

OWNER/APPLICANT/AGENT: LOREN REX
CALIFORNIA STATE DEPT. OF PARKS AND RECREATION
12301 N. HIGHWAY ONE, BOX 1
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Document and disassemble existing carriage house. Pave slab foundation for new carriage house building. Upgrade electrical and phone lines. Build new carriage house to exact dimensions as old Carriage house with siding to match historic Ford House in shape and color. Wood windows and doors to match historic period. Western double doors to have interior 36" standard entry door on interior.

STREET ADDRESS: 45035 Main Street (AP# 119-240-01).

PARCEL SIZE: 11.50 acres

HISTORIC STRUCTURES: On Site: Ford House, Category 1

CEQA STATUS: Mitigated Negative Declaration

PAST MHRB PERMITS: 87-16 Music festival; 91-03 sidewalk; 00-51 migration marker; 02-17 demo movie set water tank; 08-14 sidewalk; 08-32 interpretive sign.

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 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: Reconstructions (Page 9), Demolition (page 10).

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; and
- (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.

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.

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: \$1,040.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received 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-2016-0003
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>Loren Rex</u>	Name of Property Owner(s) <u>State of CA</u>	Name of Agent <u>Loren Rex</u>
Mailing Address <u>12301 N. Hwy 1 Box 1 Mendocino, CA 95460</u>	Mailing Address <u>Same</u>	Mailing Address <u>Same</u>
Telephone Number <u>707-937-3118</u>	Telephone Number <u>Same</u>	Telephone Number <u>Same</u>
Assessor's Parcel Number(s) <u>119-240-01</u>		
Parcel Size <input type="checkbox"/> Square Feet <u>119-240 11.5</u> <input checked="" type="checkbox"/> Acres	Street Address of Project <u>45035 Main St. Mendocino, CA</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.

Existing Carriage house to be documented & disassembled.
Slab foundation to be paved for new carriage house building.
Electrical and phone lines upgraded to the building.
New carriage house built to exact dimensions as old carriage house. Siding to match historic Ford House in shape and color. Windows and doors wood to match historic period.
Western Double doors to have interior 36" standard entry door on interior.

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? ≈ 5,000 sq. ft.
- What is the total floor area (internal) of all structures on the property? ≈ 4,700 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? _____ sq. ft.

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

Project ID No. _____

PCA No. _____

PROJECT EVALUATION (PEF)

PROJECT CONCEPT

PROJECT TITLE Mendocino Headlands Outbuilding Renovations		PARK UNIT NAME Mendocino Headlands SP
DISTRICT NAME Mendocino		FACILITY NO. 158-A-4-08-0-001, 158-A-5-05-2-001
PROJECT MANAGER Loren Rex	PHONE NO. 707-937-3118	EMAIL Loren.Rex@parks.ca.gov
DISTRICT PROJECT MANAGER Loren Rex	PHONE NO. 707-937-3118	EMAIL Loren.Rex@parks.ca.gov
PROJECT BID DATE NA	CONSTRUCTION START DATE ASAP	FUNDING SOURCE Donations / Mendocino County

PROJECT DESCRIPTION

This project is designed to enhance the security and accessibility of the Ford House Museum, its visitors and the Ford House Comfort Station. The project consists of redesigning the Ford House Comfort Station to increase security, reduce vandalism and provide better access for the general public. Additionally the Ford House Storage Building will be redesigned and repurposed to be used as a Mendocino County Sheriff's Department sub-station. The footprint of the buildings is not anticipated to change but the electrical/plumbing/mechanical will have to be reconfigured as well as the entry to the buildings to accommodate their new functionality. The Ford House Comfort Station is not historic and was built in the 1980s but the Storage building is over 50 years old and will need historic review. A detailed description of the proposed project is attached.

DOCUMENTS ATTACHED

- 7.5 minute (quad) map of project area (**Required**)
- Site Map (**Required** - Scale should show relationship to existing buildings, roads, landscape features, etc.)
- Graphics (Specify - photos, diagrams, drawings, cross-sections, etc.):
- Other (Specify):

REGULATORY REQUIREMENTS

IS AN APPLICATION, PERMIT, OR CONSULTATION REQUIRED?	YES	MAYBE	NO	CONTACT
Coastal Development Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DFG Stream Alteration Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
State & Federal Endangered Species Consultation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Corps of Engineers 404 Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RWQCB or NPDES Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DPR Right to Enter or Temporary Use Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PRC 5024 Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Americans with Disabilities Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Encroachment Permit (Specify Agency):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

PROJECT EVALUATION (PEF)

Project ID No. _____

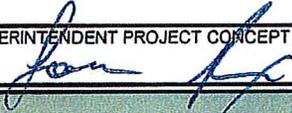
PCA No. _____

DEPARTMENT POLICY COMPLIANCE

	YES	NO
HAS A GENERAL PLAN BEEN APPROVED FOR THE UNIT?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If YES, is the project consistent with the GP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, what is the project justification?		
Is it a temporary facility? (No permanent resource commitment)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Health and Safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is it a Resource Management Project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is it repairing, replacing, or rehabilitating an existing facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IS THE PROJECT WITHIN A CLASSIFIED SUBUNIT?		
Natural Preserve	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cultural Preserve	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Wilderness	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IS THE PROJECT CONSISTENT WITH THE DEPARTMENT'S CULTURAL RESOURCE MANAGEMENT DIRECTIVES?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IS THE PROJECT CONSISTENT WITH THE DEPARTMENT'S OPERATIONS MANUAL CHAPTER 0300?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

SUPERINTENDENT PROJECT CONCEPT APPROVAL OR DESIGNEE



TITLE
SPSIII

DATE
1/8/2013

RESOURCES

Explain all 'Yes' or 'Maybe' answers in the "Evaluation and Comments" section (reference by letter and number). Attach additional pages, if necessary.

YES	MAYBE	NO	A. EARTH – WILL THE PROJECT:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Create unstable soil or geologic conditions?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Adversely affect topographic features?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Adversely affect any unusual or significant geologic features?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Increase wind or water erosion?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Adversely affect sand deposition or erosion of a sand beach?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Expose people, property, or facilities to geologic hazards or hazardous waste?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adversely affect any paleontological resource?

YES	MAYBE	NO	B. AIR – WILL THE PROJECT:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Adversely affect general air quality or climatic patterns?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Introduce airborne pollutants that may affect plant or animal vigor or viability?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Increase levels of dust or smoke?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Adversely affect visibility?

YES	MAYBE	NO	C. WATER – WILL THE PROJECT:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Change or adversely affect movement in marine or fresh waters?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Change or adversely affect drainage patterns or sediment transportation rates?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Adversely affect the quantity or quality of groundwater?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Adversely affect the quantity or quality of surface waters?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Expose people or property to flood waters?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Adversely affect existing or potential aquatic habitat(s)?

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.

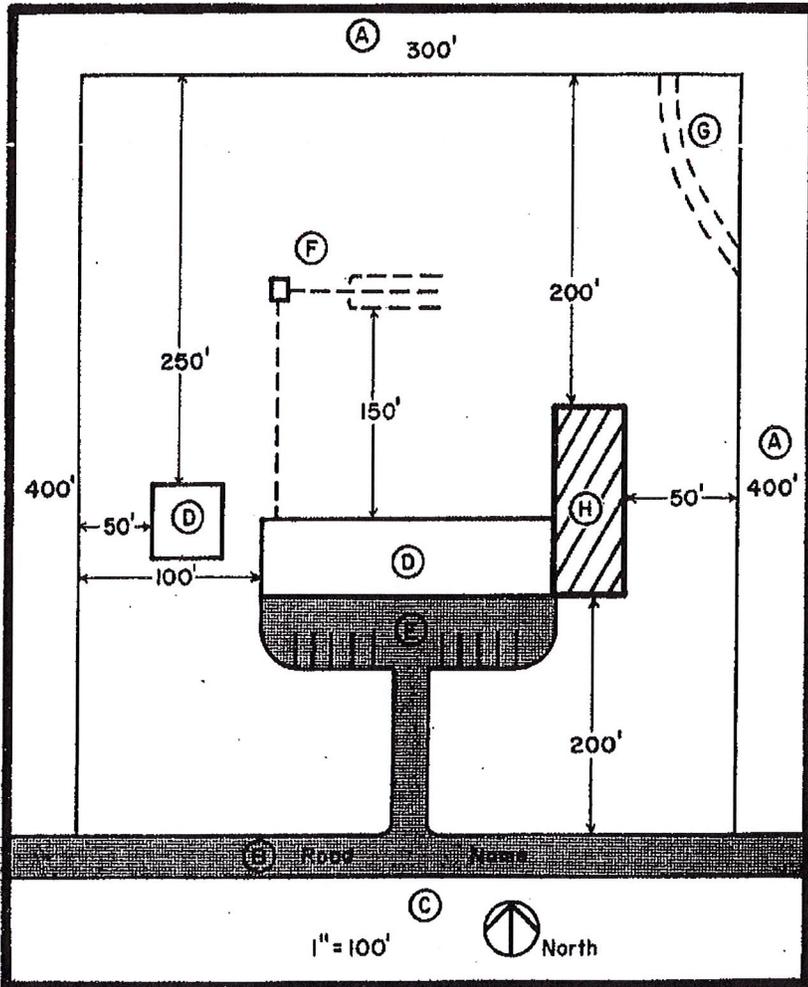
INDEMNIFICATION AGREEMENT

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: 1/22/16

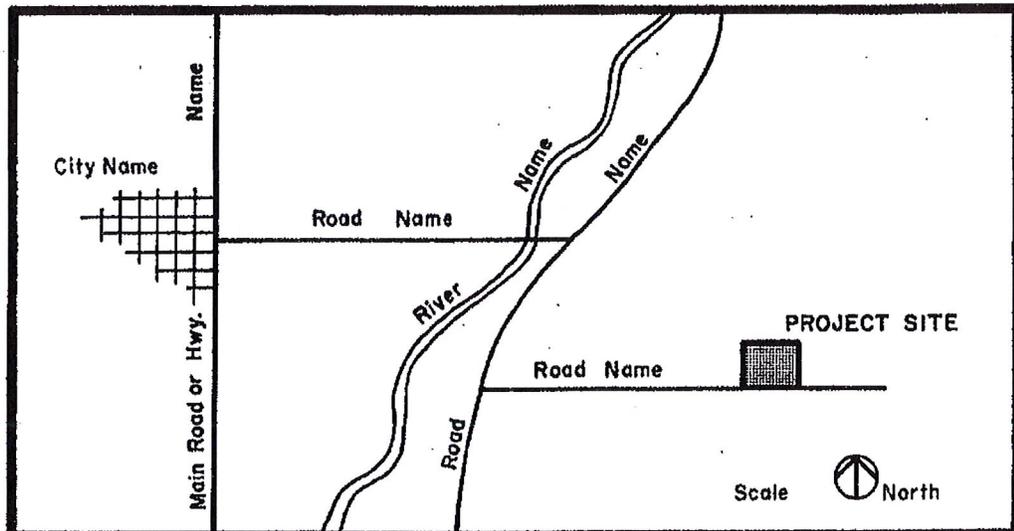

Applicant

Sample Plot Plan



- A. Parcel Shape and Dimensions.
- B. Adjacent Streets.
- C. North Arrow and Scale.
- D. Existing Buildings including distance from property lines.
- E. Driveways, Parking and Loading Areas.
- F. Existing and proposed septic system and wells including distances from structures.
- G. Easements and Utility lines (power, sewer, water etc.).
- H. Proposed structure or addition including distance from property lines.

Sample Location Map



Mendocino Historic Review Board

Application Submittal Guidelines

July 2004

The purpose of these guidelines is to make clear the various elements and level of clarity needed in order for an application to be considered complete and accepted for placement on an MHRB hearing agenda. Following these guidelines will make the review of your application easier for boardmembers at the public hearing. If you have any questions, do not hesitate to contact County Planning staff at the address below.

- ✓ 1. Applications must be legible – either typed or neatly printed
- ✓ 2. Where drawings and plans are necessary, those shall be detailed and clear in a manner such that all aspects of the proposal are obvious
3. Provide before and after plans of proposals where appropriate (i.e. additions, remodeling where locations of windows, doors, etc. would change)
- ✓ 4. Lot square footage and lot coverage according to the definition in the Town of Mendocino zoning code must be provided for all applications requesting new lot coverage
- ✓ 5. Dimensions of all proposed construction, demolition and modification shall be provided both on the plans and in the project description
- ✓ 6. Description of materials to be used in the proposed work →
7. For proposals involving exterior painting, six color samples for each color must be provided
- ✓ 8. Project location must be indicated on the map included with the application
- ✓ 9. Please double check address and Assessor's Parcel Number

Failure to observe these guidelines could result in the application being rejected as incomplete until the deficiencies are resolved.

Mendocino County Planning and Building Services staff thanks you for your cooperation.

Mendocino Historic Review Board
c/o Mendocino County Planning and Building Services
120 West Fir Street, Fort Bragg CA 95437
Tel. 707.964.5379

PROJECT EVALUATION (PEF)

YES	MAYBE	NO	<u>D. PLANT LIFE – WILL THE PROJECT:</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Adversely affect any native plant community?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Adversely affect any unique, rare, endangered, or protected plant species?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Introduce a new species of plant to the area?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Adversely affect agricultural production?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Adversely affect the vigor or structure of any tree?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Encourage the growth or spread of alien (non-native) species?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Interfere with established fire management plans or practices?

YES	MAYBE	NO	<u>E. ANIMAL LIFE – WILL THE PROJECT:</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Adversely affect any native or naturalized animal population?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Adversely affect any unusual, rare, endangered, or protected species?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Adversely affect any animal habitat?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Introduce or encourage the proliferation of any non-native species?

YES	MAYBE	NO	<u>F. CULTURAL RESOURCES – WILL THE PROJECT:</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Adversely affect a prehistoric or historic archeological site?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Adversely affect a prehistoric or historic building, structure, or object?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Cause an adverse physical or aesthetic effect on an eligible or contributing building, structure, object, or cultural landscape?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Diminish the informational or research potential of a cultural resource?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Increase the potential for vandalism or looting?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Disturb any human remains?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Restrict access to a sacred site or inhibit the traditional religious practice of a Native American community?

YES	MAYBE	NO	<u>G. AESTHETIC RESOURCES – WILL THE PROJECT:</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Adversely affect a scenic vista or view?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Significantly increase noise levels?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Adversely affect the quality of the scenic resources in the immediate area or park-wide?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Create a visually offensive site?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Be incompatible with the park design established for this unit or diminish the intended sense of "a special park quality" for the visitor?

YES	MAYBE	NO	<u>H. RECREATIONAL RESOURCES – WILL THE PROJECT:</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Be in a public use area?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Have an adverse effect on the quality of the intended visitor experience?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Have an adverse effect on the quality or quantity of existing or future recreational opportunities or facilities?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Have an adverse effect on the accessibility of recreational facilities (e.g., ADA requirements)?

EVALUATION AND COMMENTS

PROJECT EVALUATION (PEF)

Project ID No. _____

PCA No. _____

ENVIRONMENTAL REVIEW <i>To Be Completed by Qualified Specialist(s) ONLY.</i> <i>Attach additional reviews or continuation pages, as necessary.</i>	
ARCHEOLOGIST COMMENTS <input type="checkbox"/> No Significant Impact <input type="checkbox"/> Conditions, Mitigation <input type="checkbox"/> Potential Impact	
SIGNATURE	PRINTED NAME
TITLE	DATE
HISTORIAN COMMENTS <input type="checkbox"/> No Significant Impact <input type="checkbox"/> Conditions, Mitigation <input type="checkbox"/> Potential Impact	
SIGNATURE	PRINTED NAME
TITLE	DATE
RESOURCE ECOLOGIST COMMENTS <input type="checkbox"/> No Significant Impact <input type="checkbox"/> Conditions, Mitigation <input type="checkbox"/> Potential Impact	
SIGNATURE	PRINTED NAME
TITLE	DATE
MAINTENANCE CHIEF/SUPERVISOR COMMENTS <input type="checkbox"/> No Significant Impact <input type="checkbox"/> Conditions, Mitigation <input type="checkbox"/> Potential Impact	
SIGNATURE	PRINTED NAME
TITLE	DATE
OTHER SPECIALIST COMMENTS <input type="checkbox"/> No Significant Impact <input type="checkbox"/> Conditions, Mitigation <input type="checkbox"/> Potential Impact	
SIGNATURE	PRINTED NAME
TITLE	DATE
OTHER COMMENTS <input type="checkbox"/> No Significant Impact <input type="checkbox"/> Conditions, Mitigation <input type="checkbox"/> Potential Impact	
SIGNATURE	PRINTED NAME
TITLE	DATE
ENVIRONMENTAL COORDINATOR REVIEW	

PROJECT EVALUATION (PEF)

Project ID No. _____

PCA No. _____

YES	MAYBE	NO	CUMULATIVE IMPACTS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will the project be conducted in conjunction with or at the same time as other projects at the park?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Will the project be part of a series of inter-related projects?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Are there any other projects that must be completed for any part of this project to become operational?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Are there any other projects (including deferred maintenance) that have been completed or any probable future projects that could contribute to the cumulative impacts of this project?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Are any of the projects that relate to the proposed work outside the General Plan?
COMMENTS:			
RECOMMENDATION: <input type="checkbox"/> Not a project for the purposes of CEQA compliance. <input type="checkbox"/> The project is exempt. A Notice of Exemption should be filed. <input type="checkbox"/> A Negative Declaration should be prepared. <input type="checkbox"/> A Mitigated Negative Declaration should be prepared. <input type="checkbox"/> An EIR should be prepared.			
SIGNATURE		PRINTED NAME	
TITLE		DATE	
DISTRICT SUPERINTENDENT REVIEW			
COMMENTS:			
<i>I acknowledge any constraints placed on the project as a result of the specialists' comments above and recommend the project proceed.</i>			
DISTRICT SUPERINTENDENT APPROVAL SIGNATURE		TITLE	DATE
			

Site Map

Ford House Outbuilding Renovation

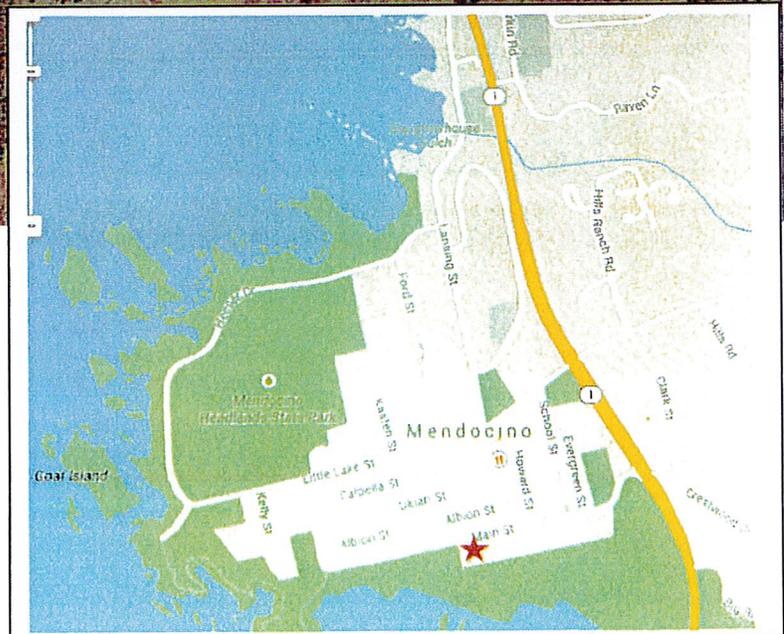
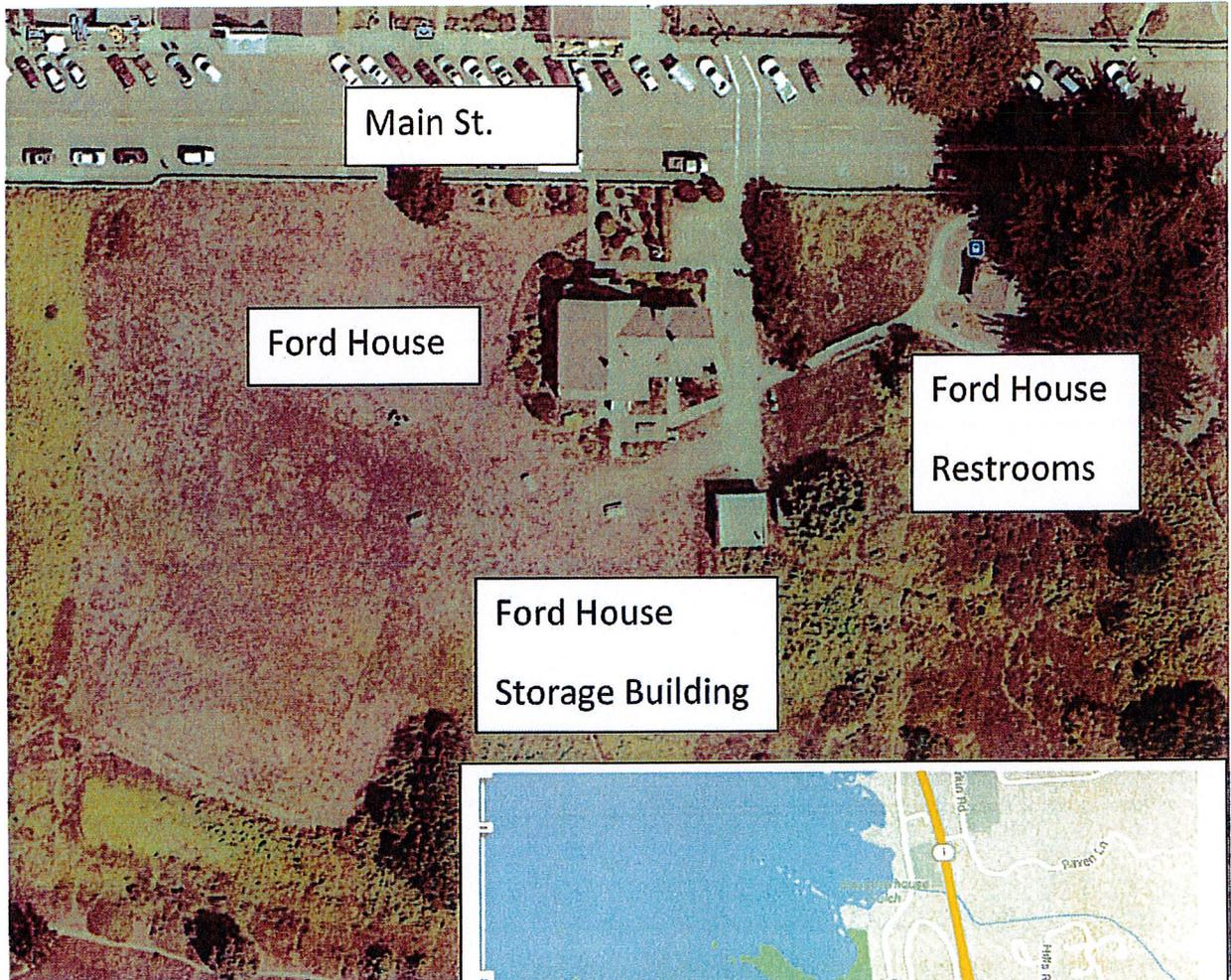


Exhibit A

North facing elevation of existing garage

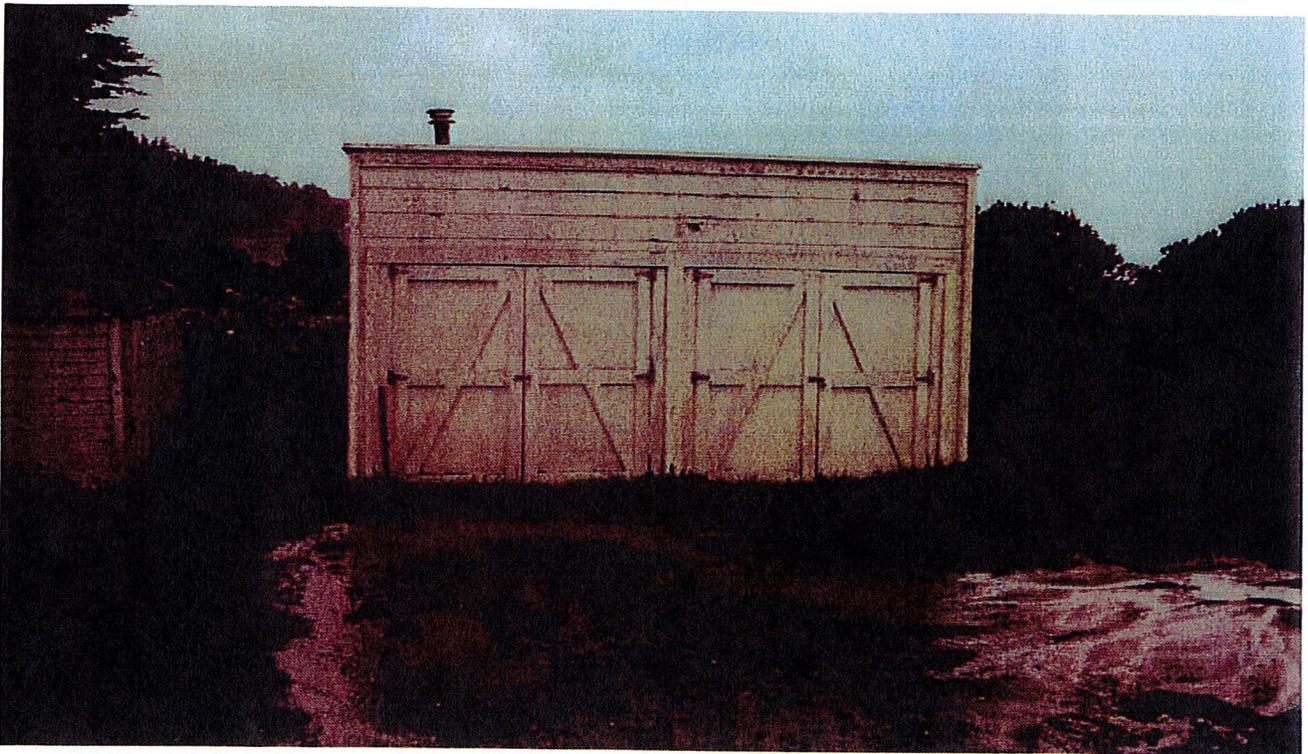


Exhibit B

West facing elevation of existing garage

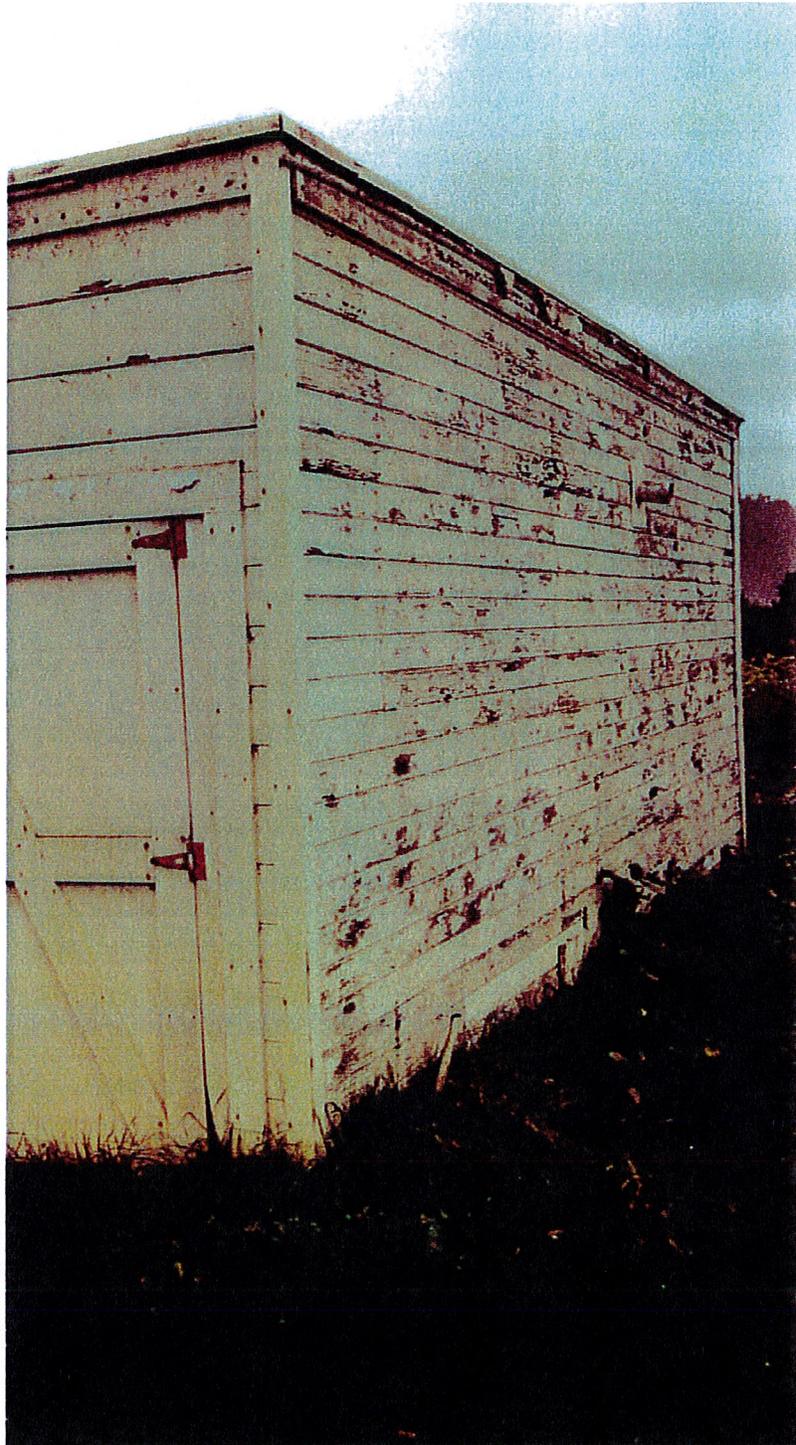


Exhibit C

East facing elevation of existing garage

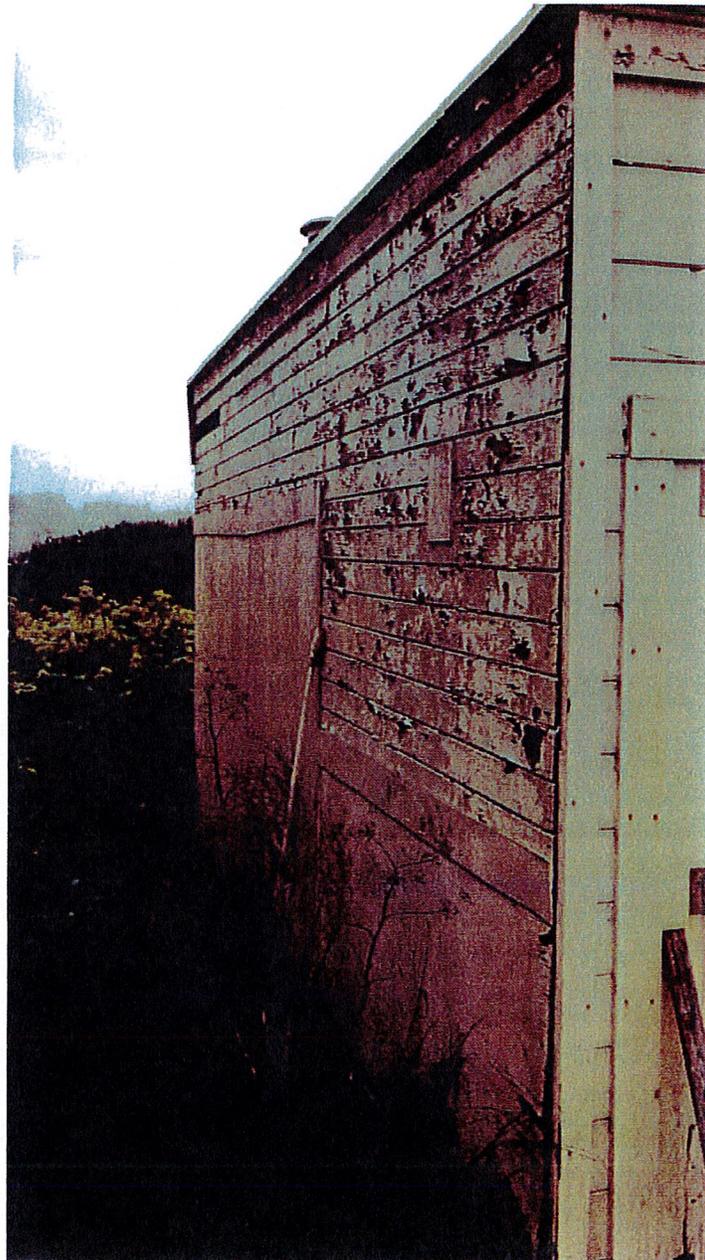


Exhibit D

South facing elevation of existing garage

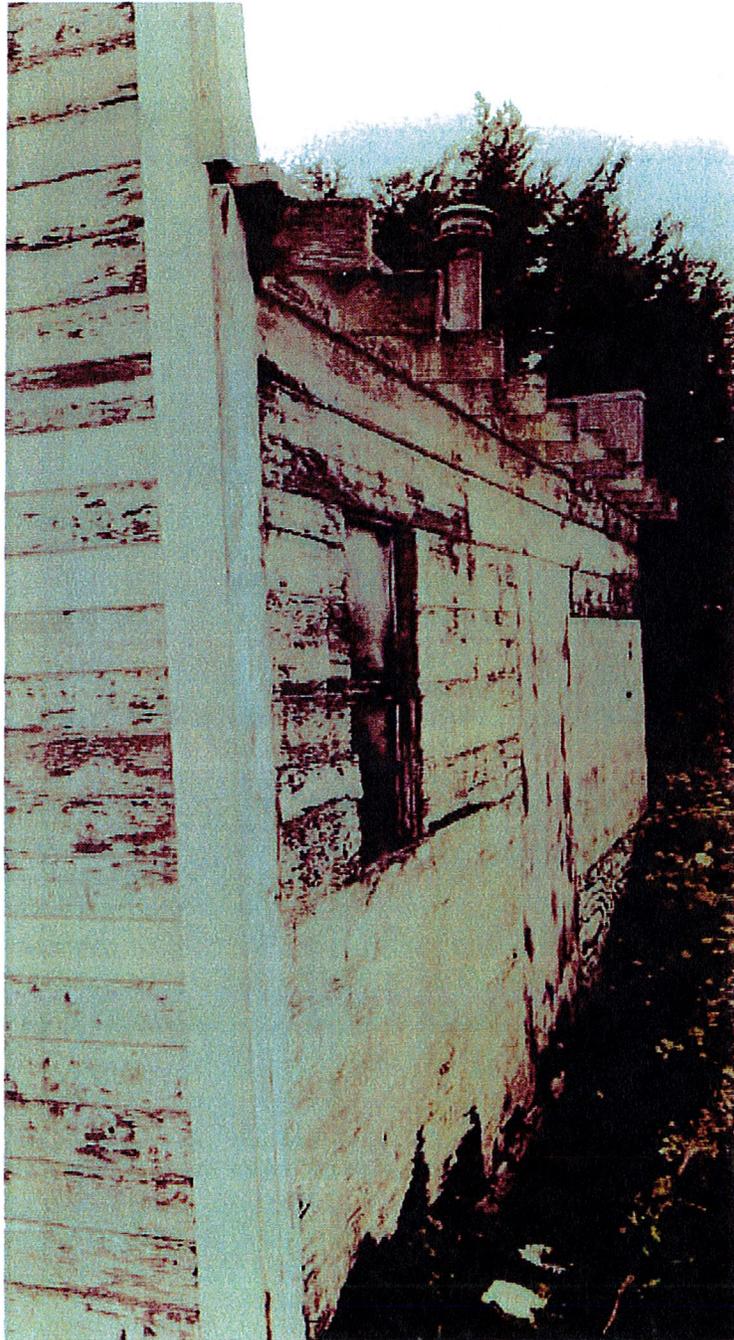
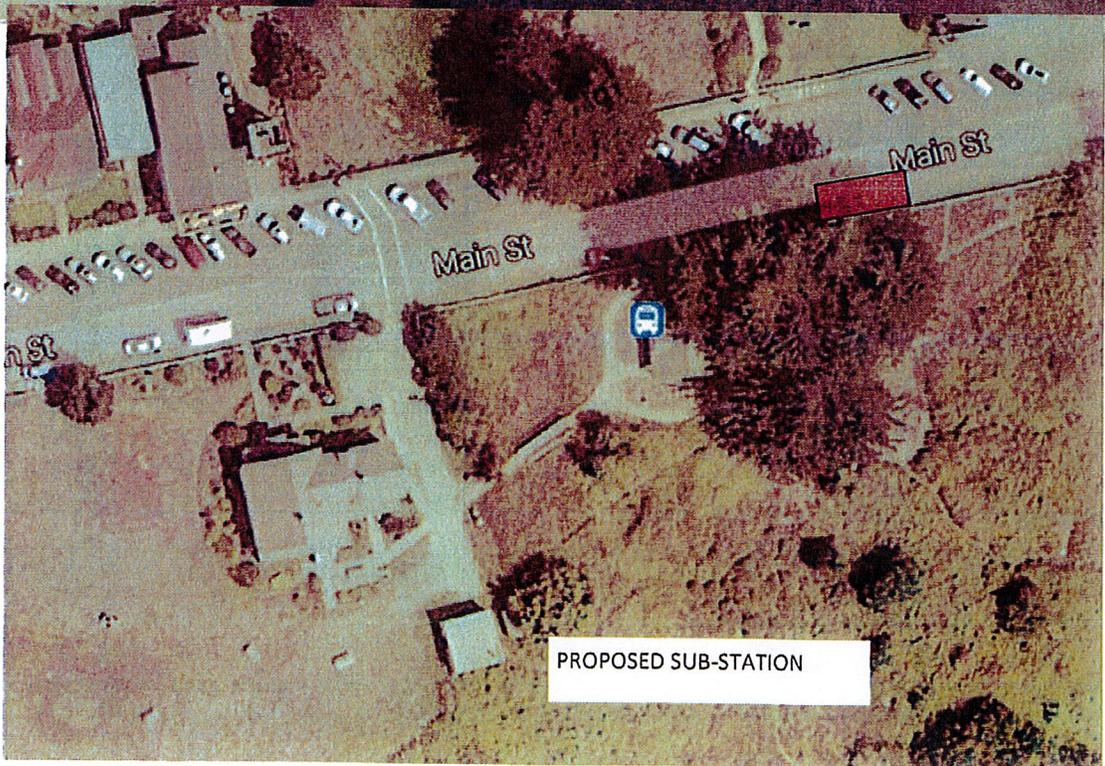
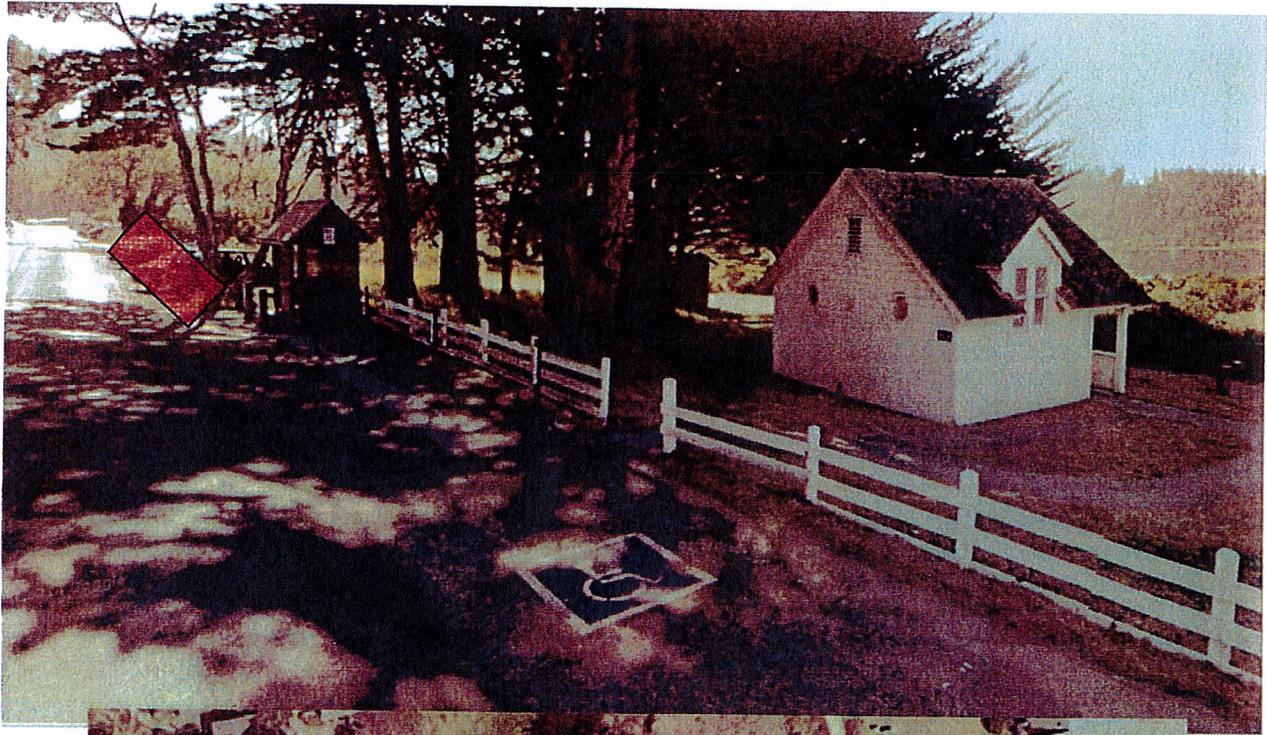


Exhibit E

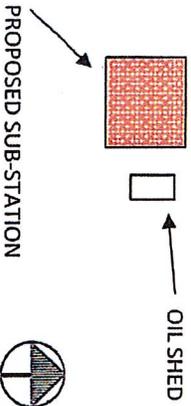
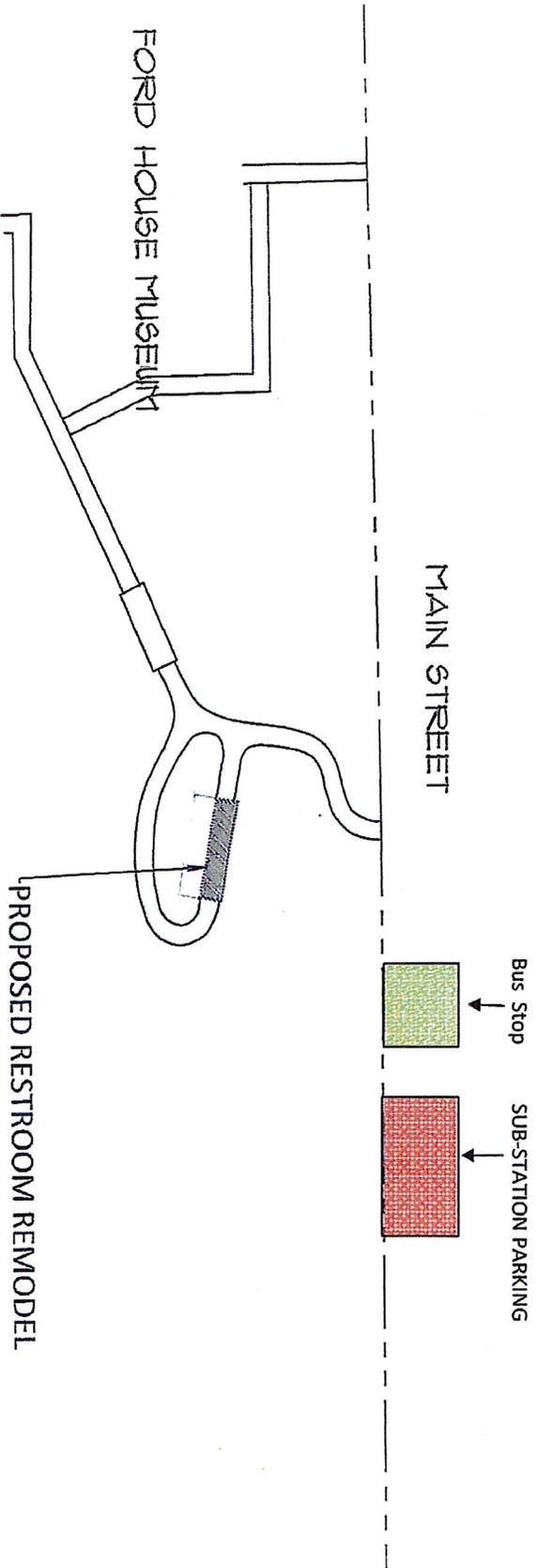
Main Street Parking Designated for Sub Station



Debra Lennox, AIA
 ARCHITECT
 LEED AP
 PO Box 798 Mendocino, CA 95460
 707-937-0770 Mendocino
 dlennox@mcln.ca.gov/www.dlennox.com

FORD HOUSE RESTROOM REMODEL
 MAPA & CA STATE PARKS
 MAIN STREET MENDOCINO, CA 95460

EXISTING - 350 SF W/ 125 SF PORCH
PROPOSED - 415 SF

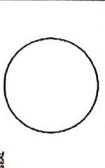


PROPOSED PLOT PLAN
 PRELIMINARY 1" = 40'-0"

REVISIONS	BY	DATE

INTERACTIVE ASSOCIATES
 11700 WILSON AVENUE
 SUITE 100
 MENOCINGO, CALIFORNIA 95482
 (916) 734-4444
 WWW.INTERACTIVEASSOCIATES.COM

DEPARTMENT OF GENERAL SERVICES
 FACILITIES & FLEET DIVISION
 841 LOW GAP ROAD
 UKIAH, CA 95482
 PHONE: 707-234-6060

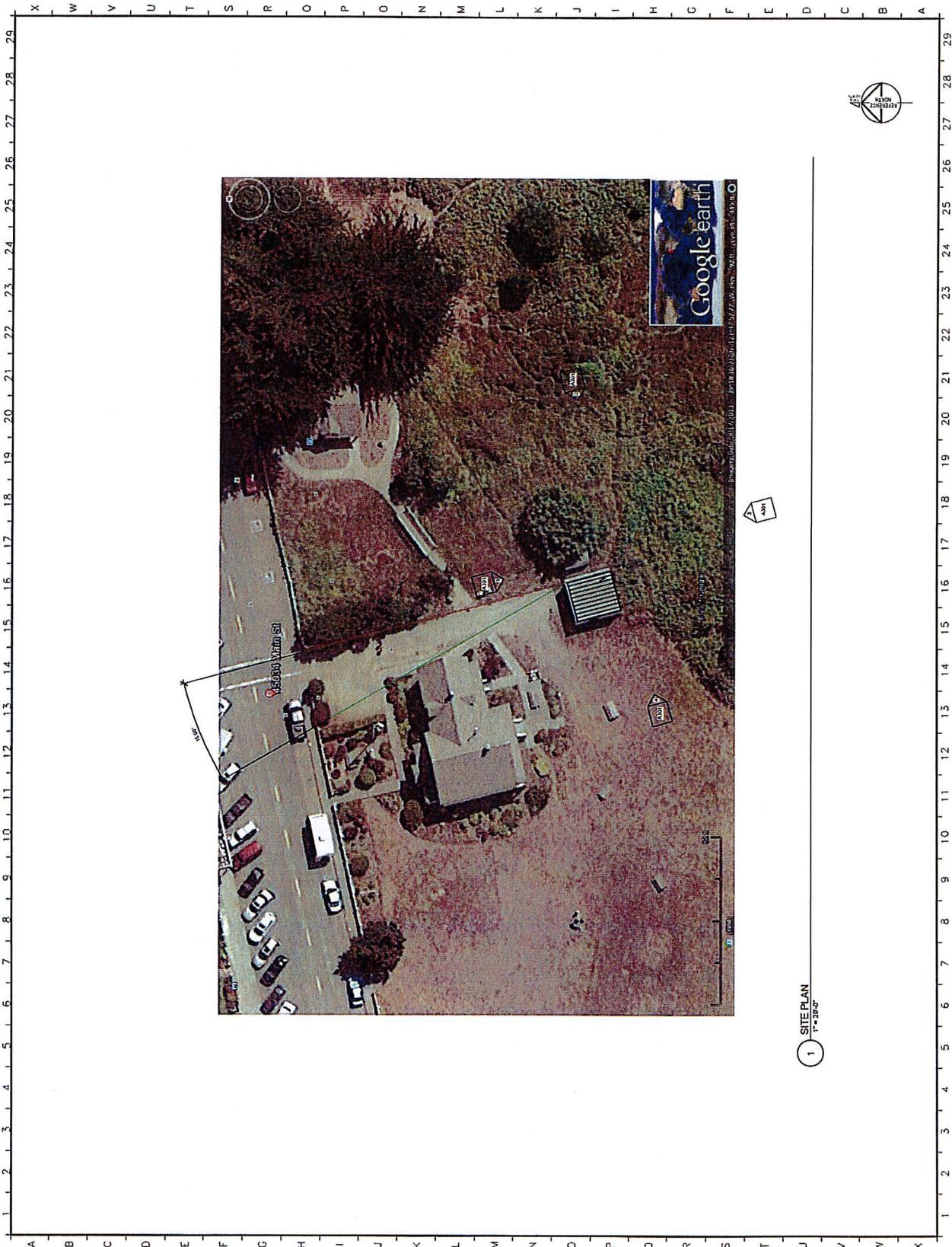


MENOCINGO SHERIFF'S
 SUBSTATION
 8504 MAIN STREET
 MENOCINGO, CA 95486

SITE PLAN

PROJECT NO.	000-000-000
PREPARED BY	INTERACTIVE ASSOCIATES
DESIGNED BY	
DATE	07/17/14
SHEET NUMBER	A101

A101
 OF
 SHEET

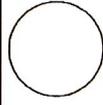


1 SITE PLAN
 11-2014

REVISIONS	BY	DATE

**INTERACTIVE
SOURCES**
 ARCHITECTURE • PLANNING • ENGINEERING
 115 FAIRFAX PLACE, SUITE 100
 MENOCINGO, CA 95482
 (916) 284-1133 FAX (916) 284-1131
 info@interactive-sources.com

DEPARTMENT OF GENERAL SERVICES
 FACILITIES & FLEET DIVISION
 B41 LOW GAP ROAD
 UKIAH, CA 95482
 PHONE: 707-234-6060

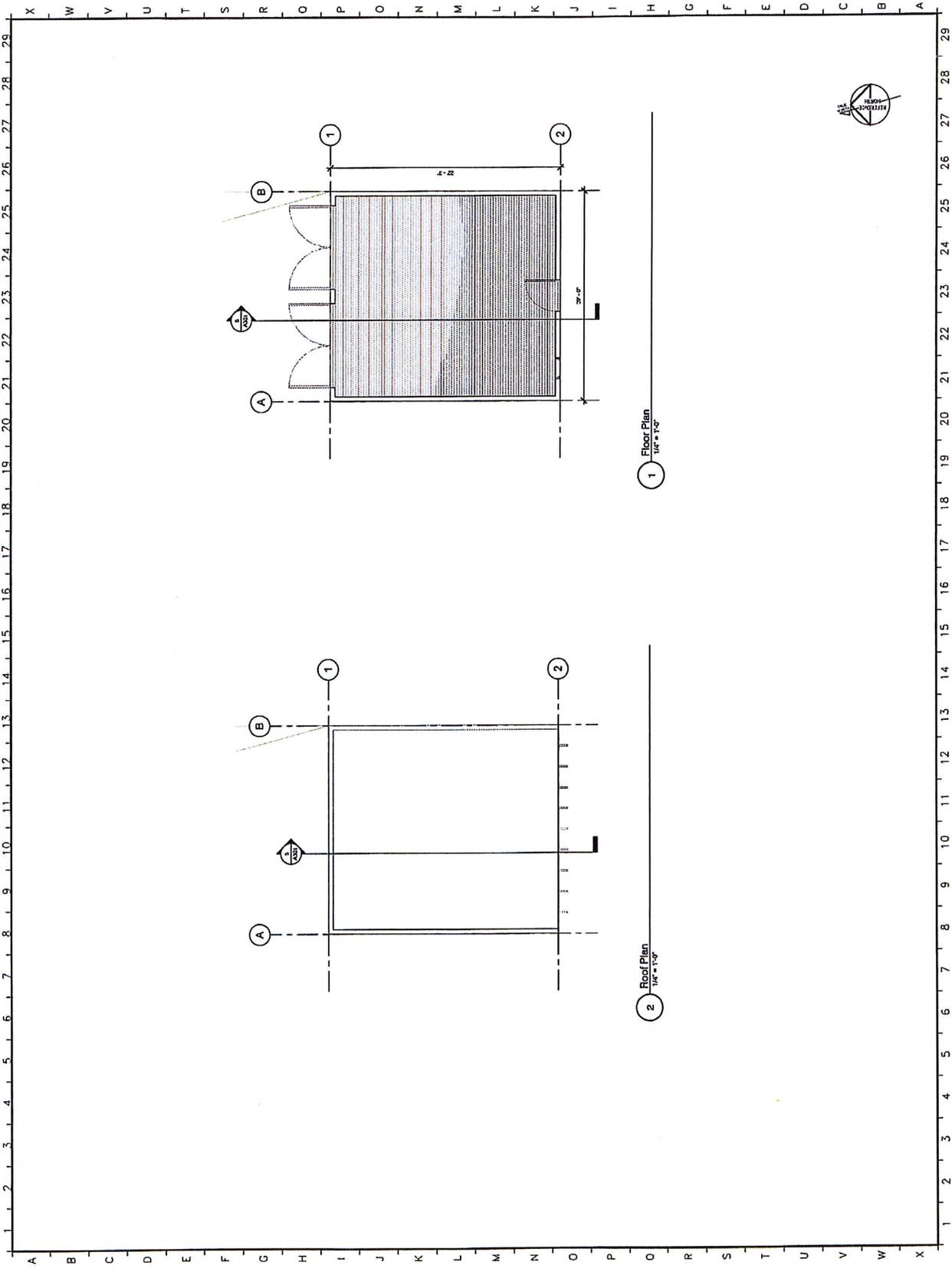


MENOCINGO SHERIFF'S
 SUBSTATION
 45014 MAIN STREET
 MENOCINGO, CA 95482

FLOOR & ROOF PLANS

PROJECT NO.	02-00000
DATE	02/04/12
DRAWN BY	REGINA M. GONZALEZ
CHECKED BY	ASHLEY
DATE	02/04/12
SHEET NUMBER	A201

A201
 OF
 SHEET



1 Floor Plan
 1/4" = 1'-0"

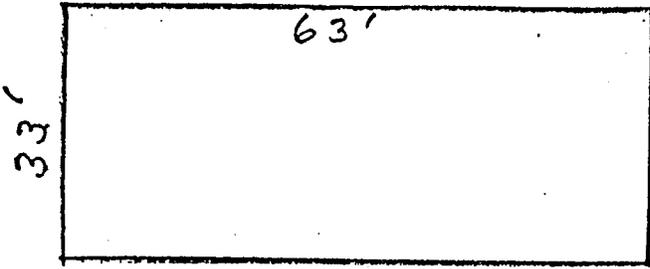
2 Roof Plan
 1/4" = 1'-0"

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.

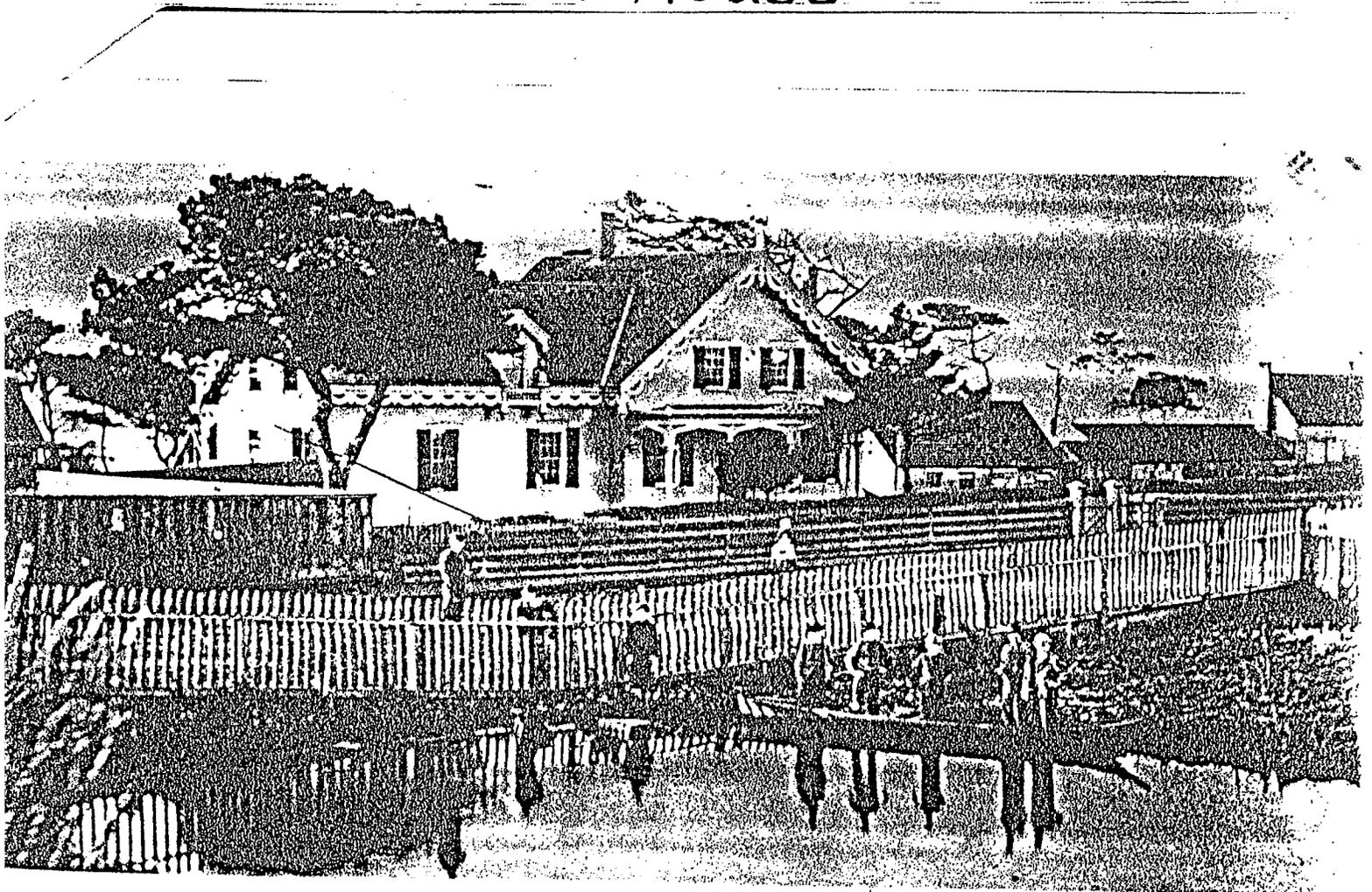
Kasten St

LANSHAW

Main St.



Ford House



Fords and other children standing in the Iris floating on Kelley Pond. Across Main Street the house of Jerome and Martha Ford when it was about 12 years old and all of its architectural embellishments were intact. A corner of the Freundt house is in view at far left.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
HISTORIC RESOURCES INVENTORY

1. County sent to State May 1976
Site (State Use Only)

2. Common Name JEROME B. FORD HOUSE (COMPANY HOUSE) (1150)

3. Location South side of Main Street APN: 119-240-01

4. Date of Inventory June 12, 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 State of Calif. Address 1416 N. Main St.
City Sacramento, State Calif. Zip 95811 Phone 916-445-9191

8. Approximate Acreage _____ or Approximate Lot Size _____

9. Representation in existing historic or prehistoric survey (see instructions): Yes No Unknown
Name of Survey Mendocino Historical Research, Inc.

10. Depository for Records: Name Mendocino Historical Research, Inc. INC.
Address P.O. Box 922 City Mendocino State Calif. Unknown

11. Representation on current Historic Landmark Registry programs: Yes No Unknown
Which Program _____

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:
West wing of house was built in 1855 by Jerome B. Ford, a part
owner of the Mendocino Lumber Co. The house was added to
in 1860's by a larger wing to the east. Much of the decorative trim is
gone from the house & some structural repair is needed.
It was one of the most beautiful houses in Mendocino.

14. Event of Historical Importance: None Local State National Describe briefly (see instructions for architectural exceptions): _____

15. Person of historical importance: Name Jerome B. Ford
Local State National Unknown None

16. Statement of Significance: Jerome B. Ford was one of the original pioneers who
came in 1857 & had a management & monetary interest
in the first lumber mill on the Mendocino coast.

17. Documents and Books (bibliography): Mendocino, publishers Bear & Stebbins. Documents
+ photographs, Mendocino Hist. Research, Inc. Reference material
Manuscript Library, U.C. Berkeley. J.B. Ford diaries.

18. Photographs included of site or structure: Yes No (see instructions)

ARCHITECTURAL DATA FORM

STATE CALIFORNIA		COUNTY MENDOCINO	TOWN OR VICINITY MENDOCINO
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) "FORD HOUSE" J. B. Ford diaries, part owner of Mendocino Lumber Company lived in house from 1854 to 1872.			HABS NO.
SECONDARY OR COMMON NAMES OF STRUCTURE aka "Company House" was built by Calif Lbr Mfg Co.			
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) So side of Main Street on what is now State Park, Mendocino Headlands			
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1854 original construction west wing 1860's constr east wing		ARCHITECT(S) (INCLUDE SOURCE) unknown	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) J.C. Ford, son of Jerome B. Ford continued to live in house until 1902. Jerome Ford came to Mendocino in 1852. This was one of the most beautiful houses in Mendocino			
STYLE (IF APPROPRIATE) Machine Gingerbread of Gothic Revival period, shape of basic colonial			
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Redwood, shingle roof - some of original architecture is gone, reduced to simple gable structure.			
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) 63' street frontage 33' depth			
EXTERIOR FEATURES OF NOTE T & G vertical siding on original north side - attractive north porch entry - has some original trim (brackets, column capitals, etc. and some original ornateness.			
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) c 1936 house had three bedrooms and bath upstairs plus maid's room and 1/2 bath accessible from kitchen. Wide staircase. Dnstrs had small office/den w fireplace to right of entry, large living/dining rm and kitchen.			
MAJOR ALTERATIONS AND ADDITIONS WITH DATES 1860's east wing kitchen added. State Parks has altered downstairs to smaller rooms for interpretive center.			
PRESENT CONDITION AND USE State Parks has restored exterior and renovated inside.			
OTHER INFORMATION AS APPROPRIATE Only remaining structure on south side of Main Street, west of Lansing. T & G vertical siding on original north side - attractive north porch entry.			
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Ford family documents, photographs and diaries.			
COMPILER, AFFILIATION Eleanor F. Sverko, assisted by records of Bear/Stebbins, who used material from Bancroft Library U.C. Berkeley, and J. B. Ford diaries.			DATE May 27, 1986

10-920
1983

10-920
1983

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

#5

ARCHITECTURAL DATA FORM

STATE <i>Calif</i>	COUNTY <i>Mendocino</i>	TOWN OR VICINITY <i>Mendocino</i>
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) <i>FORD House</i>		HABS NO.
SECONDARY OR COMMON NAMES OF STRUCTURE <i>AKA Company House was built for by Calif. Lumber Manufacturing Co.</i>		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) <i>So side of MAIN ST ON WHAT IS NOW MENDOCINO HEADLANDS STATE PARK</i>		
DATE OF CONSTRUCTION (INCLUDE SOURCE) <i>east wing 1860's west wing 1854 J.B. Ford diary</i>	ARCHITECT(S) (INCLUDE SOURCE)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE)		
STYLE (IF APPROPRIATE)		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) <i>Redwood</i>		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE)		
EXTERIOR FEATURES OF NOTE <i>vertical siding on orig north side. Is it on south side too?</i>		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES <i>1860's east wing was added & Kitchen which was originally in basement was discontinued</i>		
PRESENT CONDITION AND USE <i>has been restored on exterior & renovated inside & is now owned by the State of Calif & used as a natural history museum.</i>		
OTHER INFORMATION AS APPROPRIATE		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) <i>Ford family documents, photographs & diaries</i>		
COMPILER, AFFILIATION	DATE	

HISTORIC RESOURCES INVENTORY
Architectural Supplement

1	2	3	4	5	6	7	8
County				Site		Card	
(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 03
12 13
- 42. Stories 07
14 15
- 43. Basement 01
16 17
- 44. Foundation 03
18 19
- 45. Exterior Walls - Wood 07, 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 07, , ,
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 18, 04, ,
52 53 54 55 56 57 58 59
- 59. Roof Trim - Eaves 14
60 61
- 60. Roof Trim - Gable End 10, , ,
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 05
76 77
- 65. Window Sides Surrounding Detail 04
78 79

Card 6

- 66. Window Bottom Surrounding Detail 03
10 11

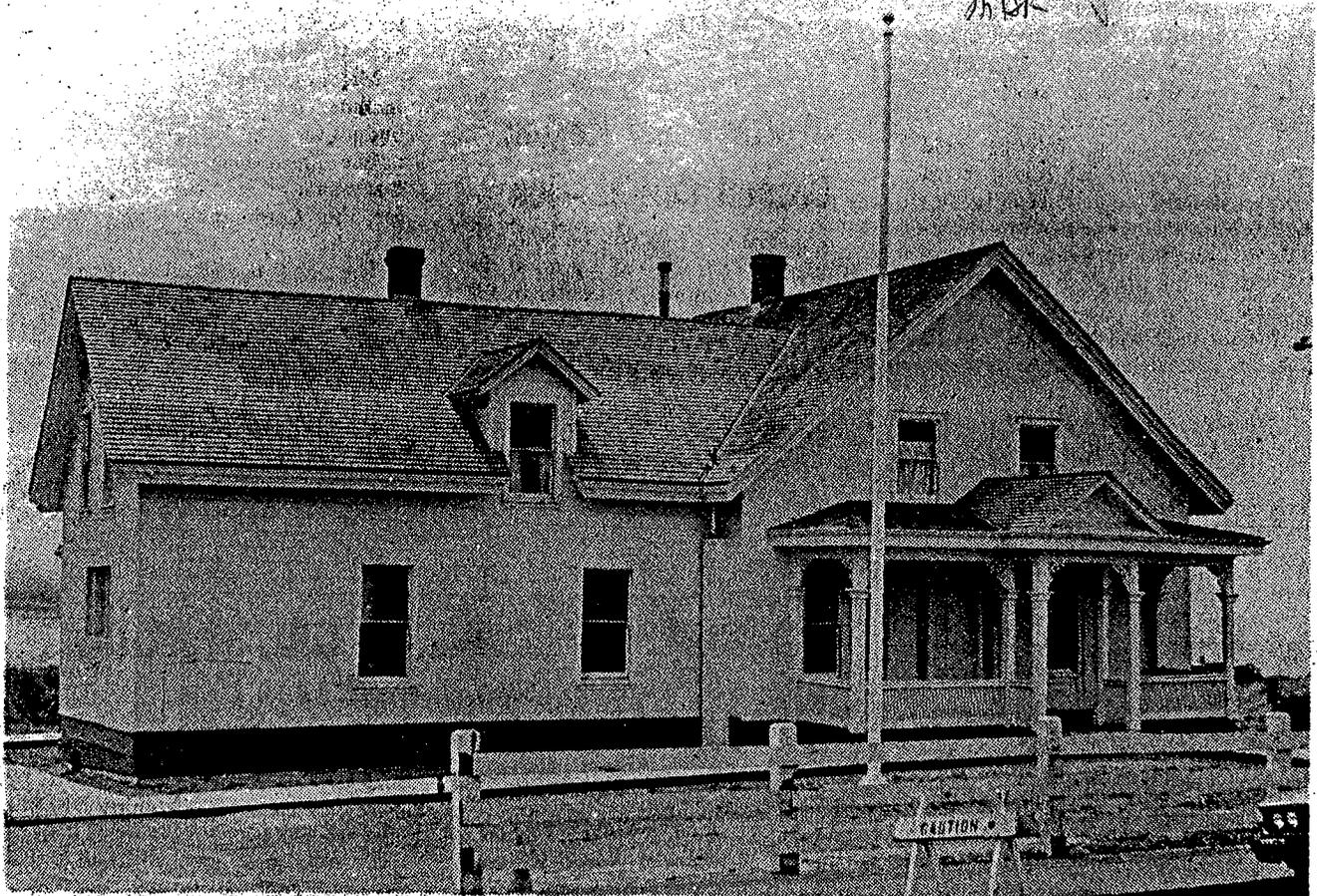
- 67. Window Division 04
12 13
- 68. Window Movement 08
14 15
- 69A. Window Panes - Upper or Left 03
16 17
- 69B. Window Panes - Lower or right 03
18 19
- 70. Special Window Shapes 01, , ,
20 21 22 23 24 25 26 27
- 71. Special Window Types 01, , ,
28 29 30 31 32 33 34 35
- 72. Main Door Location 03
36 37
- 73. Main Door Opening 05
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 04
46 47
- 78. Main Doorway Transom Panels 01
48 49
- 79A. Main Door Type 03
50 51
- 79B. Main Door Type 07, , ,
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 05
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 05, , ,
34 35 36 37 38 39 40 41
- 90. Property Features 03, 06, ,
42 43 44 45 46 47 48 49

8-23-1979

119-240-01



Ford House restoration moves slowly

Restoration of the historic Ford House on Main Street is running behind schedule, but officials of the State Department of Parks and Recreation hope to have it open as an interpretive center just as soon as possible. In the meantime considerable dialogue has taken place between some Mendocino citizens who feel the facility will not be put to proper use and the Department of Parks and Recreation. According to Donald D. Royer, area manager, in a letter responding to a request by Mendocino Community Land Trust, Inc. for use of one room in the building, "yours, and several other similar requests from groups for continuous use of part of this State Park building, is being denied. We do not believe that such use is compatible, nor is it in keeping with the intended use of the Declaration of Purpose for this facility."

The room the Land Trust had asked for, according to Royer has been designated as the building's audio-visual room.

In a follow-up letter to Royer, Bob Avery, president of the Mendocino Community Land Trust said, "We are outraged at the indifference your office has shown to the facts."

Avery contends, and backs his contention with a Mendocino Beacon news story, written by then-editor Pat MacKay in February 1978 headlined, "Drop orientation center, citizens say" that "Mendocino doesn't want the Ford House used as a park orientation center".

"Therefore," Avery concludes his letter, "it is imperative that this community participate in the use and direction of the property. The property is within our community. The use affects our daily lives. "Remember," Avery wrote, "this is primarily a

residential community."

Ed Taveres, acting chief ranger for the day, told the Beacon Wednesday that Royer is working as closely as possible with the community to resolve the differences, but also to retain the "integrity of the Ford House as it was originally intended."

"So many groups want to use the building," Taveres said, "and for so many different purposes, a decision has to be made somewhere."

While the final chapter is not yet written, the present plans for the Ford House are to complete the restoration, furnish it in the manner in which it was during the life of the Fords, and to open it to the public as an interpretive center. Ranger's quarters are provided and operational function.

TV update - meeting set

Still promising to finish the current Teleprompter cable job on schedule (to all contracted homes by the end of September) the company this week

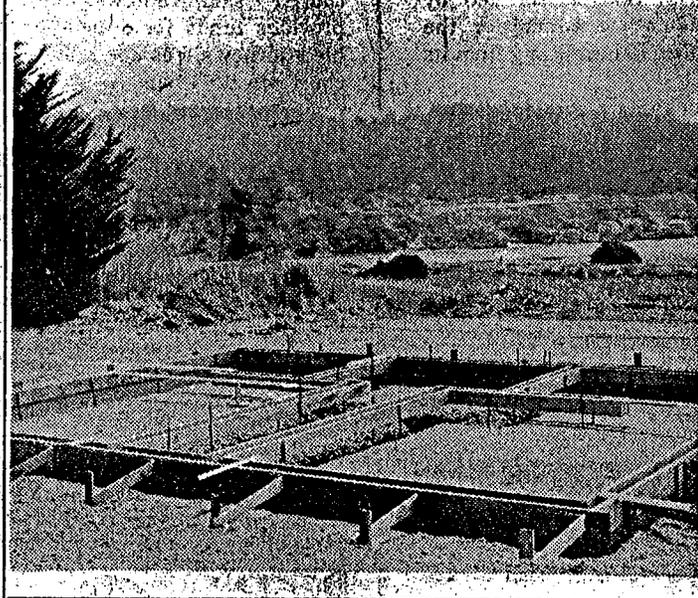
Teleprompter's franchise to allow the installation.

The estimated cost of service out Albion Ridge Road would be \$108,240

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6-8-1978

Restrooms, anyone?



It sure does cost alot to rest these days.

Here are the foundations of a restroom to be located adjacent to the Ford House and across from the Kelley House.

Two johnnies in Mendocino now under construction are part of the Headlands General Development plan.

The plan, costing taxpayers \$302,000, also includes the Kelley House restoration and a trail plan for the cliffs leading to the beach.

Designed in the historic motif, modern fixtures will be installed.

The total cost is \$115,000.

119-240-01

Cable TV "comical"

In a joint statement issued today, Supervisors Ted Galletti and John Cimolino reported on the progress of the extension of cable television service to areas of the Mendocino coast.

"The combination of delays and confusion by utilities and regulatory agencies is almost comical, and indeed it would be funny, if it were not for the fact the people on the coast have been waiting for years for this promised service," the two supervisors said.

The service being reviewed was that of Teleprompter, Inc. which requested the approval of the Board of Supervisors to extend service on the coast, and to charge

temporarily increased fees to cover the cost of expansion, in June 1977.

On July 19, 1977 the two supervisors conducted a public hearing at the Fort Bragg Veterans' Building and, after unanimous public approval and County staff determination that the requested fee increase was fair, the Board authorized

Teleprompter to expand this service. At that point it was hoped that 650 new homes would be serviced within a matter of months.

Then the problems began. The extension of service was directed at two areas, and the problems confronted were different in each.

Continued to pg. 4

Rainfall

This Week	—0—
Season [since June 30]	62.24
Last year this time	18.40
Average last 20 years	49.44

Rainfall is measured 4.5 miles east of Mendocino off Little Lake Road and computed each Wednesday at 8 a.m.



Kelley House Calendar

Fire no

Saturday, Feb. 17, fire trucks responded Caspar South. A snout in a wastepaper owner extinguished firefighters cleared t smoke ejector.

Sunday, Feb. 18, 1 fire trucks responded structure fire at Restaurant next to tl on Lansing and Kast restaurant was fille but no fire was found speculated that th

February River Fir

By OLIVER S
For the Be

Happily, business ha worse, with only two month: a non-inj accident, and a chimne

The collision, near / a firehouse dinner, re almost instant respons victims wondering wh dressed people in fire t

Although the incider one of the vehicles without stopping, and sought by the Highway

We are noticing an n number of drivers v scene, sometimes inj foot; this is apparently of the more severe p imposed on drunken d

Poet Kov recital to coast 'ref

William James Ko as the poet laureate will offer a solo reci on Friday, March 9 a Catholic Church Mendocino at 8 p.m.

The focus of M reading is on the homelessness in Ar prevalence on the Coast. "Homeless," I poetic a term for wh to be America's ne which now number million U.S. citizen This refugee philos his perception of situation of the U shortage, families a who no longer hav persons who live in like Kovanda himsel or vans across the na

The poetry sele evening recital will works that have be abroad. These piec lesser known b audiences, are cha strong and straightfor

A large gathering Donations gather event will be c representatives of the distributed to Coast that support the home in need.

By MORIAH MITCHELL
For the Beacon

An account of some of Mendocino's first residents...

Mr. Ford brought his bride to a new house in Big River. Had he told her there were only two white women living in Big River, Mrs. Appleman and Mrs. Nolan, and that she would be the third? That she would be alone much of the time while he was busy at the mills? and how did he explain the peculiar design of their new home, with the dining room and kitchen placed underground, when there would have been ample space to build it at ground level to catch the morning sun and a view of the bay and ocean?

It has been said that Edwards C. Williams was responsible for this strange design and that he may have supervised the building of the dwelling while Ford went east to marry Martha Hayes Williams, as has been learned through members of the Ford family, was a very domineering man with positive ideas, and it was easier to go along with him than to protest, where possible. The Dan Milliken house also was built with the kitchen and dining room below the main floor. Williams said that houses were always constructed that way.

Ford settled into her new home with furnishings and furniture shipped around the Horn. Not much household furniture was available in San Francisco in 1854; whatever was for sale was scarcely enough to satisfy the needs of the San Franciscans. It can be imagined that bolts of material came with other furnishings for Martha Ford to fashion curtains, and perhaps dark red portiers for the doorways as was the custom in the 1800's. The woodwork was dark varnished wood and called for bright wallpapers to be pasted over wall paper canvas, which was first tacked over the rough redwood to smooth out the joints.

Fireplaces and pot bellied cast iron stoves heated the rooms. Firewood was plentiful from the mill, wood scraps for the taking. For some, coal was available when it came in as ballast on the sailing schooners. Many partitions divided the interior of the house into small rooms thus conserving heat. Oil lamps gave off a cheery light for evenings after long days of work.



Susan Ford in a Trousseau dress, 1838

photo courtesy the Kelley House

People were ready to retire earlier than in later years when electricity was installed.

One thing early Big River, or Mendocino, enjoyed was water piped into the houses. Water was fairly near the surface due to the copious rainfall in winter and the springs and small streams from the high country to the east. The practice of digging wells was common here until a few years ago. A three foot diameter dug well, fifteen to thirty feet deep could provide all of the water needed for a family. Wind or a strong breeze was fairly constant so that windmills could pump water to a redwood tank on a water tower forty or fifty feet tall and gravity flow through pipes to the houses, barns and grounds required only the turn of a valve to have running

water in the pipes.

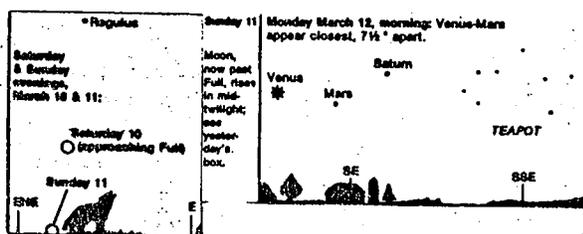
Mrs. Ford was twenty-three years old when she became a pioneer wife in Big River. Eight months after her marriage she wrote in her diary: "Jan. 4, 1855, Thursday—Wind has been NN West all day with frequent squalls accompanied with hail. Today I have been setting out Pine trees in the road in front of my front-yard fence. Yesterday we celebrated our marriage day being just eight months since the knot was tied. I was sick, just as sick as I was the eventful day. Had dried venison cream and egg toast. What the Chinese would call 'chow-chow' for dinner."

Exhibited at the Kelley House, now, are some Ford family artifacts, including some of the family china.

Above the Fog...

By James Blackstock

James Blackstock is the proprietor of Out of This World, a science and astronomy store on Albion Street.



McGough, 33, to host party

John McGough will be hosting a "Celebrate Who You Are" party in recognition of his 33 birthday, on Friday, March 16 at the Hill House in Mendocino from 9 to 12 p.m. The Bob Ayers Big Band will provide musical entertainment. Refreshments will be provided and a no-host bar will be open.

Rainfall

California Department of Parks and Recreation
Historical Review Archaeological Review Both
Project Evaluation
(P.R.C. 5024, 5024.5 and E.O. W-26-92)

PROJECT: Mendocino Headlands Outbuildings Renovations

PARK UNIT: Mendocino Headlands

DISTRICT: Mendocino

Project Manager: Loren Rex

Date: 3-11-2015

Contact Phone #: 77-937-3118

FAX #:

Email: loren.rex@parks.ca.gov

PROJECT DESCRIPTION / DEFINE A.P.E. BOUNDARY: The PEF states:

This project is designed to enhance the security and accessibility of the Ford House Museum, its visitors and the Ford House Comfort Station. The project consists of redesigning the Ford House Comfort Station to increase security, reduce vandalism and provide better access for the general public. Additionally the Ford House Storage Building will be redesigned and repurposed to be used as a Mendocino County Sheriff's Department sub-station. The footprint of the buildings is not anticipated to change but the electrical/plumbing/mechanical will have to be reconfigured as well as the entry to the buildings to accommodate their new functionality. The Ford House Comfort Station is not historic and was built in the 1980s but the Storage building is over 50 years old and will need historic review. A detailed description of the proposed project is attached.

Source of Funding/Amount:

CULTURAL RESOURCES:

HISTORIC ARCHAEOLOGICAL TRADITIONAL CULTURAL PROPERTY (TCP) NONE

POTENTIALLY PRESENT (i.e. potentially buried resources or survey inconclusive due to inaccessibility)

APE visited by Cultural Resources Staff Yes No

Name:

Date:

Methods of Inventory:

Records Review Site History Research Field Survey Subsurface Testing Other

Explain Findings: In 1970 Mendocino Headlands was listed as a District on the National Register of Historic Places. In 2010, the Ford House was individually listed on the National Register. The 2010 nomination listed the Storage Building as a non-contributing resource to the Ford House.

NEGATIVE SURVEY DETERMINATION:

NO EFFECT: No Historical Resources Present

[If no cultural resources are present, or potentially present within the project APE, no further documentation is required. Proceed to review section VII. APPROVAL AND CERTIFICATION for signature]

I. EXISTING CONDITIONS/RESOURCE STATUS Attach appropriate documentation (DPR 523 forms, etc.):

A. Resources within APE: [Site Number(s)/Description(s)/Date of Latest Recordation Form(s)/Additional Documentation (reports, studies, etc)]: Mendocino Headlands NRHP District/ The community was the first of a number of towns that developed as a result of lumber operations along the California coastline. It was started in 1851. Some buildings which remain date back to 1852-55; with majority covering a period 1860-1900./NRHP c.1970

Jerome B. Ford House/The Jerome B. Ford house is a 1 1/2 story wood frame vernacular building consisting of an original north-facing front-gabled section built in 1854 and a left (east) extending wing added c1865. The house is 63' east-west and 50' north-south, overall, including porches on the north and south elevations. Formerly part of a very large complex of buildings of the Mendocino Lumber Company, it was built to be the home of the company's manager and is now the only structure surviving of the vast lumber company complex/NRHP c.2010

B. Newly identified resources recorded or updated previous records?: Yes No

Explain/List: A DPR 523 for the Storage Building and Comfort Station will be produced after completion of this project.

Log No.: CEQA No.:

II. ELIGIBILITY DETERMINATION(S) (use continuation page [separate file] for additional resources identified):

A. Resource Evaluation and Significance (If resource is nominated or listed, do NOT fill out section IIB below. Attach appropriate recordation forms to review package. If not, move to section IIB below).

Resource Name / Site Number: Mendocino Headlands Hisotric Distirct: NRHP#19710925/ Jemore B Ford House:NRHP# 20100623 Faciility #158-A-4-05-3-001/ Storage Building: Facility# 158-A-4-08-0-001/ Comfort Station: Faciltiy # 158-A-5-05-2-001

Resource Type is: Individual Building/Structure Archaeological Site(s) Landscape District
Historic District Archaeological District TCP National Historic Landmark Cultural Preserve

Nominated for **or Listed** **on:** **California Register:** Yes No **National Register:** Yes No
(If Nominated: Eligibility Concurrence status by OHP: Yes No In process

B. Site/Structure Eligibility Determination (for newly recorded, non-nominated or listed resources):

Not Eligible

Explain (include documentation of negative DOE):

Mendocino Headlands is listed on the National Register of Historic Places; however the original nomination only listed the Presbyterian Church, Masonic Hall, McCallen House, Chinese Joss House and "Hotel Row" as architectural resources with high historical value. In 2010 an individual nomination for the Jerome B. Ford House was listed on the NRHP. That nomination listed the two outbuildings (Storage Building & Storage Outbuilding) as non-contributing resources to the Ford House. This nomination only focused on the architectural style and historic significance of the Ford House as an individual resource. If the original 1970 District nomination was updated to meet modern standards the c. 1916 Storage Building would be listed as a compatible non-contributing resource to the NRHP listed historic district based on its similar architectural style to the district and date of construction that postdates to district period of significance of 1851-1900.

Until the Mendocino and Headlands Historic District nomination form is updated, the Storage Building should be considered a potentially eligible compatible non-contributor the National Register of Historic Places District.

Potentially Eligible

Criteria: A – Events B – People C—Design D—Information

Significance Statement:

Integrity Discussion:

III. DPR POLICY COMPLIANCE

A. Is project consistent with General Plan?: Yes No **GP date:** 1976

B. If no General Plan, is project scope consistent with current resource use?: Yes No

C. Is project consistent with Cultural Resource Management Directives?: Yes No

Comments: The project has been specifically designed to responsibly develop Mendocino Headlands State Park and manage its historic resources, "now and in the future."

IV. IMPACT ASSESSMENT

A. Historic Resources

Historic Facility Name(s): Mendocino Headlands, Ford House, Storage Building, Comfort Station

Will the proposed project impact historic resources? Yes No

Describe impacts or non-impacts and provide Comments:

Mendocino Headlands NRHP District: After completion of this project, the Historic District will maintain its status on the National Register of Historic Places. The historic setting, feeling and association of the district will not be compromised; the project will maintain the historic look of the District by using compatible materials and not altering the design of the park. **NO IMPACT**

Jerome B. Ford House NRHP Resource: Based on the 2010 NRHP nomination, this project will not alter any resources that contribute to the historic significance of the Ford House. The Storage Buildings is listed as 'non-contributing' and with this in mind the project's alteration will not deter from the historic significance of a mid-nineteenth century Gothic revival style house. **NO IMPACT**

Storage Building: This project proposes to replace all failing exterior siding with matching lapped redwood boards, replace existing electrical in place and replace the back door and double hung window in kind. Additionally the project proposes to covert one of the two double doors into as single ADA compatible doorway. Based on the construction plans, this modification will be done in a way that the original barn style door can be reinstalled at any time. Further while the ADA door in functioning, the historic look and feeling of the building will remain. With these alterations in mind, the Storage Building will maintain its status as a potentially eligible

Log No.: CEQA No.:

compatible non-contributing resource to the NRHP listed district at Mendocino Headlands State Park. **NO IMPACT with treatment measure (See V.B.)**

Comfort Station: Constructed in 1982, the non-historic Comfort Station's architectural detail such as it lapped horizontal siding, gabled roof, and ornamental pillars makes it a compatible non-contributing resource to the NRHP listed historic district. Work proposed for this project includes, concrete landings and sidewalk extension, and a 125 square foot addition that will not alter the footprint of the building. Completion of the project will maintain the comfort station's compatible appearance of the non-historic building. **NO IMPACT with treatment measure (See V.B)**

Is proposed project consistent with Secretary of Interior's Standards and Guidelines?: Yes No

Explain: All new work will replace existing deteriorating material with matching in kind features. Additionally the ADA door on the Storage Building is designed so that the door can be removed and the original door be reinstalled. This design is completely reversible.

B. Archaeological Resources

Site Number(s):

Archaeological Site Type: Historic Prehistoric Unknown

Will the proposed project impact archaeological resources? Yes No

Describe impacts or non-impacts and provide Comments:

Is proposed project consistent with Secretary of Interior's Standards and Guidelines in relation to archaeological resources?:

Yes No

Explain:

V. TREATMENTS AND MITIGATION

A. Would project redesign lessen resource impacts?: Yes No

Explain: As designed this project does not impact any historic resources. No redesign necessary.

B. Are appropriate treatment measures included within project scope?: Yes No

Explain:

ADDITIONAL TREATMENT MEASURE: Prior to construction a DPR historian needs to photograph and record the Storage Building and Comfort Station and complete DPR 523 forms. After completion of the project, the DPR 523 must be updated with photos of construction.

C.. Does treatment involve salvaging historic fabric or excavating archaeological deposits?: Yes No

If yes, has a recordation program or archaeological treatment plan been approved by a senior-level CRS? Yes No

Explain: Project proposes to remove material and replace with new in-kind material.

D. In order to bring the project into compliance with the Secretary of the Interiors Standards, the project should proceed with the following modifications or special provisions (Identify specific treatment measures): As designed the project is in compliance with the Secretary of the Interiors Standards. No modification or special provisions necessary.

VI. DETERMINATION

A. Is documentation sufficient for Determination of Effect?: Yes No

If no, check below:

NO DETERMINATION OF EFFECT CURRENTLY POSSIBLE

Explain:

Log No.: CEQA No.:

If Yes: the reviewer has sufficient documentation to determine that the Proposed Project will have:

- No Effect: No Historical Resources Present (See Section)
- No Effect: No Historical Resources Affected
- No Adverse Effect
- Adverse Effect

on the Historical or Archaeological Resources of the State Park System.

Explain: This project is in compliance with the Secretary of the Interiors Standards and does not impact the status of any resource (listed or potentially eligible) on the National Register of Historic Places. No historical resource affected.

Has a Secondary Review of this DOE been completed by a Cultural Resource Specialist?: Yes No

VII. APPROVAL AND CERTIFICATION

(APPROVAL OF THIS PROJECT IS CONTINGENT ON PROJECT SCOPE NOT BEING CHANGED FROM ABOVE DESCRIPTION. IF SCOPE IS CHANGED, PROJECT MANAGER MUST CONTACT CULTURAL RESOURCE REVIEWER(S) FOR POTENTIAL REVIEW.)

Primary Reviews:

Historical Review

I recommend this project be Approved Not Approved Approved Conditionally

Explain: As designed, this project proposes to use compatible material and maintain the historic feeling and setting of the National Register of Historic Places listed district at Mendocino Headlands State Park. No historic resource will be affected. With adherence to Section V.B. Treatment Measure this project is approved as designed.

Historical Reviewer: Dan Osanna *Dan Osanna* Date: 3-18-2015

Title: Supervisor, Cultural Resource Program Phone #: 916-445-8836

Hours Spent on Evaluation: 3

Archaeological Review

I recommend this project be Approved Not Approved Approved Conditionally

Explain:

Archaeological Reviewer: Date:

Title: Phone #:

Hours Spent on Evaluation:

Restoration Architect Review

I recommend this project be Approved Not Approved Approved Conditionally

Explain:

Architectural Reviewer: Date:

Title: Phone #:

Hours Spent on Evaluation:

Log No.:

CEQA No.:

Secondary Review:

I recommend this project be Approved Not Approved Approved Conditionally

Explain:

Secondary Reviewer:

Title:

Phone #:

Comments:

Project Manager:

I understand that this project as proposed or modified may affect historical or archaeological resources. I will insure that all treatment measures necessary for the project to conform with Historic Preservation standards and professional guidelines will be carried out as specified above. If project scope is changed, I will contact cultural resource reviewer(s) for potential re-review.

Project Manager:

Title:

Phone #:

Date:

FAX #:

Note: All review packages must include a project map and appropriate documentation. For archaeological surveys, attach DPR 649 (or equivalent) with coverage map and site records. For historic structures, attach DPR 523 or 750. For archaeological sites, attach DPR 523.

PROJECT EVALUATION (PEF)

CEQA No. _____

PCA No. _____

ENVIRONMENTAL REVIEW

*To Be Completed by Qualified Specialist(s) ONLY.
Attach additional reviews or continuation pages, as necessary.*

ARCHEOLOGIST COMMENTS

No Significant Impact Conditions, Mitigation Potential Impact

See attached 5024

PRC 5024 ATTACHED

SIGNATURE



PRINTED NAME

Dionne Gruver

TITLE

Associate State Archaeologist

DATE

April 21, 2015

HISTORIAN COMMENTS

No Significant Impact Conditions, Mitigation Potential Impact

PRC 5024 ATTACHED

SIGNATURE



PRINTED NAME

TITLE

DATE