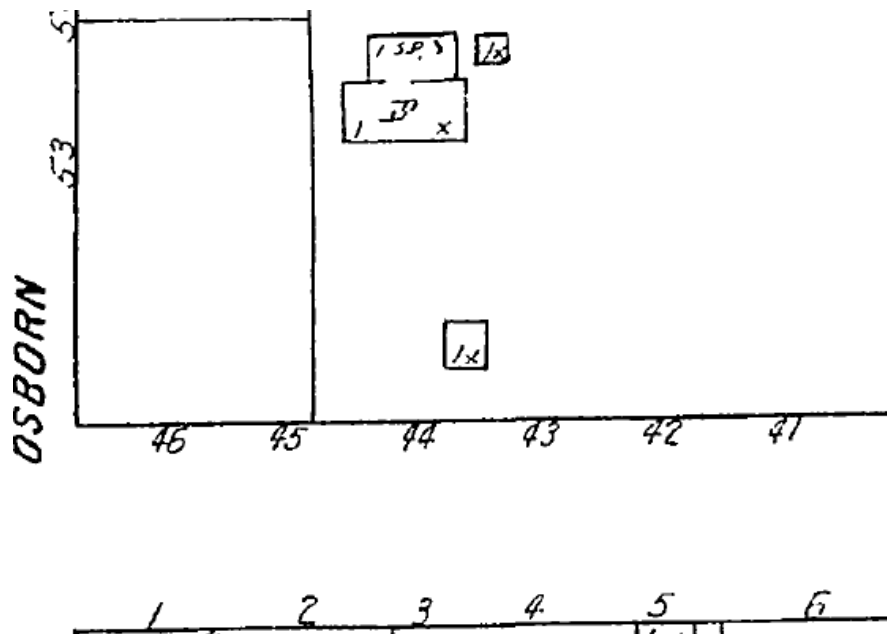


Figure 9: 1929 revision of 1909 Sanborn Insurance map. Note the absence of the northwestern addition to the main cabin. This may be a surveyor's error.

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.

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