



**MENDOCINO HISTORICAL REVIEW
BOARD STAFF REPORT**

**SEPTEMBER 12, 2016
MHRB_2016-0020**

SUMMARY

OWNERS/APPLICANTS: BRUCE MCNAB & KRISTINE GAGLIARDI
142 GREENBRIER CT
APTOS, CA 95003

AGENT: DIANA WIEDEMANN
PO BOX 395
ALBION, CA 95410

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request for a (1) concurrent variance to reduce the minimum rear yard depth; and a request to (2) preserve and reconstruct the 1914 house foundation, windows, and chimney, (3) demolish the pump house and later additions to the 1914 structure; and (4) rehabilitate building materials, roof form and materials, windows and doors, and architectural features of a Category IIa Historic Resource. (A Category IIa Resource is historically important, where the construction date is known, research is in progress, and the architecture has been modified).

STREET ADDRESS: 10580 KELLY ST, MENDOCINO AREA (APN 119-211-04)

PARCEL SIZE: 0.11 acre or 4,800 square-feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt, a Class 31 Exemption from CEQA

HISTORIC STRUCTURES: On Site: IIa Correia-Silva House 1914
North: Headlands State Park
South: IIa Silva House 1912
East: IVb Not Historic
West: Headlands State Park

PAST MHRB PERMITS: No record of past MHRB Permits

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

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

APPLICABLE SECTIONS OF MHRB GUIDELINES: Section VII STRUCTURAL GUIDELINES (including BUILDING DESIGN subsections #3 Exterior Building Materials, #4a Residential Windows & Doors, #5 Foundation Walls, #6a Residential Roof Form, #6c Roof Materials, #7 Architectural Features) and DEMOLITION, EXTERIOR PAINTING, and PARKING, ACCESS AND EGRESS. General principles for rehabilitation, restoration or renovation of existing historic structures (unnumbered, last two pages).

STAFF NOTES: The project site is located within the R+ Land Use designation and MTR Zoning District. The project is subject to the development standards listed in Table 1. Note that the Front Yard faces north towards Little Lake and that a Kelly Street property line, to the east, is subject to a Side Street Yard requirement.

| MTZC Section | MTR District Regulation | Proposed |
|-----------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
| 20.652.030 Minimum Front and Rear Yards | 10-feet | Front 33.5-feet (facing Little Lake Street) Rear 3.5-feet existing nonconforming |
| 20.652.035 Minimum Side Street Yard | 6-feet | Westerly 20.8-feet nonconforming Easterly 7.3-feet (facing Kelly Street) |
| 20.652.040 Setback Exemption | see Chapter 20.760 | Concurrent Variance requested |
| 20.652.045 Maximum Height | 28-feet | 18.9-feet |
| 20.652.050 Minimum Vehicle Parking | two off-street spaces | on-site vacant land |
| 20.652.055 Maximum Lot Coverage | 25% of lot area | 25% |

(1) Concurrent Variance from minimum rear yard requirements is needed, because the proposed additions are setback 6-feet to 6.5-feet from the rear property line. While the south-facing yard functions as a side yard, it is in fact opposite the front yard and is defined as a rear yard.¹ Minimum rear yard distance is ten-feet. Minimum side yard distance is six-feet.

(2) Preservation¹ and Reconstruction². The applicant proposes to preserve the 1914 Correia-Silva Residence by reconstructing the perimeter foundation, wooden windows, and chimney.

Windows.ⁱⁱ The existing east and south-facing wood-sash, six-light, double-hung windows would be replaced with windows similar in material, style, and size. On the 1914 building's north elevation, a window would be replaced with a pair of windows that would individually be similar in size and style to the original window. Trim would be painted "Moonlight White" (color code 2143-60).

Foundation Walls.ⁱⁱⁱ A perimeter foundation would be constructed and it would raise the building height 1.5 to 2-feet from the existing floor-height.³ Drawings depict that one-foot of the proposed foundation would be visible. The proposed finished height is substantially below district height limitations for residential structures. The building height would be 18.9-feet above grade.

¹ Secretary of the Interior defines preservation as "the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project." Available via URL <https://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm>

² Secretary of the Interior defines reconstruction as "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location." Available via URL <https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>

³ Pursuant to MCC Section 20.760.040(L), new concrete foundations "under existing structures where the new foundation does not raise the height of the existing building by more than six inches, and where there will be no more than ten inches of concrete visible" are exempt from Review Board approval.

The proposed chimney extension is related to constructing a perimeter foundation, which will have the effect of raising the building height. The existing, approximately 18.5-foot tall brick chimney would be retained, and a 2.25-foot chimney extension is proposed. The finished height of the restored chimney would be approximately 20.75-foot tall. The chimney is not part of the original 1914 residence. It was constructed later.^{iv}

Outbuildings. There are four existing 1960-era constructed outbuildings. The applicant proposes to reconstruct the exterior door on one of the outbuildings, maintain two other outbuildings, and demolish the existing pump house. The wellhead would remain in place and the well pump would be relocated into the most southerly of the outbuildings. An existing oil tank would be removed and a new propane tank situated between two of the outbuildings. There would be no change in the size, location, or exterior facade of three of the outbuildings.

(3) Demolish 1929 & 1969 Additions.^v The 1914 residence is a modest 22 by 18-foot area. In 1929 and 1969, additions were added to the original structure consisting of approximately 302-square-feet in area. (These additions may have been built after the Correia-Silva household moved to Fort Bragg, California.) The applicant proposes to remove these additions to the 1914 residence. Removal of the existing pump house is also proposed. To maintain a record of the additions, the Review Board could adopt conditions requiring (a) documentation of the structures by a historian and (b) archiving the photographic record with Planning and Building Services and distributing copies to the Kelley House Museum (formerly Mendocino Historical Research Inc).

(4) Proposed 2016 Rehabilitation.⁴ The applicant proposes to construct a 515-square-foot residential addition, decks, and front-door awning. New construction would be distinctive, but maintain the essential form of the original residence.

Exterior building materials.^{vi} The existing facade includes fish-scale shingle siding on the east and south walls, and horizontal 1-by-8 shiplap siding on the north wall. The applicant proposes to maintain the existing east, south, and north exterior materials. The proposed addition, on the westerly side of the house, would be finished with 1-by-10 cove shiplap siding, which is similar to the original shiplap siding.

Windows and Doors.^{vii} The 1914 residence has four windows that are wood-sash, six-light, double-hung windows. These four windows would be replaced with dual-glazed, wood-sash, six-light, double-hung windows with the intention to mimic the existing windows in style and size. The windows for the proposed addition would also mimic the existing window style, but would vary in size. For example, proposed are a pair of double-hung windows side-by-side on the addition's north, east, and west elevations. Proposed are multi-light windows to the left and right of French doors. Multi-light windows are proposed as part of a tripartite window on the addition's north elevation. The front door would be replaced and the back door would include one window.

Roof Form and Roof Materials.^{viii} The 1914 residence has an 8:12 pitched, gabled-roof with grey shingles. The applicant proposes this roof form for the addition and proposes to clad the new roof with gray composition shingles. A stovepipe is proposed to project above the northwest area of the new roof. With the addition, the existing gabled roofline would be changed to a cross-gabled roof.

Architectural Features.^{ix} An awning above the front door is proposed. Brick paving and steps adjacent to the existing front, new kitchen, and new bedroom doors are also proposed. (The need for steps correspond to the foundation repair, which would raise the height of the front door threshold.) A down shielded front porch light is proposed.

Exterior painting.^x Proposed colors for the 1914 residence and addition are Crownsville Grey (color code HC-106). The front entry door would be painted Narragansett Green (color code HC-157).

⁴ Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Available via <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

Trim would be painted "Moonlight White" (color code 2143-60). Outbuildings will retain their existing exterior appearance.

Parking, Access and Egress.^{xi} The site plans show parking adjacent to the Kelly Street. There is sufficient area on-site to "establish unobstructed spaces or areas within the boundaries of the parcel intended for use by the occupants of the structure. Parking shall not be located in any front or side yard facing a street. Residential parking areas shall be effectively screened with material appropriate to the Historic District."^{xii}

ENVIRONMENTAL DETERMINATION: Staff recommends that the Board find the project categorically exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15331 *Historical Resource Restoration/Rehabilitation*. This is a Class 31 exemption consisting of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995), Weeks and Grimmer.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings pursuant with Section 20.760.065:

(A) *The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure.*

The exterior of the 1914 residence would be preserved and reconstructed. The design of the proposed addition reflects many qualities of the 1914 residence, including use of shiplap siding and wood-sash, six-light, double-hung windows. The proposed project is relatively modest in scale and is designed to be compatible in style, materials, and external appearance to the 1914 residence. The existing single-story architecture is maintained, including the gabled roofline and shiplap siding.

(B) *The appearance of the proposed work will not detract from the appearance of other property within the District.*

The historical resource evaluation report finds that the Category IIa Historic Resource was constructed after the District's period of significance and does not contribute to the significance of the District. The Correia-Silva House is one example of the influx of new buildings that infiltrated the District as a Portuguese working class neighborhood was established at the west end of town.

(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.*

The Correia-Silva house has been modified in a number of ways, but retains enough of its original appearance that is a historical resource. The external appearance, particularly from the side facing Kelly Street, is one that would be recognizable to the original inhabitants. Although the footprint of the residence will increase modestly, the project retains the one-story architecture of the 1914 gabled residence and the addition is compatible in style, materials, feeling, and character of the historic resource.

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.

RECOMMENDED CONDITIONS (See Appendix Item 8):

5. Ground disturbance west of the building footprint should be avoided. Temporary orange plastic fencing should be installed 5-feet west of the west wall of the planned building envelope prior to the onset of any ground disturbance and left in place for the duration of the construction to prevent intrusion into the western portion of the parcel that might damage buried archaeological resources.
6. If archaeological remains are unexpectedly encountered during project construction, all work within 50-feet should temporarily cease and the Mendocino County Planning and Building Services Department should be promptly notified. The discovery should be examined by a professional archaeologist to determine an appropriate course of action in consultation with the property owner, agencies with legal jurisdiction, and any other parties of interest.

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.

APPENDIX

Secretary of the Interior Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings:

The Secretary of the Interior Standards (Department of the Interior regulations 36 CFR 67) pertain to all historic properties listed in or eligible for listing in the National Register of Historic Places. The project site is a designated historic resource (Category IIa). It is situated within the boundaries of Mendocino Headlands Historic District, which is a National Register of Historic Places (Number PH0037087 (1970)) and one of several historic structures (Category I and II) located on the same block of Calpella Street. (Nine similarly stated standards are referenced in the appendix of MHRB Design Guidelines and called "General principles for rehabilitation, restoration or renovation of existing historic structures.")

There are ten Standards of consideration:

1. *A property shall be used for its intended historic purpose.*

Historic records list the use as residential, the "Correia-Silva House." The proposal is to continue a residential use at this site.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The applicant proposes to retain the original footprint of the 1914 constructed home and its modest architecture, which includes a gabled roof and wood-sash, double-hung six-light windows. The applicant proposes to renovate the windows and increase the height of the chimney. The applicant proposes to retain three of the four 1969-constructed outbuildings.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Although the footprint of the residence will increase modestly, the design will be compatible in style, materials, felling, and character. The project retains the modest one-story design of the original dwelling. Elevating the structure two-feet is necessary to replace the rotting foundations with a perimeter foundation to prevent loss of this building through deterioration. The replacement of deteriorating fenestration with comparable modern counterparts is also reasonable. The new rooflines in the addition that will replace the deteriorating western shed-roofed annex are lower than the original structure, keeping the new elements subordinate to the original building. The outbuildings will be retained in the rear, screening the modification from the west.^{xiii}

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The post-1929 and 1969 additions to the west side of the gabled-house may postdate the Correia-Silva occupation. It is thought that the Correia-Silva's were likely to have moved to Fort Bragg prior to 1930. Therefore, the additions would not be associated with the original occupants of the residence.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The house will still remain modest in scale compared to other houses in this western neighborhood, a fact that is compatible with the humble origins of the Portuguese immigrants who lived there. The changes will in fact mirror the style of the original building better than the deteriorating additions that are now present. The front of the house visible from Kelly Street will be quite recognizable to the original building that was erected in 1914.^{xiv}

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The deteriorated foundation and windows will be replaced. The new windows shall match the old in design, material, and size.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.*

Conditions of project approval could suitably ensure that the surface cleaning of the structures, if appropriate, would be undertaken using the gentlest means possible.

8. *Significant archeological resources affected by a project shall be protected and preserved.*

Title 22 of the Mendocino County Code, Chapter 22.12 Archaeological Resources establishes specific procedures that sufficiently satisfy Item 8.

The historian recommends two conditions of project approval: (1) *Ground disturbance west of the building footprint should be avoided. Temporary orange plastic fencing should be installed 5-feet west of the west wall of the planned building envelope prior to the onset of any ground disturbance and left in place for the duration of the construction to prevent intrusion into the western portion of the parcel that might damage buried archaeological resources.*

(2) *If archaeological remains are unexpectedly encountered during project construction, all work within 50-feet should temporarily cease and the Mendocino County Planning and Building Services Department should be promptly notified. The discovery should be examined by a professional archaeologist to determine an appropriate course of action in consultation with the property owner, agencies with legal jurisdiction, and any other parties of interest.^{xv}*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The house will still remain modest in scale compared to other houses in this western neighborhood, a fact that is compatible with the humble origins of the Portuguese immigrants who lived there. The changes will in fact mirror the style of the original building better than the deteriorating additions that are now present. The front of the house visible from Kelly Street will be quite recognizable to the original building that was erected in 1914.^{xvi}

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The evaluation of the historic resource found that the new addition would not affect the essential form and integrity of the historic property and its environment would be unimpaired.

ⁱ MTZC Section 20.608.044(C) "Yard, Rear" and MTZC Section 20.608.031(22) "Lot Line, Rear."

ⁱⁱ Mendocino Historic[a] Review Board Design Guidelines. 1987. VII STRUCTURAL GUIDELINES. BUILDING DESIGN 4(a) Residential Windows & Doors. Page 8.

ⁱⁱⁱ Mendocino Historic[a] Review Board Design Guidelines. 1987. VII STRUCTURAL GUIDELINES. BUILDING DESIGN 5 Foundation Walls. Page 8.

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- ^{iv} Historical resource evaluation report for the McNab/Flamina Property in the Town of Mendocino (APN 119-211-04). Thad Van Bueren. Westport, California. August 9, 2016.
- ^v Mendocino Historic[al] Review Board Design Guidelines. 1987. VII STRUCTURAL GUIDELINES. DEMOLITION. Page 10.
- ^{vi} Mendocino Historic[al] Review Board Design Guidelines. 1987. VII STRUCTURAL GUIDELINES. BUILDING DESIGN 3 Exterior Building Materials. Page 7.
- ^{vii} Mendocino Historic[al] Review Board Design Guidelines. 1987. VII STRUCTURAL GUIDELINES. BUILDING DESIGN 4(a) Residential Windows & Doors. Page 8.
- ^{viii} Mendocino Historic[al] Review Board Design Guidelines. 1987. VII STRUCTURAL GUIDELINES. BUILDING DESIGN 6(a) Roof Form and 6(c) Roof Materials. Pages 8-9.
- ^{ix} Mendocino Historic[al] Review Board Design Guidelines. 1987. VII STRUCTURAL GUIDELINES. BUILDING DESIGN 7. Architectural Features. Page 9.
- ^x Mendocino Historic[al] Review Board Design Guidelines. 1987. VIII NON-STRUCTURAL GUIDELINES. EXTERIOR PAINTING. Page 11.
- ^{xi} Mendocino Historic[al] Review Board Design Guidelines. 1987. VII I NON-STRUCTURAL GUIDELINES. PARKING, ACCESS AND EGRESS. Page 12.
- ^{xii} *ibid.*
- ^{xiii} Historical resource evaluation report for the McNab/Flamina Property in the Town of Mendocino (APN 119-211-04). Thad Van Bueren. Westport, California. August 9, 2016. Page 17.
- ^{xiv} Historical resource evaluation report for the McNab/Flamina Property in the Town of Mendocino (APN 119-211-04). Thad Van Bueren. Westport, California. August 9, 2016. Page 17.
- ^{xv} *ibid.* Page 18.
- ^{xvi} *ibid.* Page 17.



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119-211-04 Silva-Corriea
10580 Kelly St.
east elevation
Sverko pic, Oct 1991

d



119-211-04 SILVA-CORRIEA
10580 Kelly St.
MHR #121 IIa
Sverko pic, 1991
east elevation

CORREIA-SILVA HOUSE -1914
10580 Kelly Street

Sverko, May 5, 1999
APN: 119-211-04
MHR: 121, 11a

Ref: Book "Early Portuguese Families of the Town of Mendocino," Page 463.

John & Augusta Correia-Silva came to Mendocino from the Azore Islands about 1900. John had two sisters here, Mrs. Mary (Correia-Silva) Santos/Bettancourt, and Mrs. Maria Costa-Fayal.

The Correia-Silva family evidently purchased this parcel and 119-211-05, piecemeal.

Deeds, Bk 79, Pg 212, Wm. & Laura Heeser and A., A. Heeser to John Correia Silva, is the easterly 40'x80' of this parcel. However, it notes the 40' is on the north boundary of land previously conveyed to Silva. (119-211-05).

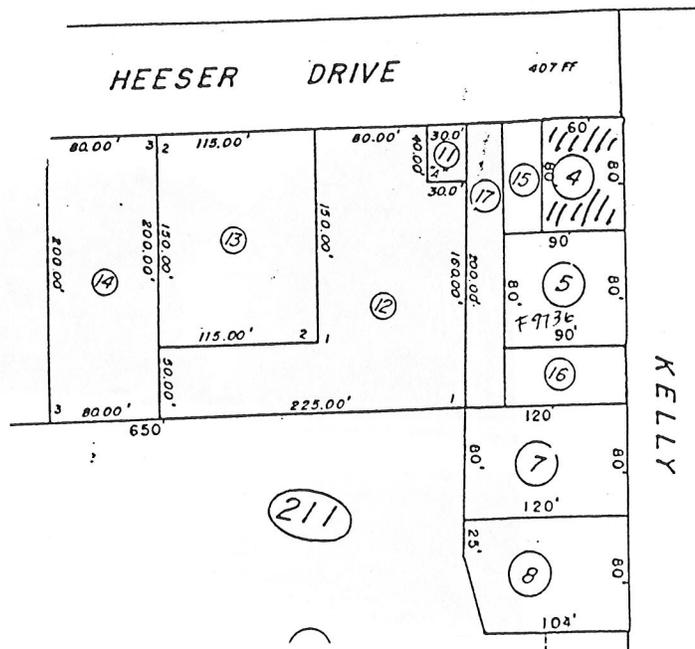
Beacon, 1915, notes three new houses were built at the west end of town during 1914: Manuel Maria Silveira, Joseph Maria Silveira and M. C. Correia.

Deeds, Bk 164, Pg 56, A. A. Heeser to John Silva-Correia, 12/20/1920, describes the northerly 60' on Little Lake by 40' on Kelly Street of this parcel.

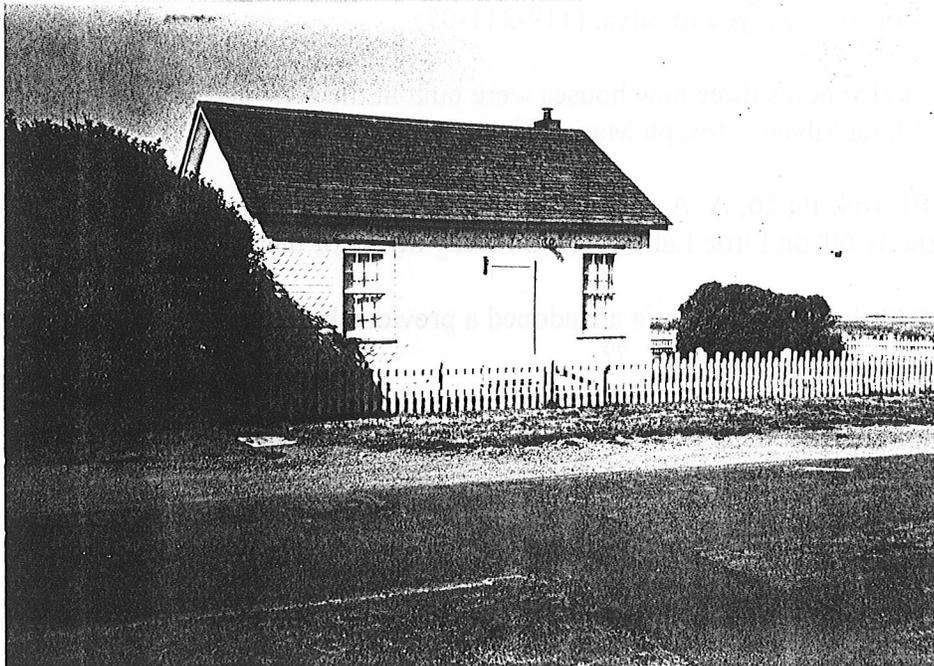
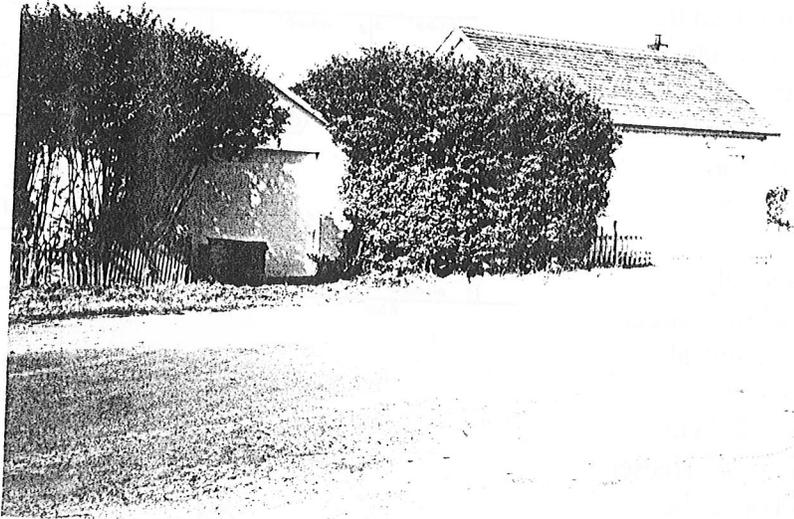
12/22/1920, John Silva Correia abandoned a previous homestead of a lot 60' x 40' and homesteaded a lot 60'x89'. ??

John & Augusta Correia-Silva had a son, Manuel "Shine" Correia-Silva and a daughter, Carrie, who married Manuel Costa-Fayal. Manuel Shine built the house on 119-211-05 in 1912. This home remained in the hands of the Correia-Silva family for many years.

MHRB AGENDA; 5/6/1974, Opal Foster, replace pre-ordinance camper with travel trailer, denied.



John Silva-Corriea House ~~1912~~ 1914
(wife, Augustina)
Parents of Manuel (Shine) Silva
Carrie (Silva) Costa.
10580 Kelly Street (s.w. corner
Kelly & L. Lake Street)



In witness whereof, I have hereunto set my hand this 20th day of December, in the year
nineteen hundred and twenty.

August Alfred Heeser

STATE OF CALIFORNIA,
ss.
County of Mendocino.)

On this 20th day of December, in the year nineteen hundred and twenty, before me,
George A. Lammers, a Notary Public in and for Mendocino County, residing therein, duly
commissioned and sworn, personally appeared August Alfred Heeser, known to me to be the
person whose name is subscribed to the foregoing instrument and he acknowledged to me that
he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal in said
County the day and year first above written.

(SEAL)
Geo A. Lammers

Notary Public in and for Mendocino County, California.

Recorded at request of Geo P Anderson Jan 27 1921 at 2 min past 9 A. M. in Liber 164 of
Deeds page 55 et seq. Records of Mendocino Co.

James R. Rider,

County Recorder.

For and in consideration of the agreed purchase money to me in hand paid, the receipt
whereof is hereby acknowledged by me, I, August Alfred Heeser, of Mendocino County,
Mendocino, State of California, do hereby sell, grant and convey unto John Silva Correia,
of Mendocino, County of Mendocino, State of California, and unto his heirs and assigns forever
that certain lot or parcel of land situated in the town of Mendocino, in aforesaid County
and State, which is particularly described as beginning at a point where the southerly
line of Little Lake street intersects the westerly line of Kelly street; thence from such
point of beginning running westerly on the southerly boundary of Little Lake street sixty
(60) feet; thence southerly and at right angles to said Little Lake street line forty (40)
feet to lot now owned by grantee; thence easterly on boundary line of said grantee's lot
sixty (60) feet to westerly line of Kelly street, and thence northerly on westerly line of
Kelly street forty (40) feet, more or less to the point of beginning, together with the
improvements thereon and the privileges and appurtenances thereto belonging.

In witness whereof, I have hereunto set my hand this 20th day of December, in the year
nineteen hundred and twenty.

August Alfred Heeser

State of California)
ss.
County of Mendocino.)

On this 20th day of December, in the year nineteen hundred and twenty, before me,
George A. Lammers, a Notary Public in and for Mendocino County, residing therein, duly
commissioned and sworn, personally appeared August Alfred Heeser, known to me to be the
person whose name is subscribed to the foregoing instrument and he acknowledged to me that
he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal in said
County the day and year first above written.

On this 10th day of January in the year One Thousand Nine Hundred and Twenty one before me, Eugene P. Jones, a Notary Public in and for the City and County of San Francisco, personally appeared Ota H. Johnson and C. L. White, known to me to be the Vice President and Secretary of the corporation described in and who executed the within instrument, and also known to me to be the persons who executed it on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first

STATE OF CALIFORNIA,
 City and County of San Francisco, ss.
 Approved as to form
 Charles C. Strong, Counsel.
 By C. L. White, Secretary.
 Ota H. Johnson, Vice President.
 (CORPORATE SEAL)
 UNION LUMBER COMPANY,
 thereunto duly authorized, the day and year first above written.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by its officers into the said party of the second part, and to its successors and assigns forever.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, remainders, rents, issues and profits thereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and

Section 24, Township 19 North, Range 17 West, Mount Diablo Base and Meridian.

Northwest quarter, the South half and the Southwest quarter of northeast quarter of described as follows, to wit:

being in the County of Mendocino, State of California, and bounded and particularly being in the County of Mendocino, State of California, and bounded and particularly

that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby release and forever quitclaim unto the said party of the second part, and to its successors and assigns forever, all those certain lots, pieces or parcels of land situate, lying and

THIS INSTRUMENT, made this twenty-eighth day of December, in the year of our Lord one thousand nine hundred and twenty, between Union Lumber Company, incorporated, organized and existing under the laws of the State of California, and having its principal place of business at the City and County of San Francisco, State of California, the party of the first part, and Glen Blair Redwood Company, also a corporation organized and existing under the laws of said State, the party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby release and forever quitclaim unto the said party of the second part, and to its successors and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Mendocino, State of California, and bounded and particularly

Notary Public in and for Mendocino County, California.
 Leo W. Lambers (SEAL)
 Recorded at request of Geo P Anderson Jan 27 1921 at 3 min past 9 A. M. in Liber 164 of Deeds page 56 et seq Records of Mendocino Co.
 James R. Rider,
 County Recorder.
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Historical Resource Evaluation Report for the McNab/Flamina Property in the Town of Mendocino, Mendocino County, California

Assessor's Parcel 119-211-04 located at 10580 Kelly Street, Mendocino, California



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August 9, 2016

Keywords: Mendocino 7.5' USGS quadrangle; NW¼ Section 30, T17N/R17W MDBM; complete historical resources survey of ±0.11 acre; the Correia-Silva House is present.

Archaeological site information is exempted from public disclosure under California Government Code 6245 & 6254.10 and its federal counterpart, the Freedom of Information Act. This report may be provided only to those with a genuine need to know under the condition that they are duly apprised of the need for confidential treatment. Absolutely no public distribution is allowed or authorized.

MANAGEMENT SUMMARY

An intensive archaeological and historical resource survey was conducted within a 4800 square foot parcel in the town of Mendocino on unincorporated lands of Mendocino County, California. The survey was designed to address a requirement to consider any significant impacts of a planned remodeling project on historical resources as they are defined in the California Public Resources Code 5024.1. This investigation first identifies historical resources in the project area and then considers the potential for significant adverse changes to those properties as required by CEQA Section 21084.1.

The parcel contains the John and Augusta Correia-Silva House which qualifies as a historical resource and is located within the boundaries of the Mendocino Headlands Historical District, a property listed on the National Register of Historic Places in 1971. Although the single story Correia-Silva House has been modified since it was originally constructed around 1912 and was erected well after the District's period of significance, it is locally listed as a Category IIa property as "historically important" and thus qualifies as a historical resource. The proposed remodel will replace deteriorating modifications of the residence with a structurally sound single story addition that is compatible in appearance and materials. Recommendations are offered to ensure the project does not cause significant impacts.

The project location and scope are first described before characterizing the background research used to inform this investigation. The natural and cultural background of the property and its surrounding vicinity are then considered as a way to develop expectations for the types of resources that might be present on the property. Concluding sections then describe inspection methods, offer an evaluation of historical resources, and provide recommendations for their treatment. The professional qualifications of the author are listed at the end of the report and an appendix contains a recording form for the resource.

PROJECT LOCATION AND DESCRIPTION

The proposed project is in the town on Mendocino in Mendocino County, California (Figure 1). It is within Assessor's Parcel 119-211-04 with a street address of 10580 Kelly Street. The property is in Section 30 of Township 17N, Range 17W within the Mount Diablo base meridian, located at the southwest corner of Little Lake and Kelly streets. Existing development includes a residence built about 1912, a well house, three other small outbuildings collectively totaling 200 square feet, perimeter fencing, a well, and a septic system (Figure 2). The parcel is level and largely devoid of landscaping.

Permit application MHRB-2016-0020 (McNab) proposes to replace deteriorating additions with a single story structure that will expand the footprint from 698 sf to 947 sf. That 249 sf increase is within the 25% permitted lot coverage of 1200 sf. A new perimeter foundation will raise the floor height 18 to 24 inches and rotting decks will be replaced with a small covered entry porch on the east and steps to small brick landing at finish grade on the west. The new gable roof pitches would match the 8/12 pitch on the original house, conforming to the height of the original structure and largely concealed behind it along the Kelly Street frontage.

The existing six light double hung wood sash windows are in poor repair and mostly nonfunctional. The project will replace them with wood sash double hung six lite windows to match existing windows style and size, with one newly added window on the north side near existing chimney. New composition shingles would be added to match existing color which is grey. The new addition would be sided with horizontal paint grade 1 x 10 wood cove ship lap siding to match the original north side of house. The existing exterior paint is white with turquoise trim. That proposed exterior paint colors are historic gray/green with trim and fascia painted white creme and exterior doors painted dark historic green/blue.

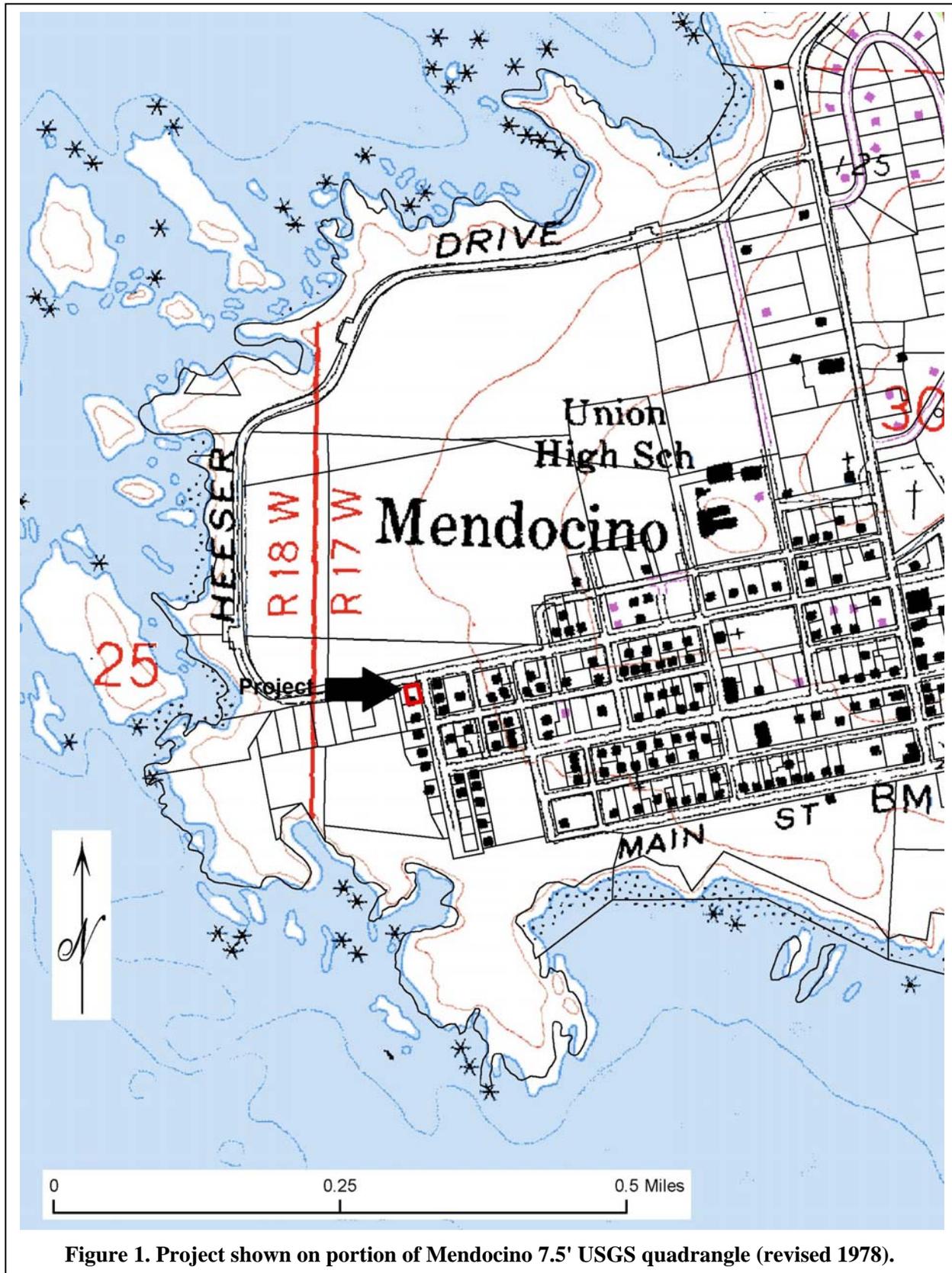


Figure 1. Project shown on portion of Mendocino 7.5' USGS quadrangle (revised 1978).

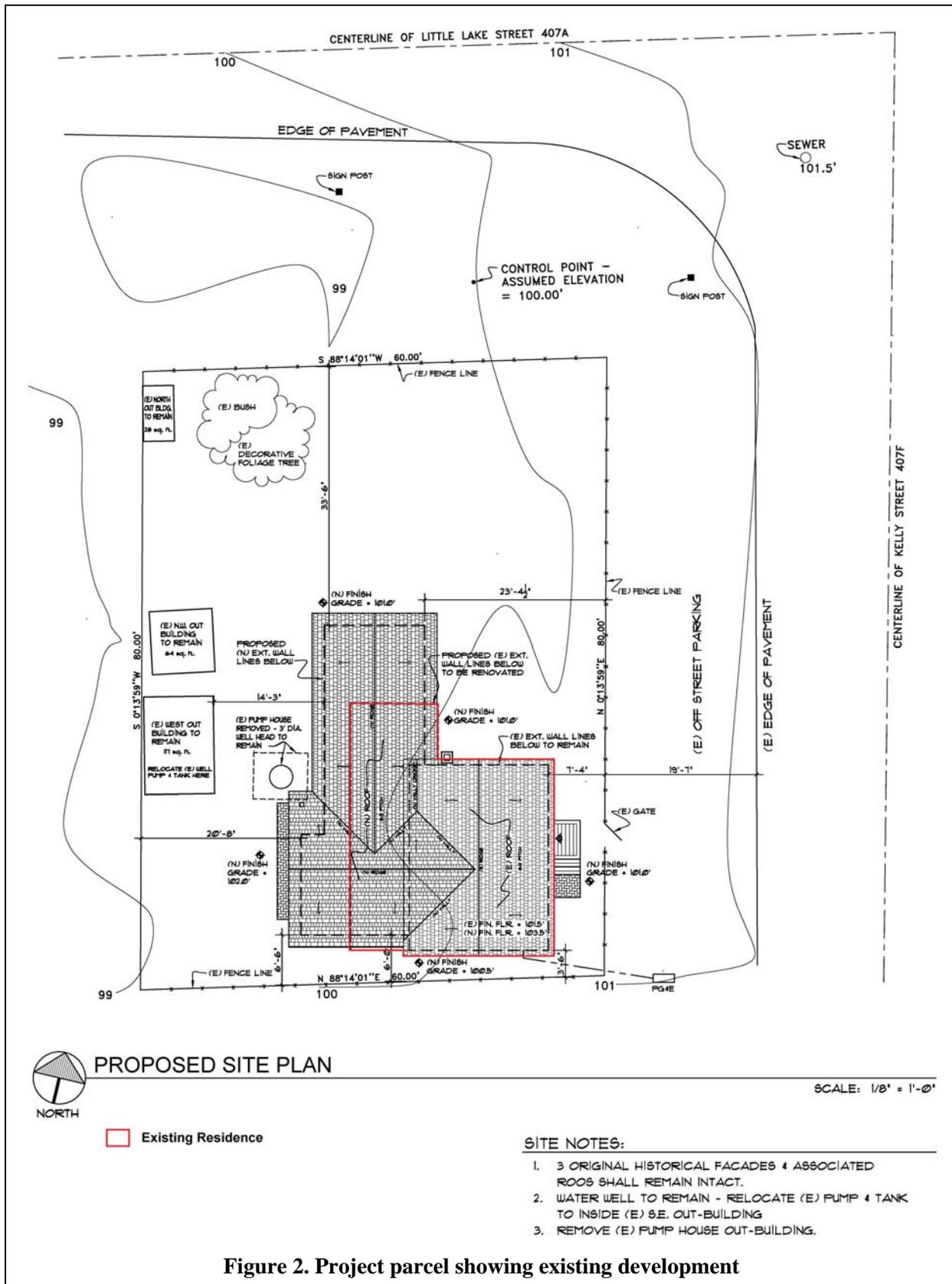


Figure 2. Project parcel showing existing development

BACKGROUND RESEARCH

Background research was carried out in advance of fieldwork to understand past land uses and identify known and anticipated historical resources. The term historical resource is used here to refer to archaeological sites, historic buildings and structures, and other significant cultural properties as defined in California Public Resources Code 5020.1. Sources consulted for information are summarized here to establish the adequacy of these identification measures.

Previous archaeological and historical survey coverage maps, resource location maps, reports of surveys, and the records of resources documented in the files of the Northwest Information Center at Sonoma State University (NWIC) were inspected for the entire Mendocino 7.5' quadrangle on December 15, 2015. The Historic Property Directory maintained by the California Office of Historic Preservation was also inspected from lists current through 2012, the most recent available for inspection, and the OHP web site was examined for more recent additions. That directory includes all properties listed and determined eligible for the National Register of Historic Places (NR), as well as those listed on the California Register of Historic Resources (CR), California Historic Landmarks (CHL), and California Points of Historical Interest (CPHI).

The Town of Mendocino contains the Mendocino Headlands Historic District listed on the NRHP January 1, 1971. That District includes 90 contributing elements that incorporate a few subsequent determinations of eligibility. The District is bounded by the Pacific Ocean on the south and west, Highway 1 on the east, and Little Lake Street on the north and has a period of significance between 1852 and 1900. The areas of significance are listed as architecture, commerce, industry and urban planning. Those listed values appear to qualify the District under Criterion C, although the nomination fails to specifically define the criteria or level of significance (national, state, or local). Some properties in the District are also listed by other registration programs. Mendocino Presbyterian Church was listed as CHL Number 714 on 6 October 1959 and the Temple of Kwan Tai was listed as CHL Number 927 on 29 June 1979.

Mendocino Historical Research, Inc. (1979) prepared a more comprehensive inventory of the buildings in and around the Town of Mendocino in connection with the development of the Mendocino Town Plan, a component of the County's General Plan. That survey established Zone A west of Highway 1 and Zone B east of Highway 1. Structures were classified as: I. Properties contributing to the NR District (landmark status); II. Historically Important including a. modified buildings with known or closely estimated construction dates and b. Semi-bungalows of historic age; III. Altered historic buildings with original structure still discernable; and IV non-historic buildings. That survey was later expanded and updated (MHR 1999).

The Correia-Silva house on the subject parcel is a Category IIa modified historically important locally listed property built around 1912. It was built after the District's period of significance, and thus does not contribute to the significance of the District. No previously recorded archaeological resources have been recorded on or within 200 feet of the exterior limits of the subject parcel. However, no prior intensive archaeological survey has taken place within this parcel. Thus, there is a potential for as yet unidienfied archaeological resources.

Other inspected sources included published ethnographies and histories, historic maps and aerial photographs, the Mendocino County appraisal record for the parcel, files maintained by the Kelley House Museum in Mendocino, and online resources including land patents and photographs. Inspected maps included: an 1868 Government Land Office plat; 1873 and 1909 Coast Surveys; aerial photographs from 1936, 1943, and 1972; 1943 U.S. Army Corps of Engineers Fort Bragg 15' quadrangle, and the 1960 Mendocino 7.5' quadrangle published by the U. S. Geological Survey.

NATURAL ENVIRONMENT

The natural setting influenced how people used the subject property throughout time. Human occupation of this region spans the past 15 millennia, as discussed later. This summary briefly reviews landforms, hydrology, geology, vegetation, animal life, and climate as they changed over that lengthy period of human occupation. Although the local area is rich in resources, the absence of a potable surface water source in the immediately vicinity limited prehistoric use to temporary visits for resource extraction. Historic residents relied on wells tapping buried ground water.

This parcel is situated at about 100 feet above mean sea level on a marine terrace uplifted about 100,000 years ago. The geology of the local area is dominated by the Franciscan Formation, a disorderly assemblage of marine sediments and marine volcanic rocks that have undergone unsystematic disturbance as they were uplifted from the ocean floor (Page 1966). The North Coast Ranges were raised from the ocean floor about 150 million years ago. Local rocks are undivided Cretaceous marine deposits dominated by graywacke, sandstone, and shale (Jennings and Strand 1992). The stone was suitable for prehistoric ground stone tools, but finer-grained lithics for projectile points and cutting implements generally had to be acquired in the interior.

The parcel was formerly grassland according to maps that predate historic development. It was thus exposed and provided no shelter from prevailing winds. However, nearby habitats provided abundant food that would have attracted people to the general vicinity since humans first arrived. The most important plants that were harvested by indigenous people in the local area included nuts from tanbark oak and hazel (*Corylus californica*), as well as a wide variety of seeds and fruits (Chestnut 1902). Plants were used not only as staple foods, but also for basketry, clothing, cordage, and the raw materials for structures and boats. Seaweeds were also harvested along the local shore line.

Most terrestrial and marine animals important to native peoples and later historic colonists are still present in the region. Key terrestrial game species consisted of Roosevelt elk (*Cervus californianus*), black-tailed deer (*Odocoileus hemionus*), jackrabbits (*Lepus californianus*), and cottontail rabbits (*Sylvilagus audubonii*). Most game animals were present year round, but the elk migrated to the coast from upland areas in the summer. Harbor seals (*Phoca vitulina*) and other marine mammals were hunted along the coast. Smaller animals such as birds were valued mainly for their brightly colored feathers, which were used to adorn baskets and ceremonial regalia. Fish were taken seasonally from local streams which supported runs of steelhead (*Salmo gairdneri*) and salmon (*Oncorhynchus tshawytscha*). Shellfish and other intertidal animals were also harvested as food by Native Americans and later historic colonists who began settling in the area in 1851.

The climate of the region is generally Mediterranean, with mild winters and long dry summers. The mean low temperature in January is 40 degrees Fahrenheit, while the mean high is 64 degrees in July (Beck and Haase 1974). The local area averages about 40 inches of precipitation annually, falling almost exclusively as rain. However, climatic conditions have undergone significant change since the region was first inhabited about 15 millennia ago.

At the time humans first arrived from Asia sea levels were over 100 meters (328 feet) lower than today and the coast was thus located some distance west (Bickel 1978). By 6,000 years ago sea levels rose to near modern levels and moved inland, eroding the uplifted marine terraces (Porter and Denton 1967). Conditions continued to warm and become drier until about 500 BC when cooler and wetter conditions returned. The only exception was a Medieval warming episode between about 1000 to 1400 AD (Moratto 1984; Jones 1992). Sea level rise has accelerated again since the industrial revolution.

CULTURAL OVERVIEW

The project vicinity has been inhabited for at least 15 millennia. The following discussion characterizes the prehistory, ethnography, and history of the region, defining broad patterns of land use. That information provides a context for predicting the locations and types of archaeological and other historical resources that can be expected to occur in the subject parcel. This overview also offers contextual details that have a bearing on the likely significance of historical resources that may be present.

PREHISTORY

The prehistory of the northern California coast is not as well known as neighboring regions due to limited archaeological excavations conducted in this region. Fredrickson's (1984) regional synthesis emphasizes work conducted in inland areas like site CA-MEN-500 near Willits, the Houx site (CA-LAK-261) and other resources in Lake County, and studies performed on Pilot Ridge in Humboldt County (Hildebrandt and Swenson 1982). It is only in the past few decades that excavations have taken place on the Mendocino coast. Many of those have yielded only small numbers of formed tools, limiting efforts to define relationships between local sequences and broader regional patterns. The following discussion sketches the broad sequence for the North Coast region, incorporating recent findings reported along the Mendocino coast.

Fredrickson's (1984) chronology remains widely useful for understanding the prehistory of the North Coast region and is the foundation for the overview developed here. He defines five broad periods that include the Paleo-Indian, Lower Archaic, Middle Archaic, Upper Archaic, and Emergent. Those periods are briefly summarized below as they relate to observed regional patterns. Fredrickson also employed the concepts of Pattern, Aspect, and Phase to understand localized archaeological expressions. Patterns are defined as generalized adaptive modes or traditions prevalent throughout a broad geographic region, while Aspects and Phases are local manifestations of those larger traditions. That analytic approach recognizes that transitions between assemblages did not occur at the same time throughout the region.

Paleo-Indian Period (11,000-6,000 BC) This is the earliest well-documented period of occupation on the North Coast, reflecting initial entry by people that focused on hunting with distinctive fluted points, other points similar in form to Lake Mojave and Silver Lake types from the western desert region, crescents, scrapers, and choppers. Milling tools are absent. The type site is the Borax Lake site (CA-LAK-36), excavated by Harrington (1948). Obsidian hydration analyses and cross dating both suggest initial use of CA-LAK-36 about 10,000 BC (Meighan and Hayes 1970). This adaptive mode is designated the Post Pattern. This pattern is not restricted to lacustrine settings, however, since a fluted point has also been discovered on the Mendocino Coast at Caspar (Simons et al. 1985).

Lower Archaic (6,000-3,000 BC) This period is associated with the Borax Lake Pattern in the North Coast Ranges. The earliest expressions of this pattern from Mendocino County consist of assemblages dating from circa 5,000 to 2,500 years Before Present (BP) found at CA-MEN-500 (Meighan 1955) and CA-MEN-84 (Soule 1975), referred to by Fredrickson (1984:520ff) as the Mendocino Aspect of the Borax Lake Pattern. The Mendocino Aspect is marked by "large lanceolate, concave-base, and side-notched projectile points and the co-occurrence of bowl mortars and pestles with milling stones and manos" (Fredrickson 1984:521). Two sites at Albion Head (CA-MEN-1704 and -1844) contain components that have corrected radiocarbon dates as early as 3450±190 BC (Layton 1990:52). The earliest component at Albion is marked by Mendocino Concave-base projectile points made of Monterey chert, a type of stone found only south of Point Arena. Layton hypothesizes that this initial period of occupation at Albion Head was by a proto-Yukian population based on the scarcity of obsidian.

Middle Archaic Period (3,000-1,000 BC) There is widespread evidence of occupation in inland areas during this interval, but evidence from the coast is still limited. Assemblages throughout the region reflect a consistent tradition designated as the Mendocino Pattern. That pattern continues into the Upper Archaic, where it is present at nearly a dozen excavated coastal sites (Fredrickson 1984; Layton 1990; Van Bueren and Scantlebury 2004; White 1989). Mendocino Pattern assemblages are marked by large expanding-stem, concave base, and shouldered lanceolate points; bowl mortars and pestles; split-bevelled Olivella beads, and a biface reworking industry (Fredrickson 1984). This pattern reflects a broadened subsistence base inferred to include acorn gathering. All three Albion Head sites and sites CA-MEN-3163/H and -3164 near Fort Bragg produced limited evidence of occupation during this period.

Upper Archaic Period (1,000 BC-AD 500) Mendocino Pattern adaptations persist in the north with increasing exchange of obsidian and more contracting stem and lanceolate points, while Berkeley Pattern adaptations are evident in the southern North Coast Ranges. The Berkeley Pattern reflects a strong emphasis on acorn exploitation inferred from nearly exclusive use of mortars and pestles, complex socio-political institutions, increased grave wealth, and more long distance exchange. Along the Mendocino coast, the Upper Archaic Period coincides with the first intensive use of shellfish. Assemblages from the coast are strongly differentiated in a manner most investigators believe is a reflection of the northward displacement of proto-Yukian populations by people who spoke Pomoan languages (Layton 1990; Moratto 1984; Van Bueren and Scantlebury 2004; White 1989). That suggestion is also consistent with Elmendorf's (1964) glottochronological analysis of the timing of Pomo language differentiation. Pomoan assemblages are affiliated with the Augustine Pattern and show Central California influences including strong access to obsidian from Clear Lake and Napa. Yukian assemblages are affiliated with the Gunther Pattern of northwest California and obsidian is rarely present. When Yukian assemblages do contain obsidian, it is often derived from northeastern California sources such as Grasshopper Flats in the Medicine Lake highlands.

Emergent Period (AD 500-1850) Assemblages from this period reflect increasing elaboration of socio-political and exchange systems, higher populations, diversification of subsistence regimes, greater dependence on acorns, and seasonal travel. The distinction between Pomoan and Yukian assemblages persists on the coast, with both groups apparently using the local area. Two versions of the bow and arrow were adopted, along with various small to medium size corner and side notched points. The self bow arrived first and is associated with medium size Mendocino Side-notched and Mendocino Corner-notched points. Sometime between AD 900 or 1000 the sinew-backed bow came into widespread use and smaller Gunther barbed and Rattlesnake side notched points are commonly found. Throughout the Emergent Period obsidian now appears in substantial quantities at many, but not all coastal Mendocino sites. Its prevalence is particularly pronounced at the three excavated Albion Head sites late in the prehistoric sequence, but declines at sites in the Fort Bragg area after AD 1000.

ETHNOGRAPHY

Prior to the 1850s, the coastline around Mendocino was inhabited by indigenous peoples who spoke languages of the Pomoan linguistic family, while the area north of Cleone was occupied by the Coast Yuki (Barrett 1908; Kroeber 1925; McLendon and Oswalt 1978). The Mendocino area was inhabited by the Northern Pomo, one of seven tribes who spoke languages of the Pomoan linguistic family (Barrett 1908; McLendon and Oswalt 1978). The languages of those tribes were mutually unintelligible, however, suggesting lengthy divergence.

Shared linguistic traits of these groups have been most extensively studied by Halpern (1964) and Oswalt (1964), who suggest the Pomo expanded west from an ancestral homeland in the Clear Lake region. The Northern Pomo generally lived in the interior, but had favorite coastal temporary camps and food collecting areas (Stewart 1943). Northern Pomo territory extended from the west shore of Clear Lake to

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the Pacific Ocean, encompassing coastal lands from Cleone south to the Navarro River (Figure 3). The ethnographic village of *Búldam* is documented east of the town of Mendocino and residents of that place were interviewed. Historic photographs and ethnographic notes suggest the residents of *Búldam* had their main village on the coastal terrace east of Highway 1, but regularly visited the beach at the mouth of Big River. Barrett's (1908) map also shows the villages of *Ditcólél* near Point Cabrillo and *Kaláili* near Little River.

The Northern Pomo were not a cohesive confederation, but instead consisted of various distinct tribelets occupying specific areas and speaking different dialects. The area encompassing the project was in the territory of the Chedilna group. Extended kin groups often lived in larger multifamily dwellings for at least a portion of the year, breaking up into smaller family groups when the tribelet dispersed on seasonal collection forays. Chieftanship was hereditary, but alliances could be readily shifted due to the observance of ambilaterality and ambilocality. Families thus could choose to live with either patrilineal or matrilineal relatives.

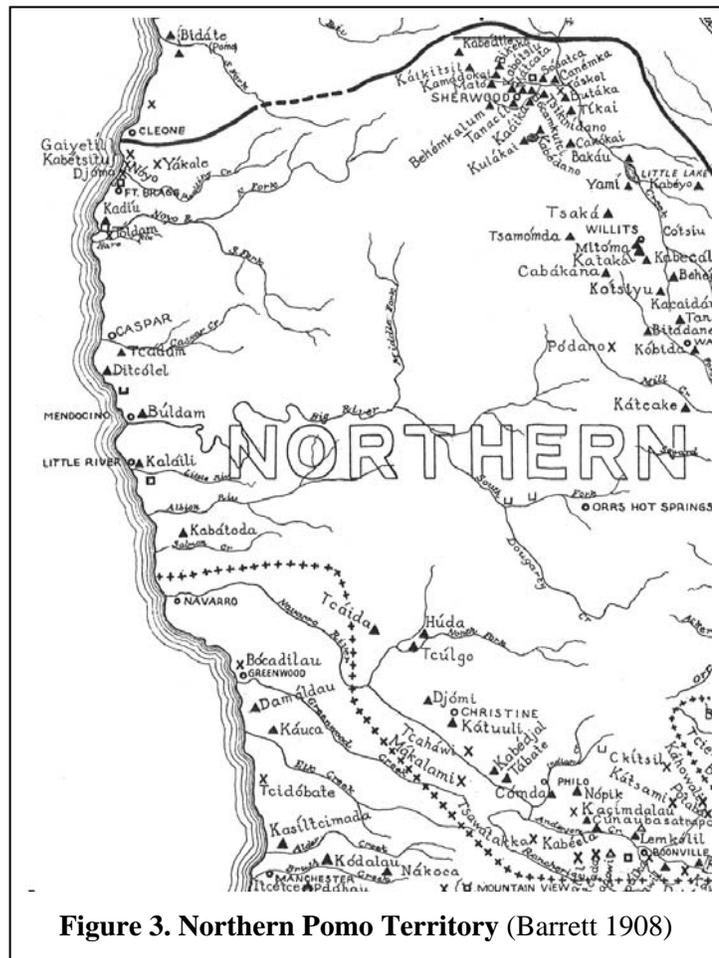


Figure 3. Northern Pomo Territory (Barrett 1908)

Separate secular and ceremonial chiefs were recognized and secret societies were present. The complexity of Pomo culture may have arisen in part as a result of their control over a number of highly prized regional resources including obsidian and magnesite quarries and shells used in the manufacture of beads. The Pomo practiced the Kuksu ceremony and cremated their dead, among other spiritual practices. The Northern Pomo divided their time between interior villages and temporary coastal camps, rather than living permanently on the coast (Stewart 1943). Conical bark slab houses were traditional and in historic times the same form was made with milled boards. The Pomo also built large semi-subterranean assembly houses for communal and ceremonial use. The coast provided shellfish, seaweed, and pelagic fish, while runs of salmon and steelhead were taken in local streams with weirs, traps, and lines, and terrestrial animals and plants were procured in the interior (Kroeber 1925; Stewart 1943).

Their cultural materials included a wide array of durable artifacts, as well as many perishable goods such as an elaborate basketry tradition. Implements were fashioned from a variety of local materials, especially stone, bone, antler, shell, and woven plant materials. Chert and obsidian were preferred for flaked stone implements such as projectile points, drills, and scrapers, while a variety of lithic materials were used for mortars, pestles, anvils, and hammer stones. Bone was commonly employed for awls, fishhooks, and musical instruments. Shells were made into beads and ornaments that could be traded with interior groups for obsidian and other valued materials and finished products. A wide variety of basketry and most clothing was made from woven vegetation. The basketry included both coiled and twined forms, with some examples incorporating feathers and beads.

HISTORY

Europeans explored the Mendocino coast starting in the early 1500s, but no settlement took place in the local area until the mid 1840s. The first direct contacts between indigenous populations and European visitors likely occurred when fur-trapping parties of the Russian American Company regularly plied the coast after 1804. The RAC established a settlement at Fort Ross by 1812 on the Sonoma County coast. The wreck and salvage of the Russian vessel *Ilmen* near Point Arena in the 1822 likely resulted in the most extensive initial contact between local tribes and colonists.

The Spanish responded to that RAC settlement by establishing missions at San Rafael in 1817 and Sonoma in 1823. Those missions, as well as land grants given to faithful subjects in inland areas north of the San Francisco Bay were designed to block inland expansion of Russian interests. Mexican settlement eventually spread north as far as Redwood Valley and Albion. The first Hispanic excursion into Mendocino County was Luis Arguello's 1821 expedition. Although the exact route is a matter of conjecture, he passed south through the upper Russian River Valley with "fifty-five soldiers, accompanied by Father Blas Ordaz and John Gilroy" (Beck and Haase 1974:18). In contrast to the relatively friendly RAC engagements with indigenous people, Hispanic encounters were frequently antagonistic and violent.

The Mendocino coast was also visited by other agents of foreign governments starting in the early 1830s. In the winter of 1832-1833 the American mountain man Ewing Young traveled up the coast trapping beaver and otter with a party of dozens of men and horses (Hill 1923). Some months later in the spring of 1833 John Work mounted an expedition through the same area for the Hudson's Bay Company, an enterprise operated under the sanction of the British government. Work's party reached the Noyo River on Tuesday April 30, 1833 with over 400 horses and mules (Maloney 1945).

Despite those early contacts, settlement did not ensue in the region until the 1840s in connection with Mexican land grants. Although six Mexican land grants claimed territory within lands later designated as Mendocino County, only two of the inland claims were subsequently confirmed after adjudication in California courts. The Terrano del Cabo Mendosina granted Joseph (José) Yves Limantour 80 square leagues extending north from Big River to Usal in the mid-1840s (Van Bueren 2012:21). After Mexico ceded California in 1848 under the Treaty of Guadalupe, his land claim then came under the review of the Board of Land Commissioners. They initially approved the claim in 1856. However, Limantour's grant was later judged fraudulent in 1858, freeing it for claims by others who were already squatting there.

Initial settlement along the Mendocino coast was limited to a few farms settled in the late 1840s. Richardson's ranch at Albion was settled around 1846, but his Mexican land grant was not recognized by the US following statehood. The 1850 census lists the Gordon brothers as farmers, and other historical records indicate they settled first around Jughandle. However, the first widespread American settlement in Mendocino County was spurred by demand for lumber and agricultural lands (Carpenter 1914; Holmes and Lawson 1996; Palmer 1880).

As argonauts poured into California following the discovery of gold in 1848, the need for building materials rapidly grew. The virgin forests of coastal California offered some of the most readily accessible timber in the state. In the following decades, the forests of the Mendocino coast would prove to be a crucial commodity in the growth and development of the north state, although other enterprises such as farming and fishing industries were also quickly established to support the growing population of settlers. By 1850, the year California became a state, San Francisco was growing (and burning) at such a rapid rate that nearby forests in Marin County weren't depleted. New sources of lumber were needed.

Ships traveling along the coast north of San Francisco occasionally were forced to put in to shore to avoid the violent Pacific storms. The *Frolic* laden with silk and tea was wrecked along the Mendocino coast in

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the winter of 1850-1851 near the area that was later developed into the town of Caspar (Layton 1997). Hearing of the bounty, residents of Bodega traveled north to salvage it. They returned with news that the Mendocino coast could supply vast amounts of lumber. The mill at Big River (now the town of Mendocino) was among the first established in the area about 1851 (Holmes and Lawson 1996:25-27). The first lumber mill was established at the mouth of the Albion River in the late 1840s (Sullenberger (1980).

The lumber industry grew rapidly, and vast systems of cutting, moving, processing, and transporting millions of board feet of lumber were established up and down the coast. Associated communities formed around the early mills and some farms and homesteads were also developed on non-timbered or recently cleared lands. Land and timber were during this early period considered by many as free for the taking, and little credence was given to grants made by the Mexican government. Prior to the passage of the Homestead Act in 1862, most logging was carried out under the auspices of the Preemption Act of 1841, which allowed 160 acre claims to be logged over a two year period before payment was due. Lumbermen simply stripped the land before paying and then abandoned it. Following passage of the Homestead Act, 160 acre parcels could be claimed after settling and cultivating it for five years.

American encroachment caused widespread disruption of indigenous land-use practices and subsistence regimes, also resulting in many deaths from introduced diseases and White aggression. The creation of the Mendocino Indian Reservation in 1855 north of the project area was an effort to concentrate the indigenous population and control conflicts (Winn 1986). The roughly 20,000 acre reservation was administered by reservation officials, with order kept by a United States Army garrison stationed on the terrace between Pudding Creek and the Noyo River. Named Fort Bragg, the post featured a hospital, quarters for officers and enlisted men, a commissary, stables, a post office, and other facilities (Carpenter 1914; Palmer 1880). The army withdrew in 1865 and Mendocino Indian Reservation closed in 1866, only eight years after it was established. Its lands were quickly sold off.

William Kasten was reportedly first to settle in the area that later developed into the town of Mendocino (Carpenter 1914:62). He arrive around 1850 and claimed the north bank of Big River near its outlet into the Pacific Ocean, building a rough log cabin there. The California Lumber Manufacturing Company headed by Harry Meiggs purchased the land from Kasten in 1851 and erected one of the county's first mills on the headlands overlooking Mendocino Bay (Carpenter 1914:63). It was the steady employment provided by timber and milling operations on the Big River watershed that fostered the growth of the town of Mendocino.

While logging and lumber milling dominated the economy of Mendocino and the Big River woods, there were also some farms and homesteads in the area. Homesteads were in many cases logged by their claimants to create open space for other agricultural pursuits. Farms in the local area supplied produce to the local population such as potatoes, peas, and other crops that tolerated the cooler coastal climate, in addition to dairy products, and animals. Sanborn Fire Insurance Company maps of Mendocino from 1890, 1898, 1909, and 1929 reveal the steady growth of the lumber mill and adjacent community, made possible by the vast tracts of timber in the Big River watershed. The town of Mendocino prospered by providing housing for employees of the mill and by offering supporting services such as commercial businesses, churches, schools and other establishments that catered to the local population.

The history of milling operations at Mendocino is one of fairly continuous operation and growth from 1851 to 1938. At the time the first milling equipment arrived in 1851 it was apparent the saws were simply too small to effectively process the enormous logs present in the region. New equipment was ordered. The larger saws were installed in the summer of 1852. A mill pond was created near the mouth of Big River and an inclined railroad transported saw logs up to the mill on the bluff top where they were processed and transferred to ships using a chute.

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In 1854 Meiggs became embroiled in a financial scandal and left the country (Bear and Stebbins 1977). Operation of his mill was taken over by his major creditors, to whom he reportedly owed nearly half a million dollars. At that time the mill was moved to the flat on the north shore of Big River next to the log pond east of Highway 1, although the headlands continued to be used as a shipping point into the 1930s. The owners reorganized and the outstanding debts were settled in 1855 (Jackson 1975:130). This second mill had a capacity of 60,000 board feet per day.

The third and final mill was completed in 1864 in the same location as the second mill. It had an initial capacity of 85,000 board feet per day, but this steadily increased as the mill was expanded and technological improvements were made. In 1872 the partners Jerome B. Ford and Edward C. Williams came into sole ownership as the Mendocino Lumber Company. While various calamities required repairs to the third mill over subsequent years, it remained standing and operated fairly continuously under various owners until it closed permanently in 1938 (Holmes and Lawson 1996:25-27; Jackson 1975). It was the 1906 earthquake and fire in San Francisco that prompted the most significant wave of improvements to the Big River mill. This coincided with a sudden upsurge in demand for lumber to rebuild the city and the acquisition of the mill by the Union Lumber Company.

The Union Lumber Company also owned the huge mill in Fort Bragg. Around this time the Big River mill added band saws, bigger boilers, a bull-wheel, another sawdust conveyor, and other machinery (Jackson 1975:120). A new pair of chimneys also were built at the Big River mill to replace the massive brick one that had toppled in the earthquake. A large shed was added in 1911 to store dry lumber and a sawdust drier was built in 1916. Logging moved to increasingly distant reaches of the Big River watershed as technologies improved and the obstacles of getting logs to the mill were overcome. A system of dams was used to move logs downstream even where flows were nominal.

A 1909 Coast Survey map shows the subject parcel was cultivated land with no buildings present. A 1909 Sanborn Fire Insurance map shows an easement for Kelly Street 60 feet in width, listed as “not open.” There were no houses anywhere along the west side of Kelly Street at that time, but one house was present on the east side of the street on parcel 119-212-02 at the northeast corner of Calpella and Kelly streets. By 1929 the Sanborn map shows a house on the subject parcel with dimensions 22 feet N/S by 27 feet E/W (Figure 4). The neighboring L-shaped house of the couple’s son Manuel C. Correia-Silva at 10560 Kelly street was also present, a structure reportedly completed in 1915 after the birth of Manuel and Gertrude’s son Frank on 23 September 1915 (Sverko 1995:467).

An inventory form prepared for the local listing of the subject property at 10580 Kelly Street (Assessor’s Parcel 119-211-04) by Eleanor Sverko (1999) and a history of the Correia-Silva family published in *Early Portuguese Families of the Town of Mendocino* (Sverko 1995) provide most of the available information for the subject parcel. A file on the family at the Kelley House Research Library contained no additional details other than the summaries and original photographs presented in the two published sources. Regrettably, some of the details in those sources are not substantiated or inaccurate leaving some uncertainty about the actual construction date for the house and the date the family arrive in Mendocino.

Sverko’s inventory form states the “easterly 40 by 80 foot portion of this parcel” was conveyed by William, Laura, and Augustus A. Heeser to John Correia-Silva, but the date is unspecified and the deed reference (Mendocino County *Deeds* 79:212) is erroneous. It was beyond the scope of this investigation to verify the chain of title. The northerly 40 feet of the subject parcel was conveyed on 20 December 1920 by Augustus A. Heeser to John Correia-Silva (Mendocino County *Deeds* 164:56-57) and that deed made reference to the fact that it lay north of a parcel previously conveyed Silva. The house is located in the portion of the parcel that was previously granted, although the date of the transaction is uncertain.

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The couple's younger son Manuel and his wife Gertrude lived next door in 1920 with the couple's three sons and one daughter, all born in California. They owned their house without a mortgage. Manuel and Gertrude were married December 25, 1914 in an afternoon ceremony at St. Anthony's Catholic Church in Mendocino (Figure 5). By 1926 they had six surviving children. Their eldest son Frank was reportedly born in John and Augusta's house on 23 September 1915 before Manuel and Gertrude's house was completed (Sverko 1995:467). Sverko (1999) states an undated edition of the *Mendocino Beacon* reported three new houses were built on the west end of the town in 1914 including one built by M. C. Correia.

Sverko (1995:463) reports that John was born on the Island of Graciosa in 1859 and Augusta was born in 1864. Those dates disagree with the birth dates listed in the 1920 federal manuscript population census, as noted earlier. John died 3 August 1939, while Augusta died 29 September 1941. John worked as a laborer in the local lumber mill until his death. Manuel and Gertrude sold their neighboring house to their son Frank and moved to Fort Bragg in 1940. The disposition of John and Augusta's home at 10580 Kelly was not researched.

It can be observed that the house shown on the subject property in the 1929 Sanborn map was a one story structure with no chimney. The long axis was oriented E/W, possibly reflecting the presence of an addition across the west side of the structure. No outbuildings were shown in 1929, suggesting the four outbuildings and the indoor bathroom added in the northwestern addition may postdate that time. The Sanborn maps for the town generally recorded even the most humble outbuildings.

The Great Depression impacted the entire nation in 1930s, causing hard times and economic stress. The lumber mill in Mendocino shut down in 1938, shortly before John died. Those factors suggest construction of the four outbuildings, exterior brick chimney, and the addition of the bathroom jutting out north and west of the original structure may postdate the Correia-Silva occupation.



Figure 5. Manuel and Gertrude Correia, 25 December 1914. (Courtesy Kelley House Museum)

PREDICTED SENSITIVITY

Well over a dozen prior archaeological and historical surveys have occurred within a mile of the project. No prior archaeological survey has taken place within this parcel, but a historical survey that considered this property was conducted by Mendocino Historical Research (MHR 1999). Other survey work has focused on surrounding lands, offering an indication of the sensitivity of the area for sites, buildings, structures, objects, and districts that have demonstrated or potential historic value.

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Nearby archaeological surveys have covered only 10% of the surrounding lands within a mile radius, but that limited work has recorded over 20 sites. The local area is thus highly sensitive, containing a mixture of prehistoric and historic archaeological resources. The term "historic" is used here to refer to resources older than 50 years as defined the criteria outlined in Section 5024.1 of the California Public Resources Code. Prehistoric sites in the vicinity consist of both temporary activity areas and more permanent villages, while historic sites occupied by settlers are prevalent after settlement ensued in 1851.

A historic property survey of the Mendocino Headlands Historic District resulted in its listing on the NRHP in 1971. The documentation for the District was significantly improved eight years later (MHR 1979). That survey inventoried 89 contributing elements of the District and one additional property was later determined eligible as a contributor through a separate process. The subject property lies within the defined boundaries of that District and was not developed until about 1914 after the period of significance for the District (1851-1900). Thus, the buildings present on the surveyed parcel have no potential to contribute to the listed District.

SURVEY METHODS AND FINDINGS

The subject parcel was investigated with an intensive pedestrian surface survey by the author on August 5, 2016. The buildings were documented with photographs, notes, and a scaled plan, while archaeological inspection included walking systematic transects spaced two meters apart. Confidence in the adequacy of this survey is good because the exterior of the buildings could be viewed from all sides and ground visibility was also good. The buildings and a limited scatter of historic artifacts were documented with a record provided in the appendix of this report.

The property contains a residence built around 1914 for and possibly by John Correia-Silva. Two additions to the west end of the house were present before 1929. The Mendocino County appraisal record lists the dates of various improvements added after 1959. At that time the parcel contained only the house and the pre-1929 addition. The well and well house was added in 1961, consisting of a dug hole cased in precast concrete 48 inch diameter conduit. The bathroom addition and septic system was built in 1969 and is thus modern (less than 50 years old). The outbuilding, picket fence, and external brick chimney were added to the appraisal map of the property after 1959.

Historic artifacts are scattered in the rear yard on the ground surface. It is likely buried deposits are also present in the rear yard, including the locations occupied by the outbuildings. No attempt was made to enter any of the outbuildings because the doors are in fragile condition. This investigation consisted of an intensive surface inspection without subsurface sampling. The presence of archaeological deposits that contribute to the significance of the property as a historical resource must be assumed. There is no evidence of a prehistoric component on this parcel.

EVALUATION AND IMPACT ASSESSMENT

This report addresses Mendocino County's requirement to document the historical resource values of the property that may be impacted by the proposed project. The project is located in the Town of Mendocino and therefore subject to review by the Mendocino Historical Design Review Board in addition to normal requirements related to CEQA and the Coastal Act. Local considerations include Chapter 20.652 Mendocino Town Residential "MTR"; Chapter 20.704 Accessory Use Regulations; Chapter 20.716 Nonconforming Uses and Structures; and Chapter 20.720 Historical Preservation District for the Town of Mendocino.

Evaluation

The legal importance of historical resources under State law is judged in relation to Section 15064.5(a)(2-3) of the CEQA Guidelines and criteria outlined in Section 5024.1 of the California Public Resources Code. Those criteria state that:

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2) It is associated with the lives of persons important to local, California, or national history;
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Significance is conveyed when a property retains the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. A key question that is often invoked in such assessments is whether or not a person living at the house at the time it was built would recognize and consider the property an authentic reflection of the original structure and setting. The addition of intrusive elements may impair the significance of built historical resources unless they are modest in scale and compatible in architectural character, construction methods, materials, and feeling.

CEQA Section 21084.1 notes “historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.” The residence at 10580 Kelly Street was judged historically important in a local survey and is for that reason classified as a Category IIa modified resource by the County (MHR 1999: #121). Although modifications including four small outbuildings, a well, a septic system, and a bathroom addition all date to the 1960s, the structure still qualifies as a historical resource because the changes are relatively modest in scale and hidden or subordinate to the original structure. The property also possesses archaeological deposits that may contribute to its significance.

The John and Augusta Correia-Silva Residence does not contribute to the Mendocino Headlands Historic District because it was built after the period of significance for that multiple property listing (1851-1900). However, the parcel does lie within the boundaries of Mendocino Headlands Historic District. With that said, it is clear the town continued to evolve after its period of significance and many non-contributing structures like the John and Augusta Correia-Silva House have altered the character and feeling of the District as time has passed.

While the property at 10580 Kelly street qualifies as a historical resource under California law, it lacks sufficient integrity and historical significance to qualify as individually eligible for the NRHP. The scale and character of the modifications made in the 1960s are too great to meet that higher threshold. The property nevertheless retains sufficient historical value to qualify as a historical resource. It reflects the ongoing evolution of the town, which included modest structures of working immigrants.

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The building has been modified in a number of ways, but retains enough of its original appearance that it meets Criterion 3 as a historical resource under state guidelines. Modifications include replacement of some materials inside the structure, use of a aluminum sash window in the bathroom. Use of asphalt shingles on the roof, the addition of an exterior brick chimney, and other minor alterations. The external appearance, particularly from the front side facing Kelly Street, is one that would be recognizable to the original inhabitants. Several associated outbuildings and other development postdate the original construction of the house, but they are located to the rear in positions subordinate to the original residence. For that reason, they do not detract from the historical feeling of the setting.

Impact Assessment

Section 21084.1 of the California Environmental Quality Act (CEQA) states that adverse changes in the significance of historical and archaeological resources “may have a significant effect on the environment.” Those significant impacts are defined in Section 15064.5(b) of the CEQA Guidelines as follows:

- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- (2) The significance of an historical resource is materially impaired when a project:
 - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.
- (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

The proposed project is described above and design drawings submitted as part of the permit application process by Architect Diana Wiedemann were examined by the author to reach conclusions about whether or not the project will result in a substantial adverse change in the significance of an historical resource. There is a potential for adverse changes to two historical resources: the Mendocino Headlands Historical District; and the John and Augusta Correia-Silva House. The District is automatically listed on the California Register Historical Resources and merits consideration under 2 (A). The local listing of the house is considered under 2 (B).

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The potential for an adverse change in the significance of the district is negligible for several reasons. First, the proposed project is relatively modest in scale and has been designed to be compatible in style, materials, and external appearance to the existing property. The roof lines are lower than the original structure, such that the new elements are largely hidden behind and remain subordinate to the original building when viewed from Kelly Street. Many other buildings in the neighborhood are two story, but this project has been designed to retain the modest one story design of the original dwelling. The outbuildings are also being retained in the rear, screening the modification from the west.

Secondly, the change to the setting of the District caused by the project is negligible. The District contains so many noncontributing buildings that were built later in time that those intrusive elements actually outnumber the contributors in many parts of the town. Those introduced elements reflect the ongoing vitality of the town as it continued to evolve with the introduction of new buildings postdating the period of significance. The John and Augusta Correia-Silva's house is only one example of the influx of new buildings that infiltrated the District as a Portuguese working class neighborhood was established at the west end of town.

The only District contributor in that area of modest early twentieth century homes is the Salvador House on the corner of Little Lake and Carlson streets to the east of the subject property. Most of the other houses in the vicinity are two story structures that are larger than the one presently existing at 10580 Kelly Street. The proposed modest increase in the size of the house is consistent with the general feeling and scale of the other buildings in the neighborhood. The fact that it will remain a single story house with the new addition largely concealed behind the original structure will ensure the setting of the District is not adversely changed.

The potential for an adverse change in the significance of John and Augusta Correia-Silva's House does not rise to the level of a significant effect under CEQA for similar reasons. First, although the footprint of the residence will increase modestly, the design will be compatible in style, materials, feeling, and character. The project retains the modest one story design of the original dwelling. Elevating the structure two feet is a necessary to replace the rotting foundations with a perimeter foundation to prevent loss of this building through deterioration. The replacement of deteriorating fenestration with comparable modern counterparts is also reasonable. The new roof lines in the addition that will replace the deteriorating western shed-roofed annex are lower than the original structure, keeping the new elements subordinate to the original building. The outbuildings will be retained in the rear, screening the modification from the west.

This property was placed on a local list as a modified structure associated with a working class immigrant family. Many of the modifications such as the bathroom addition, four outbuildings, well, and septic system all postdate 1960 and were taken into account when the property was originally placed on the list. The earlier (pre-1929) rear additions on the west side of the house were part of the building's evolution as the Correia-Silva family added usable space to the modest dwelling to better accommodate their needs during the period of significance from 1914 to 1941. The house will still remain modest in scale compared to other houses in this western neighborhood, a fact that is compatible with the humble origins of the Portuguese immigrants who lived there. The changes will in fact mirror the style of the original building better than the deteriorating additions that are now present. The front of the house visible from Kelley Street will still be quite recognizable as the original building that was erected in 1914.

The demolition and construction for this project is also not expected to impair the unevaluated archaeological values that may be present if the work is confined to the planned footprint of the new structure and the three outbuildings at the rear are left in place. The following specific recommendations are suggested to ensure no impact to the significance of the property as a result of constructing this project:

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1. Ground disturbance west of the building footprint should be avoided. Temporary orange plastic fencing should be installed 5 feet west of the west wall of the planned building envelope prior to the onset of any ground disturbance and left in place for the duration of the construction to prevent intrusion into the western portion of the parcel that might damage buried archaeological resources.
2. If archaeological remains are unexpectedly encountered during project construction, all work within 50 feet should temporarily cease and the Mendocino County Planning and Building Services Department should be promptly notified. The discovery should be examined by a professional archaeologist to determine an appropriate course of action in consultation with the property owner, agencies with legal jurisdiction, and any other parties of interest (e.g., Native American descendants).

If the project is built in accordance with the currently proposed design and adopts the conditions recommended above, it is judged unlikely to have no significant effect under CEQA and should be considered Categoricaly exempt. The design of the project has been designed to ensure the work is historically compatible in materials, design, and appearance such that it will not cause a adverse change in the significance of the Correia-Silva House as an individual historical resource or the Mendocino Headlands Historic District.

While every effort has been made to thoroughly identify historical resources present on the subject property consistent with the scope of the project, this study was limited to a surface inspection. For that reason, buried or concealed archaeological remains could be present. The recommendations offered above address that possibility consistent with the existing County Codes. Evidence of an archaeological resource may include concentrations of shellfish, flaked stone artifacts like arrow and spear points, stone flakes produced from the manufacture of flaked stone artifacts, ground stone tools like milling equipment, beads, human remains, and/or concentrations of historic artifacts or features older than 50 years.

QUALIFICATIONS OF AUTHOR

Thad M. Van Bueren received a B.A. (1978) and M. A. (1983) in Anthropology from San Francisco State University and has been listed on the Register of Professional Archaeologists since 1983. He is also qualified as an archaeologist and historian on the list maintained by the California Historical Resources Information System under the Secretary of the Interior's Professional Qualification Standards (<http://www.chrisinfo.org/>). His professional work spans more than 36 years that include 2 years as an archaeologist for the California Office of Historic Preservation, 18 years as an archaeologist for Caltrans, and private consulting throughout his career.

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Appendix: Resource Inventory Form

State of California Department of Parks and Recreation
PRIMARY RECORD

Primary # Attachment B
 HRI #: _____
 Trinomial: CA-MEN-
 NRHP Status Code: 5S1
 Other Listings: _____

Review Code: _____ Reviewer: _____ Date: _____

Page 1 of 6 *Resource Identifier: Corriea-Silva House

P1. Other Identifier: None

*P2. Location: Not for Public Release Unrestricted County: Mendocino

*b. USGS Quad: Mendocino 7.5' 1960 (1978 photorevision) T 17N R 17W Sections 30 SW 1/4 MDBM

*c. Address: 10580 Kelly Street City: Mendocino Zip: 95460

*d. UTM: Zone 10 430450 mE/ 4351030 mN Datum: At center of residence

*e. Other Locational Data (APN #): AP# 119-211-04; southwest corner of Little Lake and Kelly streets in Mendocino, CA.

*P3a. Description: (Briefly describe resource below)

This resource consists of a modest 700 square foot single story residence built about 1914 by or for John C. and Augusta Corriea-Silva. Four associated outbuildings were erected in the 1960s and a well, septic system, and bathroom addition were added at the same time according to the County appraisal record. The family immigrated to the US from the Azores in 1907, moving from Bedford MA to Mendocino County CA about the time this house was built in the Portuguese neighborhood of the town of Mendocino. The lot is 80 feet north to south and 60 feet east to west. Perimeter fencing is present on all sides, but the western property line is east of the plank fence installed by State Parks and Recreation Department. A limited scatter of historic artifacts are present in the rear yard around the outbuildings.

The property is listed in a local survey completed in 1999 as a Category IIa historically important modified resource by the County. It lies within the Mendocino Headlands Historic District in the town of Mendocino listed on the National Register of Historic Places in 1971. It does not qualify individually for the NRHP, nor does it contribute to the Mendocino Headlands Historic District. The resource is judged eligible for the California Register of Historical Resources at the local level of significance under Criterion 3 consistent with Section 21084.1 of CEQA based on the absence of a "preponderance of the evidence [that] demonstrates that the resource is not historically or culturally significant."

*P3b. Resource Attributes: AH4 (historic refuse scatter)

*P4. Resources Present: Building Structure Object Site District
 Elements of District Other (describe)

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



P5b. Description of Photo:

View toward southwest from Little Lake and Kelly streets

*P6. Date Constructed/Age:

Residence built ca. 1914
 Historic Prehistoric Both

*P7. Owner and Address:

Bruce McNab/Alinka Flaminia
142 Greenbirar Court
Aptos, CA 95003

*P8. Recorded by:

Thad Van Bueren
P.O. Box 326
Westport, CA 95488-0326

*P9. Date Recorded: 4-28-2015

*P10. Type of Survey: Intensive
 Reconnaissance Other

Describe: Complete Historical Resource Survey

*P11. Report Citation: Historical Resource Evaluation Report for the McNab/Flaminia Property in the Town of Mendocino, County, California by Thad M. Van Bueren (2016) on file at the NWIC of CHRIS, Rohnert Park

*Attachments: NONE Location Map Continuation Sheet Building, Structure and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Sketch Map Photograph Record Other (List): _____

| | | |
|----------------------------------------------------|-----------|--------------|
| State of California - The Resources Agency: | Primary # | Attachment B |
| DEPARTMENT OF PARKS AND RECREATION | HRI#: | |
| BUILDING, STRUCTURE, AND OBJECT RECORD | | |

Page 2 of 6 *Resource Identifier: Correia-Silva House

*Resource Identifier: Correia-Silva House; MHR #121 *NRHP Status Code: 5S1

B1. Historic Name: John & Augusta Correia-Silva House

B2. Common Name: Correia-Silva House **Address:** 10580 Kelly Street

B3. Original Use: Single Family Residence **B4. Present Use:** Single Family Residence

***B5. Architectural Style:** Bungalow

***B6. Construction History:** Original structures built ca. 1914; minor additions and alterations later in time.

***B7. Moved?** No Yes Unknown **Date:** Not applicable **Original Location:** Yes

***B8. Related Features** (describe below): The property was modified in the 1960s according to a Mendocino County appraisal record to include a well and well house (1961) and septic system and bathroom addition (1969). In addition, the original appraisal plan drawn in 1959 was modified to add three other outbuildings, an external brick chimney, and fencing that were also presumably built in the 1960s.

B9a. Architect: None **B9b. Builder:** Uncertain; possibly the owner

***B10. Significance: Theme:** Residential Architecture **Area:** Locally significant vernacular

Period of Significance: 1914-1941 **Property Type:** Residence **Applicable Criteria:** CRHR Criterion 3

This house sits on a lot that measures 60 feet along Little Lake Street and 80 feet fronting on Kelly Street. The house is on the southern half of the lot which was presumably acquired by John Correia-Silva between around 1914. The northern portion of the lot was purchased in 1920 (Mendocino County Deeds 164:56-57). The structure is a simple vernacular building with gabled roof that is rectangular (22x18 ft) in shape. It had three original rooms. It has fishscale shingle siding on the east and south walls and horizontal 1x 8 shiplap siding on the north. A shed with two rooms was added to the rear before 1929 in two separate building events. The southern addition is sided with vertical board and batts. The middle addition is sided with 1x8 horizontal shiplap. The bathroom jutting north from the house and shed annex was constructed as a third addition in 1969 with siding that matches the north wall of the original house. The evolving house was classified as a "Historically Important" (Category IIa) modified structure in a MHR (1999: #121) inventory. It provides an example of a modest vernacular structure built by a working class immigrant family of Portuguese ancestry who came to the US from the Azores and worked for the local lumber company. The building has progressively altered to meet the growing needs of the family as funds became available. It was owned outright. Other additions noted in B8 above postdate the Correia-Silva's tenure, but are generally consistent with the common practice of alterations that are part of the character of this type of vernacular property.

B11. Additional Resource Attributes: This site has an historic archaeological component described on page 3 of this record.

B12. References: In addition to the report cited in P11 see:

- County Appraisal record for AP# 119-211-04
- Kelly House Museum file for 10580 Kelly street (MHR#121)
- Kelly House Museum file for Correia-Silva family
- Mendocino Historical Research (1999) *Inventory of Historic Structures, Town of Mendocino, Historic Zones "A" and "B."*
- On file, Kelley House Museum, Mendocino, CA.
- Eleanor Sverko (1995) *Early Portuguese Families of the Town of Mendocino*, S. & S. Printing, Fort Bragg, CA.

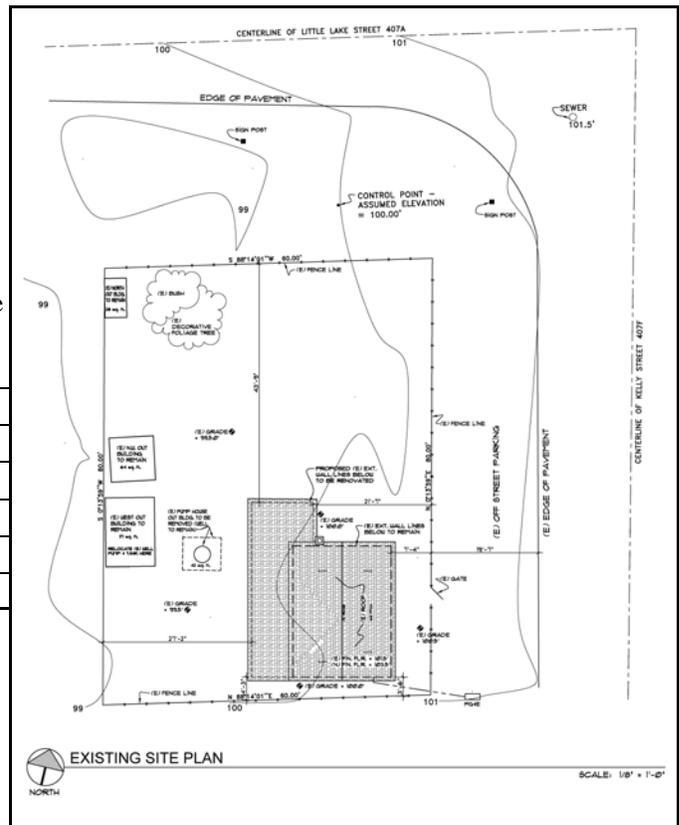
B13. Remarks: This property appears to retain local significance under California Register Criterion 3, but does not contribute to the NRHP-listed Mendocino Headlands Historic District.

B14. Evaluator: Thad M. Van Bueren

P.O. Box 326
Westport, CA 95488
thad@mcn.org; (707) 964-7272

Date of Evaluation: August 9, 2016

(This space reserved for official comments.)



| | | | |
|--------------------------------------------|----------------------|----------------|--------------|
| Correia-Silva House State of California | The Resources Agency | Primary # P23- | Attachment B |
| DEPARTMENT OF PARKS AND RECREATION | | HRI# | |
| ARCHAEOLOGICAL SITE RECORD | | Trinomial | CA-MEN- |

Page 3 of 6

*Resource

Correia-Silva House

Identifier:

*A1. **Dimensions:** a. Length: 80 ft (North/South) x b. Width: 60 ft (East/West)
 Method of Measurement: Paced Taped Visual estimate Other: Historic deeds
 Method of Determination: X Artifacts X Features Soil Vegetation Topography
 Cut bank Animal burrow Excavation Property boundary Other:
 Reliability of Determination: High X Medium Low Explain: Viibility obscured by buildings
Presence of buildings covering extensive areas on this lot.
 Limitations: Restricted access X Paved/built over Site limits incompletely defined
 Disturbances Vegetation Other (Explain):

A2. **Depth:** X Surface None Unknown Method of Determination: Shovel tests revealed no depth.

*A3. **Human Remains:** Present X Absent Possible Unknown (Explain below):

*A4. **Features** (Number, describe, indicate size, list associated cultural constituents, show location of each feature on sketch map.):

The site consists of a low density scatter of historic artifacts on the ground surface and several historic structures noted on page 2 and shown on a sketch map (page 5). There is a strong potential for buried pit features filled with historic artifacts and ecofacts based on the implied presence of a privy during the early period of site use (prior to 1969). That potential is greatest under the outbuildings along the west lot line. Artifacts are confined to the western half of the parcel west of the house. Less than a half dozen surface artifacts of historic age (older than 50 years) were observed in the rear yard area.

*A5. **Cultural Constituents** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.):

A half dozen fragments include a white improved earthenware cup handle and fragments of amber and colorless bottle glass scattered on the ground surface. None of those materials contained marks useful for dating those specimens. Some modern items are also present on the ground surface. The research value of the surface scatter is negligible due to the admixture of materials from the lengthy occupation. However, buried deposits, if present, may be tightly dated and associated with specific occupants if they occur in stratified deposits.

*A6. **Were Specimens Collected?** X No Yes (If yes, attach Artifact Record or catalog, and location of curated specimens.)

*A7. **Site Condition:** Good X Fair Poor (Describe the disturbances below)

This archaeological deposits have been subject to ongoing episodes of construction and use that have impacted the integrity of surface archaeological deposits. The only deposits that are likely to retain any research value are the contents of buried pit features if any were created. It is likely those features, if present, are located near the western lot line in the vicinity of the three outbuildings.

*A8. **Nearest Water** (Type, distance, and direction.): Hand dug well behind house.

*A9. **Elevation:** 100 ft consisting of relatively level ground.

A10. **Environmental Setting** (Describe culturally relevant variables e.g. vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.):

Mowed grass with only one exotic plant near northwestern corner of the lot.

A11. **Historical Information:** See detailed site history in report cited in P11, as well as page 2 of this record.

*A12. **Age:** Prehistoric Protohistoric 1542-1769 1769-1848 1848-1880 X 1880-1914 X 1914-1945
X Post 1945 Undetermined Describe below position in regional prehistoric chronology or factual historic dates if known:

No precisely dated artifacts were found, but historic documentation establishes the period of occupation. The Correia-Silva family lived here until Augusta died in 1941. The subsequent history of occupation was not researched.

A13. **Interpretations** (Discuss below data potential, function[s], ethnic affiliation, and other interpretations): There is some potential for buried pit features containing cultural materials that may shed light on the lives of the people who lived on this lot in the early twentieth century.

A14. **Remarks:** None.

A15. **References:** See Item P11 on page 1 of this record and Item B12 on page 2.

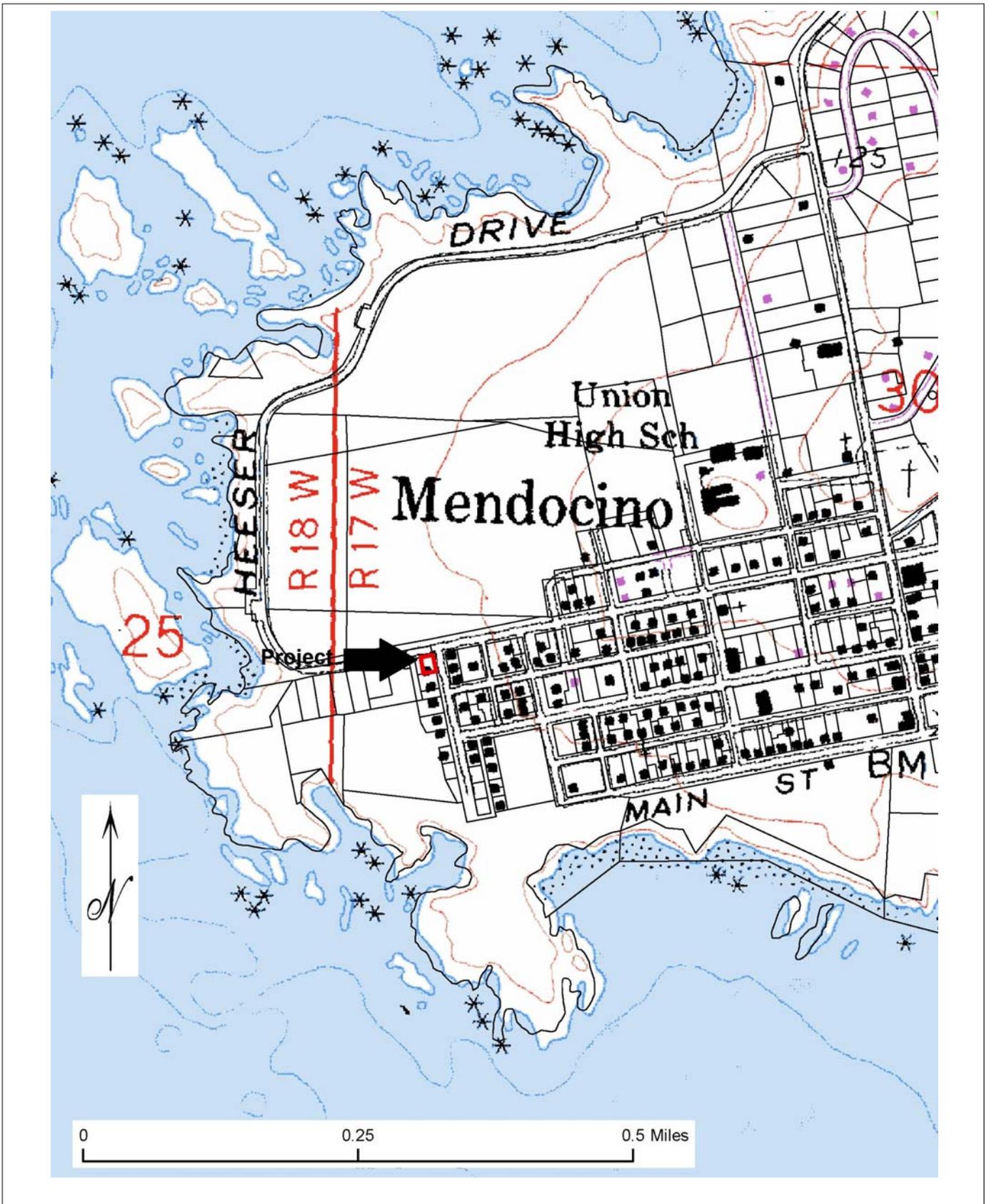
A16. **Photographs** (List subjects, direction of view, accession numbers):

Original media kept by: Thad Van Bueren, P.O. Box 326, Westport, CA 95488

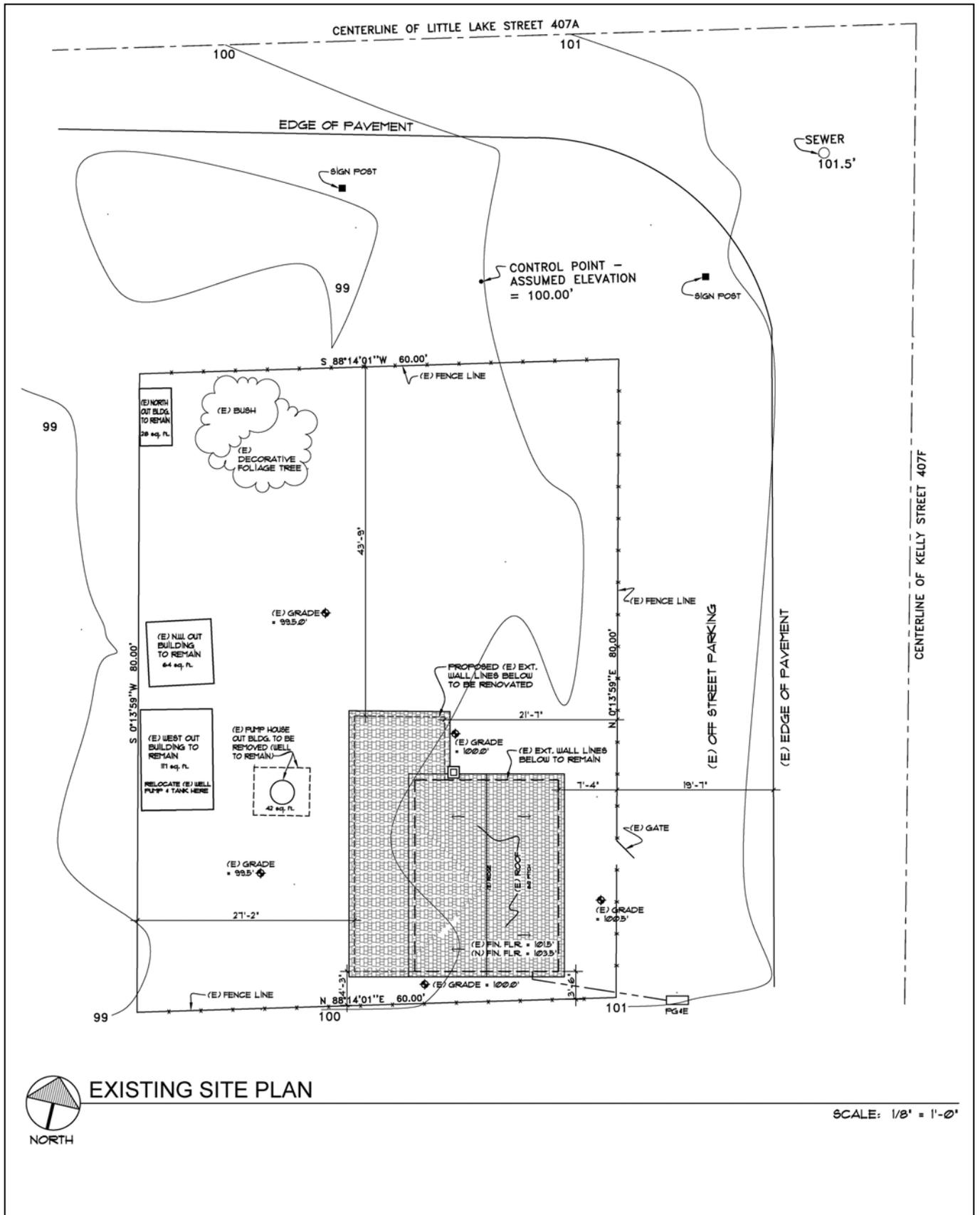
*A17. **Form Prepared by:** Thad M. Van Bueren Date August 9, 2016

Affiliation and Address: P.O. Box 326, Westport, CA 95488

LOCATION MAP



SKETCH MAP



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

CONTINUATION SHEET

Page 6 of 6

Continuation Update

Resource Identifier: Correia-Silva House

Map Reference No.: MHR (1999: Property #121)

Photographs of the property are provided here to show its present condition and added elements.

Front view from Kelly Street
(East Elevation)



View from Little Lake
(North Elevation)