



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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MEMORANDUM

DATE: May 2, 2016
TO: Mendocino Historical Review Board
FROM: Planning and Building Services Staff
RE: **Agenda Item 11b: MHRB 2015-0019 Kelley House Water Storage Tank Enclosure**

In February and March 2016, PBS sought direction and requested comments from the Review Board about a proposed change to the approved MHRB 2015-0019 Permit for a water storage tank located at 45007 Albion Street, Mendocino. The Item was continued from February to March to allow for a site view on March 7, 2016, which was followed by Review Board discussion under Agenda Item 10a. Review Board direction to staff included the following: Revisions to existing MHRB Permit would require a new application; and work completed that did not comply with an existing permit could be referred to code enforcement.

During Public Expression on April 4, 2016, Dr. Lemos said that the Kelley House Fence along Albion Street had been altered a second time. He requested that Review Board Members view the change. Review Board Members agreed and requested that the item be placed on the May 2, 2016 MHRB Agenda as a Matter from Staff. PBS advises the Review Board that an application to modify MHRB 2015-0019 Permit has not been filed. Agenda Item 11b is not an action item.

PBS is seeking additional direction from the Review Board on this matter. After conducting a site view, the Review Board may find that the current fence height suitably screens views of the water storage tank and meets the intent of MHRB Permit 2015-0019.

For the Review Board's convenience, PBS has attached the original staff report, which includes the application to install a water storage tank and project conditions of approval; MHRB 2015-0019 Permit; and PBS correspondence with the applicant's representative and previous PBS memoranda to the Review Board.

Please note that at a future date, the Kelley House Museum may request a MHRB Permit for an after-the-fact approval of the installed water storage tank, its enclosure, and the height of the fence along Albion Street. It is the Board of Supervisor's policy that application fees are paid and fee waivers are not granted.

Attachments:

MHRB 2015-0019 Staff Report for the Kelley House Water Storage Tank
MHRB 2015-0019 Permit Kelley House Water Storage Tank
Correspondence dated February 4, 2016 to Mr. and Mrs. William Lemos
Correspondence dated February 11, 2016 to Ms. Cherry
March 4, 2016 MHRB Agenda Memorandum for Item 10a

**STAFF REPORT FOR MENDOCINO HISTORIC REVIEW BOARD PERMIT MHRB #2015-19
AUGUST 3, 2015**

OWNER/APPLICANT: MENDOCINO HISTORICAL RESEARCH, INC.
KELLEY HOUSE MUSEUM
PO BOX 922
MENDOCINO, CA 95460

AGENT: WILLIAM AND MARILYN LEMOS
P.O. BOX 944
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Installation of a plastic 3,000 gallon water storage tank in the northwest corner of the Kelley House Museum property. The tank will be placed on a concrete slab and recessed into the ground so that the top of the tank is level with the existing fencing on Albion Street. Wood fencing will be placed around the tank. A concurrent variance is requested for a reduction in the required side yard from six (6) feet to two (2) feet and the required rear yard from ten (10) feet to two (2) feet.

STREET ADDRESS: 45007 Albion Street (APN 119-238-17)

PARCEL SIZE: 0.73 acres

HISTORIC STRUCTURES: On Site: Kelley House, Category I; Kelley Pond, Category I
North: McCallum House, Category I; Shultz House, Category I
South: Ford House, Category I
East: Kelley Water Tower, Category I
West: Kelley Rental, Category I

ENVIRONMENTAL DETERMINATION: A Class 31 Categorical Exemption from California Environmental Quality Act, pursuant to Section 15331, which consist of projects limited to maintenance, repair, or stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

PAST MHRB PERMITS: #88-02 signs; #91-02 new construction; #92-27 new roof; #93-02 shed siding; #03-26 tree removal & fence; #05-17 tree removal, #09-23 propane tank. Also related to proposed request is #2014-19 installation of a fire hydrant in parking space in front of Kelley House on Main Street.

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

| | | |
|---|---|------------|
| Building Size, Height, Proportions and Form | ✓ | Roof Shape |
| Relationship of Building Masses and Open | | Color(s) |

- ✓ Spaces
- ✓ Relationship to Surrounding Structures
- ✓ Materials and Textures
- Architectural Details and Style
- Facade Treatment
- Proportions of Windows and Doors
- Landscaping
- Sign Size
- Number of Signs
- Placement/Location
- Lighting
- Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: Other Mechanical Equipment (Page 12), Fences and Walls (page 9), Property Line Setbacks (page 6)

APPLICABLE SECTIONS OF MCCZC Div. III: Chapter 20.668 Mendocino Public Facilities

STAFF NOTES: The project complies with the development standards of Chapter 20.668 Mendocino Public Facilities (MPF) Zoning District with the exception of the proposed setback from the property lines.

Staff recommends consideration of a Concurrent Variance, pursuant with Sec. 20.724.010(A). The proposed site for the water tank is less than ten-feet from the front (Albion Street) property line and less than six-feet from the side property line. There is an existing fence that will screen the water tank. The fence’s proximity to the property line complies with the district development standards. The water tank would not project above the height of the fence.

| MTZC SECTION | STANDARD |
|---|------------------------|
| 20.688.015(B) Conditional Uses | Educational Facilities |
| 20.688.030 Minimum Front and Rear Yards | 10-feet |
| 20.688.035 Minimum Side Yard | 6-feet |
| 20.688.045 Maximum Building Height | 28-feet |
| 20.688.055 Maximum Lot Coverage | 25% |

The proposal also satisfies Sec. 20.760.050(4) in that the proposed screen for the water tank is a wooden fence.

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. The proposed water tank shall be screened from view by a wooden fence.
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District. The water tank would not be visible from other property within the District, because a wooden fence will screen it’s appearance.
- (c) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural

significance. No alteration to the existing Category I structures are proposed. The proposed water tank will store water that will replenish the existing Kelley Pond, a Category I site.

- (d) Strict compliance with the building setback requirements would have adverse impacts to community character, historic structures, open space or public views. The location of the water tank is suitably screened from view by an existing fence; screening, like the fence, is required for water tanks. The location would not adversely impact views of historic structures in the vicinity.

CONDITIONS:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
5. The water tank shall be screened from view by a wooden fence. Fence shall be kept in like new condition at all times.

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: \$1,040 (Check payable to County of Mendocino)

Appeal Period: Appeals must be received by the Clerk of the Board of Supervisors within 10 days of Review Board action.

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

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

Case No(s) MHRB 2015-19
Date Filed 7-8-2015
Fee \$ 470.00
Receipt No. PRT 007758
Received by B Kinsey

Office Use Only

MHRB APPLICATION FORM

| | | |
|--|--|--|
| Name of Applicant <u>Kelley House Museum</u> | Name of Property Owner(s) <u>Kelley House Museum</u> | Name of Agent <u>William & Marilyn Lemos</u> |
| Mailing Address <u>P.O. Box 922 Mendocino, CA 95460</u> | Mailing Address <u>P.O. Box 922 Mendocino, CA 95460</u> | Mailing Address <u>P.O. Box 944 Mendocino, CA 95460</u> |
| Telephone Number <u>937-5791</u> | Telephone Number <u>937-5791</u> | Telephone Number <u>964-9347</u> |

Assessor's Parcel Number(s)
119-238-17-00

| | |
|---|--|
| Parcel Size <u>.78</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres | Street Address of Project <u>45007 ALBION ST. MENDOCINO, CA 95460</u> |
|---|--|

TYPE OF DEVELOPMENT
(Check appropriate boxes)

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

PROJECT DESCRIPTION QUESTIONNAIRE

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

1. Describe your project in detail.

- 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.

This project involves installing a plastic 3000 gallon water storage tank in the northwest corner of the Kelley House Museum property at 45007 Albion Street. The tank will be placed on a concrete slab and recessed into the ground so that the top of the tank is level with the existing fencing on Albion Street.

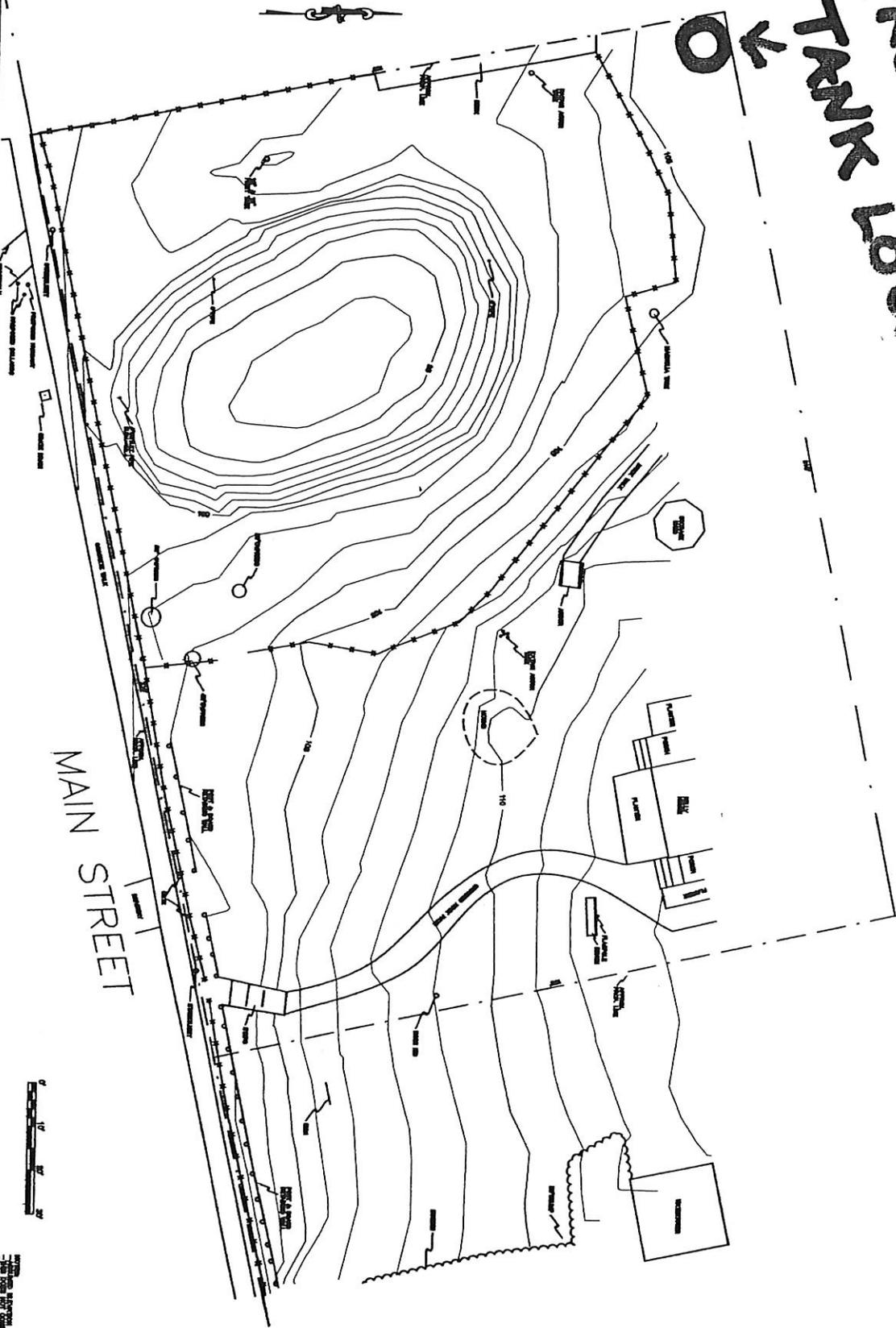
When the liner is installed, the water storage tank will allow the pond to be recharged when evaporation or low flow depletes the water in the pond. The footprint for the foundation slab +/- 100 square feet.

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? ± 2300 sq. ft.
- What is the total floor area (internal) of all structures on the property? ± 2000 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? 0 sq. ft.

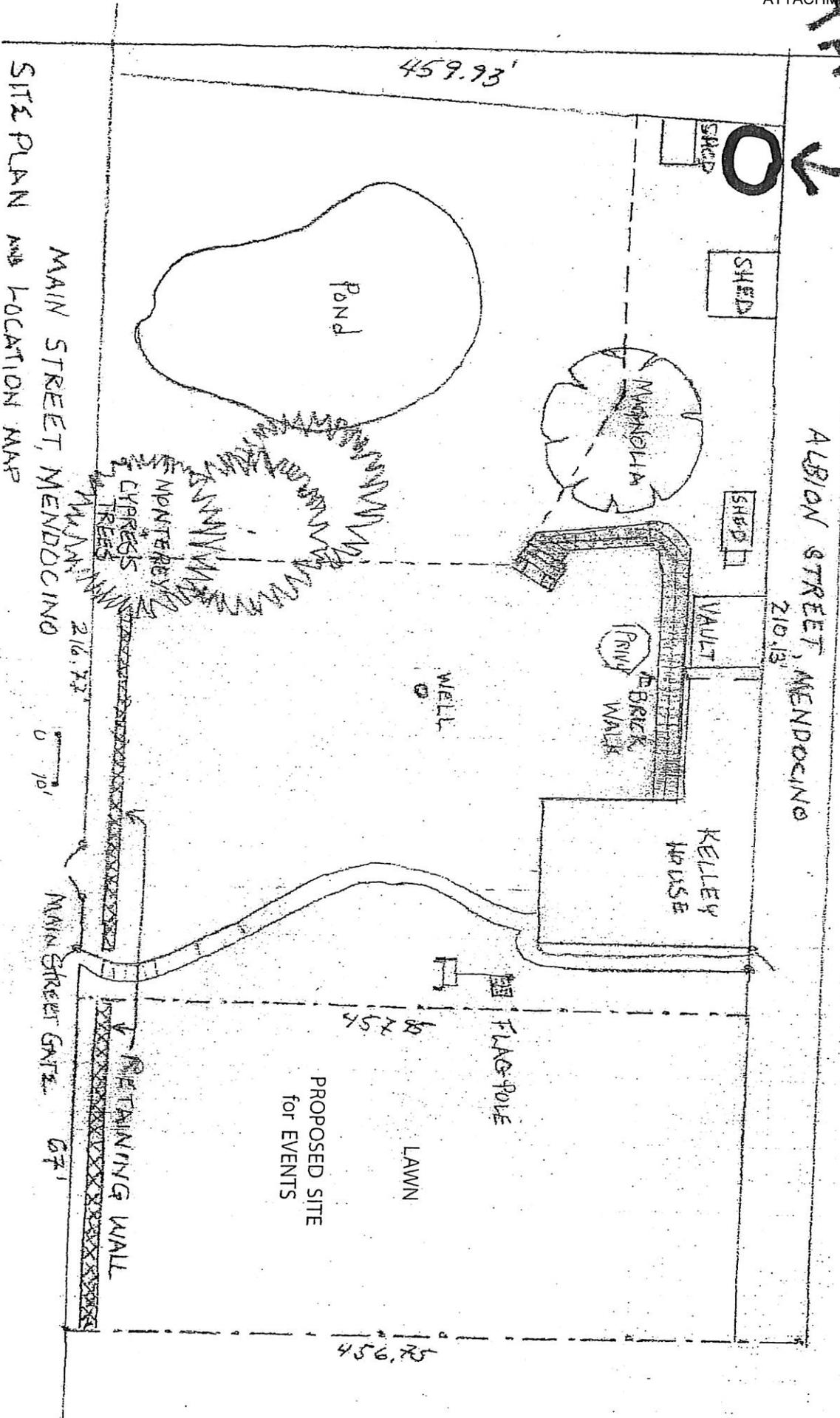
If you need more room to answer any question, please attach additional sheets

PROPOSED
TRUNK LOCATION



| | | |
|---|--|---|
|    | TOPOGRAPHIC MAP MENDOCINO HISTORICAL RESEARCH INC. THE KELLY HOUSE, 45007 ALBION STREET MENDOCINO, CA | Forrest Francis, Land Surveyor P. O. Box 1162 / 10501 Ford Street Mendocino, California 95460 Phone: (707) 937-1719 E-Mail: ffrancis@mcn.org www.mendocinosurveyor.com |
| | JOB NO. 04-03 SHEET NO. 1 CHECKED AS SHOWN APPROVED LICENSE | |

PROPOSED LOCATION KELLEY HOUSE MUSEUM



SITE PLAN AND LOCATION MAP

MAIN STREET, MENDOCINO

ALBION STREET, MENDOCINO

PROPOSED SITE
for EVENTS

J. TREESINGER
11-29-13

N ↑

concrete slab

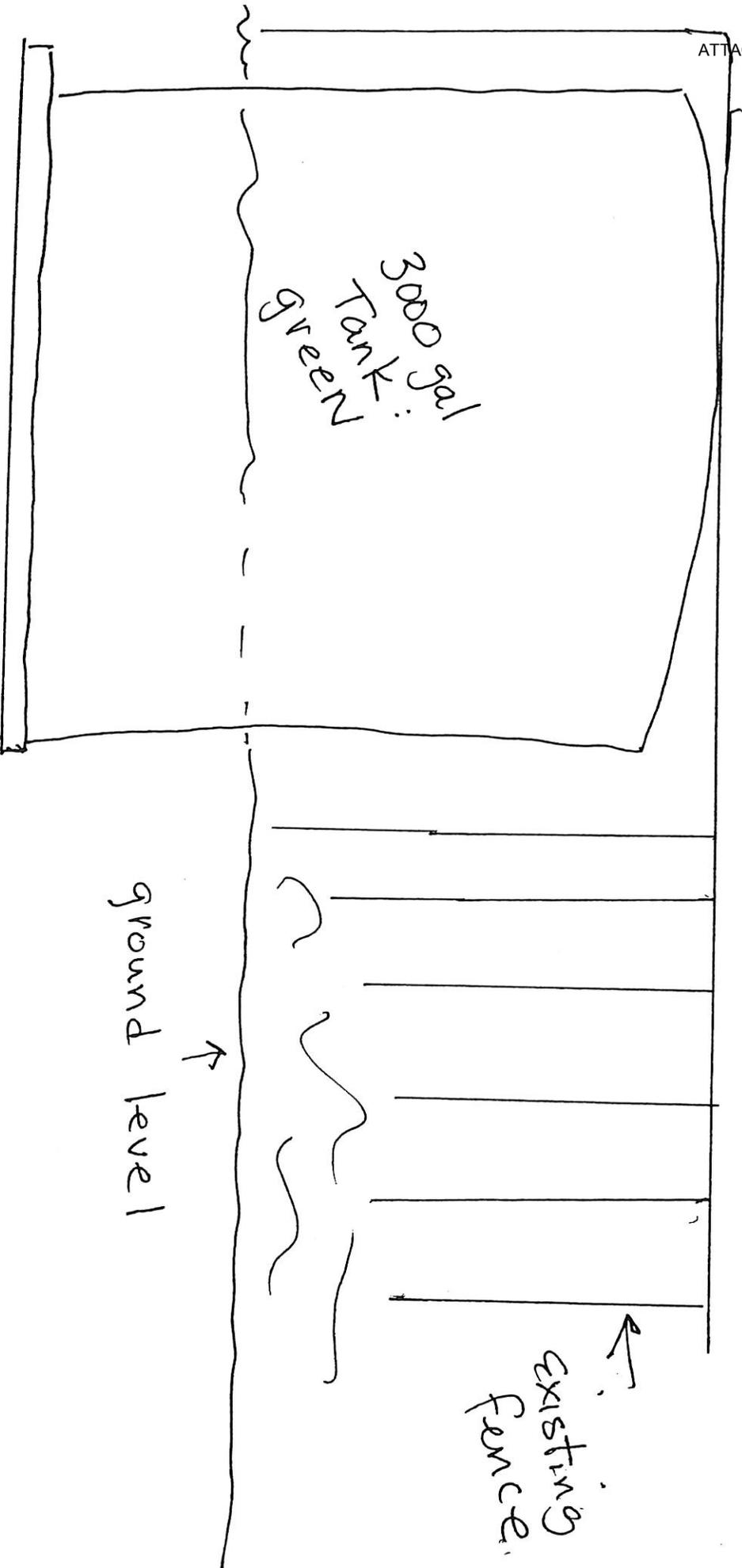
3000 gal
Green Tank

ground level ↑

existing
fence.

ALBION ST

Looking North from
Kelley House property
Northwest corner

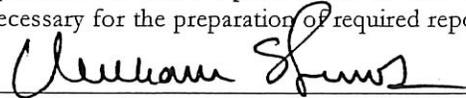
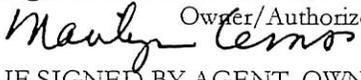


SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

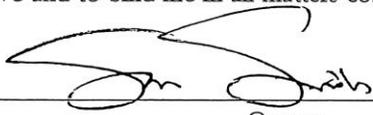
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

| | |
|--|--------------------------|
|  _____ Owner/Authorized Agent | 6/18/15 _____ Date |
|  _____ Owner/Authorized Agent | 6/18/15 _____ Date |

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize William and/or Marilyn Lemos to act as my representative and to bind me in all matters concerning this application.

| | |
|---|--------------------------|
|  _____ Owner | 6/19/15 _____ Date |
|---|--------------------------|

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

| | | |
|-----------------|-----------------|-----------------|
| Name | Name | Name |
| Mailing Address | Mailing Address | Mailing Address |

SUBMIT ONLY ONE COPY**INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

6/19/15

_____
Applicant

HISTORIC RESOURCES INVENTORY

| | | | | |
|--------------|------------|----------|-----------|-----------|
| HABS _____ | HAER _____ | NR _____ | SHL _____ | Loc _____ |
| UTM: A _____ | B _____ | C _____ | D _____ | |

IDENTIFICATION

- Common name: Kelly Pond
- Historic name: Kelly Pond
- Street or rural address: 45100 Albion Street
City Mendocino Zip 95460 County Mendocino
- Parcel number: 119-238-17 MHR # 25b
- Present Owner: Mendocino Historical Research, Inc Address: P. O. Box 922
City Mendocino Zip 95460 Ownership is: Public _____ Private X
- Present Use: Pond Original use: Fish Pond

DESCRIPTION

- Architectural style:
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

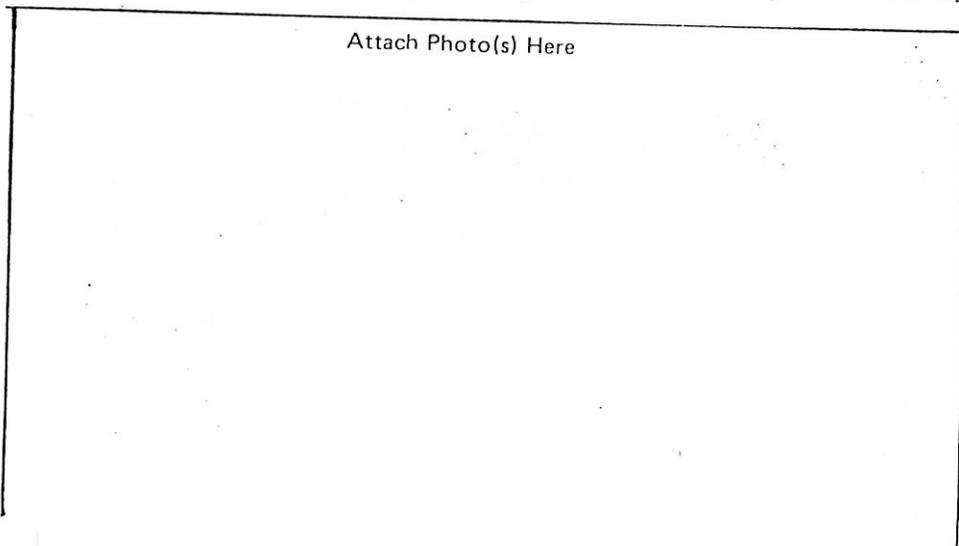
This pond appears on the 1890 Sanborn Fire Map of Mendocino. The "Kelly Pond" is a part of the original property of W. H. Kelly and on the same parcel as the Kelley House Museum.

In August 1880, the Mendocino Beacon notes that W. H. Kelly has planted 1,000 catfish in his pond. A couple of years later there is mention of the trout in Kelly's Pond.

The pond is oval shaped, with north-south dimension of approx 70' and east-west dimension of approx 50', and is dug out about 10-12' in the center.

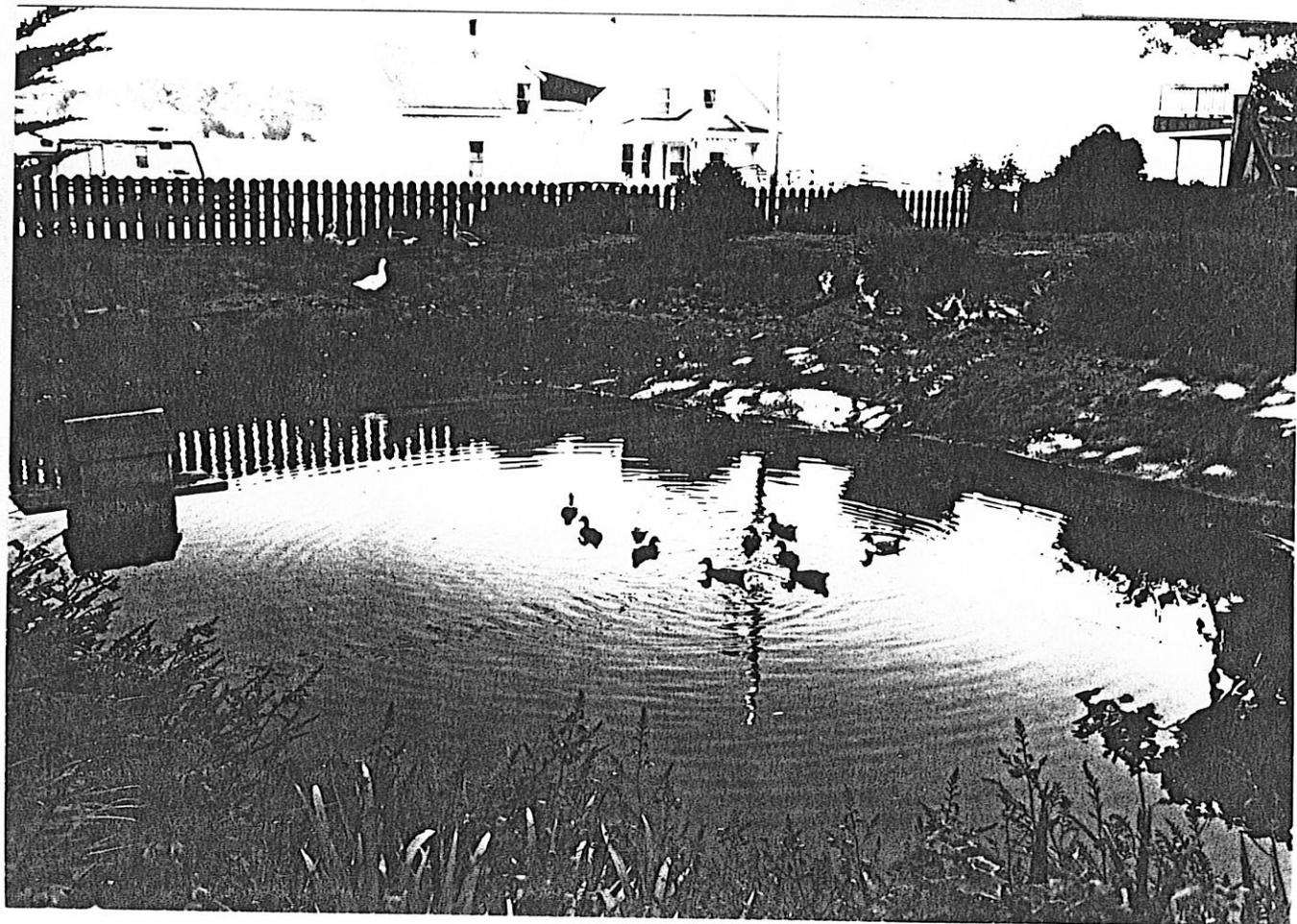
Spring fed, it may have been larger back in the older days. Interior surface is just natural dirt, with landscaping of plants around the edges.

Silt and dirt was dug out in 1983, and today, 9/22/1987 there is only about four inches of water in the pond.



- Construction date: Estimated _____ Factual 1880
- Architect _____
- Builder W. H. Kelly
- Approx. property size (in feet)
Frontage 250' Depth 160'
or approx. acreage _____
- Date(s) of enclosed photograph(s)
July, 1987

#25b Kelley Pond
Main Street



KELLEY POND
45020 Main Street

Sverko, April 16, 1999
APN: 119-238-17
MHR: #25b No. I

This historic Kelley Pond was surveyed for the State Office of Historic Preservation by the writer in 1987.

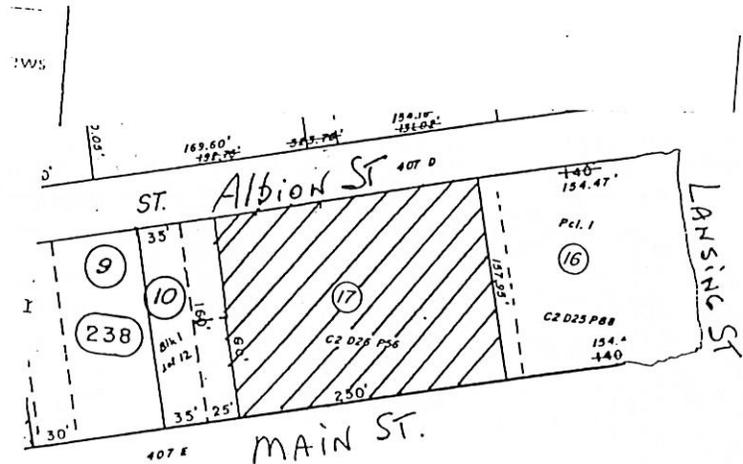
Fed by a natural spring, it was dug out by Wm. H. Kelly in July, 1880, and stocked with catfish and trout.

Oval shaped, it was 70' in length, north to south, and approx 50 feet wide, with the center dug out to 10-12 feet deep.

It has been a duck pond for many years, clearly visible from Main Street to all passersby.

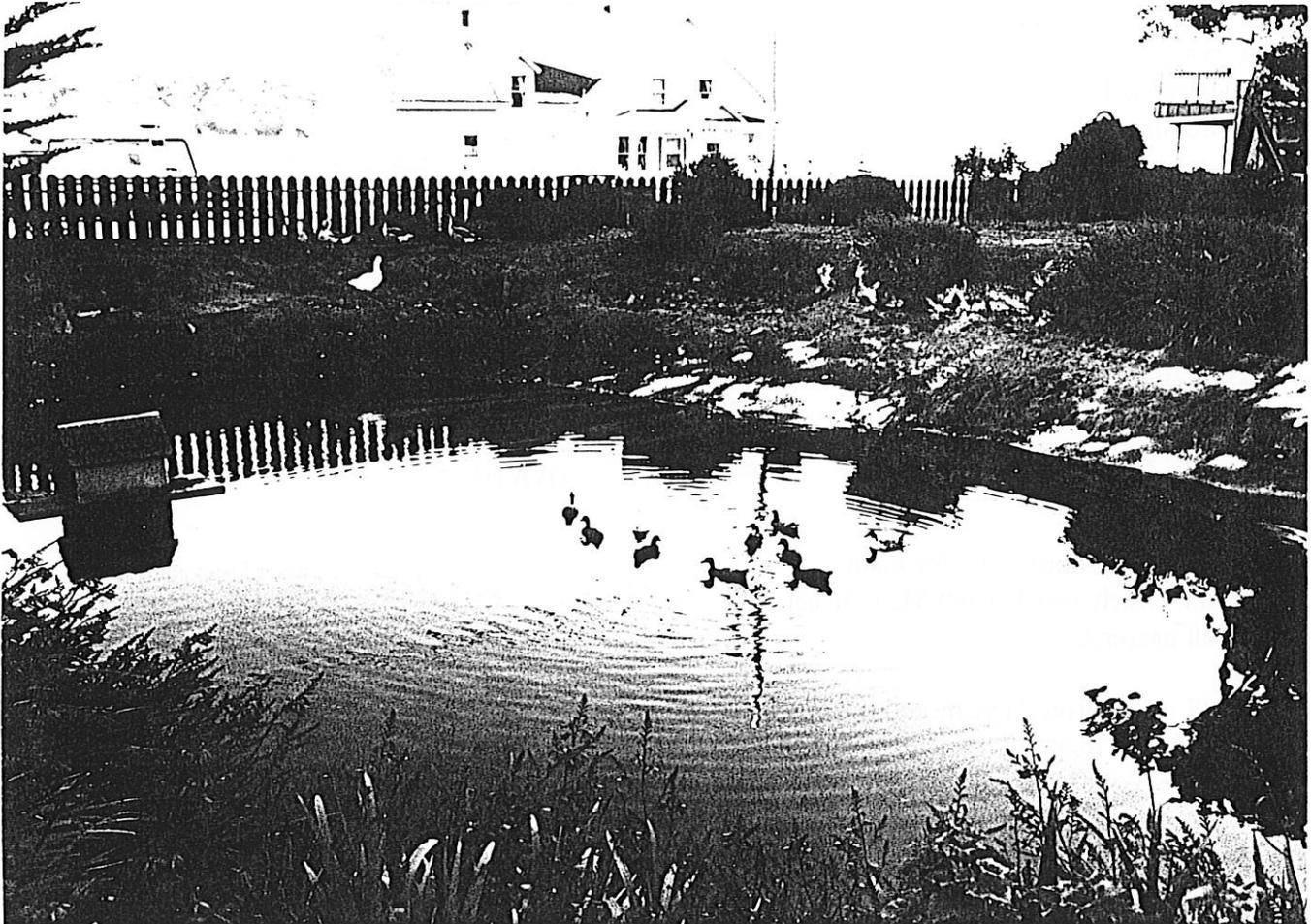
1987 was a drought year, and the pond evaporated to about only four inches and members of Mendocino Historical Research, Inc., rescued goldfish and the ducks.

It is continuously maintained by members of Mendocino Historical Research, Inc., Who own and operate the Kelley House Museum on the property.



KELLEY POND
45020 Main Street

Sverko, April 16, 1999
APN: 119-238-17
MHR: #25b No. I



#256 119-238-17



Jack's Corner

Mendocino Beacon, Thursday, September 24, 1987, Page 5

By Jacques Helfer

Thanks to Kelley House Director Ann Campbell for donning rubber boots, taking strainer and pail in hand and climbing to the bottom of Kelley Pond to rescue the dozen or so goldfish. The pond was going dry, only a shallow mud puddle remained and one could look down from the sidewalk and see the goldfish with their sides breaking the surface, swimming in obvious distress. Now they have all been transferred to a large pool.



Kelley House Calendar

By **WALLY SMITH**
For The Beacon

As you know if you're a regular reader of this column, the historic Kelley Pond on the museum's grounds has become a mere mud puddle—even dryer than that, on occasion—due to the drop in the Mendocino water table.

Skip Jones to the rescue: He contributed 8,000 gallons of much-needed water, giving our dozens of ducks (and five fat geese) a bit of a respite from having to waddle their way from hither to yon. But it seems as how those thirsty cracks can swill it up at will and call for more; by the time you read this, the pond will be dry again.

Meanwhile one of our Moms has presented us with eight new ducklings. And we still want to give away a lot of the older ones—those who were the last crop of newcomers. There must be a few ponds without water? Forlorn, that's what.

One afternoon while docent Evelyn Parker was on duty at the museum, an out-of-town visitor presented her with a square-cut nail found on the Kelley House grounds—possibly unearthed during a routine hoedown by gardener Jaen Treesinger or one of her crew.

Nails such as this have not been manufactured since the turn of the century. The Kelley House

itself is no doubt a veritable pin cushion of square-cut nails, dating as it does to the days before the Civil War.

Fellow townsmen (townsper sons?) who have made it to the TV screen a time or two on Angela Lansbury's "Murder, She Wrote" series on Sunday nights, may be interested to learn that we'll soon be able to watch this popular show six times a week! Yes, I said six. CBS will continue to screen the show on Sundays (now that the writers' strike is over, hopefully with some new episodes) and the USA cable network will screen the show every weeknight starting with a two-hour "debut" on Monday, Oct. 3.

So if you want to catch your own act once more, keep an eye on USA. That's Channel 11 on our TV.

And Mendocino is about to receive some welcome (we hope) publicity in the form of a feature article, well-illustrated, in the November/December issue of the nationally distributed American West Magazine. Text was written by yours truly and the photographs—depending upon which they decide to use—were submitted by Toni Lemos, Bill Wagner and this reporter.

If you're one of those readers who fear we already have too many tourists about, you won't like it. Sorry about that.

ARCHITECTURAL DATA FORM

| | | |
|--|--|---------------------------------------|
| STATE CALIFORNIA | COUNTY MENDOCINO | TOWN OR VICINITY MENDOCINO |
| HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) KELLEY HOUSE | | HABS NO. |
| SECONDARY OR COMMON NAMES OF STRUCTURE none | | |
| COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 45007 Albion Street | | County Assessor Parcel #119-238-17 |
| DATE OF CONSTRUCTION (INCLUDE SOURCE) 1861 (Wm. H. Kelley Diary) | ARCHITECT(S) (INCLUDE SOURCE) unknown | |
| SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) Original use, residence by Wm. H. Kelley family. Wm. H. Kelley, pioneer to this area 1852. NOW "KELLEY HOUSE MUSEUM". | | |
| STYLE (IF APPROPRIATE) unknown, West Coast adaption of then current Eastern "style". | | |
| MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Redwood | | |
| SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) 69' long x 50' wide | | |
| EXTERIOR FEATURES OF NOTE Quite elegant fenestration, ornate cornice complete with brackets | | |
| INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) interiors intact - original | | |
| MAJOR ALTERATIONS AND ADDITIONS WITH DATES Kitchen wing added about 1880. | | |
| PRESENT CONDITION AND USE Condition excellent. "KELLEY HOUSE MUSEUM" and caretakers apartment. | | |
| OTHER INFORMATION AS APPROPRIATE One of the earliest houses built in Mendocino of native "redwood" lumber by Wm. H. Kelley in 1861, was owned by Kelley family until April 1975, sold to new owner and title transferred immediately to Mendocino Historical Research, Inc. | | |
| SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Stebbins/Bear, Mendocino Historical Research (see Vol II, No. 2, "Mendocino" pub by Bear & Stebbins. Mendocino Beacon and William H. Kelley's 1861 diary. | | |
| COMPILER, AFFILIATION Eleanor F. Sverko with assistance from Stebbins/Bear architect, Michael Leventhal | DATE May 27, 1986 | |

HISTORIC RESOURCES INVENTORY

Architectural Supplement

| | | | | | | | | |
|------------------|---|---|------|---|---|----------|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| EXHIBIT B | | | | | | | | |
| County | | | Site | | | Card No. | | |
| (State Use Only) | | | | | | | | |

Mark the answer sheet for this section in the same way that you marked answers to questions 29 – 36, placing one number per block. As this section will be computerized for storage and retrieval of information, please make your numbers clear and legible. Disregard the small numbers under each answer bracket; they are for keypunch reference.

Card 4

- 40. Placement 01
10 11
- 41. Plan 08
12 13
- 42. Stories 07
14 15
- 43. Basement 01
16 17
- 44. Foundation 01
18 19
- 45. Exterior Walls - Wood 09, 15, ,
20 21 22 23 24 25 26 27
- 46. Exterior Walls - Stone 01, , ,
28 29 30 31 32 33 34 35
- 47. Exterior Walls - Adobe, Other Earth 01, , ,
36 37 38 39 40 41 42 43
- 48. Exterior Walls - Brick, Composition, Tile 01, , ,
44 45 46 47 48 49 50 51
- 49. Exterior Walls - Coursing 01, , ,
52 53 54 55 56 57 58 59
- 50. Exterior Walls - Concrete 01, , ,
60 61 62 63 64 65 66 67
- 51. Exterior Walls - Metal, Glass 01, , ,
71 72 73 74 75 76 77 78

Card 5

- 52. Exterior Sheathing 01, , ,
10 11 12 13 14 15 16 17
- 53. Wall Design 07, , ,
18 19 20 21 22 23 24 25
- 54. Roof Shape 08, , ,
26 27 28 29 30 31 32 33
- 55. Roof Material 04, , ,
34 35 36 37 38 39 40 41
- 56. Chimneys 04
42 43
- 57. Chimney Material 06, , ,
44 45 46 47 48 49 50 51
- 58. Dormer Shape 01, , ,
52 53 54 55 56 57 58 59
- 59. Roof Trim - Eaves 15
60 61
- 60. Roof Trim - Gable End 12, , ,
62 63 64 65 66 67 68 69
- 61. Roof Trim - Special Features 11
70 71
- 62. Window Location 04
72 73
- 63. Window Opening Shape 03
74 75
- 64. Window Top Surrounding Detail 03
76 77
- 65. Window Sides Surrounding Detail 03
78 79

Card 6

- 66. Window Bottom Surrounding Detail 04
10 11

- 67. Window Division 07
12 13
- 68. Window Movement 03
14 15
- 69A. Window Panes - Upper or Left 04
16 17
- 69B. Window Panes - Lower or right 04
18 19
- 70. Special Window Shapes 01, , ,
20 21 22 23 24 25 26 27
- 71. Special Window Types 01, , ,
28 29 30 31 32 33 34 35
- 72. Main Door Location 03
36 37
- 73. Main Door Opening 03
38 39
- 74. Main Door Top Surrounding Detail 03
40 41
- 75. Main Door Sides Surrounding Detail 03
42 43
- 76. Main Doorway Type 03
44 45
- 77. Main Doorway Side Panels 01
46 47
- 78. Main Doorway Transom Panels 05
48 49
- 79A. Main Door Type 03
50 51
- 79B. Main Door Type 09, , ,
52 53 54 55 56 57 58 59
- 80. Main Door Material 03, , ,
60 61 62 63 64 65 66 67
- 81. Main Door Glazing 01
68 69
- 82. Stairs, Location and Design 01
70 71

Card 7

- 83. Stairs, Shape 01
10 11
- 84. Main Porch 08
12 13
- 85. Porch Supports 03
14 15
- 86. Porch Supports Material 03, , ,
16 17 18 19 20 21 22 23
- 87. Porch Height 03
24 25
- 88. Additional Building Features 09, , ,
26 27 28 29 30 31 32 33
- 89. Ornamentation 10, , ,
34 35 36 37 38 39 40 41
- 90. Property Features 06, 08, ,
42 43 44 45 46 47 48 49

HISTORIC
PRESERVATION,
MENDOCINO, CA

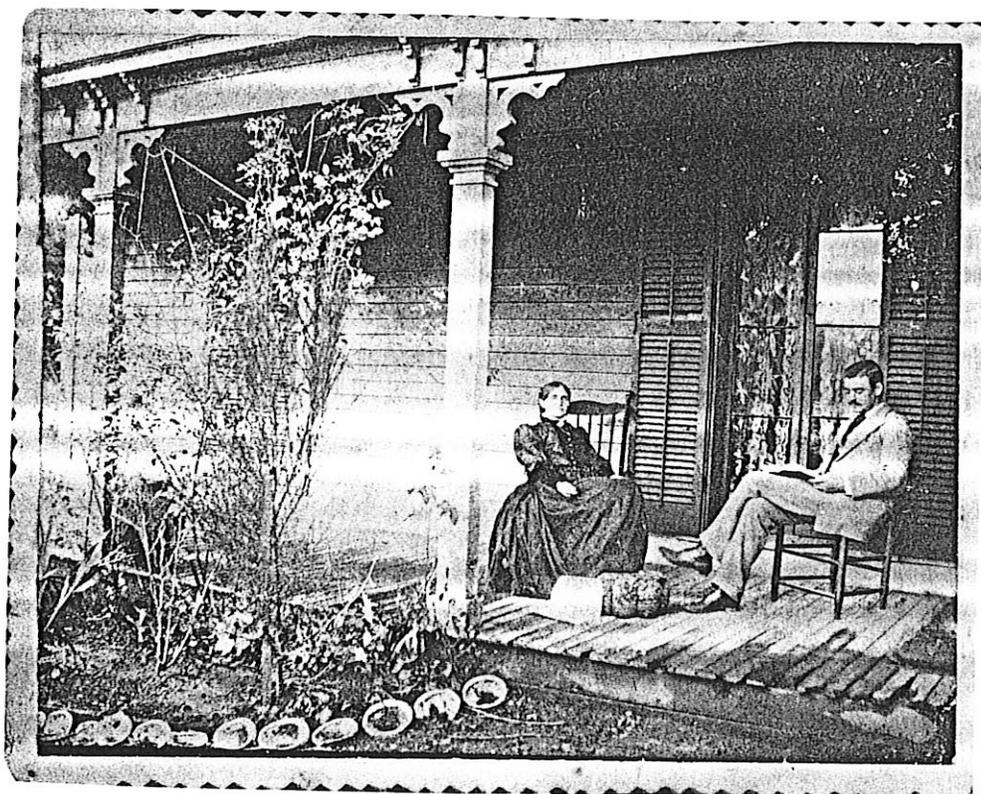


KELLEY HOUSE
Built 1861 - Photo c. 1871

Kelley House as it looked in an early stereopticon photograph found in the family collection of memorabilia. The house was painted pale creamy yellow with white trim.



Kelley House 1886. Kitchen wing has been added.



Eliza Kelley and son Otis on east porch, c. 1895

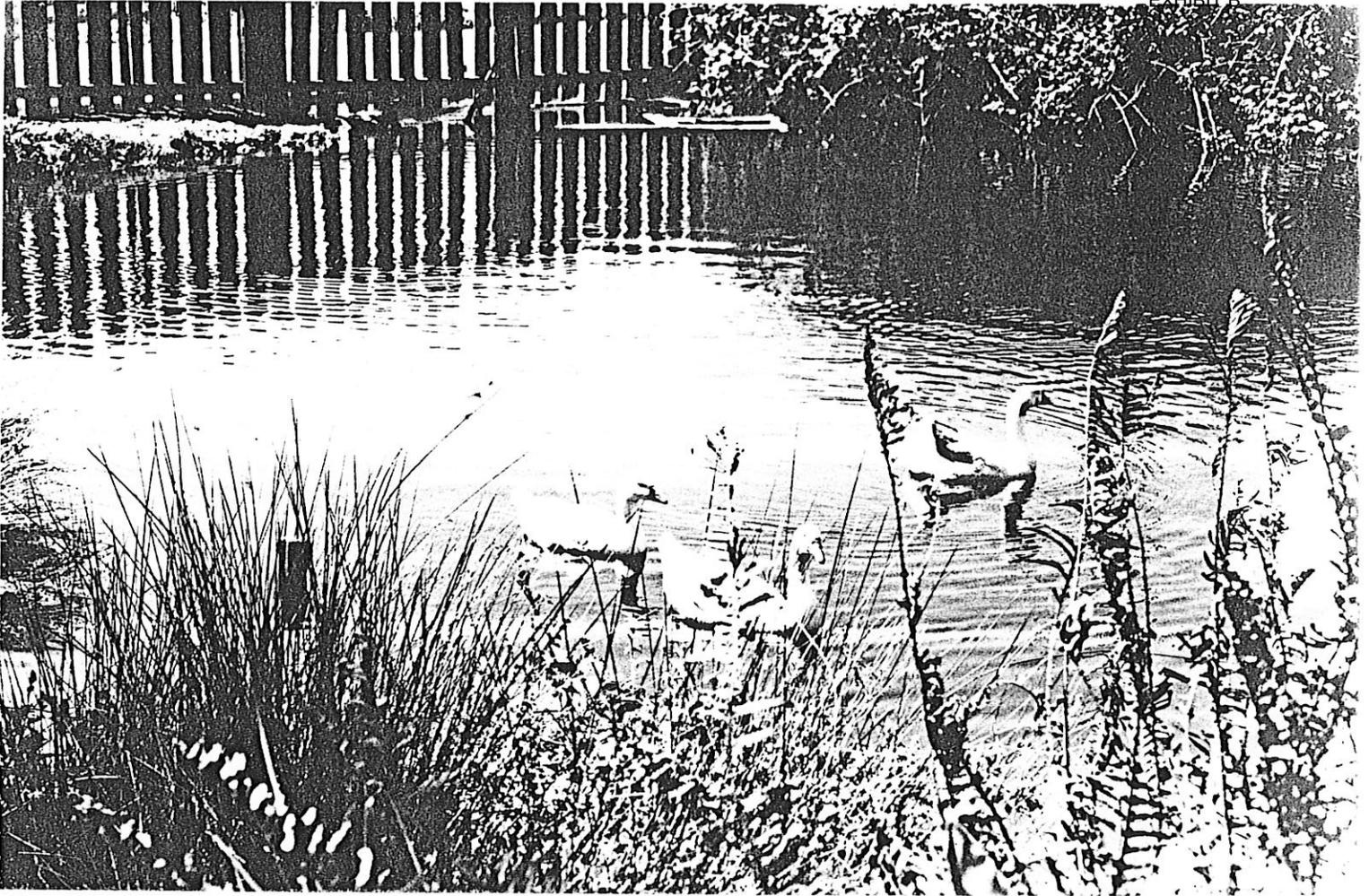


photo by Richard Yates

This is one of our favorite pictures of the Kelley duck pond. At one time Kelley children had a small boat on the water and we are told William Kelley stocked the pond with trout.

ACKNOWLEDGEMENTS

Photographs except as otherwise labeled were supplied by the Kelley's grandchildren, the children of Otis and Annie McGuire Kelley. Our contact has been with Margaret Kelley Campbell.

The historical value of the agreement between William Kasten and William Kelley on page 10 cannot be emphasized enough. During our research of Mendocino history, references to Kasten's disposition of the land he pre-empted in 1851 (see copy of Pre-emption in Mendocino, Book I, by Bear and Stebbins), have assumed Kasten sold his holdings to Henry Meiggs, but this agreement clears up that assumption.

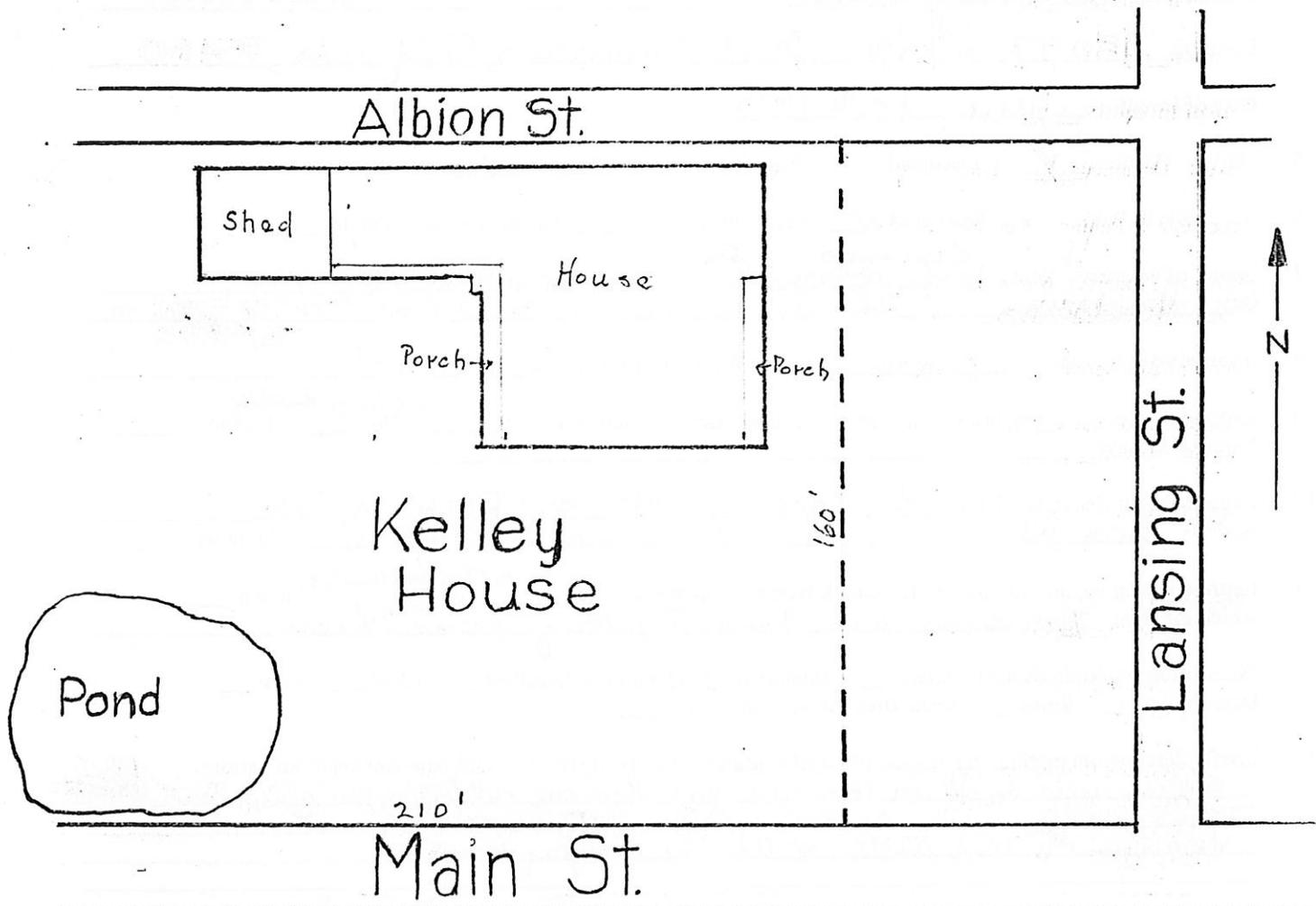
Mendocino Historical Research historians are deeply grateful for the cooperation of the Kelley family in supplying historical memorabilia. The photographs lent to us to copy will assist in the restoration of Kelley House.

HISTORIC RESOURCES INVENTORY

- 2. Common Name Kelley House APN: 119-238-17
- 3. Location 45007 Albion Street, Mendocino, California, 95460
- 4. Date of Inventory June 10th 1975
- 5. Status: Occupied Unoccupied _____ Preservation Work in Progress
- 6. Accessible to Public: Yes, Restricted Yes, Unrestricted _____ Not Accessible to Public _____
- 7. Owner of Property: Name Mendocino Historical Research Inc. Address POST OFFICE BOX 922
City Mendocino State California Zip 95460 Phone 707/937-5791 or 937-8940
- 8. Approximate Acreage .71 acre or Approximate Lot Size 210' X 160'
- 9. Representation in existing historic or prehistoric survey (see instructions): Yes _____ No *not individually* Unknown _____
Name of Survey _____
- 10. Depository for Records: Name Mendocino Historical Research, Inc.
Address Box 922 City Mendocino State California Unknown _____
- 11. Representation on current Historic Landmark Registry programs: Yes _____ No *not individually* Unknown _____
Which Program Mendocino is on National Register of Historic Places
- 12. Description (multiple choice): Altered _____ Unaltered Condition: Excellent _____ Good _____ Fair _____
Deteriorated Ruins _____ Unexposed (archeological site) _____
- 13. Briefly describe the present and original physical appearance of site or structure and note any major alterations: 1880
House was built in 1861 and has had one addition probably about 1880.
It is large, with several gables, long windows and a
veranda on each side of the two story house.
- 14. Event of Historical Importance: None _____ Local _____ State _____ National _____ Describe briefly (see instructions for architectural exceptions): _____
- 15. Person of historical importance: Name William H. Kelley
Local State _____ National _____ Unknown _____ None _____
- 16. Statement of Significance: One of earliest houses built in Mendocino of native lumber
(produced) by Wm H Kelley, an original pioneer of 1852. Built in 1861, was
owned by Kelley's until title was transferred in Apr. 1975, to new owners &
immediately to our organization.
- 17. Documents and Books (bibliography): Vol II, No. 2 Mendocino Historical Review, "Mendocino", publ.
by Bear & Stebbins; Mendocino Beacon, publ by F.A. Nichols.
Wm H. Kelley's 1861 Diary
- 18. Photographs included of site or structure: Yes _____ No _____ (see instructions)

19. Sketch map:

In the space below, draw a sketch map showing the location of the site or structure being inventoried. Label streets and roads and show the distance from the nearest major intersection. Add an arrow to show north on the map. As a rule, show north to the top of the page.



20. Form prepared by: Name Nancy/Michael Address Kelley House
 City Mendocino Phone 707/937-3740 Organization Mendocino Historical Research

THE FOLLOWING (21-26) ARE FOR STRUCTURES ONLY.

21. Date of Construction 1861 Factual Estimated Unknown
 Architect Unknown Builder Unknown

22. Basic historic use of structure (see instructions): 3(c) 4(a) 5(a) & caretaker's apartment

23. Basic present use of structure (see instructions): Restoration

24. Is structure on original site? Yes No Unknown

25. Present Environment and Threat of Destruction (see instructions) Rural, e.
 Secure Threatened Unknown

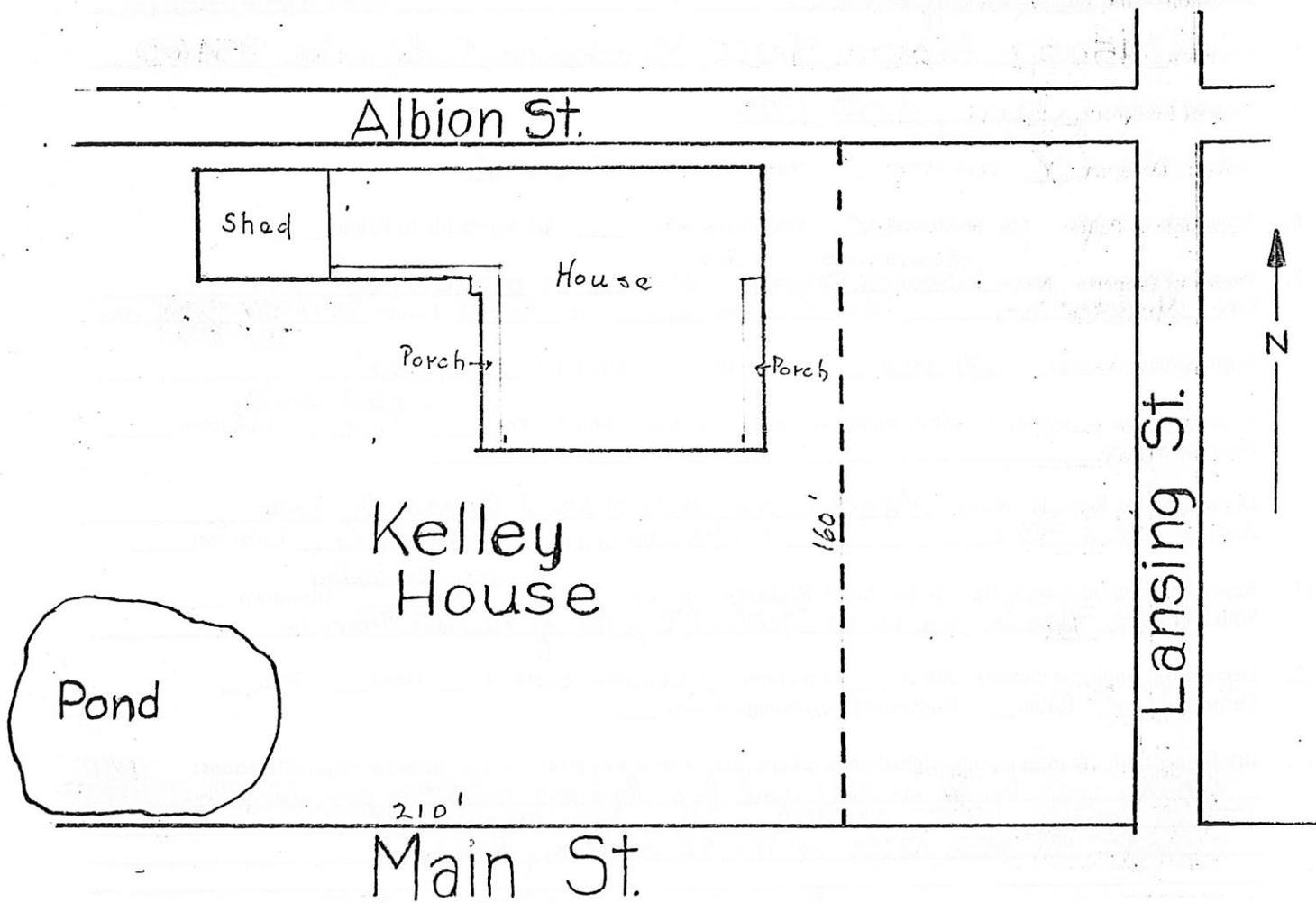
26. Area of structure at ground level: Width 50' Length 69' Unknown

HISTORIC RESOURCES INVENTORY

2. Common Name Kelley House APN: 119-238-17
3. Location 45007 Albion Street, Mendocino, California, 95460
4. Date of Inventory June 10th 1975
5. Status: Occupied Unoccupied Preservation Work in Progress
6. Accessible to Public: Yes, Restricted Yes, Unrestricted Not Accessible to Public
7. Owner of Property: Name Mendocino Historical Research, Inc. Address POST OFFICE BOX 922
City Mendocino State California Zip 95460 Phone 707/937-5791 or 937-8940
8. Approximate Acreage .71 acre or Approximate Lot Size 210' x 1100'
9. Representation in existing historic or prehistoric survey (see instructions): Yes No not individually Unknown
Name of Survey _____
10. Depository for Records: Name Mendocino Historical Research, Inc.
Address Box 922 City Mendocino State California Unknown
11. Representation on current Historic Landmark Registry programs: Yes No not individually Unknown
Which Program Mendocino is on National Register of Historic Places
12. Description (multiple choice): Altered Unaltered /Condition: Excellent Good Fair
Deteriorated Ruins Unexposed (archeological site)
13. Briefly describe the present and original physical appearance of site or structure and note any major alterations: 1880
House was built in 1861 and has had one addition probably about 1880.
It is large, with several gables, long windows and a
veranda on each side of the two story house.
14. Event of Historical Importance: None Local State National Describe briefly (see instructions for architectural exceptions): _____
15. Person of historical importance: Name William H. Kelley
Local State National Unknown None
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(produced) by Wm H Kelley, an original pioneer of 1852. Built in 1861, was
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Wm H. Kelley's 1861 Diary
18. Photographs included of site or structure: Yes No (see instructions)

19. Sketch map:

In the space below, draw a sketch map showing the location of the site or structure being inventoried. Label streets and roads and show the distance from the nearest major intersection. Add an arrow to show north on the map. As a rule, show north to the top of the page.



20. Form prepared by: Name Nancy/Michael Address Kelley House
 City Mendocino Phone 707/937-9740 Organization Mendocino Historical Research

THE FOLLOWING (21-26) ARE FOR STRUCTURES ONLY.

21. Date of Construction 1861 Factual Estimated Unknown
 Architect Unknown Builder Unknown
22. Basic historic use of structure (see instructions): 3(c) 4(a) 5(a) & caretaker's apartment
23. Basic present use of structure (see instructions): Restoration
24. Is structure on original site? Yes No Unknown
25. Present Environment and Threat of Destruction (see instructions) Rural, e.
 Secure Threatened Unknown
26. Area of structure at ground level: Width 50' Length 69' Unknown

HISTORIC RESOURCES INVENTORY
Architectural Supplement

| | | | | | | | | | |
|------------------|---|---|---------|---|---|---|----------|---|----|
| | | | EXHIBIT | | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| County | | | Site | | | | Card No. | | |
| (State Use Only) | | | | | | | | | |

Mark the answer sheet for this section in the same way that you marked answers to questions 29 - 36, placing one number per block. As this section will be computerized for storage and retrieval of information, please make your numbers clear and legible. Disregard the small numbers under each answer bracket; they are for keypunch reference.

Card 4

- 40. Placement 01
10 11
- 41. Plan 08
12 13
- 42. Stories 07
14 15
- 43. Basement 01
16 17
- 44. Foundation 01
18 19
- 45. Exterior Walls - Wood 09, 15, ,
20 21, 22 23, 24 25, 26 27
- 46. Exterior Walls - Stone 04, , ,
28 29, 30 31, 32 33, 34 35
- 47. Exterior Walls - Adobe, Other Earth 01, , ,
36 37, 38 39, 40 41, 42 43
- 48. Exterior Walls - Brick, Composition, Tile 01, , ,
44 45, 46 47, 48 49, 50 51
- 49. Exterior Walls - Coursing 01, , ,
52 53, 54 55, 56 57, 58 59
- 50. Exterior Walls - Concrete 01, , ,
60 61, 62 63, 64 65, 66 67
- 51. Exterior Walls - Metal, Glass 01, , ,
71 72, 73 74, 75 76, 77 78

- 67. Window Division 07
12 13
- 68. Window Movement 03
14 15
- 69A. Window Panes - Upper or Left 04
16 17
- 69B. Window Panes - Lower or right 04
18 19
- 70. Special Window Shapes 01, , ,
20 21, 22 23, 24 25, 26 27
- 71. Special Window Types 01, , ,
28 29, 30 31, 32 33, 34 35
- 72. Main Door Location 03
36 37
- 73. Main Door Opening 03
38 39
- 74. Main Door Top Surrounding Detail 03
40 41
- 75. Main Door Sides Surrounding Detail 03
42 43
- 76. Main Doorway Type 03
44 45
- 77. Main Doorway Side Panels 01
46 47
- 78. Main Doorway Transom Panels 05
48 49
- 79A. Main Door Type 03
50 51
- 79B. Main Door Type 09, , ,
52 53, 54 55, 56 57, 58 59
- 80. Main Door Material 03, , ,
60 61, 62 63, 64 65, 66 67
- 81. Main Door Glazing 01
68 69
- 82. Stairs, Location and Design 01
70 71

Card 5

- 52. Exterior Sheathing 01, , ,
10 11, 12 13, 14 15, 16 17
- 53. Wall Design 07, , ,
18 19, 20 21, 22 23, 24 25
- 54. Roof Shape 08, , ,
26 27, 28 29, 30 31, 32 33
- 55. Roof Material 04, , ,
34 35, 36 37, 38 39, 40 41
- 56. Chimneys 04
42 43
- 57. Chimney Material 06, , ,
44 45, 46 47, 48 49, 50 51
- 58. Dormer Shape 01, , ,
52 53, 54 55, 56 57, 58 59
- 59. Roof Trim - Eaves 15
60 61
- 60. Roof Trim - Gable End 12, , ,
62 63, 64 65, 66 67, 68 69
- 61. Roof Trim - Special Features 11
70 71
- 62. Window Location 04
72 73
- 63. Window Opening Shape 03
74 75
- 64. Window Top Surrounding Detail 03
76 77
- 65. Window Sides Surrounding Detail 03
78 79

Card 7

- 83. Stairs, Shape 01
10 11
- 84. Main Porch 08
12 13
- 85. Porch Supports 03
14 15
- 86. Porch Supports Material 03, , ,
16 17, 18 19, 20 21, 22 23
- 87. Porch Height 03
24 25
- 88. Additional Building Features 09, , ,
26 27, 28 29, 30 31, 32 33
- 89. Ornamentation 10, , ,
34 35, 36 37, 38 39, 40 41
- 90. Property Features 06, 08, ,
42 43, 44 45, 46 47, 48 49

Card 6

- 66. Window Bottom Surrounding Detail 04
10 11

Per Eleanor F. Sverko, April, 1998

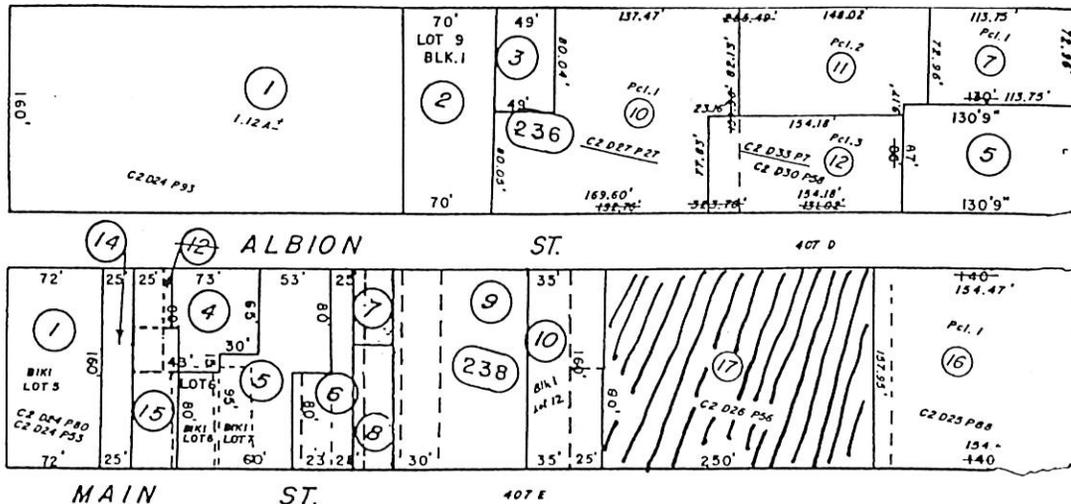
KELLEY HOUSE

APN: 119-238-17

MHR: #26, Landmark No. I

45007 Albion Street or

45020 Main Street



This historic old home which is now the Kelley House Museum, owned and operated by Mendocino Historical Research, Inc., was built in 1861 by William H. Kelley, early pioneer who was among the first to come to Mendocino in 1852. He sailed here on the ship "Ontario" in 1852, along with forty other men to help build the first sawmill.

In 1854, Kelley bought almost the entire Mendocino peninsula from William Kasten, who had filed a pre-emption claim, for \$2650. Kasten had the first house in Mendocino (Heeser-Kasten House). In 1855, Kelley returned east and married Eliza Lee Owen. They lived in the Kasten house six years, until this home, built of native redwood lumber, was completed in 1861. A kitchen wing was added about 1880. In August, 1880, Kelley added a trout pond to the property, and planted 1000 catfish.

The Kelley's put down roots in Mendocino and raised their children here. Their daughter Daisy married Alexander MacCallum, and for them he built the MacCallum House. In 1894, he built the Eliza Kelley Memorial Baptist Church, on Ukiah Street, for his wife.

In 1975, the Kelley heirs sold the entire corner to R. O. Peterson, who immediately transferred ownership of the Kelley House and grounds to Mendocino Historical Research, Inc., who have operated the Museum and Archives since that time. MHR, Inc., was the recipient of a \$70,000 grant in August, 1974, to help with the acquisition of the property. Much restoration, an ongoing project, has been done to the old house .. A part of the old shed was rebuilt into a vault in 1993, with the exterior siding replaced .. The grounds are beautifully maintained .. And the pond still has ducks!



#25B
KELLEY
POND

MENDOCINO HISTORICAL REVIEW BOARD PERMIT

Applicant: Mendocino Historical Research, Inc.
Kelly House Museum
P.O. Box 922
Mendocino, CA 95460

Date: August 17, 2015
Permit: MHRB #2015-19

On August 3, 2015, the Mendocino Historical Review Board granted this permit: Installation of a plastic 3,000 gallon water storage tank in the northwest corner of the Kelley House Museum property. The tank will be placed on a concrete slab or sand and recessed into the ground so that the top of the tank is level with the existing fencing on Albion Street. Wood fencing will be placed around the tank. A concurrent variance is granted for a reduction in the required side yard from six (6) feet to two (2) feet and the required rear yard from ten (10) feet to two (2) feet. All feasible measures will be taken to capture rainwater from adjacent properties. The top of the tank will be hidden by a wood lattice and be situated below the existing fence line adjacent to the proposed tank. *Subject to standard conditions and findings.*

The project is located at 45007 Albion Street (APN: 119-238-17).

STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.

Issued on behalf of the Mendocino Historical Review Board.

By: _____
Bill Kinser
Executive Secretary

DATE