STAFF REPORT FOR MENDOCINO HISTORICAL REVIEW BOARD PERMIT **MHRB_2015-0022**
FEBRUARY 1, 2016

OWNER / APPLICANT	BARRETT MICHAEL R & KELLY J PO BOX 5103 BERKELEY, CA 94705
AGENT:	KELLY B GRIMES, ARCHITECT PO BOX 598 LITTLE RIVER, CA 95456
PROJECT DESCRIPTION:	A request to: (1) approve a concurrent variance for building setback along the easterly property line; (2) relocate and bury a water storage tank; (3) renovate and add approximate 152 square-feet to an existing Pump House; (4) renovate and add 182 square-feet to an existing Tool Shed; (5), remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House, and (6) renovate by replacing windows, doors, and revealing horizontal siding, and by adding 100 square-feet of floor area to the existing ground-floor Mudroom in the Main House.
STREET ADDRESS:	45141 CALPELLA ST, MENDOCINO
PARCEL SIZE:	0.29 acre, or 80 by 160-feet
ENVIRONMENTAL DETERMINATION:	A class 31 exemption from CEQA
HISTORIC STRUCTURES:	On Site: Category IIa Noia House (119-232-03) North: Category I Silvia House (119-231-06) Category I Valadao House (119-231-04) Category I Jerome House (119-231-03) South: Category IVb Dwelling (119-235-04) Category I Lisbon-Paoli Hotel (119-235-07) Category I Golgert House (119-235-13) East: Category IIa Marshall House (119-232-04) Category IIa Thomas House (119-232-05) West: Category IIa Dwelling (119-232-02)

PAST MHRB PERMITS: 04-11 Alterations; 04-27 Water Tank and Fence; 06-40 Paint

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

- ✓ Building Size, Height, Proportions and Form
- ✓ 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 IV Examples of Historic Architectural Styles (pp. 4-5); Section V General Guidelines (pp. 6-12). 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 following development standards:

Table 1 Development Regulations

MTZC Section	MTR District Regulation	Proposed
20.652.030 Minimum Front and Rear Yards	10-feet	Front existing 5.5-feet nonconforming Rear existing 2.6-feet nonconforming
20.652.035 Minimum Side Yard	6-feet	Westerly existing 0.75-feet nonconforming Easterly existing 1.75-feet nonconforming
20.652.040 Setback Exemption	see Chapter 20.760	Concurrent Variance requested for the easterly side yard area adjacent to the existing Tool Shed
20.652.045 Maximum Height	28-feet	21.75-feet existing
20.652.050 Minimum Vehicle Parking	two off-street spaces	on-site garage
20.652.055 Maximum Lot Coverage	25%	25 % with removal of 475 square-feet of pavement

The project proposal consists of five components: (1) relocate and bury a water storage tank; (2) renovate and add approximate 152 square-feet to an existing Pump House; (3) renovate and add 182 square-feet to an existing Tool Shed; (4) remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House south-facing façade; and (5) renovate by replacing windows, doors, and by revealing horizontal siding, and adding 100 square-feet of floor area to the existing ground-floor Mudroom.

Water Storage Tank: The applicant proposes to replace the existing water storage tank and install a new, buried tank that would be situated 7.6-feet from the side property line. The water storage tank would be approximately 78 square-feet in area.

Pump House Renovation: The existing Pump House is a 13.6 by 8.6-feet structure with gabled roof, horizontal siding, vertical siding, with a 3-over-3 window and a door (south elevation). The proposed renovation expands the existing structure to 13.6 by 10.5-feet and includes a 10 by 12.5-feet addition with shed roof and a barn door. The existing fenestration style would be continued with the addition of a second 3-over-3 casement window and replacing the existing door with a wood-framed half-glass door. Front porch steps would be added. The existing vertical siding would be replaced by horizontal siding on all elevations. The proposal satisfies MTR development standards for building height and set back from the side yard. The finished Pump House renovation would be a total of 267.63 square-feet. The applicant proposes to install a sink and laundry in the renovated structure.

Tool Shed - Artist Studio: The existing Tool Shed is a 14.3 by 12.3-feet structure with gabled roof, horizontal siding, a window and door. The proposed renovation is a 9 by 20.3-feet addition and includes a cross-gabled roof; a round window over the existing tool shed door and south facing door; windows; a sliding door and exterior horizontal siding. The finished Artist Studio (or converted Tool Shed) would be a total of 359.8 square-feet. A concurrent variance is requested to continue the existing, non-conforming setback. The Tool Shed renovation would continue the 1.7-foot building setback where otherwise a 6-feet setback from the side property line would be required. The applicant proposes to install a wall heater, two sinks, toilet, and closet. Staff recommends a condition of approval to give the property owner notice that Chapter 20.700 Cottage Industries may apply when accessory buildings are used to provide for home occupations or cottage industries, and Chapter 20.720 Coastal Development Permit would apply to use an accessory structure as a Guest Cottage or Accessory Dwelling Unit.

Recommended Condition:

A covenant or other recordable document approved by County Counsel shall be prepared by the property owner and recorded prior to issuance of building permits. The covenant shall provide that the property is subject to Mendocino County Code including Chapter 20.700 and Chapter 20.720 of Division II of Title 20, and include the conditions of MHRB 2015-0022 approval.

Main House Second Floor Renovation: The existing house has a cross-gabled roof, a second-floor window under the south-facing gable, and a mudroom projecting from the south elevation. The proposed renovation is to add a gabled dormer and to replace the second-floor window with a new wood-framed half-glass door that opens to a new deck constructed above the mudroom. The main house second-floor renovation satisfies MTR development standards for height and minimum yard requirements.

Main House Mudroom Renovation: The existing Mudroom is 3.8 by 12.6-feet with an east-facing entrance above exterior steps and two single pane windows. Proposed is an addition of 100 square-feet (9.8 by 15.1-feet). The exterior door and steps would be relocated from the east to the west side of the Mudroom. The existing windows would be replaced with three 3-over-3 wooden casement windows. Horizontal exterior siding would be painted to match the existing house color palette. The Mudroom addition satisfies MTR development standards for height and minimum yard requirements. The completed addition would consist of 148 square-feet; the finished main house with mudroom would be a total of 930 square-feet. The Mudroom renovation satisfies MTR development standards for height and minimum yard requirements.

Lot coverage proposed: The proposal satisfies the allowed lot coverage (shown below Table 2). At this location, the maximum allowed lot coverage is 25-percent of the lot area or 3,200 square-feet.

Table 2 Lot coverage analysis	**Square Feet**		**Percent**
	Existing Area	Proposed Area	New Lot Coverage
Main House with Mudroom	830	930	7.3 %
Existing garage or barn	400	400	3.1 %
Pump House	115.5	267.6	2.1 %
Tool Shed - Artist Studio	176.8	359.8	2.8 %
Wooden Landings, Steps *not dimensioned*	69	105	0.8 %
Concrete patio, walkways *not dimensioned*	1535	no change	excluded
Water Storage Tank *not dimensioned*	78	78	0.6 %
Total Lot Coverage	1,699	2,140	16.7 %
Lot Area	12,800	12,800	---

To conform with Section 20.760.050(A)(5), the property owner could remove front yard pavement. Section 20.760.050(A)(5) that states, "... *Major coverage of front yard setbacks is prohibited*."

ENVIRONMENTAL DETERMINATION: The applicant's representative requests that the Board find that the project is Categorically Exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15331 *Historical Resource Restoration/Rehabilitation,* which 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.

If the Board finds that a Class 31 Exemption is not applicable to the proposed project, then Staff requests that the Board direct the applicant to provide suitable documentation, in compliance with Article 2, Section 15064.5(b), to determine the significance of impacts to historical resources and whether the proposal may cause a substantial adverse change in the significance of an historical resource.

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 proposed renovations and alterations to the existing historic resource are sensitive to the local historic district architecture and land use. The exterior appearance and design of the proposed work compliments the nature of the existing structures and the surrounding environs.

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

The appearance of the proposed renovations to the Pump House, Tool Shed, and Main House with Mudroom is complimentary to the architecture of the site and the adjacent properties, all of which are located within a nationally registered Historic District and are either Category IIa or Category I historic resources.

(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 project as proposed complies with many of the Secretary of the Interior's Standards for the treatment of Historic Properties. The proposed alterations and renovations will not destroy a structure of historical, architectural or cultural significance.

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 with 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 "Noia 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.*

   While some alteration of the historic features is proposed (for example, replacement of vertical siding with horizontal siding, addition of windows and doors), MHRB could consider whether the scope of the proposed work retains the character of the site or establishes a significant impact on the character of the historic district.

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.*

   The proposed scope of work recognizes the existing, historic physical record of the home's time, place, and use by proposing minor alterations that are in keeping with the historic land use and building's architectural features.

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

   A current assessment of the property has not been prepared; therefore, documentation of changes to the structure is limited and information about whether those changes have acquired historic significance is not available.

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

   A current assessment of the property has not been prepared; therefore, documentation of changes to this historic resource is limited.

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.*

   Site survey establishes that the Tool Shed and Pump House are deteriorated historic structures in need of repair. The proposal is to renovate or replace these structures with new materials that are

often similar to the existing in design, color, and general visual qualities. The proposal is not an exact match, as the two buildings will be constructed larger than they currently are, and windows and doors that are not currently present would be added. In one instance the exterior material (texture) would change from a vertical orientation to horizontal. The proposed renovation to the mudroom would expand the building footprint while generally maintaining the visual qualities of the structure.

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.

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.*

   Conditions of project approval for the proposed renovations could stipulate that 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,

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.*

    Conditions of project approval for the proposed project could require that the additions and building alterations 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.

Michael & Kelly Barrett
PO Box 5103
Berkeley, CA 94705

Juliana Cherry
Planner III
County of Mendocino
Dep of Planning and Building Service
120 West Fir Street
Fort Bragg, CA 95437

January 8, 2016

Re: MHRB 2015-0022 Barrett Remodel 45141 Calpella Street, Mendocino

Dear Ms. Cherry,

I understand from our architect, Kelly Grimes, that our neighbor Catherine Potenza, has contacted you recently with questions or concerns about the proposed remodel at our property, which is scheduled to be reviewed by the Mendocino HRB at the February 1st meeting. For reference, the address of her property is 45131 Calpella St. We had contacted her last week, and sent her plans of the relevant part of our proposed project, to ensure that she was fully informed prior to the upcoming meeting. Apparently it is those communications which led to her contacting you.

In email correspondence I had with Ms. Potenza, she stated the following: "The well is the original hand dug well south of the house adjacent to the back porch. It is approximately 30 ft, and one of the first in town to go dry when the water table drops. During dry periods the storage tank serves a limited and increasingly expensive supply of trucked-in water until the well returns. The only access for equipment to deepen the well is through the one opening in my yard to your property which the previous owners were willing to allow."

We would make several responses to this:

1) As far as we know there is no written record of any agreement that may have existed between Ms. Potenza and Ms. Nash (the previous owner of our property). Certainly, there are no documents that have been recorded by Mendocino county. As such, no right of access exists via our property that is legally binding upon us, and we repudiate any suggestion that there is.
2) Ms. Potenza is factually incorrect in stating that the only access would be via our property. From Calpella St., there is a highly visible side corridor between 45131 and the neighboring property to the east. It would appear to be about 7' or 8' wide. I have attached a screen print from Google Street View which clearly shows this access. This is insufficient clearance for full-sized well boring machines, but as I have mentioned to Ms. Potenza, there are local companies that operate "mini-rigs" which are considerably narrower. These machines are precisely

designed for constrained access such as this, and are about 5' wide. There would appear to be plenty of clearance for such a machine, if she ever did decide to replace her current hand-dug well with a machine bored one in her back yard.

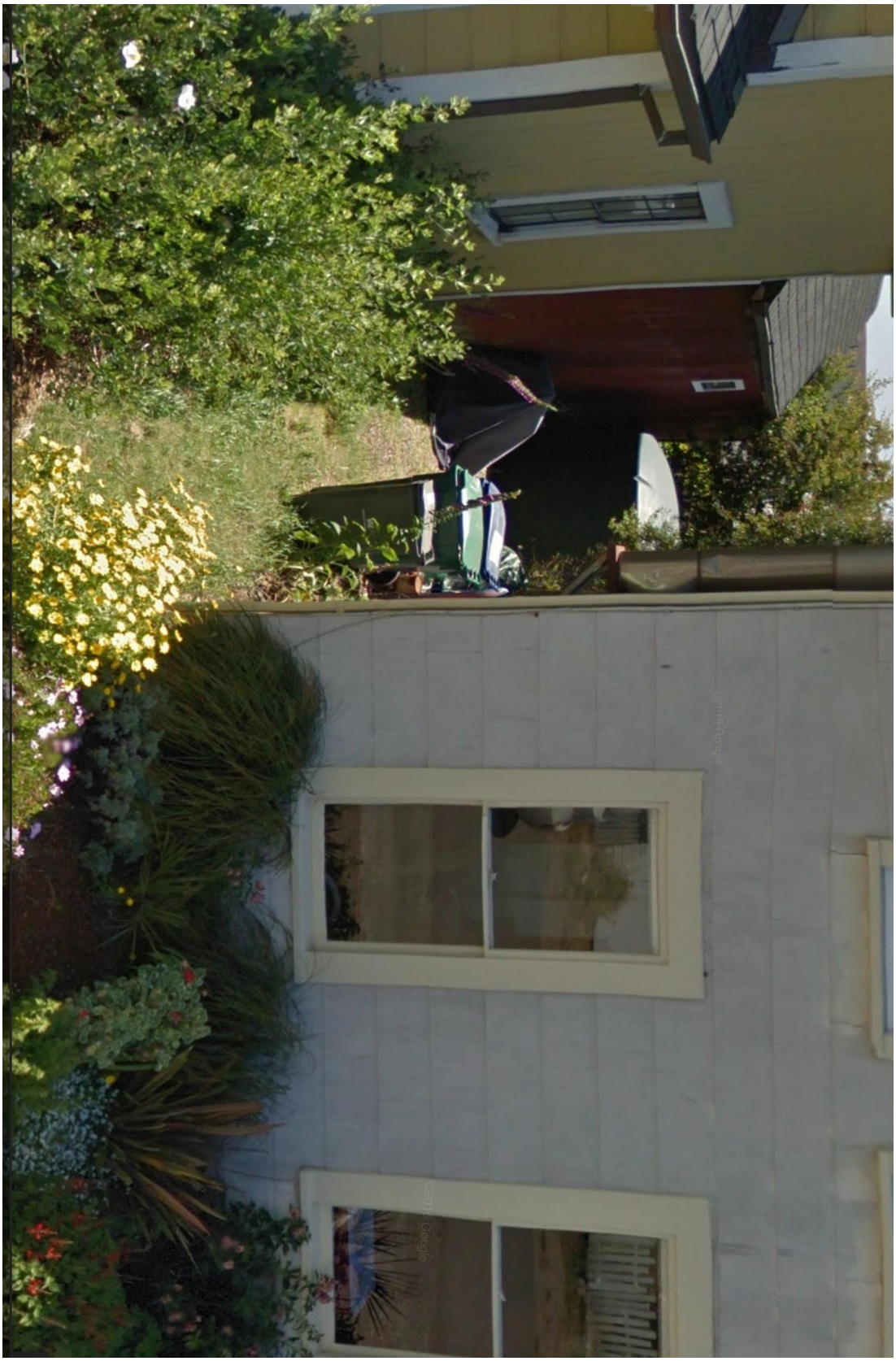
3) Additionally, if Ms. Potenza ever did decide to replace her current hand-dug well, there would also appear to be sufficient room to do so at the front of her property. Of course, the MHRB may not believe that that is an appropriate location, but at least from an engineering perspective it would appear to be feasible.
4) Finally, we would note that we have owned our house in Mendocino for over three years now, and this is the first time that Ms. Potenza has ever mentioned her access concerns to us. If this is indeed such an important matter, we would have expected her to raise the topic with us much earlier.

In closing, we are entirely sympathetic to the concerns of any Mendocino resident whose well runs dry in the late summer. We ourselves have this experience every year. But, we don't believe that our quite reasonable plans for maintaining and improving collapsing outbuildings on our property should be impacted by a legally unsupportable theory of access, especially in the light of multiple viable alternatives.

Please can you ensure that this letter is made available to members of the Mendocino HRB, if there is any reasonable possibility of this matter being raised at the upcoming meeting in February.

Sincerely,

Michael Barrett



ATTACHMENT B
B1

2675 Fayette Dr. #203
Mountain View, Ca 94040

RECEIVED
JAN 07 2003
PLANNING & BUILDING SERV
FORT BRAGG CA

Dear Mr. Kinser,

I am writing to state my concern about my property at 45131 Calpella St. in Mendocino which is a "cat 1" historic home.

The new neighbors on the west are proposing to extend the shed set back 18" on our property line. The extension would result in effectively enclosing my present yard completely and eliminating light.

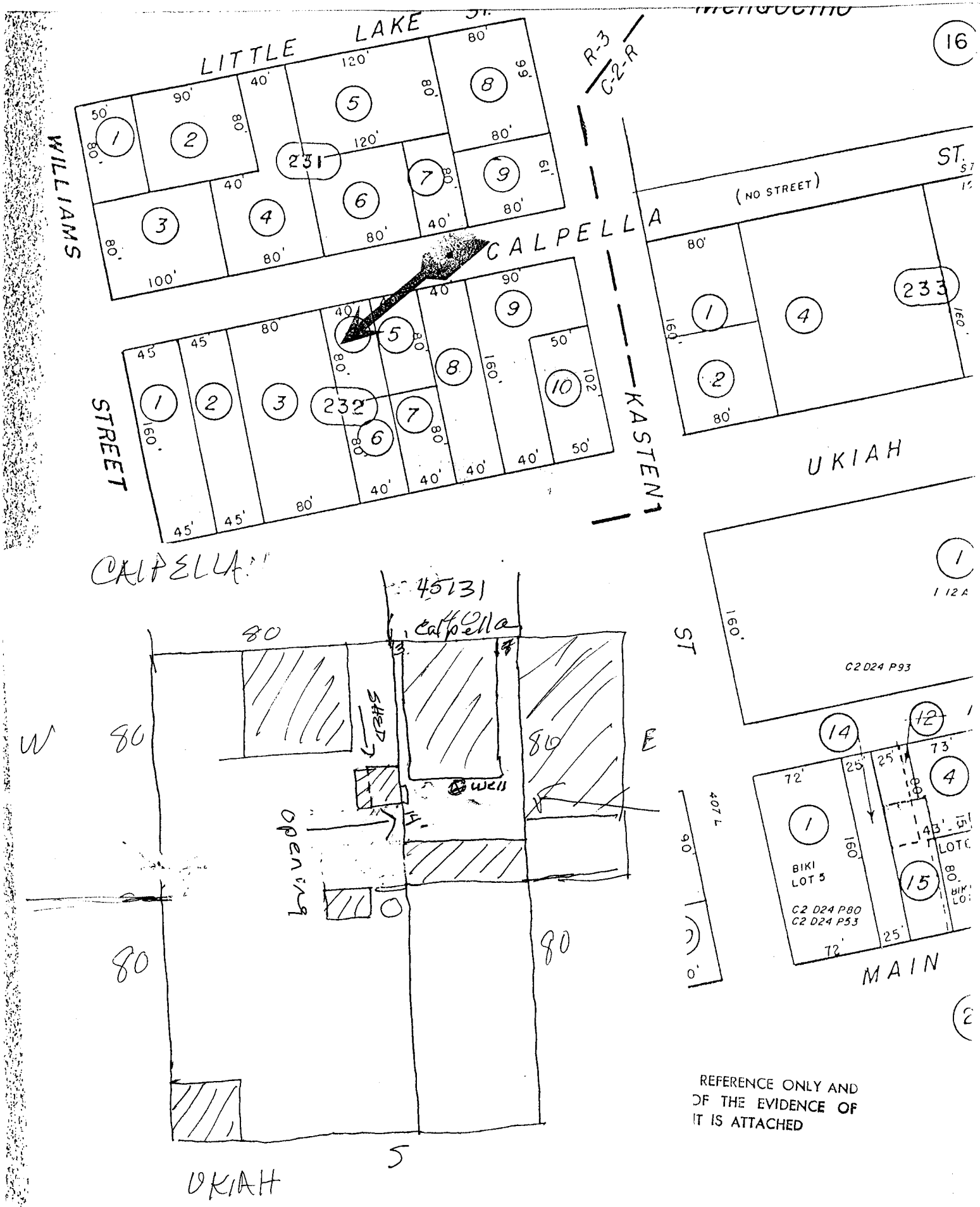
The former owners have previously assurred me that the opening would be available in the case that my hand dug well which frequently goes dry could be deepened. I have not had the resources to date though closing access to any future possibility could result in the historic home becoming virtually unusable.

I hope these reasons may suffice to preserve the present opening. I would appreciate any thoughts or suggestions you may have.

Thank you so much.

Catherine Potenza

Plan Enclosed



REFERENCE ONLY AND
OF THE EVIDENCE OF
IT IS ATTACHED

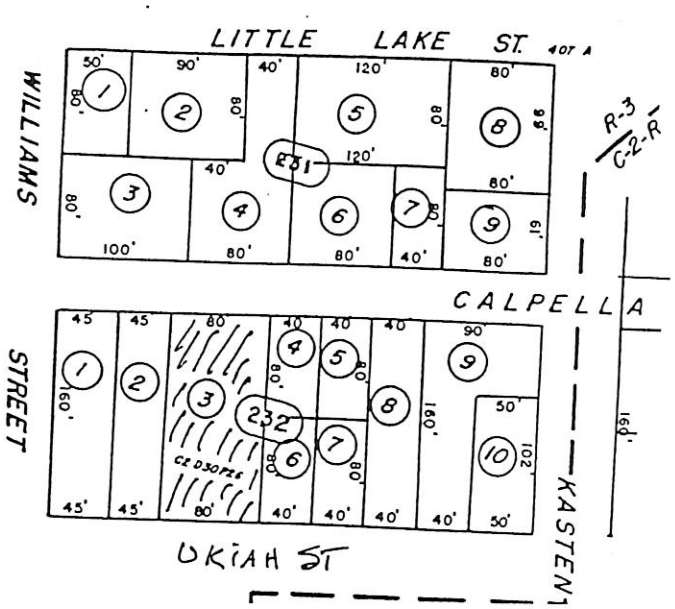
Sverko, March 20, 1999
APN: 119-232-03
MHR: #94, 11a

NOIA HOUSE
45141 Calpella Street

Oral history, per the late Joe Lenhares: there was another house fronting on Ukiah St. On this lot which burned down many years ago, occupied by Culver, only garage remains..

11/30/1875, Manuel Thomas Ramus to Vittorino Antonio Silveira, Bk 12,Pg 105, describes the wouthwesterly 40'x80' of this parcel.

11/21/1876, Bk 26, Pg 267, Wm. Heeser to Vittorino Antonio Silveira, $50.00, gold coin, describes the northeasterly 40x80' of this lot. Silveira was the father of the John Silvia who operated the Mendocino Hotel for several years, and the father of Maria J. T. Ramus.



3/15/1884, Wm. Heeser to Bernardo Carvalho Xxaves, Bk 32, pg 432, 40' on Ukiah St x 80' westerly corner of this lot, at this time the easterly 40'x80' was owned by Walter Gregory. Beacon, 3/15/1884, Mr. Xxaves has purchased a lot next toGregory (west) (fronting on Ukiah St) and will build a residence.

Deeds, 8/4/1886, Vittorino Silveira to John Antone Silveria (Silvia) their son, Bk 38, Pg 420, the north westerly 40'x80' of this parcel, deed also includes 40' that is now Calpella Street.

Deeds, 8/4/1886, Vittorino Silveira to Maria J. T. Ramus, the south easterly 40'x80' of this parcel.

ATTACHMENT C

APN 119-232-03

RAYMOND HALL
DIRECTOR

TELEPHONE
707-463-4281

FAX #
707-463-5709

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
MAILING ADDRESS: COURTHOUSE
UKIAH, CALIFORNIA 95482

March 2, 1994

Eleanor F. Sverko
10511 Wheeler Street
Mendocino, CA 95460

Subject: Property Addressing

Dear Ms Sverko:

The "Mendocino County Master Grid Numbering System" (Ord. 772, adopted 1971) requires that every residence, business and other occupied building have an address which conforms to the system. Therefore, the address for your property has been assigned as follows:

Assessor's Parcel Numbers	Address
119-232-02	45150 Ukiah Street

(The addresses shown on Assessor Parcel Number 119-232-01 45140 Ukiah Street should to 45190 Ukiah Street and 119-232-03 of 45141 Ukiah Street should be 45141 Calpella Street.)

The Ordinance also requires that all buildings, residential or commercial have the correct address displayed in a conspicuous place over or near the principle entrance. The numbers must be easily legible figures not less that two and one-half (2 1/2) inches high, preferably four (4) inches, in a color contrasting to the basic background and displayed horizontally.

Should you need further information regarding this matter, please feel free to contact me at this office.

Sincerely,

VALE W. WIPPERT
Planning Technician II

Noia House - MHR # IIa

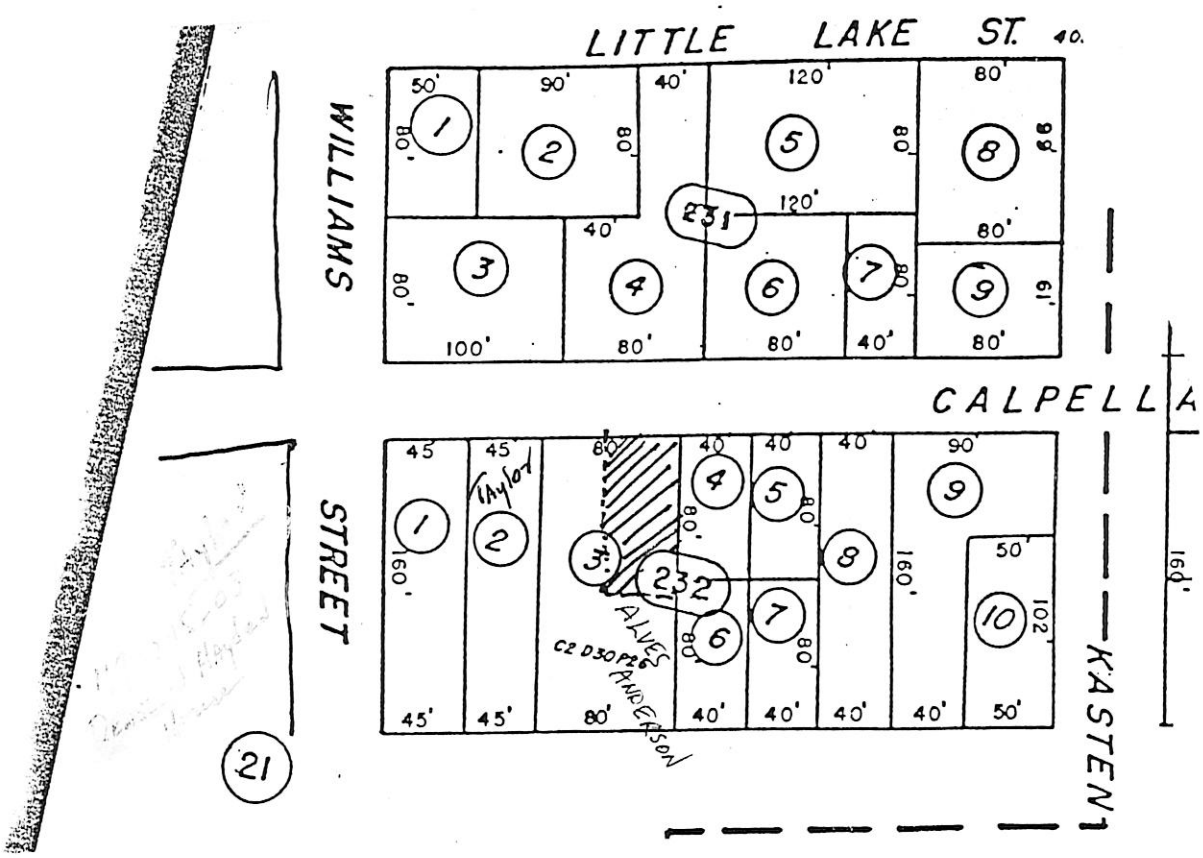
Sverko 4-27-99

Portion of 119-232-03, 45141 Calpella Street

12/12/1881 Two lots from W. Heeser to Vittorino Antonio Silveira $50.00 each.

No. 2: POB: 160' north of the north line of Ukiah Street, said point of beginning being on the south line of Calpella Street, 40' east of the n.e. earner of John Quincy Adams Taylor; thence 130' east from the s.e. corner of Williams and Calpella Street; south at right angles to Ukiah Street 80' to the n.w. corner of parcel conveyed to Allves-Capt. Anderson, then easterly 40', then northerly 80' to the south line of Calpella Street, then west 40' to point of beginning.

(Allves-Capt Anderson northwest corner would have been the southerly portion of 119-232-03.)



11/30/1875 Manuel Thomas Ramus to Vittorino Antonio Silvera
Bk 12, pg 105, $450.00 gold coin.

POB Northerly line of Ukiah St. distant 40' easterly from the southeast corner of the lot or parcel of land formerly owned and occupied by John Williams (Sverko insert: See Heeser subdivision map, 1868, John Williams owned 119-232-02) and now owned and occupied by John Quincy Adams Taylor, said POB being the southeast corner of a piece or parcel of land heretofore owned by said party of second part (Silvera); then from said POB, running northerly and at right angles with Ukiah St. 80', then ce easterly and parallel with Ukiah St. 40' ; thence southerly and at right angles with Ukiah St. 80' to Ukiah St., thence westerly on the northerly line of Ukiah St. 40' to POB, and being the premises heretofore conveyed by Wm. Heeser and wife to Thomas Ulmer and said Ulmer and wife to Capt. Andrew Anderson and said Anderson and wife to party of the first part, (M. T. Ramus).

This is 40' x 80' of 119-232-03, fronting on Ukiah St. adjoining 119-232-02. 119-232-03 is the Noia lot with house fronting on Calpella St., but originally there was also a house fronting on Ukiah Street side of lot. per Sverko, oral history.

3.15/1884 BERNARDO CARVALHO XAVES, Grantee Bk 32, pg 432

POB of beginning, southwest corner of land of Wm. Wells running westerly on the north line of Ukiah St. 40' to the southeast corner of lot conveyed to Walter Gregory, thence on its eastern bounday northerly at right angles with Ukiah St. 80', thence easterly 40' thence southerly on western boundary line of Wm. Wells lot, 80' to Point of Beginning.

119-232-03

Easterly 40 x 80' of 119-232-03 MHR # 94 Noia House IIa

DEEDS, Bk 176, pg 128 12/20/1923
PEDRO C. VIEIRA, a single man, to Abraham Krut

Point of Beginning: North line of Ukiah Street, 210' west from westerly line of Kasten St reet
Then running west 40' on north line of Ukiah St.
Then north 80'
Then east 40'
Then south 80' on west boundary line of land formerly owned by Walter Gregory and now owned by Hans Theodore Hansen.

DEEDS, Bk 176, pg 197, 1/31/1924
ABRAHAM KRUT to John A. Silvia.

Same parcel as above. - 119-232-03 - Easterly 40 x 80'

3/28/1925 A dau was born to the wife of Andrew Culver of this place Sat a.m. last, 3/21/1925.

SVerko note: 3/12/1993, per Joe Lenhares, Culver's lived on the Ukiah Street side of Noia (Calpella St.) lot - the house no longer exists, just a garage.

119.232-03

rec'd 12/13/1881 , Bk 26, pg 267, NE portion of 119-232-03, 45141 Calpella Street
Wm Heeser to Vittorino Antonio Silveira, $50.00 gold coin

POB: 160' North of N line of Ukiah St. on South line of Calpella St., 40' east from NE corner of John Quincy Adams Taylor, and 130' East from SE corner of Williams & Calpella Street
Then South 80' to nw corner of land of ??Elner?? And late Capt Anderson,
Then East on north boundary, 40'
Then North 80' to south line of Calpella St
then West 40' to POB.

the receipt [illegible]
granted bargained sold [illegible]
by these presents do grant, bargain, sell, [illegible]
and confirm unto the said party of the second
part and to his heirs and assigns forever,
all that certain piece or parcel or lot of land
lying, being and situate in the village or
town of Mendocino, North of the Bay at the
mouth of Big River in Big River township
County of Mendocino, and State of California
and being bounded and described as follows to wit:
Beginning at a point, distant one hundred and
sixty (160) feet Northerly of the Northerly line
of Ukiah Street, as laid out on the official map
of said town now of record, in the office of
the Recorder of said County, said point of
beginning being on the Southern line of Calpella
street, and distant forty (40) feet easterly from
the North East corner of a parcel of land heretofore
conveyed by said parties of the first part to
John Quincy Adams Taylor, and said point
of beginning being distant one hundred and
thirty (130) feet Easterly from the South East
corner of Williams and Calpella Streets, thence

8/4/1886, Bk 38, Pg 420, Portion of 119-232-03, 45141 Calpella Street
Vittorino Antonio Silveria and Wife, Barbara Silva Silveria, to John Antone Silveria (their son), Gift, rec'd 8/7/1886

Sverko note: This is the John Silva who operated the Mendocino Hotel from 1901-1925, see "Early Portuguese Families" Book, page 544.

POB: North line of Ukiah St., 250' west from west line of Kasten Street

Then W on north line of Ukiah St. 40'
Then N on east line of Miss Emma Taylor, 160' WESTERLY PORTION
Then E on south line of Calpella St. ~~10'~~ 10'
Then N 40' across Calpella, in all 120'
Then E 80', then S 80', Then N on north line of Calpella St. 10'
Then South 40' across Calpella St., in all 120' to NW corner of Walter Gregory,
Then W 40' Then S 80' to POB:, retaining life time tenancy of both parents.

8/4/1886, Bk 38, Pg 422, Portion of 119-232-03, 45141 Calpella Street
Vittorino Antonio Silveria & wife, Barbara Silva Silveria, to Maria J. T. Ramus, (their daughter) Gift, retaining life time tenancy of both parents.

POB: N line of Ukiah St., 210' west from west line of Kasten Street
Then W 40' on north line of Ukiah St.
Then N 80'
Then East 40i'
Then South 80' on border of Gregory land to POB, with building thereon.

SOUTH - EASTERLY 40 x 80'

B38 P420

420

V. A. Silveira wife
To
J. A. Silveira

We Vittorino Antonio Silveira and Barbara Silva Silveira husband and wife of Mendocino County and State of California hereby grant and convey unto our son John Antone Silveira of said County and State and to his heirs and assigns forever the parcel of land situated in the village of Mendocino in said County and State and bounded and described as follows, to wit:

Beginning at a point on the northerly line of Ukiah street as such street line is laid out on the map and described in the field notes of the subd. isional survey of the land entered in the Town site of Mendocino it being the map and field notes now on file as a record in the office of the recorder of said County and said point of beginning being distant two hundred and fifty feet westerly from the westerly line of Kasten street as laid out on said map and described in said field notes, thence from said point of beginning running westerly on said northerly line of Ukiah street forty feet, thence northerly at right angles with said Ukiah street line and on eastern boundary of land of Miss Emma Taylor one hundred and sixty feet, thence easterly parallel with said Ukiah street line and on southern line of Calfella street two feet thence northerly at right angles with said Ukiah street line (40 feet across Calfella street and in all) one hundred and twenty feet, thence westerly parallel with said Ukiah street line eighty feet thence southerly at right angles with said Ukiah street line eighty feet, thence westerly parallel with said Ukiah street line and on northern line of Calfella street two feet, thence southerly and at right angles with said Ukiah street line 40 feet across Calfella street and in all one hundred and twenty feet to the north west corner of a parcel of land owned by Walter Gregory, thence westerly parallel with said Ukiah street line forty feet and thence southerly at right angles with said Ukiah street line eighty feet to the point of beginning with the buildings and improvements thereon and the privileges and appurtenances thereunto belonging.

238 P422

Vittorino A. Silveira
To
M. J. T. Ramos

We Vittorino Antonio Silveira and Barbara Silva Silveira husband and wife of Mendocino County and State of California do hereby grant and convey unto our daughter Maria Julia Thomas Ramos the wife of Manuel Thomas Ramos of said County and State and to her heirs and assigns forever the parcel of land situated in the village of Mendocino in said County and State and bounded and described as follows, to Wit: Beginning at a point on the northerly line of Ukiah street as such street line is laid out on the map and is described in the field notes of the subdivisional survey of the land entered as the town site of Mendocino, it being the map and field notes now on file as a record in the office of the recorder of said County, and said point of beginning being distant two hundred and ten feet westerly from the westerly line of Kasten street as laid out on such map and described in such field notes, thence from such point of beginning running westerly forty feet on said northerly line of Ukiah street thence northerly at right angles with such Ukiah street eighty feet thence easterly parallel with such Ukiah street line forty feet thence southerly at right angles with such Ukiah street line and on boundary of land of Walter Gregory eighty feet to the point of beginning with the buildings thereon and the privileges and appurtenances thereto belonging to have and to hold the same unto said Maria Julia Thomas Ramos her and assigns only from and after the death of both us hereby especially reserving unto us and unto the survivor of us the use occupancy and control rents issues and profits thereof during each of our natural lives.

In witness whereof we unto subscribed our respective names of August A.D. 1886

Vittorino Antonio Silveira
Barbara Silva Silveira

Witness to signature of Vittorino Antonio Silveira by his mark and to signature of Barbara Silva Silveira by her mark

Wm Heeser

A. O. Carpenter
To
B Henderson

U S Rev
July 16th 1870
Stamp
50 cts

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ATTACHMENT C 119-232-03 45132 Ukiah St APN 119-232-03

1/8/1874, Bk 26, Pg 269,
Wm. & Augustus Heeser to Victor Antone Silveira, $120.00 rec'd 12/13/1881

POB: Northerly line of Ukiah Street and distant ninety (90) feet easterly of Williams Street, said point of beginning being the SE corner of the lot formerly owned and occupied by John Williams and by him conveyed to ???
Thence running Northerly and at right angles with Ukiah Street, 80' on the eastern boundary line of the last named lot or parcel of land to its NE corner
Thence continuing Northerly and at right angles with Ukiah Street, 8~~0~~0' 80'
Thence easterly and parallel with Ukiah Street 40'
Thence Southerly 80' to the NW corner of Captain Anderson's lot or parcel of land heretofore occupied by him, SW
Thence on its western boundary line and continuing Southerly and at right angles with ukiah Street 80' to Ukiah Street
Thence Westerly 40' on the Northerly line of Ukiah Street to the Point of Beginning
That it shall be incumbent upon said party of the second part, to construct and maintain at his own expense, a substantial fence around the outside of the Northern half of the heretofore granted premises.

John Williams was 119-232-03
Capt Anderson would be 119-232-07

B26 P269

personally appeared Augustus Heeser known to me to be the same person whose name is subscribed to the annexed instrument and acknowledged to me that he executed the same - In Witness Whereof I have hereunto set my hand and affixed my official seal at my office in the County of Mendocino the day and year in this Certificate first above written.

Wm Heeser
Notary Public

Recorded at request of W. Heeser Dec 13, 1881 at 10 min past of P.M. J. J. Morrow Recorder

W. A. Heeser
To
V. A. Silvera

This Indenture, made and entered into this eighth day of January AD one thousand eight hundred and seventy four by and between William Heeser and Augustus Heeser of Mendocino County and State of California of the first part and Victor Antonio Silvera of said County and State of the second part, Witnesseth, that the said parties of the first part, for and in consideration of the sum of one hundred and twenty dollars to them paid by said party of the second part have given, granted, bargained sold and conveyed and by these presents do give grant, bargain sell and convey unto the said party of the second part, and to his heirs and assigns forever all that certain lot or parcel of land lying, being and situate in the Town of Mendocino, north of the Bay at the mouth of Big River in said County and State, which is bounded and described as follows to wit: Beginning at a point on the Northerly line of Ukiah street distant ninety (90) feet easterly of Williams Street, said point

of beginning being the South East corner of the lot or parcel of land formerly owned and occupied by John Williams and by him conveyed to Say; thence from the aforesaid point of beginning running Northerly and at right angles with Ukiah Street Eighty (80) feet on the eastern boundary line of the last named lot or parcel of land to its North East corner, thence continuing Northerly and at right angles with Ukiah street eighty (80) feet, thence easterly and parallel with Ukiah street forty (40) feet, thence Southerly and at right angles with Ukiah Street Eighty (80) feet to the North West corner of Captain Anderson's lot or parcel of land heretofore occupied by him, thence on its Western boundary line and continuing Southerly and at right angles with Ukiah Street eighty (80) feet to Ukiah Street, thence Westerly forty (40) feet on the Northerly line of Ukiah Street to the point of beginning. To have and to hold the same with the appurtenances thereunto belonging unto the said party of the second part, his heirs and assigns forever, provided however, that it shall be incumbent upon said party of the second part, to construct and maintain at his own expense a substantial fence around the outside of the Northern half of the hereinbefore granted premises. In Witness Whereof the said parties of the first part have hereunto set their hands and seals on this the day and year first above written

Wm Heeser (Seal)
A Heeser (Seal)

State of California
County of Mendocino } ss

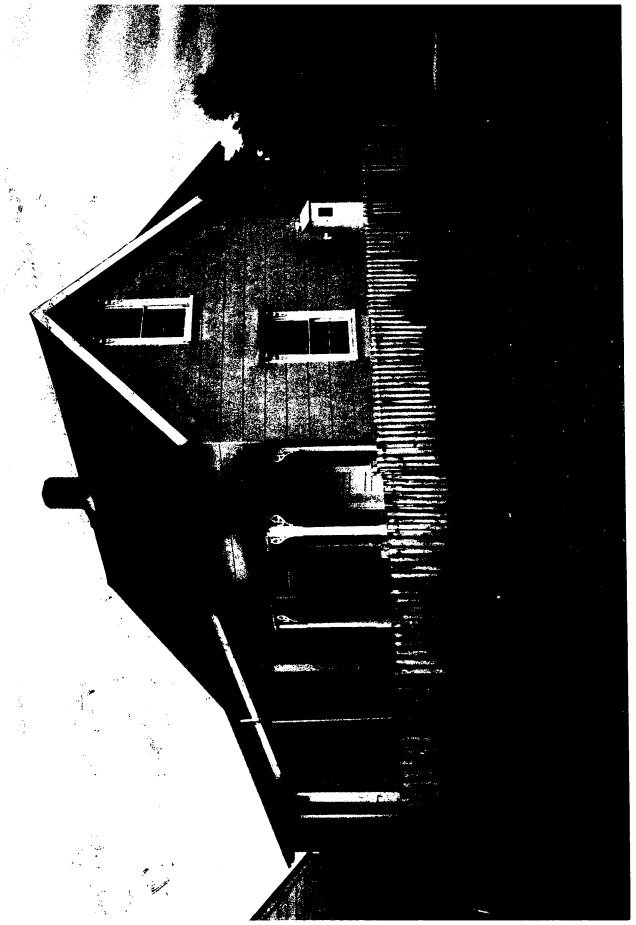
On this ninth day of January A.D. one thousand eight hundred and seventy four before me Charles W Denslow a Notary Public in and for the County of Mendocino, personally appeared

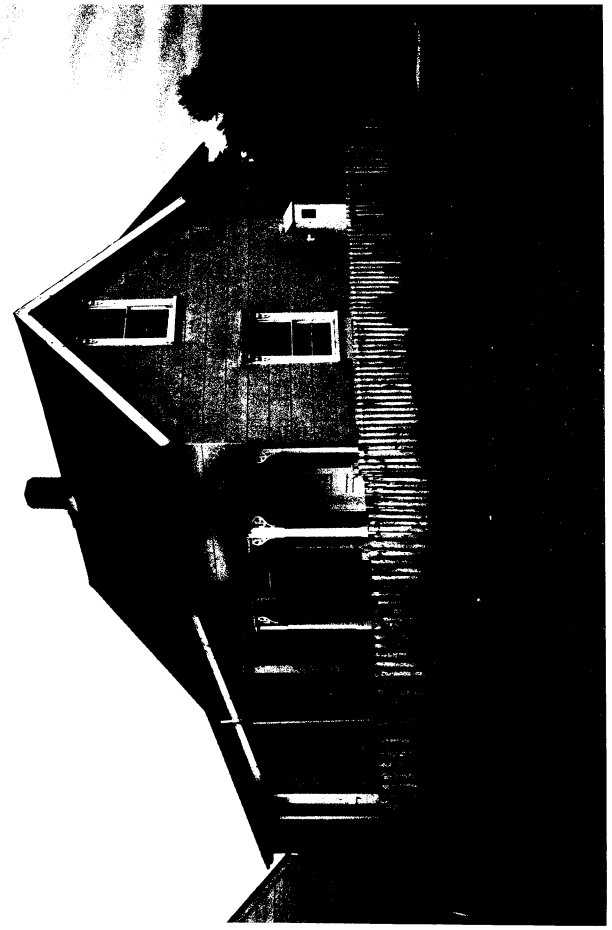
William Heeser and Augustus Heeser known to me to be the same persons whose names are subscribed to the annexed instrument and they severally acknowledged to me that they executed the same - In Witness Whereof I have hereunto set my hand and affixed my official seal at my office in the County of Mendocino, the day & year in this Certificate first above written - Charles H. Dunlap
(Seal) Notary Public

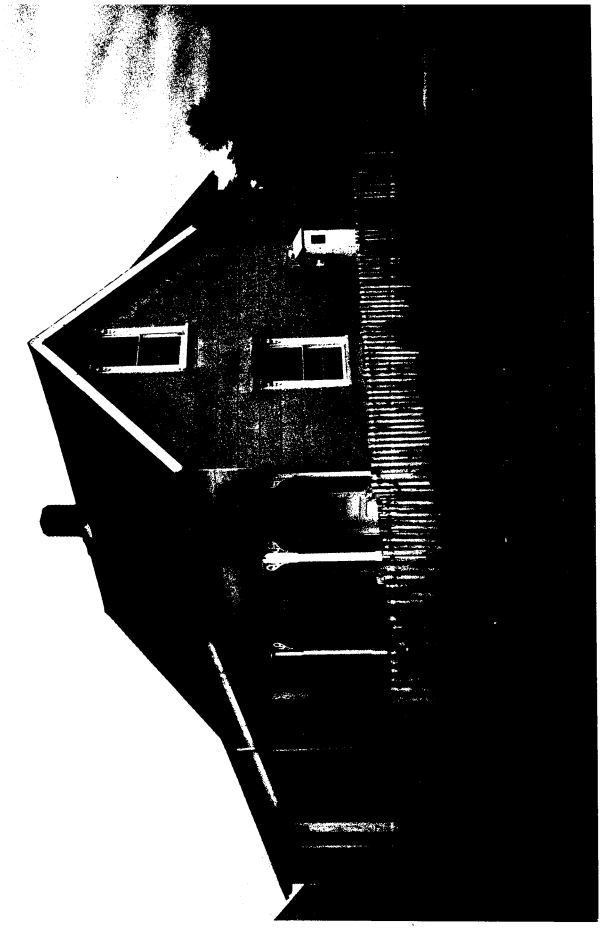
Recorded at request of W. Heeser Dec 13, 1881 at 15 min past 7 P.M.
J. J. Morron Recorder

W. Heeser
- To -
F. Valadao

For and in consideration of Eighty five dollars to me paid, I William Heeser of Mendocino County and State of California have bargained and sold, and do hereby grant and convey unto Francisco Valadao of said County and State, and to his heirs and assigns forever, the land and real property situate in the Village of Mendocino in said County and State which is bounded and described as follows to wit: Beginning at a point on the Southerly line of Little Lake Street, said point of beginning being distant three hundred and sixty (360) feet Northerly from the Northerly line of Ukiah street, and said point of beginning being distant two hundred (300) feet, westerly from the westerly line of Kasten street, extended, as said last named two street lines are laid out on the official map and described in the field notes of the survey of the town of Mendocino, now on record or file in the office of the Recorder of said Mendocino County, thence from aforesaid point of beginning, running southerly at right angles with said Northerly line of Ukiah Street eighty (80)







Noia hse 119-232-03
45141 Calpella St

Sreeko photo April 1995