



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
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IGNACIO 'NASH' GONZALEZ, INTERIM DIRECTOR
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March 18, 2021

**PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, April 5, 2021 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2021-0003

DATE FILED: 2/12/2021

OWNER/APPLICANT: JULIE LOOK, JOHN CAVANAUGH

AGENT: DEBRA LENNOX

REQUEST: A Mendocino Historical Review Board Permit request to demolish existing structures and construct a single-family residence, water tower, decks, shed and ancillary structures. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45270 Albion Street, Mendocino; APN: 119-217-06.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

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

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by April 4, 2021 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

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

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

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

IGNACIO "NASH" GONZALEZ, Interim Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**APRIL 5, 2021
MHRB_2021-0003**

APPLICANT/OWNER: JULIE LOOK, JOHN CAVANAUGH
1639 THIRITH AVENUE
SAN FRANCISCO, CA 94122

AGENT: DEBRA LENNOX
PO BOX 798
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to demolish existing structures and construct a singlefamily residence, water tower, decks, shed and ancillary 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: Categorically Exempt

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

PAST MHRB PERMITS: 2016-0018 restore existing structures

MENDOCINO TOWN ZONING CODE AND HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the Review Board to consider when reviewing applications (MCC 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 | |

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

APPLICANT'S STATEMENT: *Demolish existing structures. Analysis conclusion: structures neglected beyond repair and built with substandard materials and techniques. Proposed project will comply with current code standards for setbacks in the Mendocino Town Residential Zone. Proposed project includes a single family residence with attached water tower structure with wood tank above and six decks.*

Accessory structures include a shed, propane tank, trash enclosure, pump shed, water tank with wood screening and various wood fences. The light fixtures are shielded, downcast sconces at each door. Proposed project will remove existing substandard concrete, fill in underground voids, replace existing wooden fencing, and construct a gravel driveway and flagstone pathway in landscaping.

Proposed exterior materials are all clear finished wood materials with painted wood window frames. Proposed window-frame trim color is from the Benjamin Moore historic collection and “Weston Flax” or HC-5.

EXEMPTIONS: The following proposed activities are exempt from the provisions of MCC Chapter 20.760, pursuant with MCC Sec. 20.760.040(A), (B), (D), (F), (J), (O), and others:

- (A) The applicant proposes a shed that would satisfy the requirements for an exemption, if it did not exceed 10-feet. The proposed shed is 13-ft 2-in tall.
- (B) The applicant proposes a 32-square-foot unpainted wood pump shed that would satisfy the exemption criteria.
- (D) The applicant proposes a 35-square foot mud room deck and a 24-square-foot bedroom deck; each are less than 30-inches tall. Wood decks without railings may satisfy the exemption criteria.
- (F) Fences constructed of wood that are less than 6-feet in height are exempt. The applicant proposes to restore the front yard, picket fence that is less than 3.5-feet tall. Other lot perimeter fences would be restored. The fences are possibly exempt under MCC Sec. 20.760.040(C) or (E).
- (J) Outdoor lighting for doorways and stairs is exempt, provided that the lighting is shielded, reflected downward and positioned in a manner that does not allow light glare to extend beyond the boundaries of the parcel on which it is placed. The applicant proposes dark-sky compliant lamps adjacent to doorways and stairs. Recommended Condition #9 would establish that all exterior lamps shall be shielded, reflected downward, and positioned in a manner that does not allow for light glare.
- (O) Exempt are 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. Water storage tanks shall not count against lot coverage, except where total combined lot coverage exceeds fifty percent. The proposed water tank is located and designed to satisfy the exemption criteria. It would be located in the northwest corner of the lot and would be clad with 1 by 6 wood surround on a concrete pad.

STAFF NOTES:

MCC 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 ...* (MCC Section 20.652.0005).” Table 1 lists the MTR development regulations and compares them with the proposed residence, shed, and proposed site layout.

MCC 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	19.25 ft front yard 10 ft rear yard
Sec. 20.652.035 Side Yards	6 ft minimum	11.25 ft east side 18 ft west side Shed 6-ft east side

Table 1: Development Regulations for MTR Zoning Districts		
MCC Section	Standard	Proposed
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.	No exemption requested
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	All structures less than 28-feet 5 ft wood water tank above 22 ft water-tower 27.3 ft residence 13 ft shed 6 ft pump house
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	2 off-street parking spaces
Sec. 20.652.055 Maximum Lot Coverage	25 percent	25 percent

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 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 2021-0003 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 2021-0003 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2021-0003 (printed on the plans submitted).
8. Exterior materials shall be clear finished wood with painted window frames. Window frame color shall be Benjamin Moore historic collection "Weston Flax," HC-5, or similar color in hue and brightness.
9. All exterior doors and window frames shall be made from wood. Exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels.
10. The 100-square-foot water storage tank shall be clad with 1-by-6 vertical wood surround.
11. The trash enclosure and propane tank shall be screened with wood, or by other similar means. Solid waste containers and the propane tank shall not be visible from the street and shall be located outside of the front yard.
12. Fences shall be made from wood. Solid fences are discouraged except where they are necessary for screening parking and storage. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are prohibited. Concrete or smooth concrete block are prohibited. Fence material, location, and height are regulated by MCC Sections 20.692.015(E).
13. Walkways and driveways surfaces shall be of brick, flagstone, board, grass and gravel. Asphalt and concrete are prohibited. Major coverage of front yard setbacks is not allowed and shall be limited to areas shown on the approved site plan.
14. Prior to issuance of any building permit in reliance of this Permit, the property owner shall obtain a Categorical Exclusion from a Coastal Development Permit or obtain a Coastal Development Permit.
15. Driveway aprons and curb cuts may require an encroachment permit from MCDOT.

16. Trailers, RVs, Boats and other similar vehicles shall be stored within structures, e.g. garages, or off-site.
17. To eliminate conflicts between multiple permits, issued MHRB Permit 2016-0018 is no longer valid.

ATTACHMENTS:

- A. MHRB_2021-0003 Application
- B. Historical Assessment Report prepared for MHRB_2016-0018

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 QUESTIONNAIRE

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

1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

Demolish existing structures. Analysis conclusion: structures neglected beyond repair & built with substandard materials & techniques. Proposed project will comply with current code standards for setbacks in the Mendocino Town Residential Zone.

Proposed project includes a single family residence with attached water tower structure with wood tank above(2382 sf total conditioned space) & 6 decks(see schedule sheet A1). Accessory structures include a 100 sf shed, propane tank, trash enclosure, 32 sf pump shed, 8' dia. water tank w/ wood screening & various wood fences.

The light fixtures are shielded, downcast sconces, (see sheet A3.2 for specs) at each door. Proposed project will remove existing substandard concrete, fill in underground voids, replace existing wooden fencing, construct a gravel driveway & flagstone pathway in landscaping.

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

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 1577 PROPOSED sq. ft. (2205 SF EXIST)
- What is the total floor area (internal) of all structures on the property? 2382 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? N/A sq. ft.

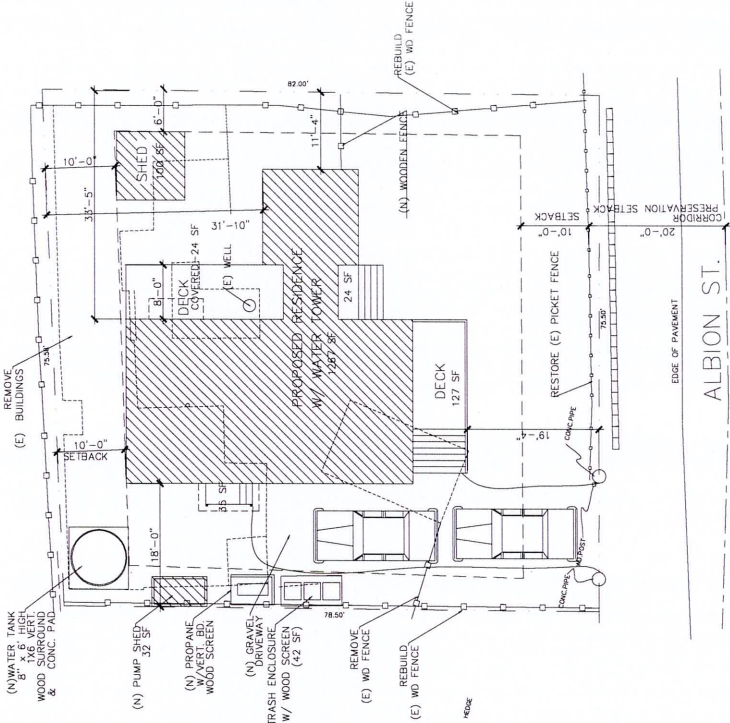
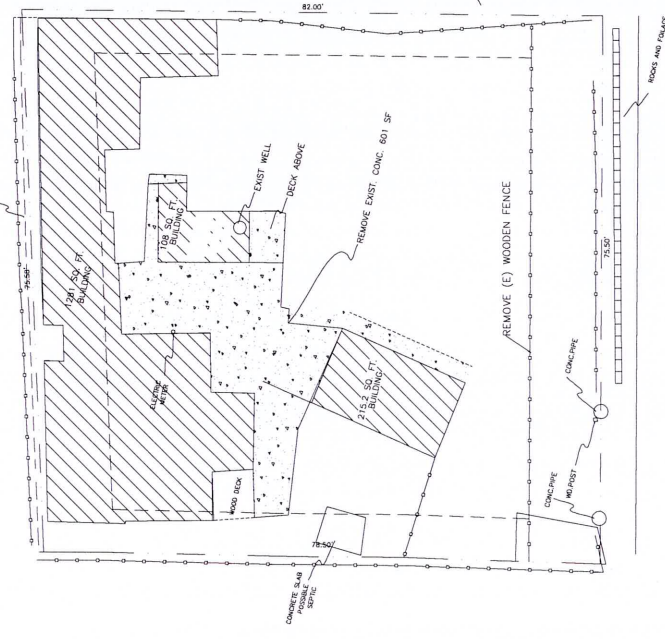
If you need more room to answer any question, please attach additional sheets

NEW RESIDENCE W/ WATER TOWER & SHED

for JOHN CAVANAUGH & JULIE LOOK
42570 ALBION ST MENDOCINO, CA
AP# 119-217-06



VICINITY / LOCATION PLAN
NOT TO SCALE



PROJECT DESCRIPTION:

Demolish existing structures. Analysis of existing structures and beyond repair & built with standard materials & techniques. Proposed project will comply with current code standards for setbacks in Mendocino Town Ordinance 2019-01-01. Proposed project includes a single family residence with attached water tower structure with wood tank above (2352 sf total conditioned space) & 6 decks (see sheet A3.2 for details). Decks include a 100 sf shed, propane tank, trash enclosure, 32 sf pump shed, 8' dia water tank w/ wood screening & various wood fences. Deck areas are shielded, downcast spacers, (see sheet A3.2 for spaces) at each door. Proposed project will remove existing structures and construct a new residence with a water tower, propane tank, and construct a gravel driveway & flagstone pathway in landscaping.

INDEX OF DRAWINGS

- ARCHITECTURAL**
- A1.0 PROJECT INFORMATION, LOCATION MAP
 - A2.1 PROPOSED FLOOR PLAN
 - A3.1 PROPOSED EXTERIOR ELEVATIONS
 - A3.2 PROPOSED EXTERIOR ELEVATIONS
 - SITE AND BUILDING NOTES.
 - ZONING: MENDOCINO TOWN RESIDENTIAL HISTORICAL DISTRICT A
 - CONSTRUCTION GROUP: TYPE V
 - BUILDING MATERIALS: HORIZONTAL & VERTICAL WOOD
 - ROOFING: COMPOSITION SHINGLES
 - WINDOWS & DOORS: WOOD

AREA CALCULATIONS

- LOT SIZE: 6080 SF
- EXISTING BUILDINGS: RESIDENCE: 1281 SF
- 'LOOKOUT' BLDG: 108 SF
- SECOND FLOOR + DECK: 108 SF
- GARAGE: 215.2 SF
- TOTAL EXISTING BLDG SF: 1709 SF
- EXISTING CONCRETE: 601 SF
- TOTAL EXISTING LOT COVERAGE: 2705 SF
- PROPOSED BUILDING: PROPOSED RESIDENCE W/ TOWER: 1267 SF
- FIRST FLOOR: 1267 SF
- DECK OVER 30": 127.9 SF
- ENTRY DECK: 24 SF
- DECK UNDER 30" (COVERED): 35 SF
- MUD ROOM DECK: 24 SF
- BEDROOM DECK: 24 SF
- TOTAL PROPOSED LOT COVERAGE: 15777 SF
- N/1 LOT COVERAGE UNDER 30": 192 SF
- (-245' BEDROOM)
- WATER TANK: 100 SF
- PUMP SHED: 32 SF
- TRASH ENCLOSURE: 43 SF
- PROPANE ENCLOSURE: 32 SF



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dlennox@men.orf/www.dlennox.com

PROJECT INFORMATION, LOCATION & SITE PLAN
NEW RESIDENCE W/ WATER TOWER & SHED
JOHN CAVANAUGH & JULIE LOOK
42570 ALBION ST
MENDOCINO, CA
APN 119-217-06

A1.0
OF SHEETS

SHEET
FILE: DWG-ROT PLAN
DRAWN: DBL
DATE: 2/17/2021
SCALE: AS NOTED

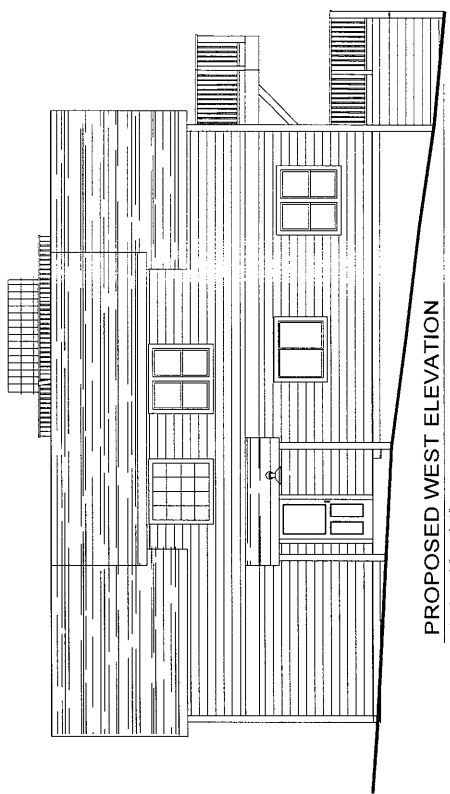


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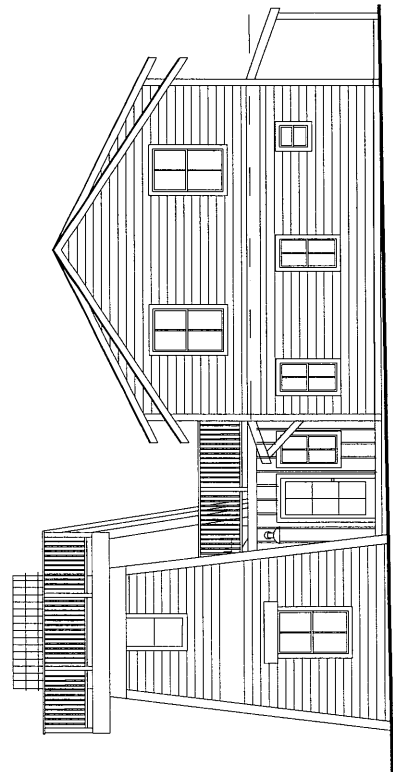
PROPOSED EXTERIOR ELEVATIONS
 NEW RESIDENCE W/ WATER TOWER & SHED
 JOHN CAVANAUGH & JULIE LOOK
 45270 ALBION ST
 MENDOCINO, CA
 APN 119-217-06

SCALE: 1/4" = 1'-0"
 DATE: 9/17/21
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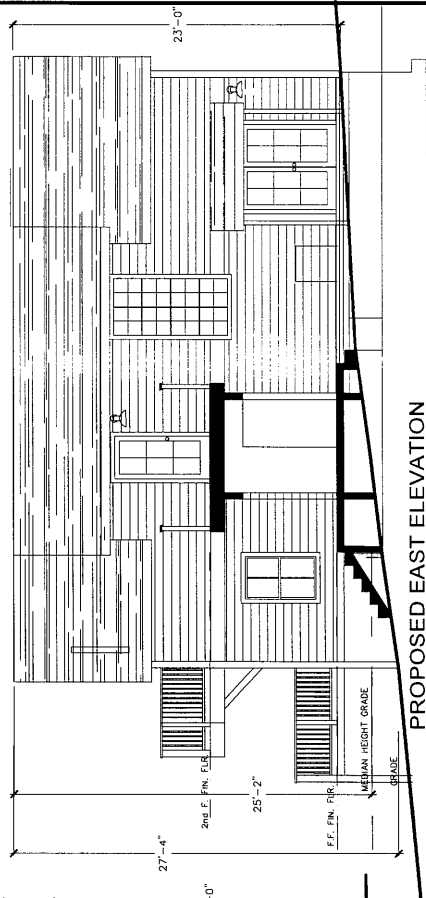
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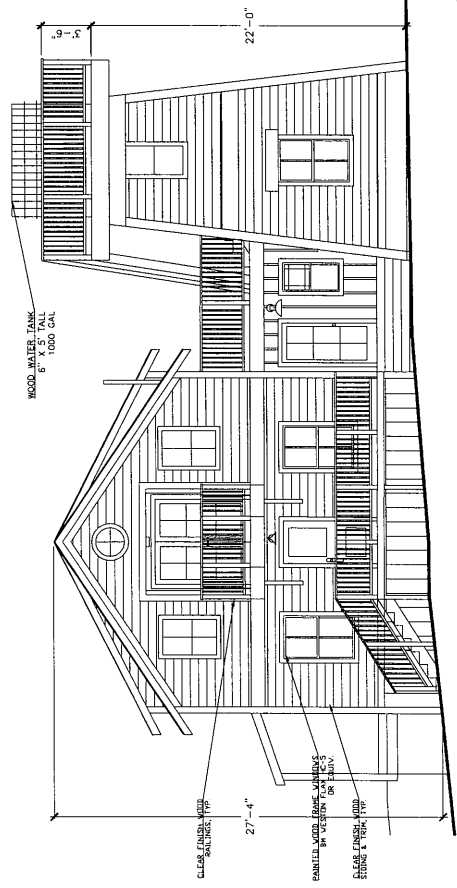
PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



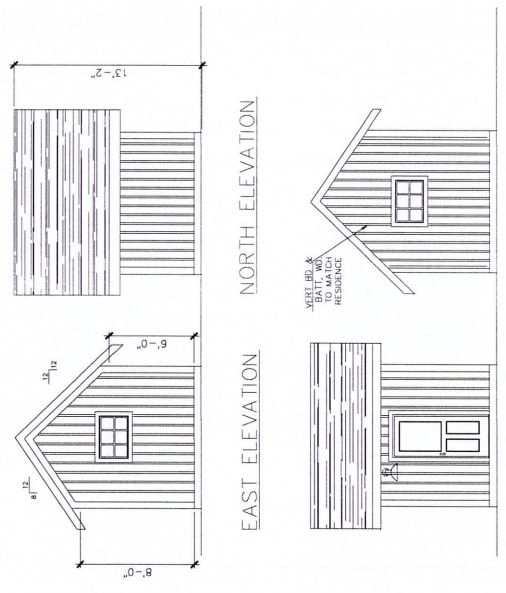
PROPOSED SOUTH ELEVATION
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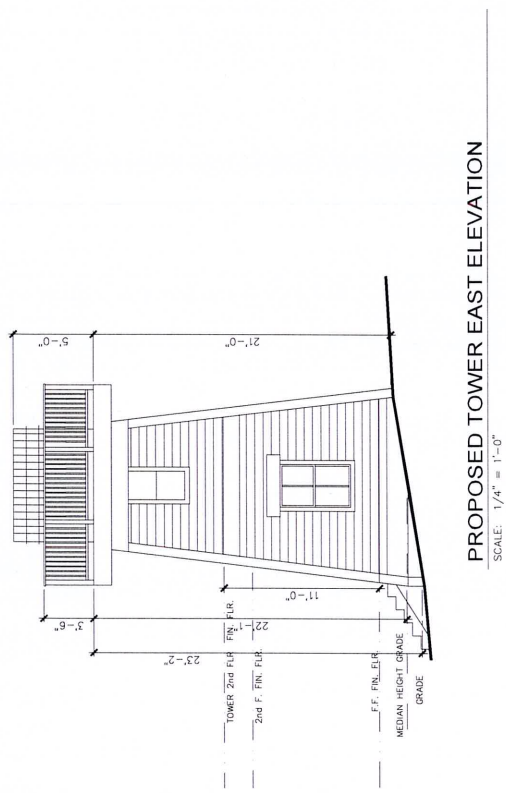
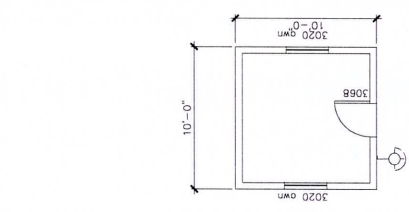
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 dlennox@mca.org/www.dlennox.com

PROPOSED EXTERIOR ELEVATIONS
 JOHN CAVANAUGH & JULIE LOOK
 4520 CALBON ST
 MENDOCINO, CA
 APN 119-217-06

SCALE: 1/4" = 1'-0"
 DATE: 2/17/2021
 DRAWN: DBL/JLB
 FILE: CANK A3
 SHEET
A3.2
 OF SHEETS



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



PROPOSED TOWER EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Kirkham 1" Wide Dark Sky Outdoor Wall Light
 \$499.95
 FREE SHIPPING & FREE RETURNS* | [Learn More](#)
 IN STOCK | [Reorder](#)

Check item availability | [Questions](#) | [Ask a Store Assistant](#)

ADD TO CART

From the Home Laundry collection
 • Open bottom, back, industrial styling
 • Hammered open bronze finish, aluminum construction

• 6 1/2" high x 11" wide. Extends 12 1/4" from the wall.
 • Uses one maximum 60 watt standard medium base A15 bulb (not included)
 • The light fixture is designed to be mounted to the sky.

Park Harbor Porcelain Exterior Lantern
 \$199.95

Check item availability | [Questions](#) | [Ask a Store Assistant](#)

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 • Open bottom, back, industrial styling
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 • Uses one maximum 60 watt standard medium base A15 bulb (not included)
 • The light fixture is designed to be mounted to the sky.

Luna LED Outdoor Flushmount
 \$199.95

Check item availability | [Questions](#) | [Ask a Store Assistant](#)

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PROPOSED TOWER WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Architectural drawing showing the west elevation of the tower with a balcony and a door.

PRODUCT DETAILS
 Home Laundry's Kirkham 1" Wide Dark Sky Outdoor Wall Light is a Dark Sky regulator approved light fixture that fits the right fit with the Dark Sky regulator approved wall light. A best arm extends the light bearing away from the wall to prevent the light fixture from casting light on the wall. The light fixture is designed to be mounted to the sky.

MINKA LAVERY
 Shop all Minka Lavery
 Check size & position before you buy! [Estimate Like-Size Image](#)

FRONT DOOR SCIENCE
 PROPOSED LIGHT FIXTURES
 N.T.S.

ALL OTHER SCENCES
 N.T.S.

SECOND FLOOR BALCONY - SOUTH
 SCALE: 1/4" = 1'-0"

Architectural drawing showing the south elevation of the second floor balcony.

Luna LED Outdoor Flushmount

By Hinkley



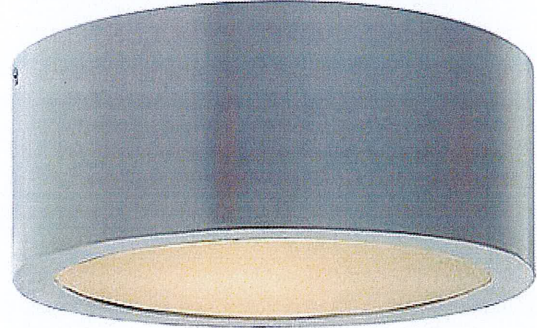
Call Us 866.428.9289

Product Options

Finish: Bronze , Satin Black , Titanium

Details

- Designed in 2017
- Material: Extruded aluminum
- Shade Material: Etched glass
- Dimmable When Used With a Electronic low voltage (ELV) Dimmer (Not Included)
- Dark Sky compliant, Title 24 compliant
- UL Listed Damp. Install indoors or protected, fully covered outdoor areas.
- Warranty: 2 year finish warranty and LED components carry a 5-year limited
- Made In China



Dimensions

Fixture: Height 3.25", Diameter 8", Weight 2Lbs

Lighting

- 8 Watt (600 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 2700K Lifespan: 40000 hours

Notes:

Additional Details

Product URL:

<https://www.ylighting.com/luna-outdoor-flush-mount-ceiling-light-by-hinkley-HKYP154565.html>

Rating: UL Listed Damp. Install indoors or protected, fully covered outdoor areas.

Product ID: HKYP154565

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

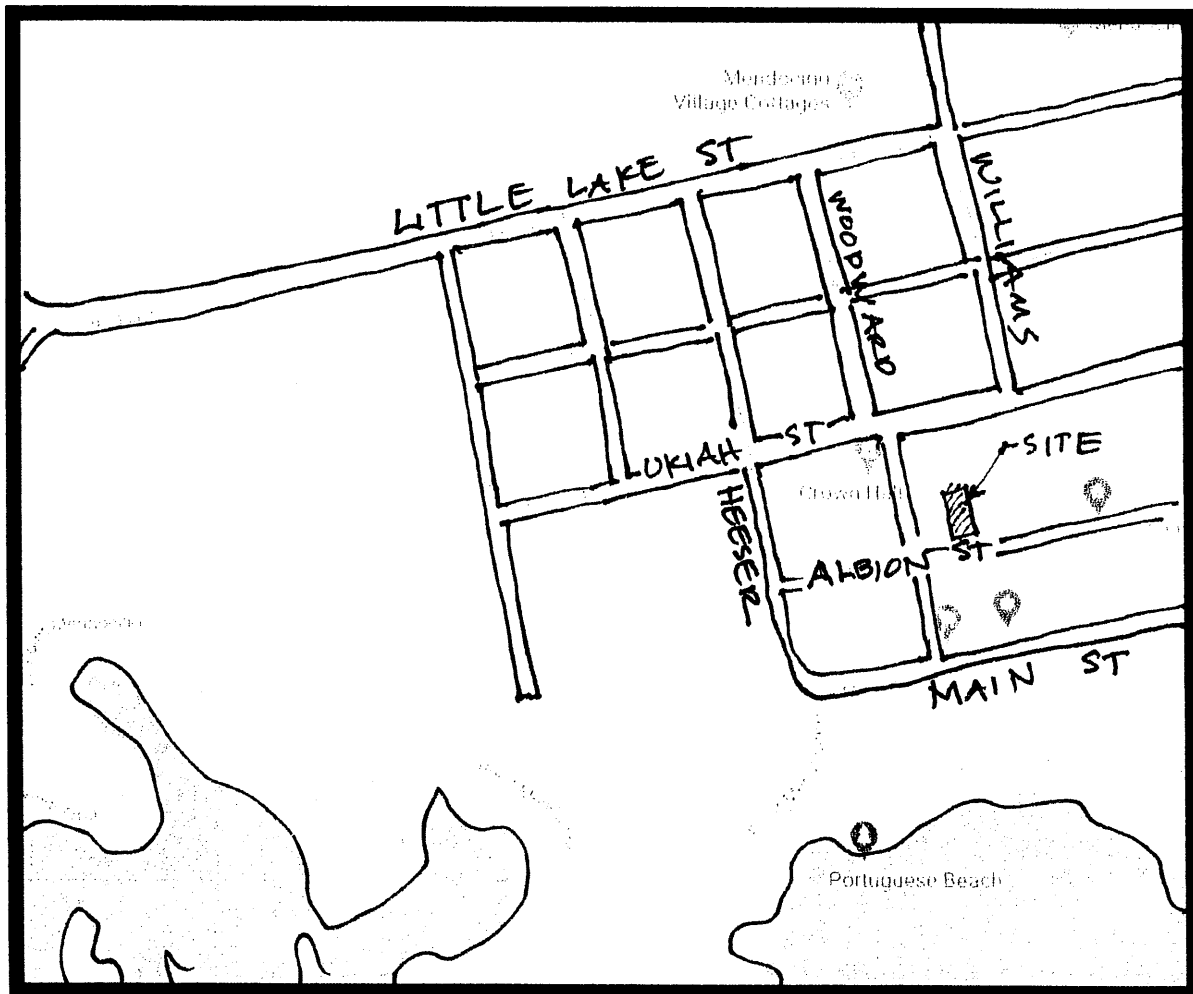
Created February 17th, 2021



NEW RESIDENCE W/ WATER TOWER & SHED

for JOHN CAVANAUGH & JULIE LOOK
42570 ALBION ST MENDOCINO, CA
AP# 119-217-06

2.11.21



NORTH

LOCATION MAP

N.T.S.

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): _____

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

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Page: 2 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. 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, retrofit 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.

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

Primary#
HRI #
Trinomial

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.

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Ferro Residence
Page 4 of 13

*NRHP Status Code 5S1

- 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.

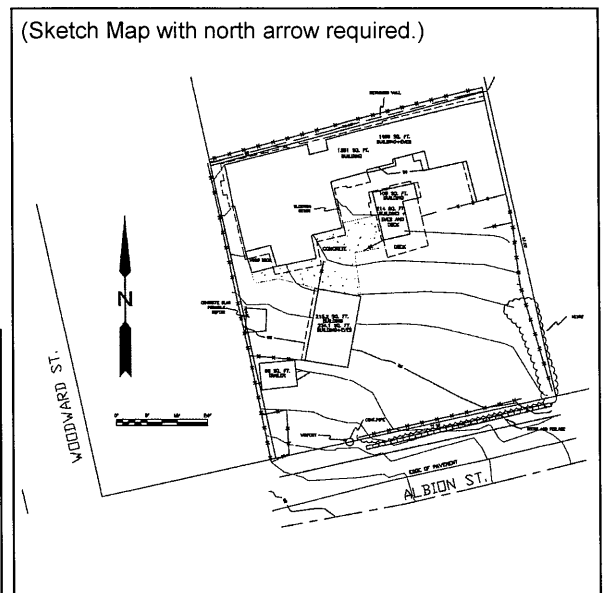
(See continuation sheet, p.5)

- 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.)



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

Primary#
HRI #
Trinomial

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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.

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

Primary#
HRI #
Trinomial

-

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# _
Trinominal

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

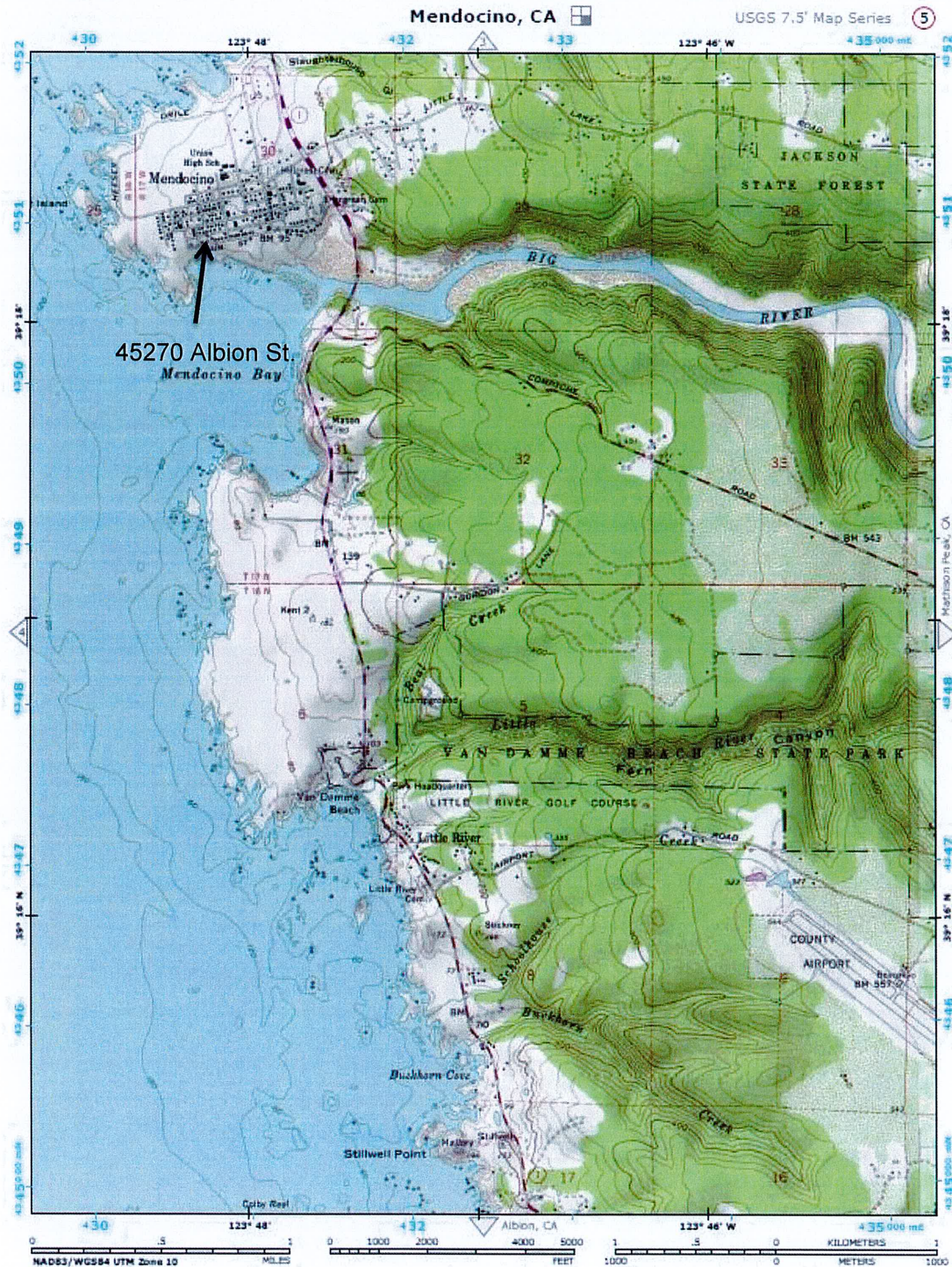


Figure 1: USGS Topographic map depicting the Mendocino coast, the town of Mendocino, and indicating the project area at 45270 Albion St. (APN 119-217-06).

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

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Page: 8 of 13

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

*Recorded by: Nicholas Radtkey

*Date: September 2016

Continuation Update

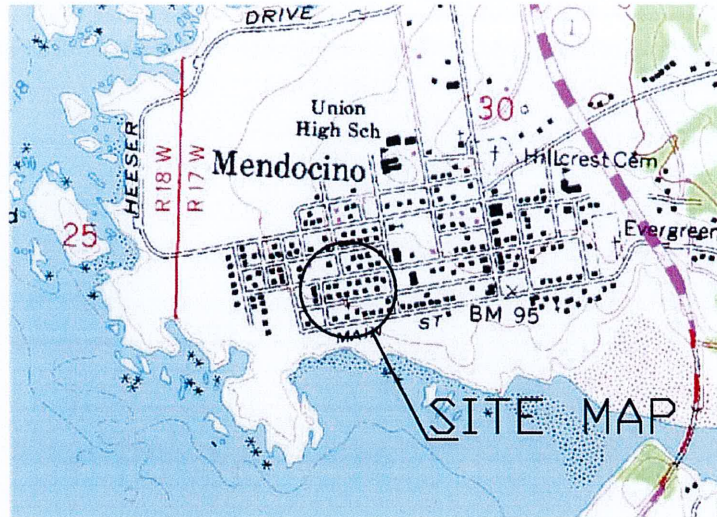


Figure 2: Detail of USGS Topographic map depicting the context of the site within the town of Mendocino. Note that the property lies within the Mendocino and Headlands Historic District.

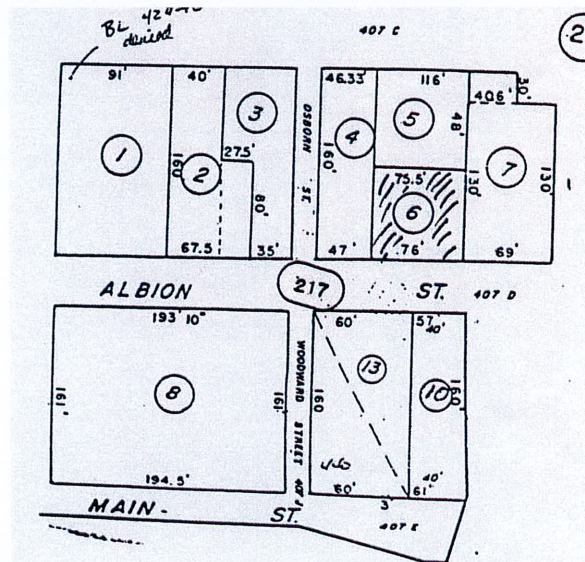


Figure 3: Sketch map from the Eleanor Sverko archives indicating 45270 Albion St in context in the town of Mendocino. The property is indicated by the shaded block numbered 6.

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

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Page: 9 of 13

*Recorded by: Nicholas Radtkey

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

*Date: September 2016

Continuation Update

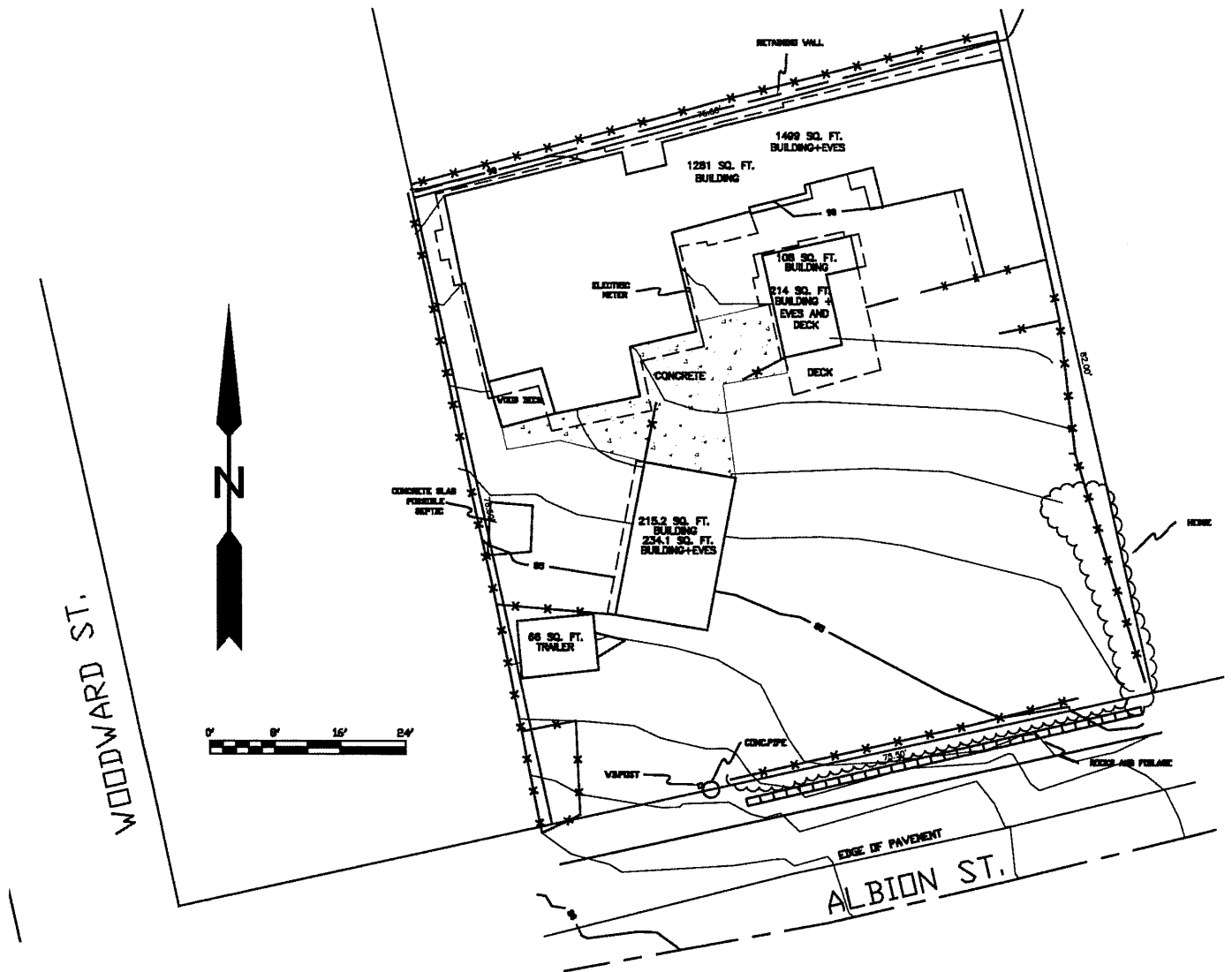


Figure 4: Detail of 2016 survey by Forrest Francis of 45270 Albion St (APN 119-217-06). Modified to include scale and north arrow.

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

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Page: 10 of 13

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

*Recorded by: Nicholas Radtkey

*Date: September 2016

Continuation Update

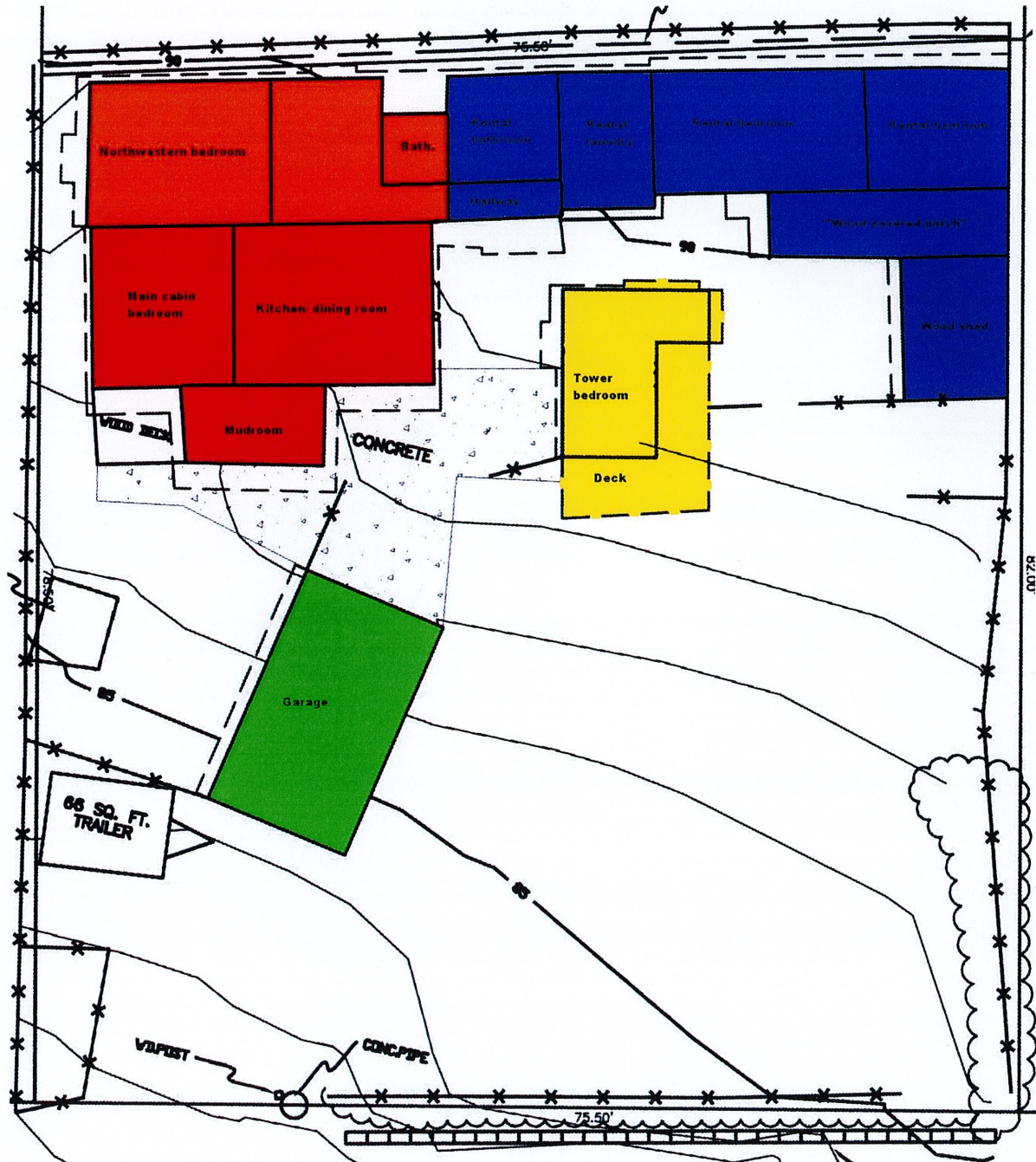


Figure 5: Modified version of Francis' survey, indicating rooms and additions. Red indicates the main cabin. Orange indicates the northern additions. Blue indicates the eastern additions. Yellow indicates the 'tower' structure. Green indicates the garage.

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

Primary# -
HRI #
Trinomial

CONTINUATION SHEET

Page: 11 of 13

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

*Recorded by: Nicholas Radtkey

*Date: September 2016

Continuation Update

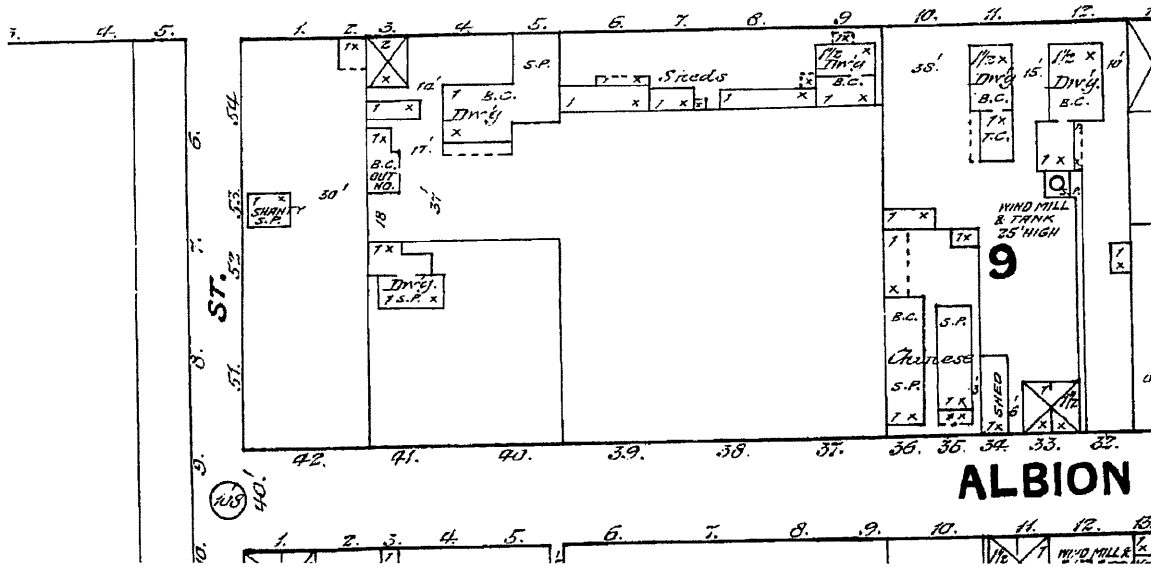


Figure 6: 1890 Sanborn Insurance map of Mendocino depicting 45270 Albion St. and surrounding properties. Note the existence of only the main cabin and northern additions.

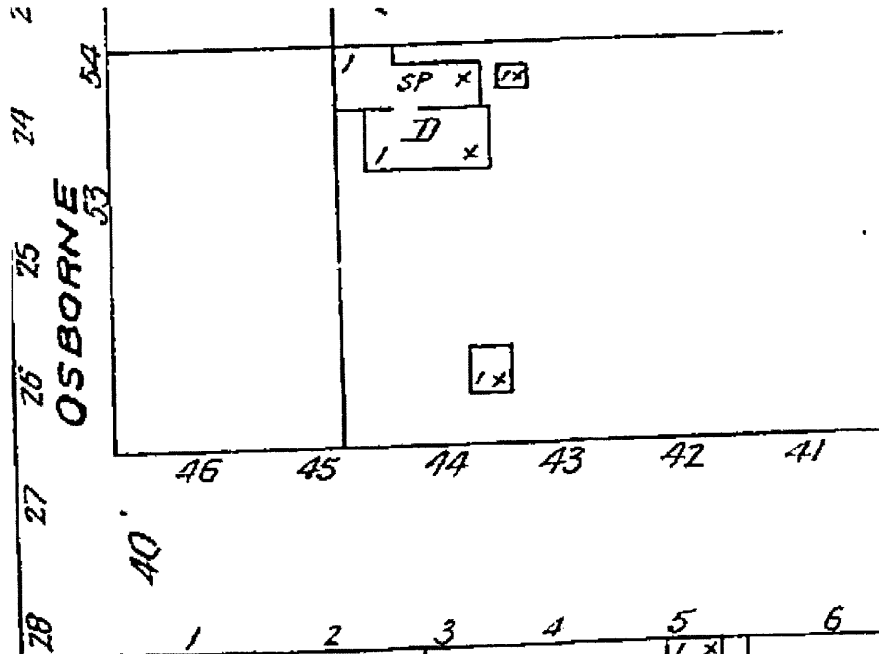


Figure 7: 1898 Sanborn Insurance map of Mendocino depicting 45270 Albion St. and surrounding properties. Note the existence of two additional structures to the east and south of the main cabin.

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

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Page: 12 of 13

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

*Recorded by: Nicholas Radtkey

*Date: September 2016

Continuation Update

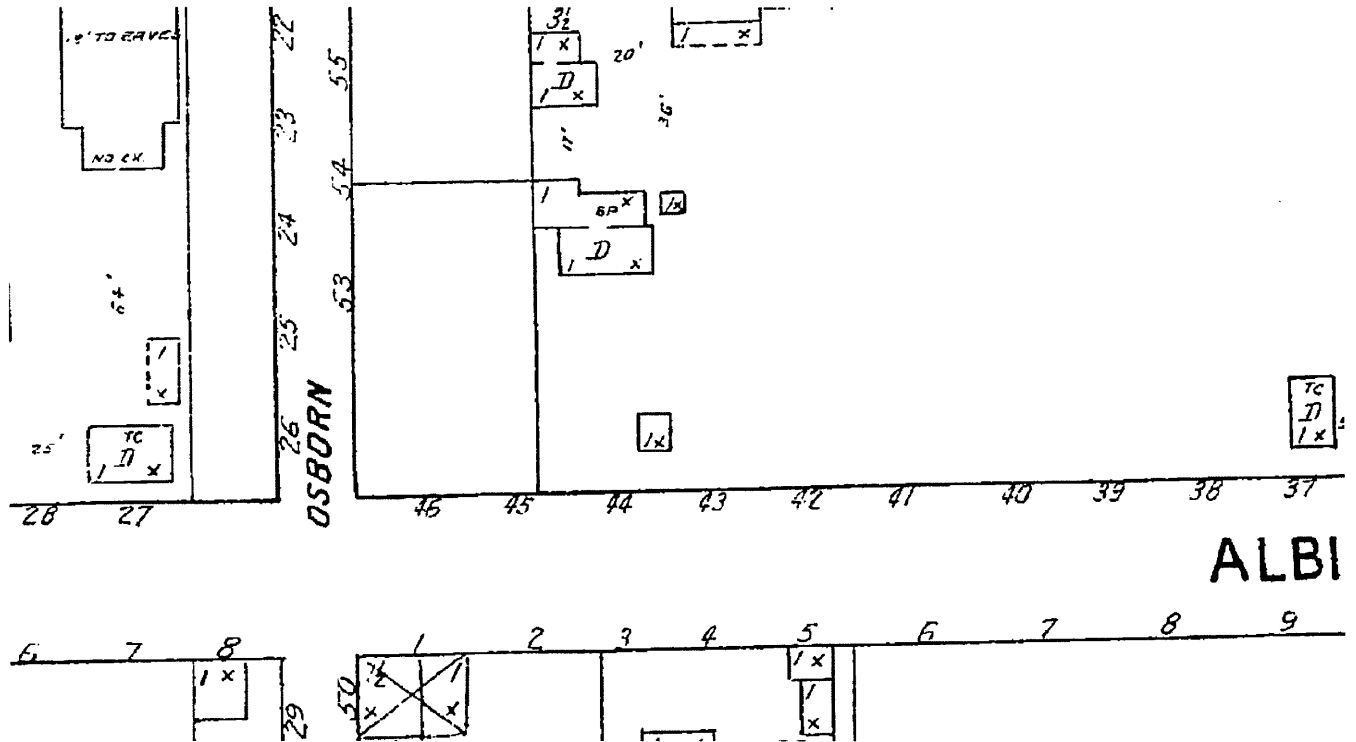


Figure 8: 1909 Sanborn Insurance map depicting 45270 Albion St and surrounding properties. No changes have been recorded since the 1898 Sanborn map..

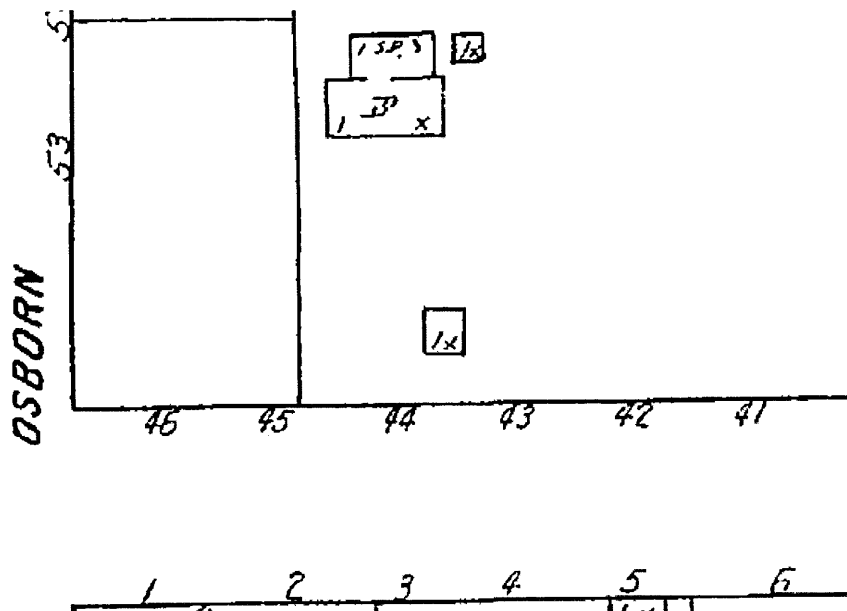


Figure 9: 1929 revision of 1909 Sanborn Insurance map. Note the absence of the northwestern addition to the main cabin. This may be a surveyor's error.

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

Primary#
HRI #
Trinomial

-

CONTINUATION SHEET

Page: 13 of 13

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