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**MENDOCINO HISTORICAL REVIEW  
BOARD PERMIT**

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**MHRB\_2015-0025  
JANUARY 4, 2016**

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**OWNER** WALDEN LEONA F  
PO BOX 745  
MENDOCINO, CA 95460

**APPLICANT:** PHIL JAGO  
365 CYPRESS STREET  
FORT BRAGG, CA

**AGENT:** THE SIGN SHOP  
43197 ROAD 409  
MENDOCINO, CA

**PROJECT DESCRIPTION:** Replace existing carved redwood sign with another in the same place on the same bracket and the same size (22" by 36"). The two sided sign will be constructed of carved redwood with background painted white and ReMax logo painted in red and blue with black text below reading "First Equity Realty".

Note: The sign will be located on the front of Fraga House and W.T., which is a Category I Historic Structure. (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)

**STREET ADDRESS:** 45040 CALPELLA ST, MENDOCINO AREA (APN: 119-160-28)

**PARCEL SIZE:** 12,800 square feet

**ENVIRONMENTAL DETERMINATION:** Class 11 categorical exemption for accessory structures such as on-premise signs. Categorically Exempt

**HISTORIC STRUCTURES:** On Site: Fraga House and Water Tower, Category I (landmark)  
North: None  
South: Warren-Hegenmeyer House, Category IIa  
East: Historic, Category IIa  
West: Madera House and Barn, Category I

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**PAST MHRB PERMITS:** 87-20 (painting and remodel); 88-03 (sign, parking, remodel and addition); 89-35 (remodel, parking, signs); 98-30 (demo, new construction); 99-02 (new construction and parking); 99-09 (new construction and parking); 99-18 (eliminate windows); 01-21 (paint and pump shed); 08-02 (sign).

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Signs, page 10.

**APPLICABLE SECTIONS OF MCCZC Division III:** 20.712 & 20.760.050

**STAFF NOTES:** The proposed sign meets the requirements for materials, sign size, and number of signs. The proposed height of the sign satisfies the height standard as regulated in Sec. 20.712.015(B) of the MCCZC.

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

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any;

The proposed sign is constructed from redwood and painted off-white and the lettering in black; and

- (b) The appearance of the proposed work will not detract from the appearance of other property within the District;

The proposed sign is similar to previous signs at this location and seen in the surrounding area; and

- (c) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance;

The proposed work does not consist of alteration to the existing Len Bernard House, a Category I Historic Resource.

**STANDARD CONDITIONS:**

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

5. This permit for this sign is valid only for as long as this business is conducted at this location. The Review Board reserves the right to consider all aspects of any future changes to the sign, including size.

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The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

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

Appeal Period: Appeals must be received within 10 days of Review Board Action.

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

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

Case No(s) \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Fee \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant Phil Jago	Name of Property Owner(s) Leona Walden	Name of Agent The Sign Shop
Mailing Address 365 Cypress St Fort Bragg, CA	Mailing Address Box 745 Mendocino	Mailing Address 43197 Road 409 Mendocino
Telephone Number 964-0708	Telephone Number 937-0900	Telephone Number 964-0608
Assessor's Parcel Number(s) 119-160-28 or 29?		
Parcel Size 600 <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45061 Little Lake St.	

**TYPE OF DEVELOPMENT**  
(Check appropriate boxes)

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

## PROJECT DESCRIPTION QUESTIONNAIRE

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

### 1. Describe your project in detail.

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

Replace existing carved redwood sign with another in the same place on the same bracket and the same size. Carved redwood sign with background painted white and ReMax logo in red and blue with black text below reading "First Equity Realty"  
Sign will be two sided and size is 22"x36"

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

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

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





43197 Road 409  
Mendocino

phone.. 707-964-0608  
fax..

rick@mendosign.com  
cont. lic.527921



Replace existing approved sign  
with this sign.

Same size, materials, location



This is an original unpublished drawing created by THE SIGN SHOP. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, or exhibited in any fashion without expressed written permission from THE SIGN SHOP. Right to use designs for anything other than the subject sign is a violation of copyright laws.

The design rights are sold separately for other uses.

Per Eleanor F. Sverko, May 26, 1998

APN: 119-160-28

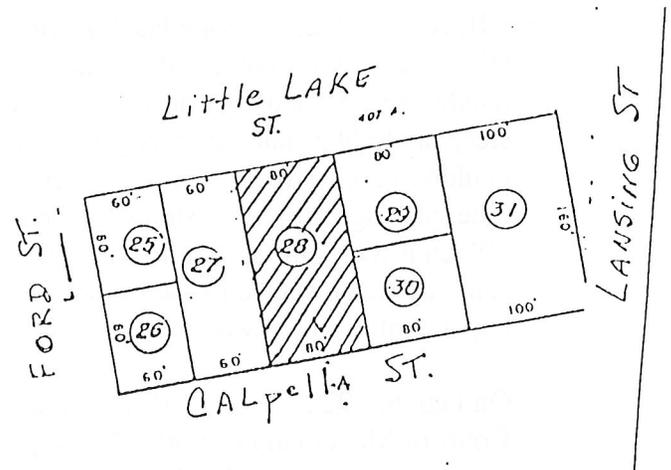
MHR: #104a and 104b

MARKS/PADDLEFORD/PEIRSOL/FRAGA  
House and Water Tower

Landmark No. I Structures  
HISTORIC DISTRICT, Zone A  
45040 Calpella Street

“Tower Of The Bicycle Playing Cards”, circa 1906.

We have to presume date of construction of this house dates back prior to 1880. April 24, 1880, S. Marks and wife to B. A. Paddleford, County Deeds, Bk 22, pg 143, describes this property. Mendocino Beacon issue of May 1, 1880 notes “B. A. Paddleford has purchased the residence of S. Marks on Calpella Street”. This deed is for two separate parcels, 80'x80' each. In 1922, the property was all one parcel.



The water tower was rebuilt after the 1906 earthquake.

Since all domestic water use in Mendocino has been and still is dependent on ground water wells, and water tank towers with gravity flow was the source in the early days, and since research of all Mendocino Beacon issues from October, 1877 thru 1945 did not turn up any notice of a new water tower being constructed on this property, we have to assume this is the original water tower James Peirsol describes as being rebuilt after the earthquake of 1906.

Both the house and water tower were surveyed and photographed by the National Park Service for the Library of Congress in the mid 1980's. With a historic grant from the State Office of Historic Preservation in 1987, the writer surveyed and had photographs made of both the house and the water tower. At that time, two separate surveys were done, applying Mendocino Historical Research, Inc., #104a to the house, and #104b to the water tower.

Beacon, 4/23/1904, B. A. Paddleford to Edith K. Peirsol.

Beacon issue, April 13, 1895, notes B. A. Paddleford had his residence on Calpella Street painted.

Category I:

Marks - Paddleford - Peirsol - Fraga - Hulse and Co - Oster Tower

North ½ of 119-160-28, 45040 Calpella St  
Marks to B. A. Paddleford, \$1000.00, rec'd 4/26/1880

feet, distant 180' W from SW corner of Little Lake and

I. M. Hazeltine,

Then E on south line of Little Lake Street, 80' to POB,  
tofore conveyed by Wm. Heeser & August Heeser to  
1874, rec'd 11/13/1873, Bk 10, Pg 415,

alpella Street,

at, 1180' West of NW corner of Lansing & Calpella Sts,  
line of Ukiah St

on S, 80' on west boundary of Hazeltine to POB,  
sold by Wm. & Augustus heeser to Semour Marks by  
Bk 9, Pg 586.

December 20, 1879

A new advertisement this week is that of George Cameron, boot and shoe maker, at Cuffey's Cove.

S. Marks announces in this issue that he has withdrawn from the firm of Marks & Cohen. He also advertises his house on Calpella street for sale.

B33 P143

S. Marks  
and  
Wife  
to  
B. W. Paddelford

This Indenture made and entered into this twenty fourth day of April A.D. one thousand eight hundred and eighty by and between Seymour Marks and Caroline Marks his wife the parties of the first part and B. W. Paddelford the party of the second part, all of the County of Mendocino State of California - Test. each, that the said parties of the first part, for and in consideration of the sum of one thousand dollars to them in hand paid by the <sup>said</sup> party of the second part the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed to the said party of the second part, and by these presents does grant, bargain, sell and convey unto the said party of the second part and to his heirs and assigns forever, all those certain tracts or parcels of land, lying, being and situate in or adjacent to the Town or village of Mendocino, in the County of Mendocino, and State of California, and more particularly hereinafter described as follows to wit - Beginning at a point on the south side of Little Lake street, distant one hundred and eighty (180) feet westerly from the south-west corner of Laneing and Little Lake streets, thence southerly at right angles with Little Lake street, and at right angles with Ukiah street eighty feet to the south-west corner of the parcel of land owned by M. McAgalline, thence westerly and parallel with Ukiah street eighty (80) feet thence northerly at right angles with Ukiah street eighty (80) feet to the southerly line of Little Lake street, thence easterly or southerly line of Little Lake street, and parallel with Ukiah street <sup>eighty feet</sup> to the point of beginning, and being the same premises heretofore conveyed by William Weaver to a August Weaver to Seymour Marks aforesaid by deed, dated the fourteenth day of August A.D. 1874, and which said conveyance duly recorded in the office of the

office of the County Recorder of Mendocino County on November 13 O. D. 1894 in Book No 10 of Deeds page 415 -

also beginning at a point on the northerly line of Goldpella Street distant one hundred and eighty (180) feet westerly from the north West corner of Lansing and Goldpella street said point of beginning being distant two hundred (200) feet northerly from the northern line of Ukiah street, thence from said point of beginning easterly parallel with Ukiah street eighty (80) feet, northerly at right angles with Ukiah Street eighty (80) feet, easterly parallel with Ukiah Street eighty (80) feet and easterly on the western boundary of Mr W. H. Hazeltine's parcel of land eighty (80) feet to the point of beginning and being the same land heretofore conveyed by William H. Hester and Augustus Hester to said Seymour Marks, by deed dated the twenty ninth day of April O. D. 1894 which said deed was duly recorded in the office of the County Recorder of Mendocino County in Book 9 of Deeds page 586

Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in any wise appertaining and the rents issues and profits thereof; and also all right, title interest, estate, property possession claim or demand whatsoever as well in law as in equity of the said parties of the first part in and to said premises and every part thereof. To have and to hold all and singular the said premises with the appurtenances unto and to the use of the said party of the first part and to his heirs and assigns forever - In witness whereof the said parties of the first part have hereunto set their hands and seals the day and year in this last written first above written

S. Marks   
Rowland Mark 

State of California }  
 County of Mendocino } On this 24<sup>th</sup> day of April  
 A. D. 1880, before me C. C. Hamilton a Notary  
 Public in and for the County of Mendocino  
 personally appeared Catherine Marks known  
 to me to be the person whose name is sub-  
 -scribed to the within instrument, described  
 as a married woman, and upon an exami-  
 -nation without the hearing of her husband  
 I made her acquainted with the contents of  
 the instrument, and thereupon she acknowledged  
 to me that she executed the same, and that  
 she does not wish to retract such execution  
 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

 C. C. Hamilton  
 Notary Public

State of California }  
 County of Mendocino } On this 26<sup>th</sup> day  
 of April in the year 1880, before me  
 C. C. Hamilton a Notary Public in and  
 for the County of Mendocino, personally  
 appeared J. Marks known to me to be the  
 party whose name is subscribed to the  
 foregoing instrument, and who acknowledged  
 to me that he executed the same -  
 In Witness Whereof I have hereunto  
 set my hand and affixed my official  
 seal the day and year in this certificate  
 first above written

 C. C. Hamilton  
 Notary Public

Recorded at request of C. C. Hamilton  
 April 26. 1880 at 53 min past 9 o'clock  
 J. J. Morrow  
 Recorder

*4/23/1904, B. A. Paddleford to Edith K. Peirsol, RESEARCH NOT YET DONE.*

However, in 1904 we find three real estate transactions, two to Dr. Frank C. Peirsol, (Bks 95, pg 207 and 97, pg 598) and also a transfer from James K. Peirsol to Frank C. Peirsol, Bk 112, pg 16, two parcels, Not Yet Researched.

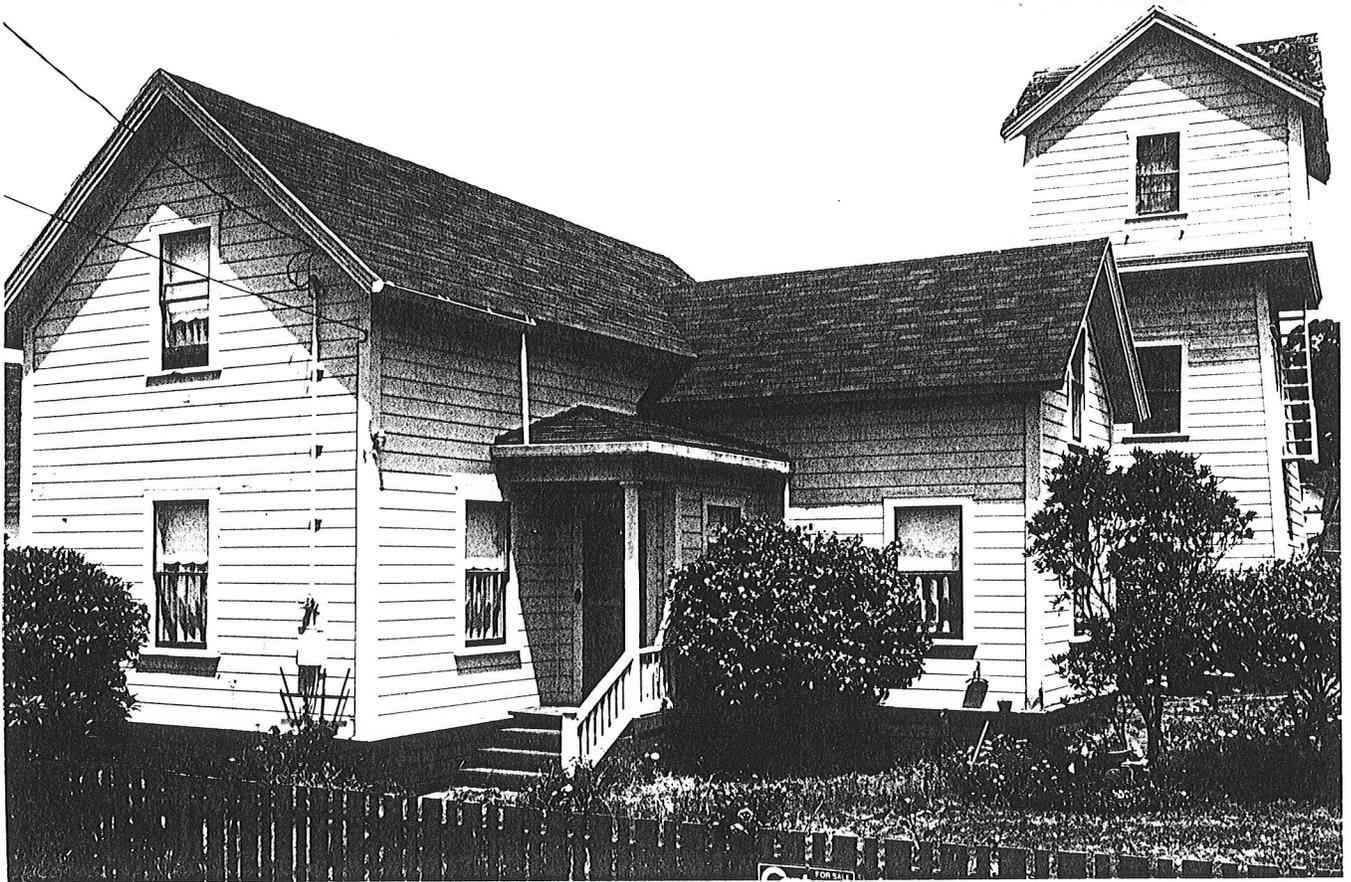
James Peirsol, son of Dr. Frank C. Peirsol and his wife, Edith Kinsey Peirsol, wrote of his "Boyhood in Mendocino" for Mendocino Historical Research, Inc., newsletter, Vol VII, No. I, 1982, covering his boyhood in Mendocino from 1905 to 1917. He describes this tower as the "Tower Of The Bicycle Playing Cards" noting "it was those tankhouses, particularly those where the third story room could be reached only by a steep ladderlike stairway, that provided young boys with areas of safety their mothers couldn't reach. It was there that they stashed away their bicycle playing cards. At the time, playing cards was "sinful" and not allowed in the better homes in Mendocino". "When it was remodeled after the 1906 earthquake, a new and more easily negotiated stairway was installed to the third floor. At last even my mother could climb it. An impenetrable hide-away was gone forever".

On Feb. 6, 1922, Alice M. Peirsol, Plaintiff, was granted a judgment in the Superior Court of Mendocino County (Bk 13, pg 201) and Commissioner's Sale (foreclosure) on three parcels, and this 119-160-28 was among the three, then measuring 80 feet on Calpella and Little Lake Streets, by 160 feet deep, thus the two parcels were combined at that time.

On May 16, 1923, Alice M. Peirsol sold the property to Fernando M. Fraga, and the Fraga family occupied the property until the demise of Mrs. Elise Fraga in 1987, and heirs then sold the property to Mrs. Leona Walden.

The tower sits at the rear of the parcel (north of the residence) closer to Little Lake Street. It is constructed of redwood shingles over redwood structure. The roof is built over the tank area and a gable roof that meets the center. Inspected by local architects, Levinthal & Slosser in 1987, they found there does not appear to have been any alteration to the structure.

In 1987, Mrs. Leona Walden applied for a permit to Mendocino Historical Review Board, a county appointed review committee, to add an outside stairway and deck to the water tower, but was denied.



NR 104 (at)

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

- Common name: FRAGA House
- Historic name: \_\_\_\_\_
- Street or rural address: 45040 Calpella ST  
City \_\_\_\_\_ Zip \_\_\_\_\_ County \_\_\_\_\_
- Parcel number: 119-160-28
- Present Owner: \_\_\_\_\_ Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private
- Present Use: For Sale Original use: Dwelling

#### DESCRIPTION

- ELISE FRAGA IN REST HOME - DAN'S ARE CONNIE GOMES + FLORENCE DAHL
- Architectural style: "PIMENTAL"
  - Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:  
SON - MAURICE FRAGA, 7E Hwy

Frager b00 1973

House - SA

4/24/1880 B. G. Passelord from S. tracks 119-160-28  
By rr - 143 on Calpella St Fraga House

S side of L. Lake St 180 ft W from SW corner of Lansing & L. Lake Sts. Then S at right angles w. L. Lake St. & at right angles w. Ukiah St. 80 ft. to the NW corner of land owned by M M Hazeltine Then W & parallel w. Ukiah St 80 ft. then N at right angles w. Ukiah St 80 ft to S. line of L. Lake St. Then E on S line of L. Lake St. & parallel w. Ukiah St 84 ft. to pt. of beg. Nov 13 1874 in BK 10 page 415 also beg. at pt. on N line of Calpella 180 E from NW corner

al \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
feet) 160  
\_\_\_\_\_  
raph(s) \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

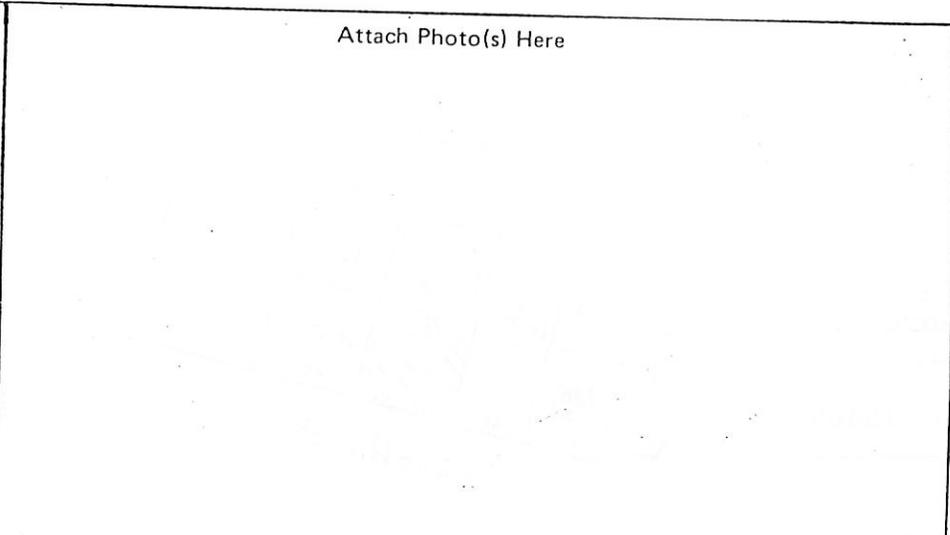
1. Common name: FRAGA HOUSE
2. Historic name: same
3. Street or rural address: 45040 Calpella Street  
 City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-160-28 MHR #104a
5. Present Owner: County records indicate Elise Braga (deceased, 1987).  
 Our understanding property has been purchased by Leona Walden of Mendocino.  
 Address:       
 City      Zip      Ownership is: Public      Private
6. Present Use: now adv for rent. Original use: Dwelling

DESCRIPTION

- 7a. Architectural style: Simple Gable
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

One and one-half story with possible one story gable addition' to east side. Siding is of redwood ship-lap, Roof is composition shingle.

Addition: Covered entry porch  
Extensive alteration to north face.



8. Construction date: ??  
 Estimated      Factual
9. Architect
10. Builder
11. Approx. property size (in feet)  
 Frontage 80 Depth 160  
 or approx. acreage
12. Date(s) of enclosed photograph(s)

MHR # 104 b

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

- 1. Common name: FRAGA WATER TOWER
- 2. Historic name: " " " TOWER OF Bicycle PLAYING CARDS?
- 3. Street or rural address: 45040 CALPELLA  
City \_\_\_\_\_ Zip \_\_\_\_\_ County \_\_\_\_\_
- 4. Parcel number: 119-160.28
- 5. Present Owner: \_\_\_\_\_ Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private \_\_\_\_\_
- 6. Present Use: For Sale Original use: WATER TOWER

DESCRIPTION

- 7a. Architectural style: \_\_\_\_\_
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its \_\_\_\_\_

SEE MHR # 104(a)

Courthouse 119-160.28 Fraga House #104  
 Fraga bought it in 1913 - from who?  
 5/16/1913 - 171-413 from Alice M Peirce  
 checked b Alice Peirce  
 transaction - none this one  
 by Nettie (Paddford) Nichols as owner prior  
 to Peirce

Construction date:  
 Estimated \_\_\_\_\_ Factual \_\_\_\_\_  
 Architect \_\_\_\_\_

- 10. Builder \_\_\_\_\_
- 11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
 \_\_\_\_\_

PROFESSIONAL CARDS

Charles M. Mannon  
ANNON & MANNON  
Attorneys and Counselors at Law  
UKIAH, CAL.

all the State and Federal Courts  
Former Stanley and School Street

MENDOCINO CO. ABSTRACT  
BUREAU

and Conveyancing a Specialty  
DONOHUE & COMPANY  
UKIAH, CAL.

M. C. V. WHITED  
Dentist  
Calif.

Secret Societies.

MENDOCINO LODGE, No. 101  
of Free and Accepted  
its stated meetings  
on the corner of Ukiah and  
streets, at Mendocino, Cal., at  
on the second Saturday of  
each month. Sojourning brethren in  
the vicinity are cordially invited to  
attend its meetings.  
W. M. DANIELS, Secretary.

MENDOCINO LODGE No 213, I. O. O. F.  
meets every Saturday evening  
at 8 o'clock. All sojourning brothers  
are cordially invited to meet with us.  
N. G. DANIELS Secretary.

WEEK TRIBE, No. 164, I. O. O. F.  
Meets every Tuesday night in  
Hall at 8 o'clock. All sojourning  
brothers are cordially invited to  
attend its meetings.  
W. M. DANIELS, Secretary.

ME TABLE  
W. R. R. & N. CO.

BRAGG to Willits, connecting at  
with the N.W. P., giving through  
to and from San Francisco.  
BRAGG-TRAINS DEPART-  
10:45 a. m.  
TE-From Willits 4:15 p. m.  
YORK-TRAINS DEPART  
11:30 a. m.  
TE-From Willits 3:57 p. m.  
M-TRAINS DEPART-  
11:40a. m.  
TE-From Willits 3:22 p. m.  
M-TRAINS DEPART-  
11:50 a. m.

NOTICE OF COMMISSIONER'S SALE  
ALICE M. PEIRSOL, Plaintiff,  
vs.  
FRED S. LEWIS, RITA INEZ LEWIS,  
CHARLES MARTIN, R. S. MAR-  
SHALL, J. M. FISHER, and MATT  
BODEM, Defendants.

Notice of Commissioner's Sale of Real  
Property on Foreclosure of Mortgage.  
Under and by virtue of an order of  
sale issued out of the Superior Court  
of the State of California, in and for the  
County of Mendocino, in the above-  
entitled action, based upon a judgment  
and decree of foreclosure made and en-  
tered on the 6th day of February, 1922  
and recorded in Judgment Book No.  
13, of said Superior Court at page 201  
thereof, et seq, I am commanded and  
required to sell those certain lots, pieces,  
or parcels of land, situate, lying and being  
in the town of Mendocino City, County of  
Mendocino, State of California, bounded  
and described as follows, to wit:

Beginning 180 feet westerly from the  
northwest corner of Calpella and Lan-  
sing streets, and running thence west-  
erly and following the north line of said  
Calpella street a distance of 80 feet,  
thence northerly and parallel with said  
Lansing street a distance of 160 feet to  
the south line of Little Lake street,  
thence following the south line of Little  
Lake street easterly a distance of 80  
feet, thence southerly and parallel with  
said Lansing street a distance of 160  
feet to said Calpella street being the point  
of beginning.

Also:  
First Tract—Beginning at a point in  
the northerly line of Covelo street, dis-  
tance 640 feet northerly from the north-  
erly line of Ukiah street, as said last  
named street line is laid out on the of-  
ficial plat and is described in the field  
notes of the subdivisional survey of  
the tract of land entered as the town-  
site of Mendocino, the reference being  
to the plat and field notes as filed and  
recorded in the Recorder's office of Men-  
docino County, and said point of be-  
ginning being distant 601 feet easterly  
from the northerly projection of the  
westerly line of Kasten street, as such  
street line is laid out on such plat and  
described in said field notes; thence from  
said point of beginning running northerly  
80 feet at right angles with said Ukiah  
street, thence easterly and parallel with  
said Ukiah St. line 40 feet, thence south-  
erly at right angles with such Ukiah  
street line 80 feet, thence westerly and  
parallel with such Ukiah street line 40  
feet on the northerly line of Covelo  
street to the point of beginning, and  
being the premises heretofore conveyed  
to Mary Alberta Falls by William H.  
Kelley, with the buildings and improve-  
ments thereon and the privileges and  
appurtenances thereunto belonging.

Second Tract—Beginning at a point  
in the northerly line of Covelo street,

SMOOTH CROOKS  
STEAL BILLIONS

Small Investors Robbed of Sav-  
ings by Bunco Men.

GENERAL CLEAN-UP PLANNED

Rigid Probe Being Made of Bucket  
Shop Activities by Federal Authori-  
ties—Poor Widows and Orphans  
Among the Victims of Slick Stock  
Salesmen. Many Have Lost Every

*80 x 160 Calpella*  
*119-160-28 Fraga*  
*Covelo at 40' x 80'*  
*119-160-116 1/2 westerly 40'*  
*From Mrs. N. Kelley to Mary Alberta Falls*  
*was John Pacheco*

campaign, there are a total of 400  
cases in federal courts, according to  
Attorney General Daugherty, in which  
874 persons have been arrested or in-  
dicted.

Not Confined to Brokers.

Most of the cases, the attorney gen-  
eral explained, were fake oil stock  
companies, although the swindling  
schemes ranged from bucket-shops and  
mining stocks to patent "elephant-  
catcher" promotions. Rich harvests  
are reaped by swindlers, he asserted,  
because people do not take pains to in-  
vestigate what they put their money  
into.

The Department of Justice, Mr.  
Daugherty continued, comes into the  
prosecution of such cases through vio-  
lation of the postal laws in the use of  
the mails to defraud, but he said that  
in his opinion the matter was one for  
state action. A conference of state  
blue-sky law commissioners, he sug-  
gested, should draft a uniform law  
carrying a uniform punishment for  
stock swindlers. He said also he be-  
lieved in more stringent laws by the  
states and heavier penalties in such  
cases.

Missouri Led in Victims.

Quoting from his reports, Mr.  
Daugherty said the Northern district  
of Missouri led in the amount involved  
in pending fake stock cases, with a  
total of \$2,700,000. The attorney gen-

peared, leaving behind some  
furniture but no forwarding

Many Women Fleece

Many women are among the  
of smooth stock salesmen and  
shop "scouts." In the ma-  
cases, however, the women  
wanting the sharpers prose  
not want to be drawn into the  
witnesses because they do  
their husbands to know that  
been "playing the market."

Many persons who had  
ceaselessly for years at sin  
have lost every cent of their  
ings to the ruthless money  
Families have been left in  
privation. Widows have  
given their all to the buck-  
pecting to reap a cozy inco-  
remainder of their lives, on

RISTS LI  
ONS OF

Working of A  
Is Cause of L  
of Costly Fuel.

COMPRESSION

I Motor May  
ly Well, but Tr  
hen Car Is Bei  
oderately Low

s of gallons of  
wasted every day by m  
cause of the inefficient  
their engines.

An important detail to  
keep the engine running  
the compression. A motor  
compression may appear  
well when driving the car  
able speed or when it is w  
Lost compression shows  
car is being driven at a  
low speed.

How to Tell

Under either of these c  
engine will run with an  
that makes the car jerk  
stead of running steadily.  
This indicates that there  
able loss of power and  
more gasoline has to be  
when the engine is devel  
power.

In fact, gasoline milea  
nearly in half through  
loss and still the engine  
to run fairly well, need  
ideas of an amateur driv

Try the Cran

If an engine is not run  
a compression loss is a  
simplest way to detect it  
crankshaft turn the en  
hand, and thus feel the  
on each individual cylin

Category I:  
Marks - Paddleford - Peirsol - Fraga House and Water Tower



Per E F Sverko 5-26-1998

Page 12

ly invited to  
 1. Records.  
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Category, and said, point of be-  
 ginning being distant 601 feet northerly  
 from the northerly projection of the  
 westerly line of Kasten street, as such  
 street line is laid out on such plat and  
 described in said field notes; thence from  
 said point of beginning running northerly  
 80 feet at right angles with said Ukiah  
 street, thence easterly and parallel with  
 said Ukiah St. line 40 feet, thence south-  
 erly at right angles with such Ukiah  
 street line 80 feet, thence westerly and  
 parallel with such Ukiah street line 40  
 feet on the northerly line of Covelo  
 street to the point of beginning, and  
 being the premises heretofore conveyed  
 to Mary Alberta Falls by William H.  
 Kelley, with the buildings and improve-  
 ments thereon and the privileges and  
 appurtenances thereunto belonging.  
 Also:

Second Tract—Beginning at a point  
 in the northerly line of Covelo street,  
 which point of beginning is distant 640  
 feet northerly from the northerly line of  
 Ukiah street and 641 feet easterly from  
 the northerly extension in a straight  
 line of the westerly line of Kasten street,  
 as such Ukiah and Kasten street lines  
 are described in the field notes of the  
 subdivisional survey of the lands entered  
 as the townsite of Mendocino and are  
 laid down on the official map and plat  
 thereof which field notes and plat were  
 filed in the office of said County Recor-  
 der of said county, thence from said  
 point of beginning, running northerly  
 at right angles with said Ukiah street  
 line 80 feet on the eastern boundary  
 line of the land heretofore sold by William  
 Heeser to John Pacheco; thence easterly  
 and parallel with said Ukiah street line  
 60 feet; thence southerly at right angles  
 with said Ukiah street line 80 feet,  
 thence westerly and parallel with said  
 Ukiah street line 60 feet on the north-  
 erly line of Covelo street to the point of  
 beginning, together with the buildings  
 and improvements thereon and the priv-  
 ileges and appurtenances thereunto be-  
 longing.

Public notice is hereby given that  
 on Saturday, the 22d day of April, 1922,  
 at 10 o'clock a. m. at the east entrance  
 to the County Court Hous in Ukiah  
 City, County of Mendocino, State of  
 California, I will, in obedience to said  
 judgment, decree and order of sale, sell  
 in separate lots, or parcels as herein des-  
 ignated as tracts one and two, the real  
 property in said judgment and decree  
 and order of sale and hereinabove de-  
 scribed, to the highest and best bidder,  
 for lawful money of the United States  
 of America.

Dated March 23rd, 1922.  
 G. E. REDWINE,  
 Commissioner appointed by the judg-  
 ment and decree in the above entitled  
 action.

schemes ranged from bucket-shops and  
 mining stocks to patent "elephant-  
 buttes" and "phantom" investments  
 are reaped by swindlers, he asserted,  
 because people do not take pains to in-  
 vestigate what they put their money  
 into.  
 The Department of Justice, Mr.  
 Daugherty continued, comes into the  
 prosecution of such cases through vio-  
 lation of the postal laws in the use of  
 the mails to defraud, but he said that  
 in his opinion the matter was one for  
 state action. A conference of state  
 blue-sky law commissioners, he sug-  
 gested, should draft a uniform law  
 carrying a uniform punishment for  
 stock swindlers. He said also he be-  
 lieved in more stringent laws by the  
 states and heavier penalties in such  
 cases.

Missouri Led in Victims.  
 Quoting from his reports, Mr.  
 Daugherty said the Northern district  
 of Missouri led in the amount involved  
 in pending fake stock cases, with a  
 total of \$31,792,000. The attorney gen-  
 eral estimated that \$3,500,000 had been  
 sunk in the Florida Everglades land  
 scheme, in which most of the investors  
 bought water instead of earth for their  
 cash outlays.

More than 100,000 persons have been  
 victimized by bucket-shop operators in  
 New York city alone in the last year,  
 according to an estimate by District  
 Attorney Banton. The victims range  
 from the poor and uninitiated to the  
 moderately wealthy and well informed,  
 who probably would not have fared as  
 badly as they did had not the stock  
 market been so favorable to operations  
 of the bucketeers.

Reputable Brokers in Arms.  
 Officials of the New York Stock ex-  
 change and the Consolidated exchange  
 are co-operating in the efforts to "clean  
 up Wall street." Reputable brokers  
 welcomed the inquiry as a means of  
 ridding the financial district of a long-  
 standing evil.

Scores of bucketeers are under ar-  
 rest, released on heavy bail, or have  
 left for parts unknown. Many firms,  
 after going through bankruptcy and  
 then opening offices again, are closing  
 up rapidly. Books and documents of  
 many of the bankrupt firms have been  
 seized, showing the fleeing has been  
 widespread.

Many of those who have related  
 their experiences to the dsistrict attor-  
 ney's office are persons of small means  
 who could ill afford to lose their sav-  
 ings. Some of the manipulators, mas-  
 querading as bona-fide brokerage  
 houses, used Ponzi methods, accord-  
 ing to the investigators.

A favorite scheme, it was said, was  
 to lull the unsuspecting investor into a  
 state of security by paying him cash  
 dividends for a time. The bucket-shop  
 operator would explain to the investor  
 when he bought bonds that coupons  
 were not issued because this would in-  
 volve unnecessary bookkeeping. After  
 receiving dividends for a month or two  
 the investor would seek out his "brok-  
 er," only to learn that he had disap-

Lost compression shows up when the  
 car is being driven at a comparatively  
 low speed.

How to Tell It.

Under either of these conditions the  
 engine will run with an irregularity  
 that makes the car jerk or jump in-  
 stead of running steadily, as it should.  
 This indicates that there is consider-  
 able loss of power and that much  
 more gasoline has to be burned than  
 when the engine is developing its full  
 power.

In fact, gasoline mileage may be cut  
 nearly in half through compression  
 loss and still the engine may continue  
 to run fairly well, according to the  
 ideas of an amateur driver.

Try the Crank.

If an engine is not running well and  
 a compression loss is suspected, the  
 simplest way to detect it is to use the  
 crank and turn the engine over by  
 hand, and thus feel the compression  
 on each individual cylinder. You will  
 nearly always find that some pistons  
 will go over compression much easier  
 than others, and this means that some-  
 where there is a leak in this cylinder.

The number of miles which a car  
 should run without having the valves  
 reground varies greatly, depending on  
 oiling and other engine conditions.

With the average car under normal  
 running conditions, however, it is  
 probably wise to have the valves  
 ground at least once every 5,000 to  
 10,000 miles, depending on the operat-  
 ing condition of the motor.

WAR ON RUM RUNNERS  
 IMPERILS U. S. AGENTS

Machine Guns Wanted to Stop  
 Whisky Smuggling Along the  
 Coast of Georgia.

Federal prohibition agents in Geor-  
 gia are waging an unequal war on rum  
 runners operating along the coast, ac-  
 cording to a report to Commissioner  
 Haynes from General Agent Overpeck  
 and Federal Prohibition Agent Flin-  
 chum at Savannah.

The report describes the dangers en-  
 countered by prohibition agents in  
 combating the rum smugglers, who are  
 declared to be heavily armed and  
 quick to fire.

"It is reported here, through what  
 we consider reliable information," the  
 report says, "that at least once or  
 twice a week boats coming from  
 Bimini Island or elsewhere, carrying  
 from 200 to 2,500 cases of liquor, are  
 unloaded on an island in some one of  
 the numerous rivers leading from the  
 Atlantic in toward Savannah. The ap-  
 prehension of those cargoes of liquor  
 is made extremely difficult from the  
 fact that any one of the many islands  
 may be used as a base from which to



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119-160.70

FRAGA HOUSE # 104 a  
FRAGA WATER TOWER # 104 b  
4504 CALPELLA ST  
(next door west of Skip Jones House)

HOUSE

SIMPLE GABLE

1987

1 1/2 STORY WITH POSSIBLE 1 STORY GABLE

ADDITION TO EAST

SIDING REDWOOD SHIP LAP

ROOF COMPOSITION SHINGLE

ADDITION COVERED ENTRY PORCH

EXTENSIVE ALTERATION NORTH FACE

CONDITION - FAIR

WATER TOWER

COVERED TOWER WITH LOWER PORTION SET BACK FROM TANK PLATFORM

SIDING REDWOOD SHIP LAP, ROOF 4 SIDED EQUAL HEIGHT DORMER WITH WOOD SHINGLES

CONDITION - DETEIORATED

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_

14. Alterations: \_\_\_\_\_

15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? \_\_\_

18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared \_\_\_\_\_  
By (name) \_\_\_\_\_  
Organization \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

Category I:

Marks - Paddleford - Peirsol - Fraga House and Water Tower

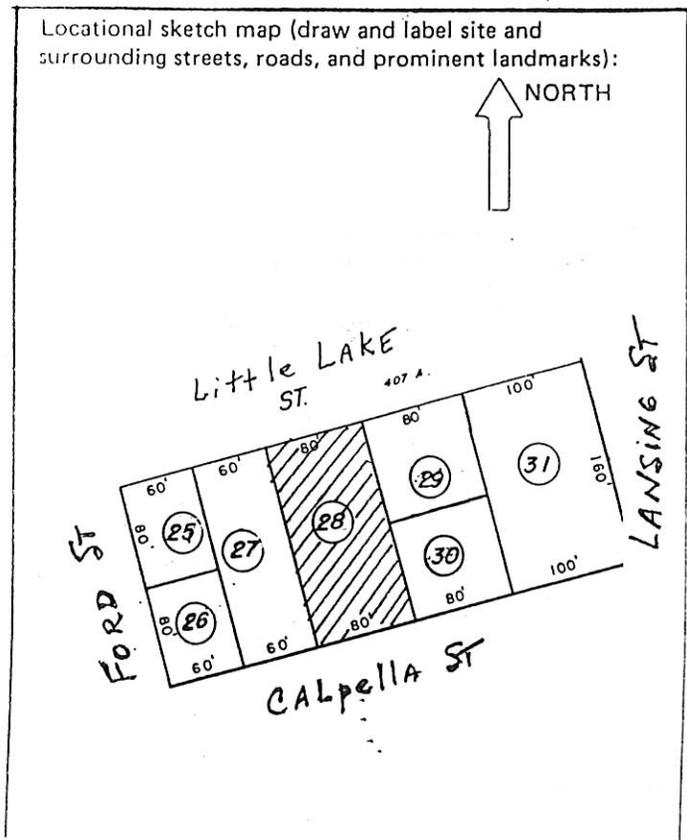
APN 119-160-28

13. Condition: Excellent \_\_\_ Good \_\_\_  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: unknown
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up  Residential  Industrial \_\_\_ Commercial  Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: Unknown, planned development by Mendocino Center Assoc's across Calpella St. could impact on this property
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Water Tower, MHR #104b

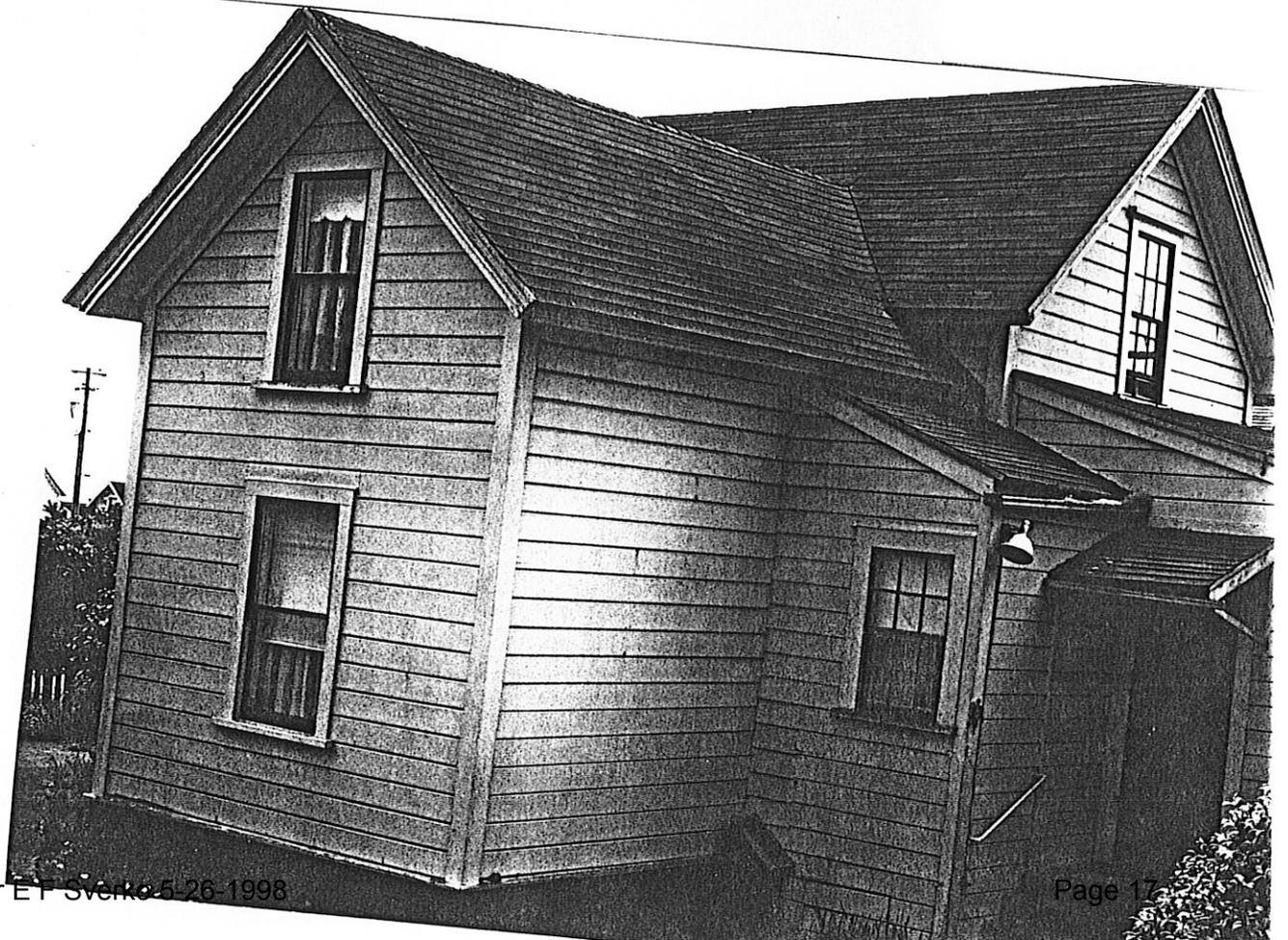
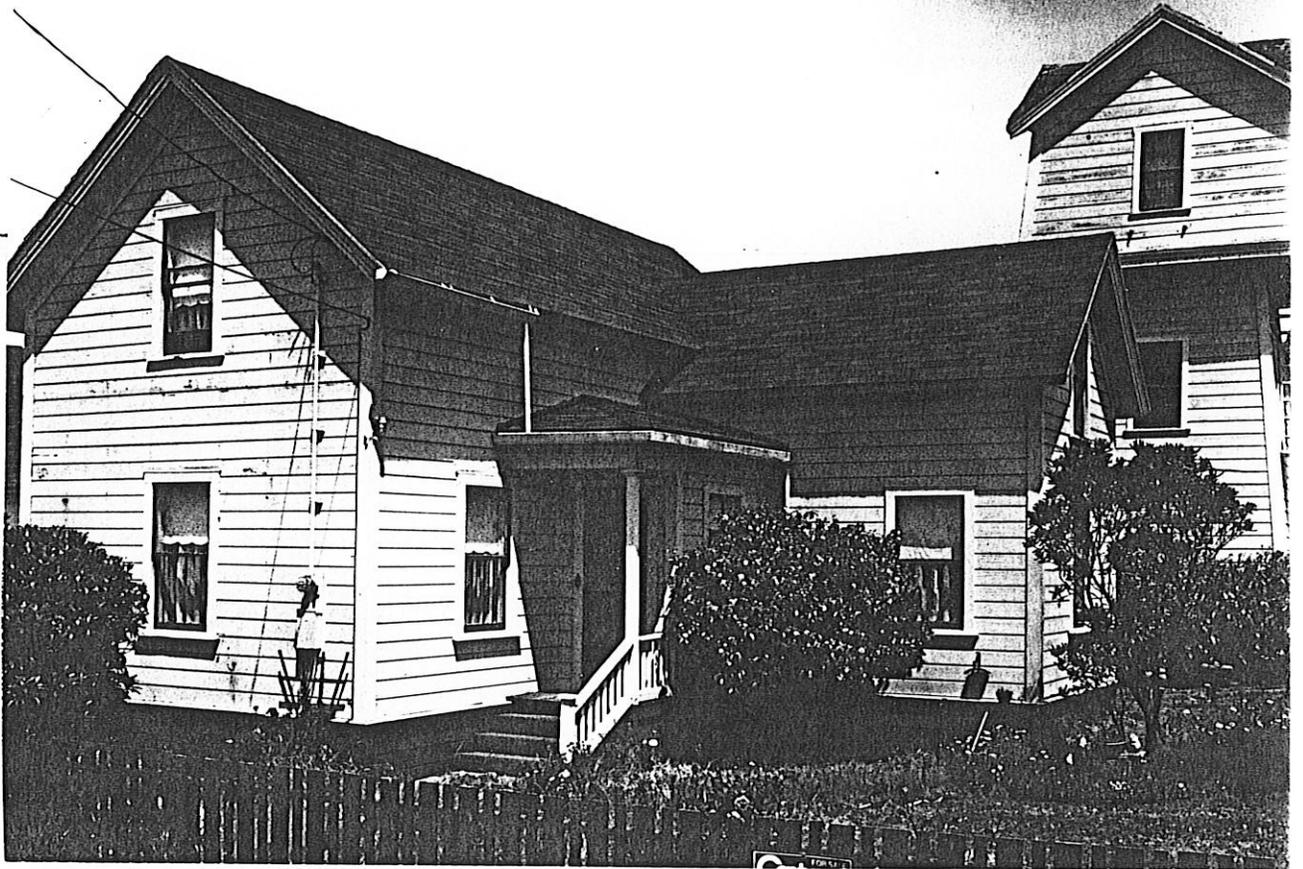
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
- Fernandez & Elise (Pimentel) Fraga purchased this property from Alice Piersol, 5/16/1923 (Bk 171, pg 413, county records) and raised several children here. Elise was a lifelong resident (see Pimentel House, #44)
- Daughter, Connie (Mrs. Eugene) Gomes, also lifelong resident owns together with her husband, #119-232-09, Kasten St.
- Daughter, Florence (Mrs. Henry Jr) Dahl, occupies Mendosa rental on Lansing Street (Old Bakery Building, MHR #E-37).
- Property was purchased from Alice Piersol - 1923, but we were unable to trace back progression of ownership within time frame allotted.
- Correction: 4/24/1880, B. A. Paddleford purchased this parcel from S. Marks, County Records Book 22, pg 143.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Mendocino cultural history  
Sources (List books, documents, surveys, personal interviews and their dates).  
Courthouse record  
Eleanor Sverko, personal knowledge  
Michael Leventhal, archi  
and Kevin Fletcher
22. Date form prepared Sept. 19, 1987  
By (name) Eleanor Sverko, co-ordinator  
Organization County of Mendocino  
Address: 10511 Wheeler St.  
City Mendocino Zip 95460  
Phone: 707-937-5974



#104a Fraga House  
45040 Calpella St.  
(Connie Gomes or Florence  
Dahl)



## ARCHITECTURAL DATA FORM

STATE CALIFORNIA	COUNTY MENDOCINO	TOWN OR VICINITY MENDOCINO
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Fraga Water Tower Mendocino Hist Research, Inc. <del>ada Tower of Bicycle Playing Cards</del>		HABS NO.
SECONDARY OR COMMON NAMES OF STRUCTURE Fraga Water Tower		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 45040 Calpella St. Mendocino, California 95460 119-160.28		
DATE OF CONSTRUCTION (INCLUDE SOURCE) ??	ARCHITECT(S) (INCLUDE SOURCE) ??	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) Architecture - Mendocino Historic District Water tank tower, gravity flow		
STYLE (IF APPROPRIATE)		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Redwood shingles over redwood structure.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) see photo on reverse		
EXTERIOR FEATURES OF NOTE Roof built over tank area and gable roof that meets the center.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) Dubbed Tower of Bicycle playing cards by James Pierson, son of Dr. Pierson, because this is where boys went to hide from disapproving mothers to play cards, third floor.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES None known		
PRESENT CONDITION AND USE Fair condition, no longer in use		
OTHER INFORMATION AS APPROPRIATE Fraga's bought this property from Pierson's in 1923. Survey info submitted to State OHP, Oct. 1, 1987		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Mendocino Historical Research, Inc. (located in Mendocino Historic Dist Wm. R. Spencer on National Register) Courthouse records.		
COMPILER, AFFILIATION Eleanor Sverko for County of Mendocino	DATE 9/21/1987	

Category I:

Marks - Paddleford - Peirsol - Frage House and Water Tower

APN 119-160-28

MENDOCINO HISTORICAL RESEARCH, INC.  
P.O. BOX 922                      USPS 043 770  
MENDOCINO, CALIFORNIA                      95460

SECOND CLASS POSTAGE PAID  
AT MENDOCINO, CA                      95460

MENDOCINO HISTORICAL REVIEW  
Volume VII, Number 1



THE TOWER  
OF THE  
BICYCLE  
PLAYING  
CARDS

Printed by Mendocino Lithographers,  
Fort Bragg, California 95437

...month...  
 ...the date...  
 ...in section 9100...  
 ...of the California Probate...  
 ...Code. The time for filing...  
 ...claims will not expire...  
 ...before four months from...  
 ...the hearing date noticed...  
 ...above.

**YOU MAY EXAMINE** the file kept by the court. If you are a person interested in the estate, you may file with the court a formal Request for Special Notice of the filing of an inventory and appraisal of estate assets or of any creation or account as provided in section 1250 of the California Probate Code. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner:  
**JAMES L. LARSON**  
 311 N. McPherson St.  
 P.O. Box 1369  
 Fort Bragg, CA 95437  
 Attorney for Petitioner  
 Publish: August 19, 26,  
 September 2, 1993

**PUBLIC NOTICE**

**NOTICE OF PETITION TO ADMINISTER ESTATE of ALBERT VORIES KIRKLAND aka ALBERT V. KIRKLAND aka ALBERT KIRKLAND aka A.V. KIRKLAND CASE NO. 22194**

All heirs, beneficiaries, creditors, contingent creditors, and persons who may be otherwise interested in the will or estate, or both, of **ALBERT VORIES KIRKLAND aka ALBERT KIRKLAN aka ALBERT KIRKLAND aka A.V. KIRKLAND aka ALBERT KIRKLAND**

PETITION has been filed by **CHARLOTTE MCAUGHLIN** in the Superior Court of California, County of Mendocino. THE PETITION requests that **CHARLOTTE MCAUGHLIN** be appointed personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take any actions without obtaining court approval, before taking certain very important actions.) Before the personal representative will be required to

August 3, 1993  
 Mendocino County Clerk  
 The following persons are doing business as:  
**OLD BANK BUILDING PARTNERSHIP**  
 45100 Main Street  
 P.O. Box 1553  
 Mendocino, CA 95460  
 Full Name of Registrant:  
**RICHARD GREEN**  
 P.O. Box 1460  
 41045 Little Lake Road  
 Mendocino, CA 95460  
 Full Name of Registrant:  
**BARRY CUSICK**  
 P.O. Box 14  
 1061 Main Street  
 Mendocino, CA 95460  
 This business is conducted by a Limited Partnership.

The registrant commenced to transact business under the fictitious business name or names listed above on 7-29-93.

s/Richard Green  
**NOTICE**

This Fictitious Name Statement expires five years from the date it was filed in the Office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14400 Et. Seq., Business and Professions Code). I hereby certify that this copy is a correct copy of the original statement on file in my office.

**MARSHA A. YOUNG**  
 County Clerk  
 Publish: August 26, September 2, 9, 16, 1993

**PUBLIC NOTICE**

**NOTICE OF PUBLIC MEETING**  
 The Mendocino-Little River Cemetery District will hold its next meeting at 11 a.m. Tuesday, September 7, 1993, at 6651 Road 18, Little River, CA. The public is invited to attend.  
 Publish: Sept. 2, 1993.

**PUBLIC NOTICE**

**NOTICE OF TRUSTEE'S SALE TRUSTEES NO. 76302 116718**  
**NOTICE TO PROPERTY OWNER YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JULY 16, 1992. UNLESS YOU PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A**

and arch; fuel reduction with the... erations.

Face House and Water Tower

APN 119-160-28

**What's Afoot hosts party for J.P.**

The What's Afoot Gallery in Caspar will host a Bob Voyage Show for James Patrick Donohoe who will embark on a trip to Dublin, Belfast, Ballymena, Edinburgh, The Shetlands and other places as an ambassador of good will.

Sept. 14 starting at 7 p.m. There will be poems and songs in Irish, English, Spanish and Filipino Vasayan, stories told about his Irish childhood and more. Bagpiper Peter Kapp will call the gathering together from 6 to 7 p.m. and Gurney MacKay will play his music.

Donohoe will make a show of himself before he goes, on Tuesday,

This is a free event and everyone is welcome to join the party.

**Mendocino Beacon**  
 P.O. Box 225, Mendocino, CA 95460

52-76 filed for record February 1, 1977 in Map Case 2, Drawer 29, Page 72, Mendocino County Records.

The street address or other common designation of said property: Assessor's Parcel Number 123-270-13 Name and address of the beneficiary at whose request the sale is being conducted: **Arthur and Beatrice Yonkle, 1186 Fickle Hill Road, Arcata, Ca. 95521.** Directions to the above property may be obtained by requesting same in writing from the beneficiary within 10 days from the first publication of this notice.

Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances to satisfy the unpaid balance due on the note or notes secured by said Deed of Trust, to wit: **\$40,926.66**, which includes estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale.

Dated: August 13, 1993  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY OF CALIFORNIA**, a corporation  
 s/BY: **Gerald Quintana, Asst. Vice-President**  
 120 Fifth Street  
 Marysville, Ca. 95901  
 916-742-5157  
 Publish: August 19, 26, September 2, 1993

**PUBLIC NOTICE**

**FICTITIOUS BUSINESS NAME STATEMENT**  
 FILE NO. 93-0535  
 Endorsed-Filed August 11, 1993  
 Marsha A. Young  
 Mendocino County Clerk  
 The following persons are doing business as:  
**JARVIS NICHOLS BUILDING PARTNERSHIP**  
 45098 Main Street  
 P.O. Box 44  
 Mendocino, CA 95460

and Professions Code). I hereby certify that this copy is a correct copy of the original statement on file in my office.

**MARSHA A. YOUNG**  
 County Clerk  
 Publish: August 26, September 2, 9, 16, 1993

119-160-28  
**PUBLIC NOTICE**

**FICTITIOUS BUSINESS NAME STATEMENT**  
 FILE NO. 93-0483  
 Endorsed-Filed July 13, 1993  
 Marsha A. Young  
 Mendocino County Clerk  
 The following person is doing business as:  
**ZO OFFICE SUPPLY**  
 45040 Calpella St.  
 P.O. Box 900  
 Mendocino, CA 95460  
 Full Name of Registrant:  
**WANDA TRABER**  
 45040 Calpella St.  
 P.O. Box 813  
 Mendocino, CA 95460

This business is conducted by an Individual.  
 s/Wanda Traber  
**NOTICE**

This Fictitious Name Statement expires five years from the date it was filed in the Office of the County Clerk. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14400 Et. Seq., Business and Professions Code). I hereby certify that this copy is a correct copy of the original statement on file in my office.  
**MARSHA A. YOUNG**  
 County Clerk  
 Publish: Sept. 2, 9, 16 & 23, 1993.

**PUBLIC NOTICE**

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**MARSHA A. YOUNG**  
 County Clerk  
 Publish: August 12, 19, 26, September 2, 1993

**PUBLIC NOTICE**

**NOTICE OF AQUIFER TEST**  
 Property Owner: **MENDOCINO UNIFIED SCHOOL DISTRICT**  
 Purpose of Well: **HYDROLOGICAL TESTING OF EXISTING WELL**  
 Location of Well: **44800 PINE STREET, MENDOCINO, CA 95456 - ASSESSOR'S PARCEL NUMBER 119-140-19**  
 NOTICE IS HEREBY GIVEN THAT AN AQUIFER TEST WILL BE CONDUCTED ON SEPTEMBER 14, 1993 BEGINNING AT 8:00 AM FOR THE PURPOSE OF TESTING WATER QUANTITY AND POSSIBLE IMPACT AS A RESULT OF GROUNDWATER EXTRACTION. THIS TEST SHALL CONTINUE FOR A PERIOD OF 72 HOURS FROM THE TIME THE TEST IS BEGUN. IF YOU NOTICE ANY CHANGE IN YOUR WELL LEVEL OR OTHER CONDITION THAT INDICATES YOUR WELL IS BEING AFFECTED BY THIS TEST, YOU SHOULD IMMEDIATELY NOTIFY:

**Mendocino City Community Services District**  
 P.O. Box 1029  
 Mendocino, CA 95460  
 (707) 937-5790 or

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_

14. Alterations: \_\_\_\_\_

15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_

16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? \_\_\_

18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

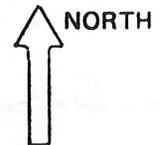
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared \_\_\_\_\_  
By (name) \_\_\_\_\_  
Organization \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SHELL BUILDING - 1923  
Site of Kelley's Fashion Stables.  
10450 Lansing Street

Sverko, March 28 1999  
APN: 119-236-05  
MHR: #28, Landmark No. I

The original Kelley Stables bldg  
was demolished in 1923.

A legal description of a deed,  
1/16/1877 Bk 15, Pg 117,  
marks the west side of Lansing  
Street "the front of the stable".

1/3/1877, Bk 15, Pg 119, W. H.  
Kelly to Switzer & Boyd, sold  
them this parcel.

12/5/1903, Switzer & Boyd  
offered the livery stable corner  
of Albion & Lansing Sts for  
sale, and the Switzer residence  
(119-250-04) east side of  
Lansing St on Albion St.

1/30/1906, Geo Switzer sold his undivided 1/2 interest to Geo. A. Daniels, Bk 32, Pg 103.  
And the livery stable will become Boyd & Daniels.

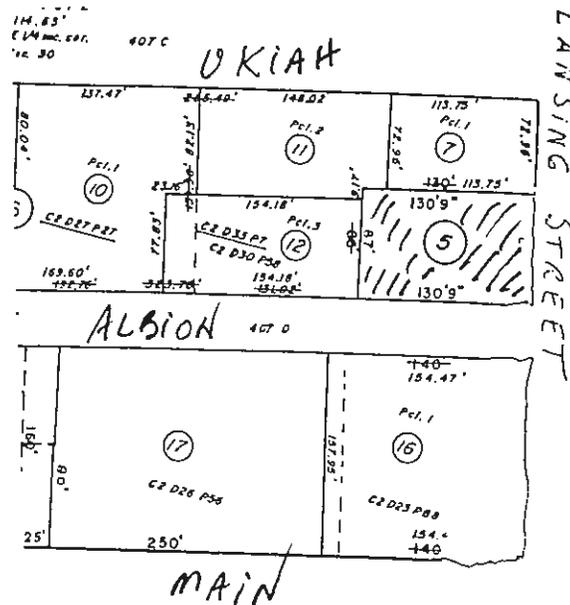
4/21/1923, George Daniels began the work of tearing down the large stable, preparatory  
to building a public garage - he plans a good sized structure that will hold plenty of  
storage room, and already has a renter.

Beacon, June 30, 1923, Daniels big new garage is nearing completion.

7/23/1923 The new garage building built by Geo Daniels has been leased to James  
Bowman.

Beacon, 1/9/1926, by this time Charley Tyrell had come into the picture ... "Bowman  
and Tyrell are making big improvements in the arrangement of their garage .. The office  
has been moved from the south side of the building to the east side (Lansing St.), P.  
Maxwell is doing the work.

Chas. Tyrell ended up as sole proprietor of this business for many years, assisted by  
his daughter, Helen Tyrell, who continued to operate it with assistance from mechanic  
Lawrence Rodgers.



**This Indenture,** Made the 11th day of January in the year

of our Lord one thousand nine hundred and 1911 **Between**

George Switzer, of the town of Fort Bragg, County of Mendocino, State of

California the party of the first part,

and George A. Daniels, of the town of Mendocino, in said County and

State the party of the second part,

**Witnesseth:** That the said party of the first part, for and in consideration of the sum of

Seven Dollars,

gold coin of the United States of America, to

him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,

do by these presents grant, bargain and sell, convey and confirm unto the said party of the second part,

and to his <sup>the one half interest (undivided) in</sup> heirs and assigns forever, all that certain lot, piece <sup>and</sup> or parcel of land, situate, lying

and being in the town of Mendocino County of Mendocino, State of

California. and bounded and particularly described as follows, to wit:

Beginning at a point on the Westerly line of Lansing Street, being on the line of the public highway known as the Coast Road, which point of beginning is distant seventy three (73) feet Southerly from the southerly line of Ukiah Street as laid out on the official map of said town, and described in the field notes of the survey thereof now on record or on file in the office of the Recorder of said County, said point of beginning being five feet Easterly of the Western line of Lansing Street as opened out in front of the Masonic Hall lot and in front of the Young lot if continued Southerly in a straight line, thence from said point of beginning running Southerly in a straight line on the Westerly line of Lansing Street that is on the front line of the stable buildings, eighty seven (87) feet, to a point in the northerly line of Albion Street, thence Westerly in a straight line one hundred and thirty (130) feet and nine (9) inches on the Northerly line of said Albion Street, to a point from which the corner of the Leonard Johnson lot or parcel of land is distant two hundred and sixty two (262) feet and six (6) inches westerly, thence Northerly in a straight line eighty seven (87) feet, to a point seventy three (73) feet Southerly of the said Southerly line of Ukiah Street, thence Easterly and parallel with Ukiah Street, one hundred and thirty (130) feet and nine (9) inches to the point of beginning.

**Together** with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Witness

Fred W. Stickney

George Switzer



State of California }  
County of Mendocino } ss.

On this 6<sup>th</sup> day of January in the year one thousand nine hundred and six, before me, Fred W. Stickney, as Notary Public in and for the County of Mendocino, personally appeared George Switzer known to me to be the same person whose name is subscribed to the within instrument and he duly 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.



Fred W. Stickney

Notary Public in and for  
the County of Mendocino, State of California

Recorded at Request of Fred W. Stickney Jan'y 30, 1906 at 15 min past 8 A. M.

Normally  
County Recorder

Handwritten: *Bill*  
*119-236-05*

# ED RACES FOR JULY 4TH RACE DRIVER AND CARS TO COMPETE

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have entered cars for ces; Lester Mallory, hich he recently pur- as of Fort Bragg with Essex; M. J. Moosie Special; J. Giannini Special; Vallejo man rd.

aces the following ade to date: Wood- Mallory, Mendocino docino, Ford; Ross, Mallory, Mendocino, Mendocino, Chev-

ll race daily for the e meet, two races for the big cars and . There will be no ars, whether stock may be driven by d drivers.

ce. ial freeze-out race run. They will the track and on will flag the last til one only (the

race any car for miles and give start. Moosie to etitors' 33. t time each day, another feature mitted. pe and is being er day when acked.

## DANIELS' BIG GARAGE NEARING COMPLETION

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James Bowman, who for so many years conducted the Mendocino Branch of the Fort Bragg Garage and Machine Company's plant, will lease the new garage and conduct it, and it is expected that the structure will be completed in the next few weeks when it will be formally opened to the public.

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Chester Porterfield was taken seriously ill the first of the week and under advice of Dr. Preston was removed to the Fort Bragg hospital where his case was diagnosed. It was found that he was suffering from a severe attack of appendicitis and upon operating, the doctors found the appendix twisted and very much inflamed. From the latest reports we learn that the young man is getting along nicely and is now on the road to recovery.

## MRS. WARNER BREAKS HER ANKLE

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FORT BRAGG, June 29.—An unusually fine run of salmon has made their appearance off the north coast this week in the neighborhood of Usal and some fine catches have been made there. Two boats fishing there Wednesday took 1500 pounds a piece. A fisherman en route here from Oregon passed through this school of fish and said he was surprised at its extent and the quantity of massed fish, they leaping out of the water in many places.

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Carnival features similar to those which prevailed at the last celebration will also be incorporated in the approaching one. Main street, between Laurel and Redwood avenue, will be given over to these features. There will be a merry-go-round, ferris wheel, and the usual concessions. Concession men are on the ground already and some are already operating games.

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Property owners along Main street have recently raised their rents 30% and upward in many instances, and many tenants are protesting as a result. The raise was made, it is understood, because of the paving work that is shortly to be done on this street, which means a very considerable outlay for property owners.

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"Pop" Marshall, driving out a homer in the tenth inning in the game played at Ukiah last Sunday, won the game and increased Fort Bragg's end of the score to 4 runs. The game was a tie up to that time, each team having two runs.

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## Brief Notes.

## RAINFALL RECORD

119-236-05 con't

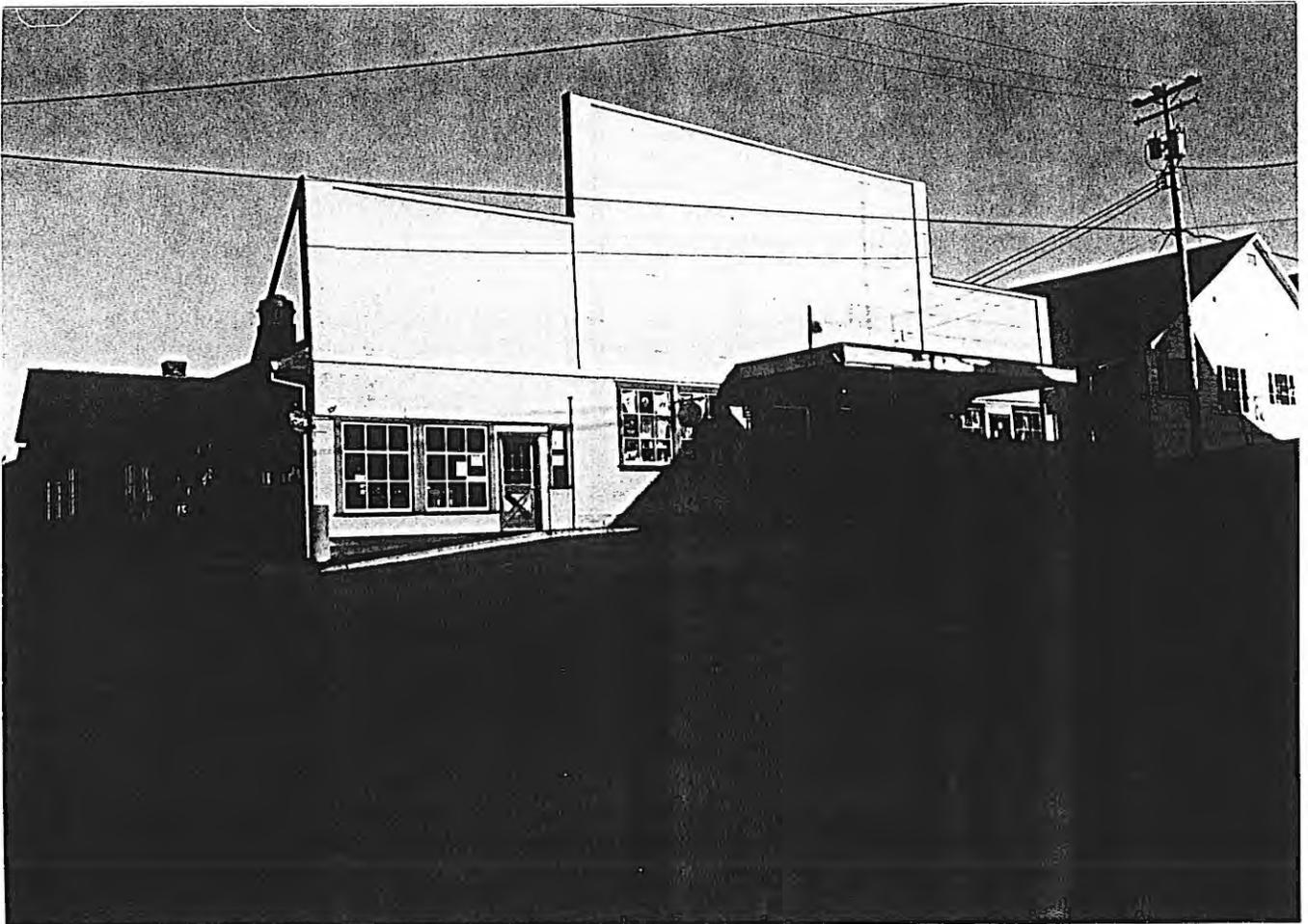
In 1976, Joy Osburn and John Griffith were new owners of this building.

In 1978, Ocean Bay Partners, Ralph M. Jones, Jr., Donald Pollard, Frank Roberts III, and Tom Stanton applied for a permit to demolish the old Shell building and build a building with 16-20 motel units plus commercial space, and this permit was denied.

In 1983, Flurry Healy, who several years ago had been granted permits for five commercial shops, and now was exceeding that number, was ordered to remove the gas pumps. The gas station had been operated by Don Rolfe who was going out of business.

I think the property was actually owned by Michael Huttleston and Flurry Healy.

The building now houses several commercial shops.



Ser. No. APN 119-236-05  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: SHELL BUILDING
2. Historic name: (Site of W. H. Kelley's Fashion Stables)
3. Street or rural address: 10450 Lansing St.  
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-236-05 MHR #28
5. Present Owner: Michael Huttleston/& Marilyn Address: 1180 Perkins Way  
City Sacramento Zip 95818 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Retail Shops Original use: Livery Stable

DESCRIPTION

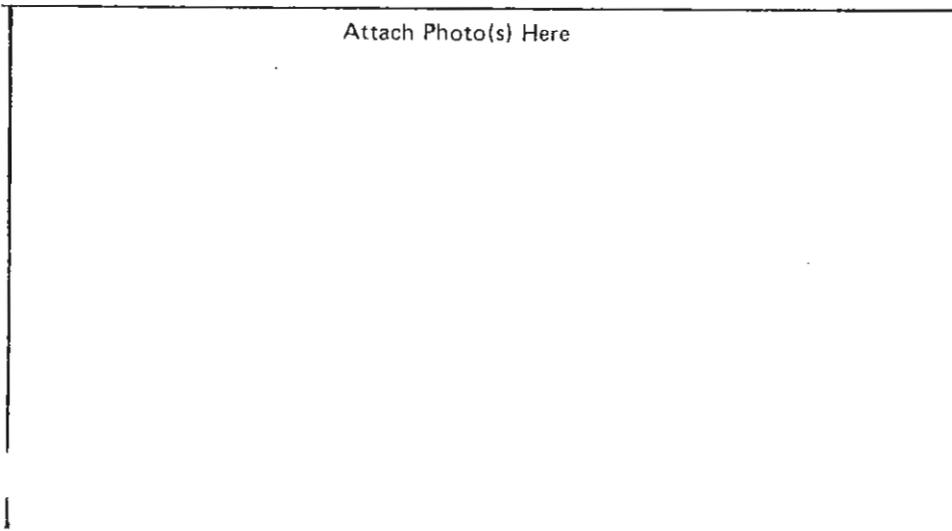
- 7a. Architectural style: Simple gable, barn type building
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

One story with false front facade and porch overhang

Pressed metal siding, and roof is corrugated metal.

Front facade now interrupted by numerous entrances to retail shops. Also, south elevation has shop entrances

Present owners have applied to Coastal Commission for permit to convert inside mezzanine to offices.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1923
9. Architect \_\_\_\_\_
10. Builder Geo Daniels
11. Approx. property size (in feet)  
Frontage 87' Depth 131  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
July, 1987

Category I:  
Shell Building

APN 119-236-05

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Many since 1978
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
Residential \_\_\_ Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: Increasing number of small retail shops
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Kelley House on Albion St. Kellieowen Hall to north on Lansing  
Directly across Lansing from Mendocino Fire House.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Site of W. H. Kelly's Fashion Stables, c1874

Daniels & Switzer then operated the stable and carriage rent

Mendocino Beacon issues beginning 10/6/1877, its operated as Switzer & Boyd Stables

Switzer & Boyd Stables demolished 1923.

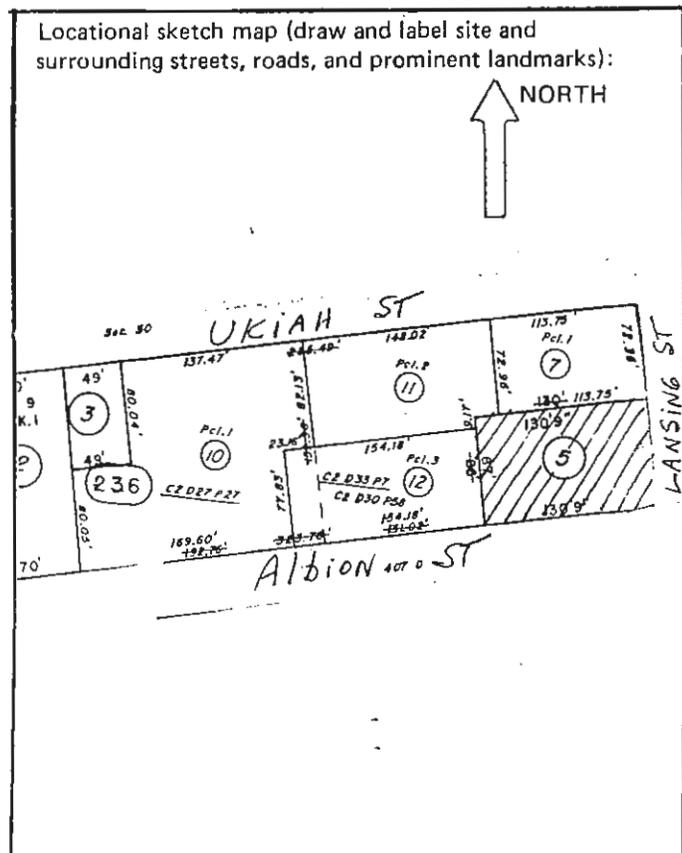
Shell Building operated as garage and service station, many years 1920's thru 1960's by Charles Tyrell. Services included servicing and storing Mendocino school busses.

Present owners removed gas pumps, 1984, and began converting interior space and Lansing St. frontage to small commercial shops. (Pizza; Cookie Company, Kite Shop, etc. as well as creating new entries to rear of building.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

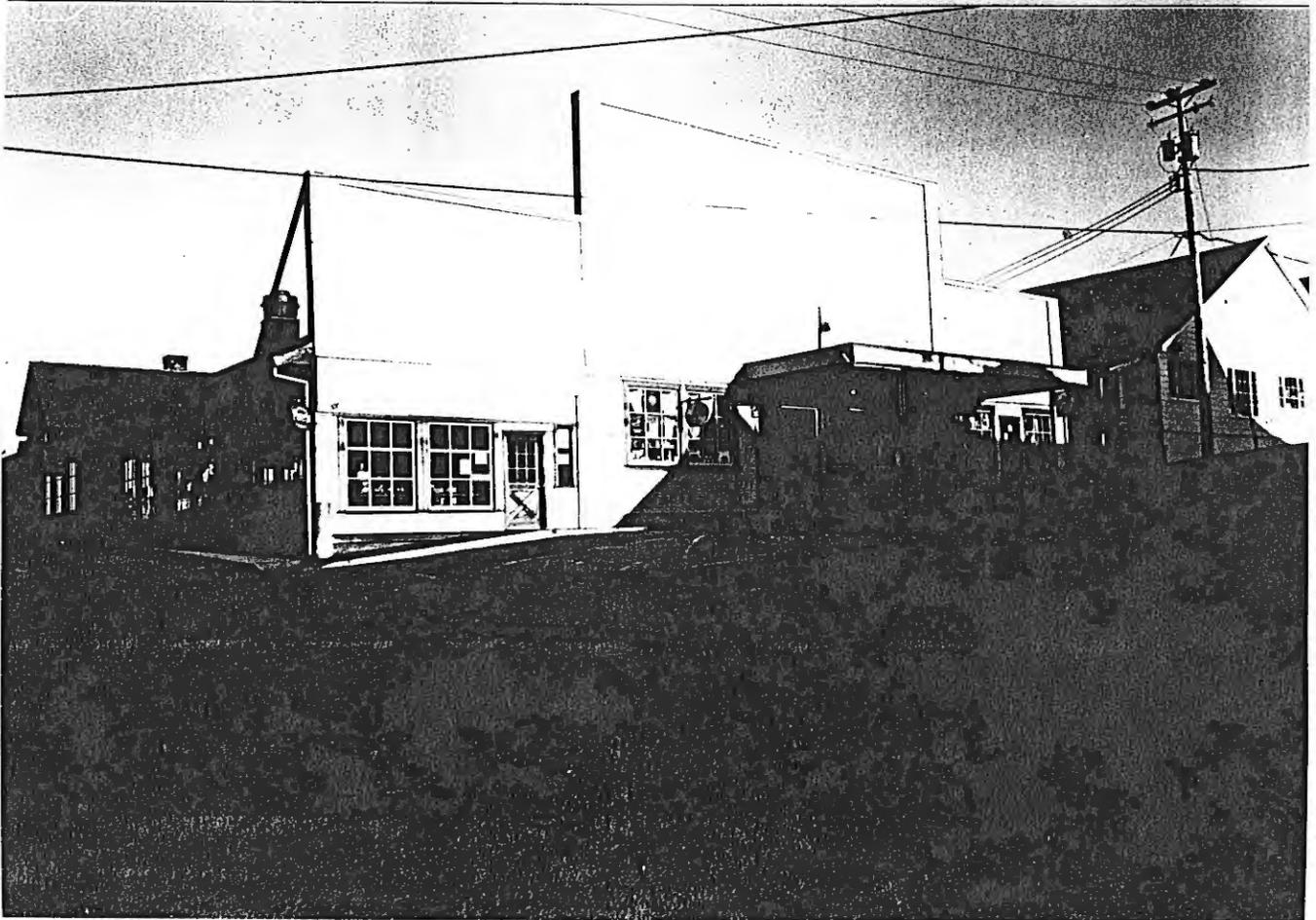
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Mendo Histo Research files  
Eleanor Sverko, personal knowledge  
Michael Leventhal, archi and  
Kevin Fletcher

22. Date form prepared Sept. 14, 1987  
By (name) Eleanor F. Sverko, co-  
Organization ordinator, Co of Mendo  
Address: 10511 Wheeler St.  
City Mendocino Zip 95460  
Phone: 707-937-5974



#28a Shell Bldg ??  
1923 10450 Lansing

# III



*Bill*  
119-236-05

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will race the following made to date: Wood-Mallory, Mendocino; Ford; Ross, Mendocino; Mallory, Mendocino; Mendocino, Chevy

will race daily for the meet, two races for the big cars and There will be no cars, whether stock may be driven by drivers.

ice. ial freeze-out race run. They will the track and on will flag the last till one only (the

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pe and is being er day when acked.

WORK

Per Sverko, March 28, 1999

## RAINFALL RECORD



**NEW OWNERS**—Joy Osburn (left) and John Griffith (right), new owners of the Mendocino Garage and Shell Station on Lansing Street, Mendocino, plan to keep the old structure in its existing use and create spaces for other working trades. They stand on the Albion Street side of the former livery stable near the fenced open lot they were used to “discover” after they bought the building. (Coast Beacon Photo)

7/23/1976

119-236-05

October 9, 1978

Dr. Donald Hahn, Chairman  
Mendocino Historical Review Board  
Mendocino, California 95460

Dear Don:

This letter does not reflect the opinions of the Board of Directors of Mendocino Historical Research since we have not discussed the plans for the Shell garage. We discussed only the historic value of the building insofar as the entire structure was built in 1923, when the original building built by William Kelley in the 1870's was demolished for that purpose. You have the news item from the Mendocino Beacon written in 1923. In view of the State Historic Resources Department accepting buildings 50 years old as historic, the Shell building may have an historic status, although MHR has not yet adopted that criterion.

Because the Board has not made an opinion, the following comments are my own and are to be received as such by MHRB.

The new plans for the building to replace the present Shell garage building were shown to me by Mr. Roberts about 10 days ago. I do not find them as suitable as the first design and model I saw at architect Skip McClaren's office. The new design, based on Mr. Robert's Main Street building and resembling three cottages tied together by breezeways seems unnecessarily "cute" to occupy the whole of a lot with no breathing space around it. I much preferred the straightforward approach of the rectangular building in the first design, although I may have desired modification of the recessed dormer windows.

Before demolition of the Shell building is accomplished, there seems to be a need for a survey report to establish the desirability of building a motel and stores on this lot. This may be beyond the authority of MHRB to require but the impact of such an establishment on narrow Albion Street will only add a burden to the heavy traffic problem already in existence. The addition of 25 motel rooms to 105 double capacity rooms and at least 10 houses now available for short term rentals in the Historic Preservation District in much more attractive settings than this project will have, strikes me as placing the proposed motel at the lowest position on the totem pole. If, as the Inns claim, the summer season and weekends are the only profitable times of operation, how can this project hope to compete?

It may be that Mendocino is more in need of service oriented businesses: a service station, laundromat, shoe repair shop, clothes cleaners, a place for Corners of the Mouth, a grocery and meat market (but not a supermarket).

It is beside the point that planners of projects have spent considerable money developing their plans. It would be more to their advantage to investigate needs beforehand, the degree of acceptance by the populace and the environmental impact on this historic town, before preparing expensive plans which must meet approval from at least four sources before they can go ahead.

The task before MHRB is worthwhile and extremely important to the survival of Mendocino, I trust you have the persistence and strength to carry on.

Sincerely,



Beth Stebbins  
Per Sverko, March 28, 1999  
Box 922, Mendocino



## *National Trust for Historic Preservation*

WESTERN REGIONAL OFFICE 681 MARKET STREET SUITE 859 SAN FRANCISCO, CALIFORNIA 94105 (415) 543-0325

November 1, 1978

Ted Galletti, Chairman  
Mendocino County Board of Supervisors  
Mendocino County Courthouse  
North State Street at West Perkins  
Ukiah, California 95482

Dear Mr. Galletti:

The National Trust for Historic Preservation is the only national, nonprofit, private organization chartered by Congress to encourage the protection and preservation of the American Cultural heritage. Membership in the National Trust is held by more than 145,000 individuals, organizations, businesses and public agencies interested in historic preservation. The Western Regional Office was established in 1971 to better serve historic preservation needs in eleven western states including California.

I am writing in regard to the recent decision by the Mendocino Historical Review Board not to issue a demolition permit for the Shell Garage. It is my understanding that the owners have appealed this decision to the County Board of Supervisors. I would urge the board to consider the following factors before making a decision.

The town of Mendocino is a unique collection of buildings in a spectacular setting. This combination of the natural and man-made environments gives it a character that sets it apart from other communities. Mendocino's man-made environment developed gradually over a period of time. The buildings that make up the town today date from different periods thus creating Mendocino's heterogeneous nature. The garage makes a contribution to this collection and tells something about Mendocino in the 1920's. If it were one of many 1920's buildings, the garage would not be significant; but since it is one of the few that remains among buildings of later and earlier periods, it makes an important statement about the community during that period. It is often desirable to permit new development to occur so that the continuum of architectural ages and styles remains unbroken. It is also desirable, however, to encourage good new design and provide for the maintenance and protection of buildings representing previous architectural eras.

Ted Galletti, Chairman  
Page 2  
November 1, 1978

Historical review boards have been established throughout the country as a way to protect important places like Mendocino. The validity of historical review boards and the ordinances establishing them was recently bolstered by a Supreme Court decision concerning Grand Central Station in New York City. In that case, the Supreme Court decision ruled in a six to three decision that New York City's landmark designation statute is constitutional and upheld a community's right to make designations to protect properties and to halt their demolition or alteration. This decision has strengthened the role review boards play in determining the physical character of historically and architecturally significant areas.

The Mendocino Historical Review Board has done an impressive amount of research into the history and architectural significance of the Shell Garage. The reasons for their decision are well documented. As Mendocino's last surviving example of once common building type, the garage takes on added significance. We are familiar with Mendocino and have seen the garage. We agree with the review board's assessment that the garage contributes to Mendocino's architectural and historical character. In view of their assessment the board therefore acted properly in adhering to the requirements of the ordinance.

I urge the Board of Supervisors to consider these factors carefully before reaching a decision. Your decision will not only affect the future of the Shell Garage and that section of Mendocino, it holds ramifications for the entire district and its future development as well. One of the roles of the National Trust is to provide technical assistance in the areas of law and planning. If you wish, we would be happy to give additional advice and assistance on this question and the larger issue of the historic preservation ordinance.

We appreciate having this opportunity to comment and encourage you to contact this office if you have any questions about our remarks.

Sincerely,

Hisashi Bill Sugaya  
Director

HBS/SBS/tg

bcc: J. D. Henderson, NT Advisor  
K. H. Kaiser, NT Advisor  
Dr. E. K. Smith, NT Advisor  
Dr. K. Mellon, CA SHPO

2 wks - delay

Demolition not voted on - discussed -

No discussion of Shell Bldg. being ugly -

Need to preserve from other ~~eras~~ eras too -

Definite preservation -

fr

- Mr. Lemos's remark -

Over 50 - eligible for landmark status

October 30, 1978

Mr. Ted Calletti  
Chairman, Board of Supervisors  
County of Mendocino  
Mendocino County Courthouse  
North State Street at West Perkins  
Ukiah, CA 95482

Dear Members of the Board:

The Mendocino Historical Review Board has asked my Office to comment on the Review Board's recent action regarding the Shell Building within the historical district. Members of my staff have visited Mendocino, studied the ordinance carefully, and have considered the MHRB recommendation in light of the building's physical presence and Review Board's jurisdiction.

Section 20-123 requires the Review Board to make specific 'Finding of Fact' before acting; more particularly, under item (c), the MHRB must find that no significant historic, architectural or cultural resource will be adversely affected by a proposed project. It is our opinion that the MHRB has acted correctly and has justified its conclusion. The State Office of Historic Preservation would, therefore, support the Mendocino Historical Review Board's recommendation and would urge you to affirm their decision.

Any decision on the Shell building will undoubtedly prompt discussions about the intent of the historic district ordinance and the prerogatives of your appointed citizens who serve on the MHRB. This issue requires immediate attention for the obvious reasons. First, a special community's future - and past - is at stake and, second, a number of preservation tools developed in recent years may prove to be very useful solutions.

Because the State Office of Historic Preservation administers the National Register Program and recognizes the truly unique cultural resource the Mendocino historic district represents, we are especially concerned about the current controversy.

Ted Colletti  
Page Two  
October 30, 1978

We hope those responsible for Mendocino's future, will agree that historic character is a valuable component; further, we pledge our assistance in resolving problems related to the town of Mendocino, its present needs and future survival.

Sincerely yours,

(Original Signed by  
Dr. Knox Mellon

Dr. Knox Mellon  
State Historic Preservation Officer  
Office of Historic Preservation

JH:pbp

cc: Dr. Hahn  
Mendocino Historical Review Board

**MELVYN GREEN  
& Associates, Inc.**

Consulting Structural  
and Civil Engineers

690 NORTH SEPULVEDA BOULEVARD  
SUITE 120  
EL SEGUNDO, CALIFORNIA 90245  
(213) 322-8491

December 8, 1978

Mr. Barry Cusick  
P.O. Box 1012  
Mendocino, CA 95460

Re: Shell Building, Albion and Lansing Streets

Dear Mr. Cusick:

In accordance with your request a preliminary visual inspection of the above noted building was conducted on this date.

The structure is of wood frame construction with a long-span truss roof. The trusses are spaced at 4 ft. on center and are supported on individual posts. The building roof and walls are covered with sheet steel.

Based on my observations the building appears to be in need of only minor structural repairs. This should be confirmed with a detailed inspection. The following is recommended:

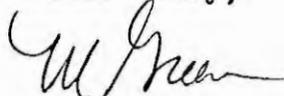
- a. All roof trusses should be inspected and any minor damage repaired.
- b. The roof load should not be increased except for minor duct and electrical work.
- c. The plastic roof panels should be replaced with steel.
- d. Repair wall where damaged and add header at loading door.

Section 104 of the Uniform Building Code permits existing buildings to continue to be occupied and used. The code, 1979 Edition, does not require compliance with current code requirements.

I recommend that any structural inspection and design be performed by a structural engineer.

I hope this gives your project some guidance. If there are any questions please feel free to call upon me.

Yours truly,



Melvyn Green  
Structural Engineer

Category 20 from opening day  
Shell Building

Also on September 4, the board trustees of the Mendocino Unified School District met in a special meeting and adopted the 1979-80 budget, up some \$82,000 from the publication budget last month.

The total of the final budget was \$2,093,617. The additional \$82,000 came from the bail-out money from the State of California and was dispersed as follows:

Teachers salaries increased \$23,000  
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*Beacon*  
*9-13-1979*

## Shell building plans modified -hearing continued

A major modification in the plans for the renovation of the old Shell Building was announced Tuesday night at the Mendocino Historical Review Board.

Following a report by Jay McKeenan, planning department staff member, regarding the Environmental Impact Studies, Attorney Tony Graham presented the amended plan.

The new plan eliminates the theatre, the tank house shop at the rear and in fact amounts to little more than painting, repairing and replacing doors and windows and putting in a foundation. The windows will be a larger size, however they will be wood frame and small pane glass.

Graham announced that the owners would be using the facility only for a garage and a gas station (for which they have a legal non-conforming use permit) with two commercial shops, a tack shop and a saw shop.

Concerns that the board should not hear the amended application without another delay and renoticing were expressed by board members Donald Hahn and Lorraine Hee.

"The applicant has looked at the environmental concerns expressed by the study," McKeeman told the board, "and modified the project down to comply. That," he said, "is what CEQA is all about."

Although the board did hear the application, they opted to continue the matter until next Monday's meeting for further review.

McKeeman also discussed with the board a memorandum from county Planning Director Dan Garvin sent to the County Administrator regarding

A \$22,000 increase was made in the capital outlay budget, putting money in for a new gym floor, and \$7,000 was allocated for a clerical position in the district office.

In other action last week the school board accepted the resignation of Ramelle Irish, library assistant at the Grammar School, Joseph Moore IV, aide, at the Grammar School and Barbara Carleton, aide at Greenwood school; ratified the employment of Nan Wood, school office assistant at the Grammar School, Suzanne McKinley, library assistant at the Grammar School, Judy Mitchell, aide, Comptche, and Calvin Crabill, music teacher at the high school for one semester; approved the contract with the Educational Counseling Institute for the operation of the Mendocino Community School for this school year and approved an extension of the Elk bus route at the end of Navarro Ridge Road.

*119-236 05*  
*MAR 28 A*

the MHRB's request for additional funding. (See separate story regarding Supervisor's meeting this issue).

McKeeman said the memo was forwarded to the board of supervisors prematurely and he apologized to the MHRB for not letting them see the memo first.

"We have to go back to the board," he said, "we know that. And we will let you know what is going on. Before any more memos are sent we will discuss it with you."

Board Chairman Donald Hahn expressed his opinion that some of the basic assumptions in the memo were incorrect. He said the preparatory statements suggested a "gross inefficiency." He did agree that the board needed guidelines and that the ordinance needed to be gone over to tie it in with the Local Coastal Program.

Audience member Sylvia Coddington also expressed indignation that the memo had gotten on the supervisor's agenda before it had been discussed with the MHRB. "I don't think it was reasonable to have any excuse for the fact that that memo got on the agenda," she said. But her main protest, she told McKeeman was that "your department no way should prepare any guidelines." She said these should be done by the townspeople for a possible review of the planning department.

The review board decided to set aside the third Monday in October for a workshop to look at the ordinance in light of the memo. Any CEQA hearings will be set for the first Monday in October along with the regular agenda items.

making three arrests.

Arrested were Lee D. Siders, 19, of Australia, Judith Graham, 67, of Willits, and Charles Reinsmith, 37, of Willits. All three were booked at county jail on charges of marijuana cultivation. Reinsmith is also being held on charges of possession of marijuana for sale and arrest warrants from other police agencies.

The early morning investigation took place in the Foster Mountain area off Hearst Road in Willits, and Sheriff's deputies were joined by State Department of Justice agents and a helicopter and crew from Sonoma County Sheriff's Department. The

## Supervisors decline in marijuana th

Mendocino County Supervisors voted 4 to 1, with Norman de Vall dissenting, that it was not their business to tell the District Attorney and Mendocino County Sheriff (both elected officials) how to run their offices.

The vote was to refer to County Council requests by some citizens to have a timed hearing before the board as to whether or not it was proper for county sheriff's deputies to "steal their marijuana plants."

Lynn Hall Anderson had asked for a hearing on September 18. Explaining that while she and her husband were away from their home, two deputies entered their property (located on 10 acres and access by private road, posted no trespassing), and "seized the small number of marijuana plants I was growing for my own personal consumption."

Mrs. Anderson contented that, "By stealing my plants the deputy sheriff's have violated my privacy guaranteed by Article I, Section 1 of the California Constitution."

Her letter also stated, "The District Attorney has repeatedly announced his policy of not prosecuting such people" (those growing marijuana for their own personal use). "Thus," she charged, "the deputy sheriffs who have seized my plants, and the plants belonging to other people in this area, could only be motivated by malice and not any legitimate law enforcement purposes."

de Vall reportedly felt the complainants should have a hearing before the board. Banker, who pointed out that both the Sheriff and District Attorney are elected officials and not county employees, stated that the board could not become an open forum for items over which it had no control.

In other action the board denied a request by Mendocino Historical Board for additional funds. They did discuss, at length, a memorandum

URB  
File

SUMMARY OF DETAILED MINUTES OF AUGUST 29, 1983

#83-70 Barry & Patricia Reed to add 30" wide door at the Paperboy, 10450 Lansing St., frontage to be south of the current windows, and to add two steps.

Chairman Hee noted this item was continued from the previous meeting in order to request that the owner of the building (Flurry Healy/Mike Huddleston) be present for this application, because the Board has some serious questions about two or three items tonight on the agenda (dealing with the Shell Building).

She noted Flurry Healy is present.

O'Brien: Originally, Flurry, when you had permission to reconstruct excuse me, to renovate the Shell Building, there were certain agreements stated about the number of businesses that were going to be in it, the number of doors, especially on the east elevation.

Healy: As far as I can recollect, yes.

O'Brien: My problem is, that over the years since that original agreement, we have made numerous changes in the building, one step at a time, and most of them as you look back on them, I have no problem as individual changes. Then we came upon this one and we realized we were dealing with the eastern exposure, the front of the building, and we dealt a few months ago with this particular entrance, (Pizza Place), as per your request and it was my understanding at that time we asked what was going to happen to the shop entrance and this particular set of windows over here.

Healy: that's correct

O'Brien: The applicant last month did not make that decision so that's why we held it over. Now, in this, application which is before us for a particular door in a different location still valid in your opinion or is it per your agreement.

Healy: it on the agreement, right there.

Barry Reed: I have a problem with the door right there, I would like another entrance, so people can find me to buy my stuff, through an 8 foot atrium, the same door just widened.

Bill Spencer (rep): I have since talked about this with everybody and we've come with something we think would be suitable for everybody. So the drawings would reflect that. What I have done is (copies distributed) (and Spencer pointed out where the existing door is inside the Pizza parlor and basically what Barry's wants is a separate door on this (north) side of his shop, getting the entrance off the street, so there aren't any steps protruding out and so that he has wheelchair and handicapped access. (Spencer pointed out proposed new door through eight foot atrium opening in the east facade).

O'Brien: Again as per the agreement, original, the 76 gas station is going to stay.

Healy: That's a question.

O'Brien: Is it going to stay.

Healy: No, the gas pumps will remain.

O'Brien: The real question I'm getting to is exactly what number of businesses is this building going to handle?



#83-70 con't Page Two

Healy: Just what you see there (inc Paperboy & proposed Cookie shop).

O'Brien: What exists right here includes the gas pumps.

Healy: I've got an agreement with somebody else concerning those pumps.

Sverko: Then, will the gas pumps be functional or not functional.

Healy: I don't see what that has to do with this application here.

O'Brien: It does as it concerns our original agreement and the CEQA process, which had a statement of fact on how many businesses would be in there, not simply the square footage involved.

Healy: We had a garage in there that never made it.

O'Brien: I understand that and I understand why Old Gold spread out and why Sky's No Limit spread out to take that space. I have no problem with that. I do have a problem with the increase in the number of shops. (9 shops).

Healy: The Union 76 won't be there.

O'Brien: Yes, but what I'm hearing is that Union 76 won't be there but the gas pumps will be there, possibly under another arrangement.

Healy: I can't help you with that because that's totally a matter of business between myself and my partner, that's like asking you to show your receipts or something.

O'Brien: no, no, no, it's asking you what is the impact of this building going to be, it's the same thing we asked you when we considered it for CEQA in the beginning. The way the CEQA process ended was with a satisfactory agreement on the impact of that particular building, which was considerably less than we are seeing now.

Lengthy discussion between O'Brien, applicant Barry Reed and building owner Flurry Healy re impact of these three businesses, the Paperboy, The Cookie Company and the gas pumps.

Sverko questioned the relationship on the drawings between the proposed new entrances, the gas pumps, the amount of foot traffic generated in front of building, the narrow space between the gas pumps and the building and if someone then also operates the gas pumps, what cubbyhole will that business be operated from.

Healy: they could have an outside cash box.

O'Brien: that's precisely my point.

Spencer: noted the pumps are about 5 1/2 maybe 6 feet from the building.

Public Hearing:

The owner of the gas station presented that the garage can be functional .. that the town needs another gas station ... that he had been told by one of the owners that his lease was being terminated ... and strongly recommended the town make every effort to retain two gas stations... and then pointed out the danger of in-operative gas pumps and that the Board should consider that danger.

Hee: It is a serious question, Flurry, that this Board held CEQA a very lengthy process on this application and approval was given to this application based on commitments given to us by you and your partners that only a certain amount of businesses were going to go in here and water study, traffic study, and the other environmental conditions that were investigated were predicated on the number of businesses that would exist in this structure, and I see that any additional businesses going into this structure would bring us back to the CEQA process.

Healy: I understand what you're saying, Lorraine, but I have no control over the operation of the businesses in that building.

O'Brien: But you do have control over whether there is going to be a gas station or not.

Healy: I can say that the gas station is going.

Sverko: But the gas pumps are going to stay?

Healy: Well, you're talking about an expense at this time as far as removing the gas pumps.

Sverko: No, what I am anticipating is that we're going to approve the Cookie Company and the Paperboy entrance and then someone is going to come in and start up the gas pumps again. You know, you can't have everything as far as I'm concerned. If the gas pumps are going, then I could look at the Cookie Company and the new entrance to the Paperboy. If the gas pumps are going to stay, then I can't see approving these other businesses in the building.

Healy: Will the Review Board remove the gas pumps?

Sverko: No, that's not the function of the Review Board. What the function of the Review Board is, is to judge impact, with this whole building and not looking at it piece-meal.

Hee: noted she couldn't see any business wanting to have gas pumps in front of the doors.

Healy suggested he thought about doing wood framing around the pumps and bringing them out like flower boxes, with benches for people to sit.

Beth Bosk: I have just listened to the hazard that would be introduced with the gas pumps and would ask the Board to delay this application until that hazard is checked out. Not only the pumps but the tanks beneath them ... you're responsible for not~~ing~~ what effect a change has on traffic flow, water and you're probably responsible for what changes create disposal of hazard waste has.

MHRB 83-70 Page Four

Sylvia Coddington: Nobody has really raised the concern of cumulative impact, as it was six years ago, when it was considered for motel units and we went to the expense of having a preservationist architect fly up here to help decide if that was a building that needed to be saved and it was and the motel was denied ... and at that time, if we had had in our mind nine businesses and five doors, we probably would have let the motel build. The cumulative effect is the main problem in this town and is the main problem for the Review Board .. just like it was the main problem for the town plan .. Each little thing by itself looks lovely. It was a stable to begin with and then a garage to hold school buses .. I just don't think it was meant to be what it is now when decided by your Board a few years ago.... so I don't see how cumulative effect cannot take into consideration all this architecture that is clearly out of character really - the cookie factory doors are out of character. The whole thing is out of character and the more we learn about it tonight, the more we learn that it will be even more so because if there is a question about the pumps being functional.

Hee: Originally the application was approved for five businesses.

Spencer asked for a copy of that.

There was no copy present at the meeting.

O'Brien noted that as each of the previous changes were considered individually they seemed to be minor changes but when you begin to consider cumulative impact then we need to look at the whole building but if the gas pumps are not going to be there, then all we are considering is a new door to the Paperbby and the changes that would be made to accomodate the Cookie factory.

Sverko and O'Brien both noted they have a problem with approving the cookie factory and leaving the gas pumps there .. noting we cannot insist the building owner maintain gas pumps if he doesn't want to. Sverko noted to Barry Reed that it was impossible to just look at his new door when there are two other applications before us dealing with the same building and there is doubt about whether the gas pumps are going to be there or not be there.

Grail Dawson raised issue that just acting on this application would not be satisfactory and this thing has to be taken as a whole, the Shell Building, and I certainly have some concerns about the impacts as raised here tonight.

Pat Reed: noted the economic effect on their business and the inability of people to find their entrance door and the continued loss of income they are experiencing and requested that somebody make a motion that would deal with the concerns expressed tonight and condition their approval so they would not be held up any longer.

MHRB 83-70 Page Five

Discussion among Board members as to location of the signs, both 83-70 and 83-73, and how many would remain on the building.

Jade Pier: Wanted to express her concern with water and the traffic flow onto Albion Street and the increased businesses in this building as well as a monstrous new construction in the middle of the block is really heading us into a lot of trouble.

Spencer pointed out that a lot of consideration had been given to the Mendocino Town Plan and the building is commercial and who's to judge what commercial businesses are in it, existing or proposed and he thought this was fully addressed in all the previous discussions dealing with the Town Plan.

Sverko noted that while it is a Commercial Building, the Board of Supervisors had also adopted into the Mendocino Town Plan recognition of the Mendocino Historical Review Board, the Guidelines as ratified, and the Mendocino Historic Research list of Historic old buildings, categorized, and while it is a commercial building, it still comes under historic preservation. And what we're looking at is the overall effect on this historic building, these businesses in this historic building and the cumulative impact on it, whether or not all of these businesses can be accomodated, I have no desire to see wood enclosed pumps and benches and flower boxes in front of what used to be a stable. So, we're having to deal with it as a historic building consistent with the ordinance as well as the fact that it is a commercial building. The main criteria right here is historic preservation.

Public hearing closed.

Pat Reed again addressed the Board noting the problem seems to be the gas pumps .. she didn't realize the pumps were going to stay ... she didn't know if the people proposing to put in the cookie company realized they might have gas pumps in front of their door ...

Hee asked Mrs. Younger about the pumps

Mrs. Younger replied it was her understanding the pumps were not going to be there.

The owner of the gas station noted it was his understanding that the pumps were to be removed.

Public hearing closed again.

O'BRIEN MOVED that the Board, in regards to application #83-70 of Barry & Patricia Reed, approve the application and have the applicants add an opening of 8' x 10' in the eastern side of the Shell Building; said opening to contain one door to the bath-room, one door to the Paperboy, and one door to the Cookie Company; this approval being contingent upon the owner of the property removing the gas pumps and making said gas station area safe for the public and meeting all applicable county codes regarding safety; the Board finds that these changes are in keeping with the basis structure and will not detract from other structures in the area; and that these contingencies will be complied with within 60 days. BEESON SECONDED. APPROVED, 5-0.

MURB SHELL BUILDING  
August 29, 1983

#83-72 Donald & Beverlee Younger, to construct shop space at 10450 Lansing St (former garage area) to construct a store front facade, including two bay windows and door, in same style as now used in building.  
Approximately 400 sq ft and costing \$7,500, est.

SVERKO MOVED that the Board approve application #83-72 of Donald & Beverlee Younger, to construct shop space at 10450 Lansing St., conditioned on the entrance being in the north wall inside the foyer, and conditioned on the 13' of wall space having two six-pane windows centered within that 13' wide space, and consistent with the existing window treatment in the building; and that the wall space which is not taken up by windows will be covered with exterior siding similar to that presently on the building, and contingent upon the gas pumps being removed and the holding tanks being sealed consistent with the safety guidelines of the County of Mendocino and to be removed within 60 days. O'BRIEN  
SECONDED. APPROVED, 5-0.

# Shell pumps must go 9-1-1983

By ROB FOWLER

Amid arguments that the town is losing a valuable service station, the Mendocino Historical Review Board decided the Union 76 gasoline pumps in front of the historic Shell Building must be taken out if the new cookie shop is to be installed.

In a two-part decision, the board approved the creation of a small open entrance hall, where the gas station office now is, which will act as a doorway for Barry Reed's Paperboy and the new North Coast Cookie Company being installed in the old garage area in front of the pumps.

Faced with creating avenues for what it felt were too many businesses in the building, the board conditioned the cookie shop's permit on grounds the pumps be taken out to ensure no more businesses were added to the clustered shopping center.

Shell Building owner and renovator Flury Healy first said he planned to leave the pumps installed when the present gas station business, owned by Don Rolfe, was cut from its lease and a new cookie shop brought in. But the board feared Healy might later reopen the gas station and thus create a ninth business in a building. When he had originally received environmental review approval several years ago it was for not more than five shops in the building.

The board said it preferred the gas station remain, partly because it is one of only two in the town and because of the impact on water use a cookie shop would have, keeping in mind a

new pizza shop was recently added to the building.

But the contract with the gas station is being severed, according to owner Don Rolfe, and the board said it had to face the reality of dealing with the incoming shop.

Healy had intended to cover the pumps with flower boxes which would prevent tourists from stopping continuously to buy gas, and was exceptionally cheaper than tearing out the pumps. But some members of the community raised safety

questions, including Rolfe who said empty tanks are unsafe and illegal in a populated area.

After more than an hour debating the wisdom of leaving the pumps, with Healy asking if the review board cared to pay for the pumps' removal, Healy agreed to pull them out if the board would approve the cookie shop permit and the new entrances.

The applications were before the board for the second time, after the board had requested

See SHELL, page 2

## County refuses coast chamber request

The Mendocino County Board of Supervisors voted to support the Fort Bragg-Mendocino Coast Chamber of Commerce, but stopped short of dipping into its pockets to aid the organization.

Although the Chamber was requesting 15 percent of the bed tax revenue for the upcoming year, which would add about \$40,000 to its budget, the board voted to allocate 15 percent of the tax above the first \$597,100 it receives from the state. The decision could prevent the chamber from receiving any money from the County.

Last year the County took in \$454,000 while taxes were at 6 percent. It expects that figure to rise by one-third because the tax was increased to 8 percent.

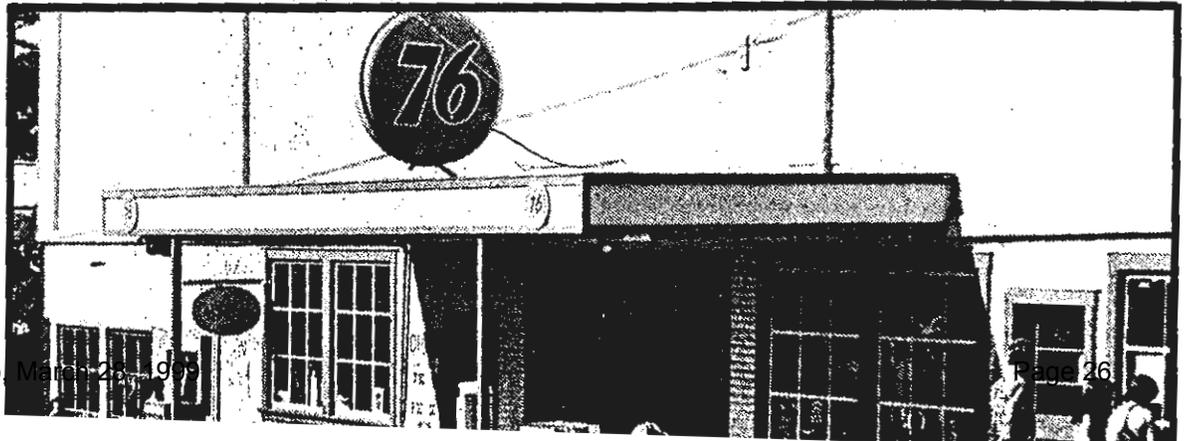
The board recently gave the Mendocino County Chamber of Commerce \$58,000 to operate its office. Fort Bragg director

Ron Spath said Tuesday he was hoping the board would realize the high percentage of tax revenue the coast inns retrieve for the county and adjust its allocations thusly.

He said coastal bed tax revenues increased by 12 percent last year while many other areas declined by 4 or 5 percent. He estimated that had the coast declined also, it would have cost the county \$13.3 million in income, \$2.7 million in payroll and 340 jobs.

Earlier the coast chamber received a straight 15 percent allocation from the City of Fort Bragg, which it expected to amount to approximately \$32,000.

The board of supervisors has rarely offered extra money to the coast chamber, although last year it granted it \$10,000 for its first-time production of the March Whale Festival.



March 2, 1983

Page 26

Category: rray House, in  
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llow them to move on."

See MURRAY, page 2  
Per Sverko, March 28, 1999

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Soon Mendocino will be a one-station town.

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buy gas, and was exceptionally  
cheaper than tearing out the  
pumps. But some members of  
the community raised safety

# County refuses coast chamber request

The Mendocino County Board of Supervisors voted to support the Fort Bragg-Mendocino Coast Chamber of Commerce, but stopped short of dipping into its pockets to aid the organization.  
Although the Chamber was requesting 15 percent of the bed tax revenue for the upcoming year, which would add about \$40,000 to its budget, the board voted to allocate 15 percent of the tax above the first \$597,100 it receives from the state. The decision could prevent the chamber from receiving any money from the County.  
Last year the County took in \$454,000 while taxes were at 6 percent. It expects that figure to rise by one-third because the tax was increased to 8 percent.  
The board recently gave the Mendocino County Chamber of Commerce \$58,000 to operate its office. Fort Bragg director

board would approve the cookie shop permit and the new entrances. APN 119-236-05  
The applications were before the board for the second time, after the board had requested See SHELL, page 2

Ron Spath said Tuesday he was hoping the board would realize the high percentage of tax revenue the coast inns retrieve for the county and adjust its allocations thusly.  
He said coastal bed tax revenues increased by 12 percent last year while many other areas declined by 4 or 5 percent. He estimated that had the coast declined also, it would have cost the county \$13.3 million in income, \$2.7 million in payroll and 340 jobs.  
Earlier the coast chamber received a straight 15 percent allocation from the City of Fort Bragg, which it expected to amount to approximately \$32,000.  
The board of supervisors has rarely offered extra money to the coast chamber, although last year it granted it \$10,000 for its first-time production of the March Whale Festival.

Category I:

Shell Building—An employee at Highway Market reported that an unidentified subject threw a bottle of liquor on the floor Aug. 10. The liquor was valued at \$5.

## Shell

Continued from page 1

Healy be present to answer questions on the cumulative effect of the shop additions which have occurred since the building



**THE MENDOCINO BEACON**  
1983 MEMBER  
California Newspaper  
Publishers Association

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- **W. Ron Barnes**  
Publisher
- **Rob Fowler**  
Editor
- **Betty Elam**  
Office Mgr.

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was remodeled.

Originally a hotel was applied for several years ago, but planning restrictions eventually led to the creation of a five-business shopping building with the historical frontier facade recreated. Since then, the owner has contracted for three additional businesses.

Reed's Paperboy periodicals store originally had an outside entrance. But the creation of an adjacent enclosed Pizza shop forced his customers to enter through that restaurant and he applied for another door on the east facade.

His application came on the same evening as the North Coast Cookie Company's request for building a solid wall and shop entrance where the now-defunct garage is. The board rejected both and asked Healy to appear.

Now the Paperboy will have an outside entrance on the opposite (north) end of its shop

the door were placed on the street-facing wall. The cookie shop's windows were also reduced and the siding was changed to match the existing facade.

## Murray

Continued from page 1

He said the plan allows for 15 more units east of Lansing Street, minus the Grindle Inn's recently acquired two, and Reed is asking for five of those. He also accused Sverko of falsely reporting to the MHRB the statements by the county counsel regarding the legality of the Supervisorial minute order after she returned from that meeting.

But the board stood firm on the belief that the intent of the plan was to allow an extra 15 units to be allocated for "one- or two-unit expansions among the existing inns" and refuted a claim that Sverko falsely reported to the board, again stating that they were resigned to follow the order until it was officially rescinded by the supervisors.

Toward the end of the

## Butcher appoi

Marilyn Butcher was appointed as Mendocino County's first district supervisor last Thursday, taking the seat vacated by Tom Crofoot, who left to accept the position of deputy secretary of the California Youth and Adult Corrections

Authority last June.

Butcher, 48, is the county's first female supervisor, and will represent Redwood Valley, Calpella, Talmage, Lake Mendocino and parts of Ukiah.

Butcher was expected to take her seat on the

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Per Sverko, March 28, 1983

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October 4 PM 83 19-236-05

M  
File  
✓  
Alice Bailey  
33-10-11-73  
8/21/83

Dear Bill Spencer,

I couldn't tell at the meeting tonight whether you had really been unable to get information about the appeal on the Shell building. I tried to phone you this morning but no answer. Did the County really refuse to let you see my letter?

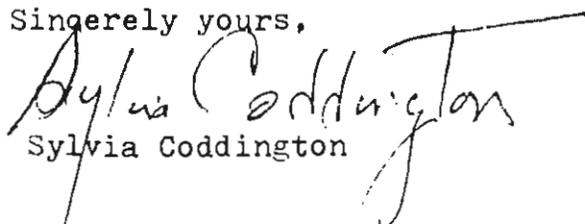
My surprise was partly because I thought Barry Reed might have told you what I told him about it. I expressed my regrets that his business was being disadvantaged by the closed-off door. I also thought that happening in his absence was regrettable, but not the issue of the appeal.

The appeal is based on a clear agreement made not with the Review Board but with a Senior County Planner, Jay McKeeman, in 1979, that the businesses in the building would not profligate.

Surely even the most unsympathetic of us have to agree with J. Helfer's statement in the last Beacon, that Albion street is now a mess. A building to cut off all views to the sea coming down the street is just going up. At the other end is a monstrosity of a building and a monstrosity of a garage. Across from the Chinese temple special State monument is a chopped-out parking lot where trucks and motor cycles are parked most of the days. We shouldn't pretend about what we're doing. I think it would be better for Applicants to acknowledge that they don't really give a fig about preserving view corridors, or town character or whatever. Then the Board wouldn't spend all night trying to figure it out, as to whether they are sincerely trying to meet the Ordinance.

If you want any more information about the appeal I'll be glad to talk to you about it.

Sincerely yours,

  
Sylvia Coddington

cc Review Board

Mendocino Historical Review Board

Post Office Box 744  
Mendocino, CA 95460  
964-5379

File Shell Bldg  
APN 119-236-05



119-236-05

June 25, 1985

Board Members: Re: Appeals heard by Board of Supervisors  
June 24, 1985

TONY GRAHAM: Appeal by Sylvia Coddington

Appeal denied. Sylvia represented by Atty Alexander Henson who claimed that since MHRB is first "Discretionary" Board to hear applications we MUST do review for environmental impact. Zan Henson and County Counsel Peter Klein were in disagreement and seemed to reach legal impasse ... unfortunately court case scheduled at two-thirty interrupted proceedings on appeal so legal disagreement was never resolved.

SHELL BUILDING: Appealed by Michael Huddleston, represented by Dennis McCroskey and Bill Spencer, for exterior staircase, deck and double french doors. Appeal denied by Board of Supervisors.

MONTE REED "MURRAY HOUSE" - Wm Lane, architect, from Fremont was present .. presented that drawings are for building 7,470 sq ft interior measurement; plus 820 sq ft of porches, decks lower floor; plus 228 sq ft upper balconies for total he computes at 8,518 sq ft.

Basis of appeal was doubtful. (which motion) deVall moved/Eddie seconded to allow MHRB 30 more days to review dimensioned drawings and allow for public review. Motion failed on 2-2 vote with Redding abstaining.

Cimolino moved/Butcher seconded to approve project as submitted.

Jim Eddie asked if John was considering MHRB recommendations and he said no, he was approving the project as submitted.

Cimolino moved/Butcher seconded to delay vote on approval to July 8th to allow Redding time to review tapes and public record for qualification to vote. This motion passed 3-1 (deVall opposed).

EJB  
Page 30

Bacon 01/8/87

MNRB

Sheer Berg #28  
119-236,05



Reconvening, the board denied an application by Michael Huttleston to remove a roll-up garage type door from the Albion Street side of the Shell Building, to be replaced by a conventional door and display window matching others along that side of the building.

Huttleston explained that the door would lead to a planned interior staircase accessing the second story. He holds county and Coastal Commission permits to develop offices there and needs a second access; the other access is from Lansing Street between the Paperboy and the Cookie Com-

pany.

Allen and Coddington did not object to the proposal. However, O'Brien strongly objected. "I see no reason why this building should have one more door... The roll door is a vestige of what the building once was. I feel we've overdone this building," he said.

Coddington agreed with his sentiment, but said she didn't consider the change a detriment "compared to the disaster that's already there."

Allen motioned to approve the application, Coddington seconded. The vote was 2-2, O'Brien and Farrar opposed.

The board unanimously approved an application to replace

"Dottie's Place" sign with another of the same size reading "Upstairs Hair Design." The new sign will have a peach background with dark green lettering.

Rob Ferrero withdrew his application for approval of an existing "part-time" sign for the MacCallum House Restaurant upon learning the board would not give its approval to a third sign for the building. He said he will resubmit a revised application at a later date.

The board unanimously approved an application by James and Diana Lucas to restore their Evergreen Street house to its original appearance. The house is uninhabitable now.

Case No. 9-236-05  
#28a

# Shell Building changes too much

APN 119-236-05  
9-4-1983

The cumulative impact of additions to the historic Shell Building on Lansing Street caused the Mendocino Historical Review Board Monday night to deny two applications from tenants of the building in hopes of bringing the building's owner to the next meeting.

Barry Reed of the "Paperboy" magazine shop lost his bid to have a new door placed on the outside of the building which would allow customers to enter his shop without first having to walk through a newly constructed dining area for a new pizza business. Previously, the dining area was an open deck and Reed's customers entered unhindered through his main door. But when owner Flury Healy enclosed the area for dining, he also turned the "Paperboy" into virtually a backroom shop.

Reed had requested a second door on the eastern, street-facing side of the building, but the review board denied his permit on grounds that the building's historical facade was being destroyed by too many new doors and shops.

Contractor Don Pollard, in the audience for another application, noted that the enclosure also covered three outside doors thus creating the

loss of one door overall if Reed's was constructed.

Although the review board then backed down slightly—granting permission for a door on the other end of the shop on grounds of balancing the facade—it erased the decision when it later came across an application for another business, a cookie shop, in the same side of the building about 10 feet away where a garage used to operate.

Chairman Lorraine Hee said the board originally understood that the "Paperboy" would be allowed to use the now existing gas station entrance when Healy's application for construction of the pizza shop enclosure was granted.

Reed, however, said he was never informed of that and noted that the gas station was still in business and would be for at least six more months, thus he needed his own door to keep the business going.

Gas station proprietor Don Rolfe said Tuesday his lease was expiring in January and it was his understanding he would not be allowed to renew. He added, however, it was his belief that his door would be used for entrance to a stairway leading to another new shop upstairs.

Healy was not available at the meeting to confirm such a plan, however, and could not be reached by press time.

The second application on the building was for a new business called "North Coast Cookies".



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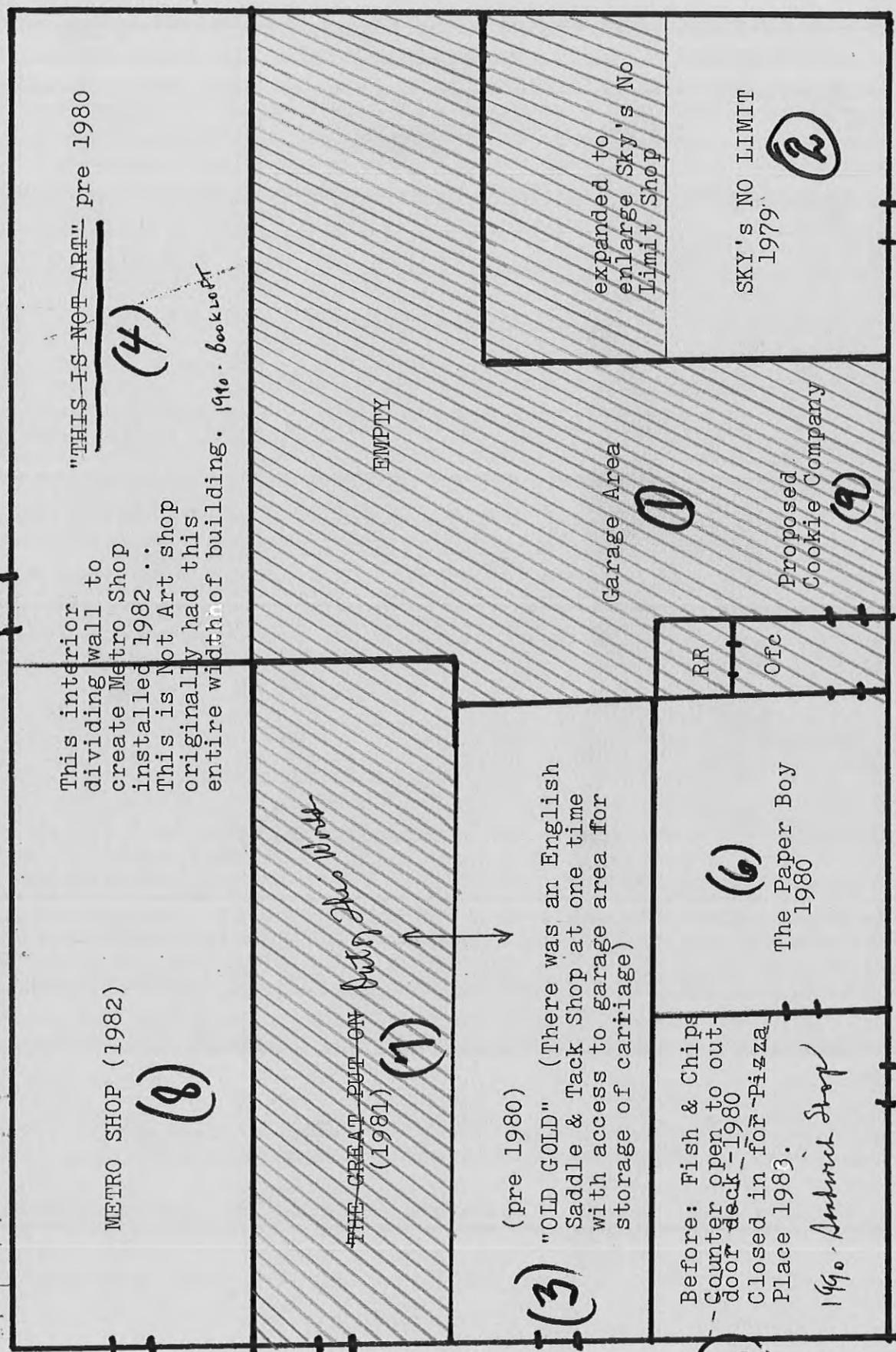
10/24/1983

Delineations are approximate.

Category I: Shell Building  
Mktg. Shell Building  
File # 150000  
Appeal  
10/24/83

APN 119-236-05

*Z*



Gas Pumps

LANSING ST

SHELL BLDG

-MHRB-

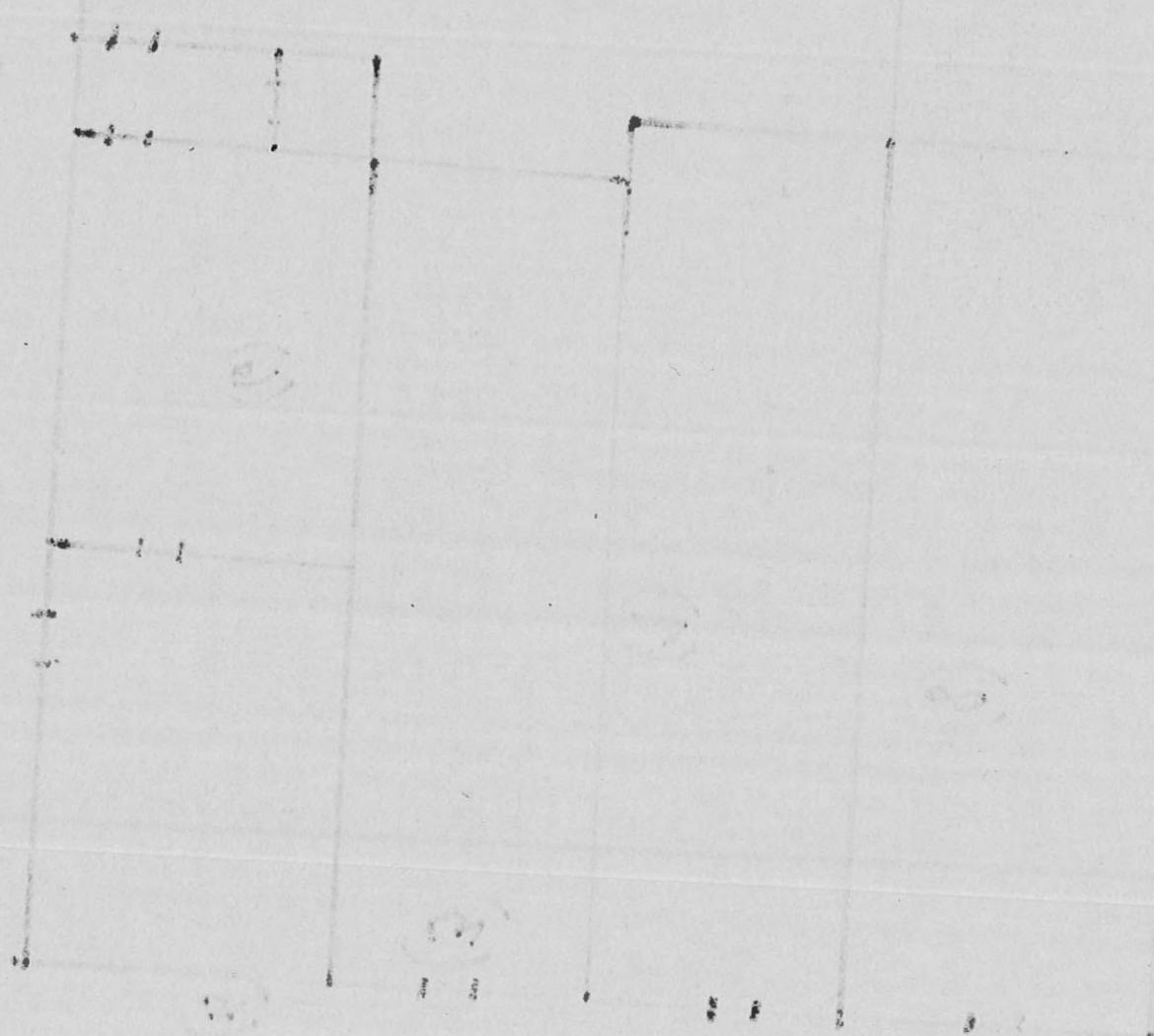
AL Bldg 5

5/7/73 19-08-10 Aurora Atwood Remove & check + fill any wells aged  
Rita Nelson - Woodward + Callella St - Remove + add - redesign north wall aged  
Ken Area - Zone A - Rotary Club - post metal dog control + kerb low signs  
Cone

Project - 1973-74 prog - 1,536.00  
Violations discussed - Leonard Lake illegal sign at "uncommon good"

Ap Meeting for Monte Reed Motel - 5/21/83  
no title of economic value

5/21/83 Merido School - unique painting on portico bldg -



MINUTES

Mendocino Historical Review Board

September 11, 1979, Mendocino High School

BOARD MEMBERS PRESENT: Lorraine Fee, Farry Gusick, Donald Hahn, Ed C'Prien

BOARD MEMBER ABSENT: David Costad

COUNTY PLANNING STAFF PRESENT: Jay McKeenan and Darryl Mitchell

Minutes of July 16 and August 6 were unanimously approved.

SUMMARY

Continued hearing:

1. Flurry Healy, to rebuild, remodel and restore an existing building, continued

CONTINUED HEARING (CEQA)

1. Flurry Healy, for permission to rebuild, remodel and restore an existing commercial building and to construct a watertower on the west portion of the Shell Building, for use as commercial retail and services, 10450 Lansing Street.

Mendocino County Planning Department staff have prepared an initial study of the project. Staff recommend further study in order to make necessary environmental determinations.

McKeenan told the board a major modification of the proposal is anticipated that could substantially reduce some concerns. The theater is out. Planning staff recommend more focused studies. They can take place either as a focused EIR or the applicant can turn in the studies. There would be a public hearing for the adequacy of those documents. An EIR is really not a good format for discussion of specific topics. We have enough questions to require an EIR. It would take six to eight months. Focused studies could be completed in a month or sooner.

Mitchell read from the initial study and pointed out three areas of concern: projected water use and availability; historic aspects of the structure; and transportation and circulation.

Sylvia Coddington: If there are major modifications, why hear the initial study? Fee: If there are modifications, it should go back to the agencies.

Anthony Graham, representing the applicants: After reading the initial study, we have eliminated certain architectural features to bring it back closer to what exists and to limit use to the present. The use will be a single story building. The roof trusses will remain. On the ground floor there will be a garage repair shop. The gas pumps will be in front. The two commercial spaces--a saw shop and a tack shop--will remain. The applicant wants to paint the building, clean it up, replace broken pieces, put in a foundation, and move a couple of doors. The applicant wants to restore the building and satisfy some of the environmental issues. \(\

September 11, 1979

Page 2

Graham gave the board a sheet of specifications for the new project.

Hee: If you use the 1976 Tax Act, if you sandblast you will not get the benefit. Graham: What exists in front will remain. There will be wood windows and doors with six and nine lights.

Healy: I found a building in Santa Rosa with the same material.

Graham: On the south, we are replacing it with identical roofing. If you find the shed roof dormer offensive, we'll leave it out.

Hahn: Leave it as it is. Use the skylights for light. Hee: If I had to choose, I'd rather see skylights. Cusick: Mike should be able to say if he wants dormers or skylights. O'Brien: I don't like the dormers. Hahn: You might want to move the skylights down the roof.

Graham crossed the dormers off the plans.

Hahn: Why two doors into the saw shop? Graham: One can be eliminated.

O'Brien: Will it be the same as what's there? Huddleston: Yes, only larger.

A photo of the existing building shows six windows along the side.

Graham: We are eliminating the water tower and balcony and top doors and we'd like a window on the top back. On the north, the building is on the property line. We will drop the dormer. The building department may require cement block rather than wood. It's metal now.

Hahn: Because there are no major changes, no demolition and retention of pieces of historical importance, and the use will not change, this can be heard without study.

Graham: I am amending the application in hopes of getting a vote.

Hahn: We can continue to the next meeting to give you time to produce a drawing. I'd like to think more about wood versus metal siding.

McKeeran: He's changed his application to a categorically exempt application. It is not necessary to formally deal with the initial study.

Cusick asked about the back yard. O'Brien asked the applicant to find out about the firewall so it could be on the plans.

Graham: We will have them by Friday.

Sylvia Coddington: You don't have to lift the building to put in the foundation? Graham: No, maybe two inches, then set it on top.

Hahn: It's heartwarming to hear the applicant's heed the environmental concerns.

Motion: Cusick moved, O'Brien seconded, to continue the hearing to the next meeting. Vote: Unanimous approval.

1688

April 3, 1978 Page 6 Item #7

McLaren, Architect applies to close the garage door opening (Albion Street side?) with new door and window and new door at rest room opening. Approved

McLaren also applies Item #8  
to modify Shell sign to read "Fast Gas etc."  
Public opposition and 3 Bd members opposed

McLaren also applies Item #9 Pages 7, 8 9 and 10  
for modifications to interior and exterior adding 2000 sq ft, and 24 ft in length, plus new rear yard for 34-unit motel with subterranean parking. These facts not shown on application  
Much public input and controversy  
Continued to 4/17/78.

COPY

MINUTES OF 4/17/78 NOT WITH PACKET

Reference made to September 1978, and to October 1978 with letters sent to Board of Supervisors Nov 1978.

July 9 1979 Page 6, 7, 8 and 9

Flurry Healey applies for theater, second floor etc. Note in discussion that it is largest building in town (16,000 sq ft, 8000 on bottom floor?) Healey states "for 5 business" but no application  
Project referred for CEQA Initial Study

COPY

Sept 11 1979 Pages 1,2,3 Jay McKeeman present  
Ceqa hearing "Further study needed"

COPY

Sept 17, 79 Pages 2,3,4, Jay McKeeman and Darryl Mitchel present  
if more than 3 businesses, as presently operating, CEQA would be required. Owner changes plans, Makes agreements. Application for Motel denied. Focused EIR needed on water, traffic and parking.

COPY

April 7 1980 Pg 7  
Two-ft roof overhang and wood sidewalk requested. Approved with re-design of ~~large~~ window.

May 5 1980 Page 17

Applic to paint facade (ok) and place window on west, size 8 ft by 12 ft. Too large; reduced to 8' by 6'

April 6 1981

Kites and Toys asks sign. Bd comments "becoming cluttered"  
Nevertheless grants sign. Considers Directory for future signs

May 4 1981

Sign requested, but Applicant absent from meeting. Con't.

June 1 1981

Sign requested, "Fish & Chips - The Station - Hot Dogs"  
Applicant absent Con't.

July 6 Signs requested. Applicants absent still Con't.

Letters of complaint sent by MHRB re: unapproved signs  
Per Sverko March 28 1989  
being displayed.



August 3, 1981 Flurry Healy applies for "Fish & Chips sign  
Approved on condition of 2 other "day use" signs  
not approved being removed.

Application for "Mendocino Motors" sign. Approved

April 5, 1982 Applic #82-14 Elan Gay leasing Albion St business  
Applies for 9 windows and dutch door at "Great  
Put-On" Approved.

(That business evidently did not come to MHRB due  
its being added as one of the inside businesses.)

July 12, 1982 Barry Reed applies for new business

Request for sign 20"X30" perpendicular to bldg, ro  
"Paper Boy" Approved

January 4, 1983 Page 4

**COPY** Peter Wells applies to enclose porch for his business,  
described as expanded pizza operation. Conditions placed on this  
project were (1) siding on East to match (2) windows separately  
trimmed (3) develop a parking plan acceptable to Planning Depart-  
ment.

April 4 1983 Elan Gay for business on Albion St "Great Put-On"

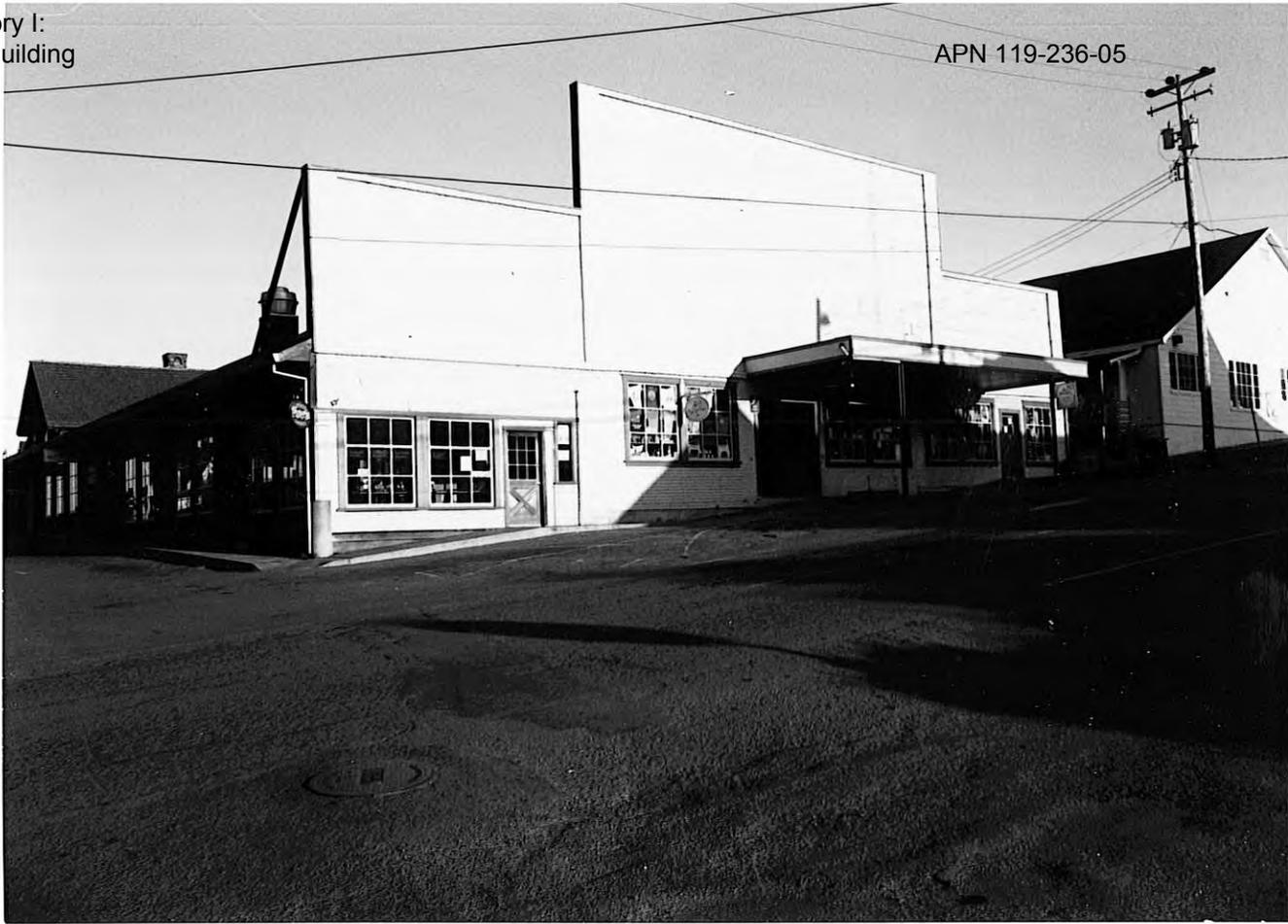
Requests sign, (already in place) Discussion of location.  
To return in 60 days.

June 6 1983 Applicant above returns. Approved.

August 29 1983 Barry Reed and Beverly Younger reuest doors and  
**COPY** new business (Cookie Factory)

McCroskey applications July 9 1979 Subject to CEQA  
June 6 1983 continued

Board of Supervisors' directive to MHRB dated 3/9/81



APN 119-236-05  
Bob & Janine Treaster will be opening a new art gallery very soon in the back portion of the Shell building. Access will be from Albion street. opening about 10/1/1980

Flurry Healy and Peter Wells

83-05 enclose porch at 10450 Lansing St.  
Jan. 4, 1983 Approved

*Shell Bldg 119-236-05*

Elan Gay

82-14 install 9 windows and a door at  
10450 Lansing St.  
April 5, 1982 Approved

*Shell Bldg 119-236-05*

Peter Wells and Flurry Healy

Category F  
Shell Building

10450 119-236-05

83-05 enclose porch at 10450 Lansing St.

Jan. 4, 1983 Approved

*Shee Betty 119-236-05*

Robert Treaster

81-63 build a 10-sided gazebo at Shell Bldg.  
in rear yard on Albion Street.  
Oct. 5, 1981 Approved

*119-236-05*

Barry Reed

82-21 sign for the Paperboy, 10450 Lansing  
July 12, 1982 Approved

*119-236-05*

Category I:  
Shell Building

Nov 1974

APN 119-236-05

*Permit*  
*Mendocino Coast Home Hotel - Mendocino*  
*\$ 115,358*

*Shell Bldg*  
*119-236-05*

Beacon, 4/21/1923

*119-236-05*

George Daniels has begun the work of tearing down the large stable on the corner of Lansin and Albion streets, occupied for many years as a livery stable until horses gave way to automobiles, and will replace it with a public garage. The lot is a large one and he plans to have a good-sized structure that will hold plenty of storage room. The structure will be proceeded with as fast as ~~xxxxxxx~~ material can be assembled and the work done. It is understood that Mr. Daniels has a renter for the structure when it is completed.

*Shell Bldg*

Beacon, 1/9/1926 Bowman & Tyrrell are making a big improvement in the arrangement of their garage. Their office, which is now located on the south side of the building, is to be moved to the opposite side of the building. It will be enlarged and made more convenient and much lighter. P. Maxwell is doing the work.

Remodeled 1978 - METAL FRONT FACADE least ALTERED?  
1984-85 - CONVERTED TO RETAIL SHOPS

1987

SIMPLE GABLE

1 STORY WITH FALSE FRONT FACADE AND PORCH OVERHANG

SIDING PRESSED METAL

ROOF CORRUGATED METAL

CONDITION - GOOD

LEN BARNARD HOUSE  
44797 Main Street

Sverko, May 17, 1999  
APN: 119-250-30  
MHR: E-6, Landmark No. I

This house was surveyed for the State Office of Historic Preservation by the writer in 1987.

Estimated date of construction is prior to 1870. However extensive research has not been yet done.

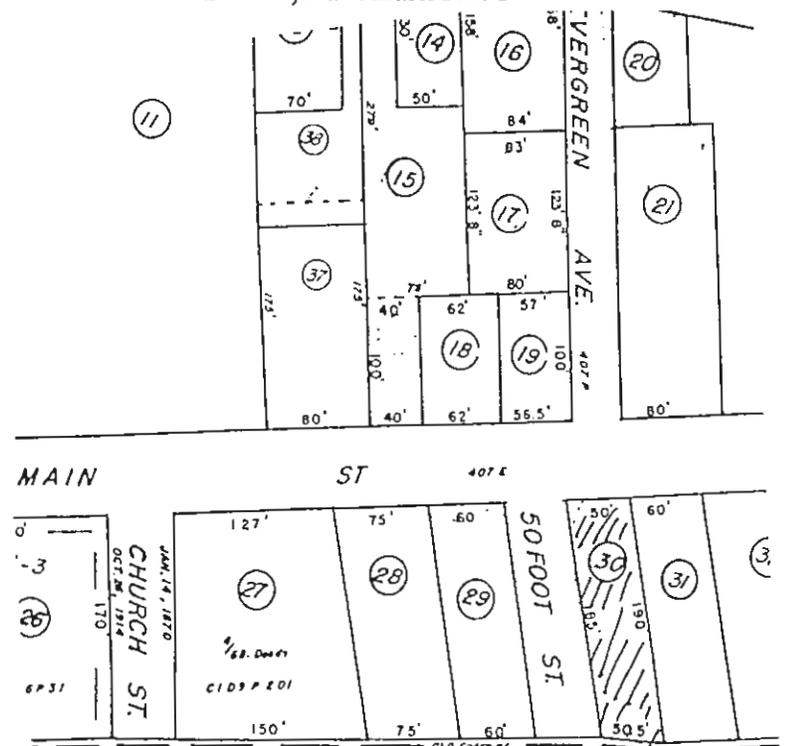
Len Barnard arrived in Mendocino in 1866, his parents, Ira & Susan Barnard. He had a strong interest in stage coaches, and one year later, at age 11, he was driving stage. By 1875, Barnard owned two stage lines out of Mendocino, one to Ukiah and one to Westport.

Construction date estimate is based on fact he lived here with his mother while driving stage.

Beacon, 12/21/1885, J. W. Morrow signed over property, Bk 37, Pg 289 to S. E. Barnard. In 1891 Barnard married and moved to Fort Bragg. On 7/25/1903, Beacon notes S. E. Barnard sold a lot to Wm. Heeser for \$500.00. The property was subsequently acquired by Joseph Nichols. Beacon, 8/13/1921, Mrs. Joseph Nichols has had a small tower and tank put on her property on East Main St. It was later acquired by Wm. Larkin. In 1948, Miss Elizabeth Thompson, retiring, owned a property on what is now Larkin Road, north of town, and Wm. Larkin effected a trade of that property with her for this house.

Elizabeth Thompson, and her brother, George Thompson, local realtor, occupied this property for many years. Louise Ditto, present owner, and niece of the Thompson's inherited this property following the demise of Elizabeth Thompson.

In 1984-85, Ditto did a complete renovation of this house and the architect at the time noted it appeared to be originally an old salt box with many additions. In 1987, architect Michael Leventhal notes the complete structure was rebuilt and questioned if any of the original work remains.



E-6 Len Barnard Hse < 1870  
~~ca 1880~~ 44797 Main St  
dwelling & school  
WEST ELEY - 1987  
*Sixteen 11/17/1987*  
119-250-30



HABS _____		HAER _____		NR _____		Ser. No. _____	
UTM: A _____		B _____		C _____		D _____	

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

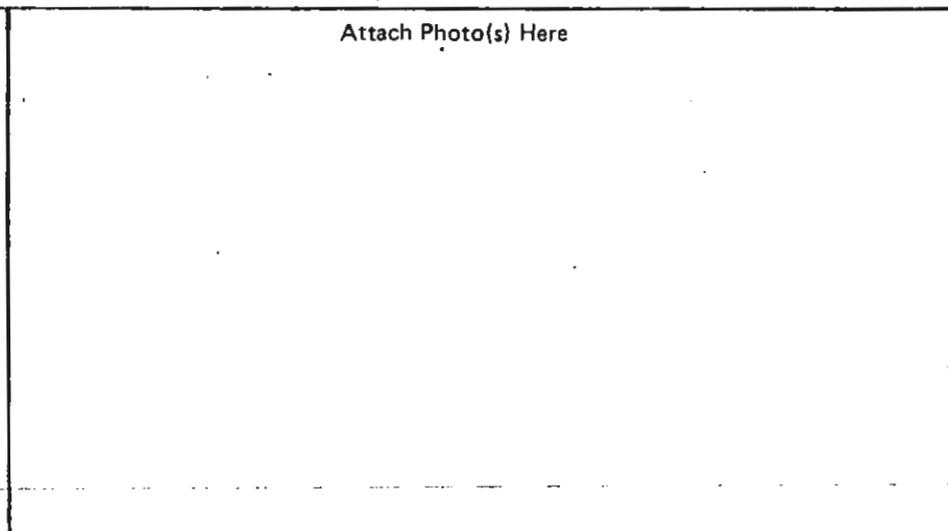
- Common name: Len Barnard House
- Historic name: same
- Street or rural address: 44797 Main Street  
City Mendocino Zip 95460 County Mendocino
- Parcel number: 119-250-30 MHR #E-6
- Present Owner: Louise Ditto Address: P. O. Box 850  
City Mendocino Zip 95460 Ownership is: Public \_\_\_\_\_ Private X
- Present Use: Dwelling Original use: Dwelling

#### DESCRIPTION

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

This house recently underwent complete restoration and some remodeling by Louise Ditto, using contractor Joe Rosenthal. One story with developed attic. Siding is of redwood shiplap. Roof is redwood shingled.

Archi notes complete structure rebuilt, question if any original work remains.



- Construction date: Prior to  
Estimated 1970 Factual \_\_\_\_\_
- Architect \_\_\_\_\_
- Builder \_\_\_\_\_
- Approx. property size (In feet)  
Frontage 50' Depth 185'  
or approx. acreage \_\_\_\_\_
- Date(s) of enclosed photograph(s)  
July, 1987

### The Barnard-Ditto House

Leonard Barnard, born in Maine on April 8, 1856, moved to Mendocino City with his parents Susan and Ira at age 10. Former carpenter, Ira Barnard, took a job as a lumberman upon the families arrival. He is believed to be the man who built this house, but it can't be determined for certain.

Young "Len" was a very ambitious boy and from the beginning he was fascinated by the staging business. At this point in history most of the nation's horse-drawn stages has already been replaced by trains, but in rural areas where the terrain didn't permit for easy track building, the usefulness of organized stagelines was just being discovered. In 1867, 11 year-old Leonard became one of Mendocino's first drivers.

The job, though ordinarily intended simply to circulate mail, actually consisted of much more. On top of letters, stages carried packages, relayed spoken messages, provided the first mode of public transportation, and spread news. Each time a driver would arrive in a town on his route, people would accumulate in clusters around him all anxious to hear his lively, witty narrations of the latest news and gossip. For in that time their only connection to the world outside were these daily or even weekly (at first, in some of the most remote communities) visits. Drivers were always figures of great popularity and respect. And so became young Len.

When he was only 19, he started his own personal line and by 1875 he was the proud owner of two very successful lines out of Mendocino, one to Westport and the other to Ukiah.

In 1885, Len married Lily Ann King. Soon afterwards he left this house



Ethel Shannon collection

LEN BARNARD  
STARTED YOUNG

The stages are now performing the extraordinary feat of leaving Ukiah at sunrise and setting down their passengers in Westport before sunset the same day. This certainly is big driving, for the distance cannot be much less than 90 miles.

By this arrangement, travelers leaving San Francisco one morning can sleep in Ukiah and be in Westport the next day evening.

This is a vast improvement over the tedious processes of a few years ago. When we get a swift steamer on, one night and part of a day will suffice for a trip to or from San Francisco and any of these points along the northern coast of Mendocino. Better still, when the locomotive shall switch us through in half a day.

July 22, 1883

### Barnard's logo



May 12, 1883

It reminded one of the old time staging to see Len Barnard come into town last Thursday, with the stage full inside and five on top. Left Westport at 6 and arrived here in time for dinner. Half an hour later John Bryan was driving about town picking up a similar load. Some of our streets grades need to be a good deal smoother, to make these quick turns with six horses and a top heavy coach, safe and agreeable.

December 5, 1885

While we lavish our sympathy upon those who suffer in person and purse from the pitiless attacks of the winds, the waves, and the rain, we think the stage driver should come in for a share. He must start at the time, regardless of the weather, and must not cease his endeavor to get the mail and passengers through on time if possible, although to do so he must encounter pitchy darkness, deep mud, pelting rain, sweeping blasts of wind, and dangerous washouts. To him day and night are all the same—it is only go ahead till he reach the end of his drive and then turn around and go back.

We fret if the mail be delayed, but the one who has most cause to fret is the driver, who is himself delayed by the most insurmountable difficulties through which he is obliged to force his way. Give the stage driver a friendly greeting!

\* \* \*

### SOME STAGE DRIVERS ON THE MENDOCINO COAST

1860's, Mr. Seavey; 1870's-1900's Len Barnard; 1877, George Brereton, Nelse Norton, Duncan Walker; 1878, Mr. Sedgley; 1883, John Bryan, John Pharriss; 1884, Thomas Bennett; 1885, Mr. Hill; 1886, George Allman; 1888, Sam Haskett; 1889, A.J. Jamison, Frank Lazarus; 1890's, Abe Boos, Don Foroode, Gerry Hill, Andrew Horn, Jerry Jones, Sad Ricklebacker, John Philbrick, John Russell, Will Shine; 1891, (young) Dougherty; 1896, Hans Stout; 1898, Joe Weselsky, James Rose; 1900, Chris Hansen, Herbert Price; 1902, Charles Rolfe; 1905-1920's, Fred LeValley; 1914, J.W. Rickle, Ed Stoddard. 1914 began automobile stages; fare Ukiah to Mendocino \$5 via Low Gap Road; fare Ukiah to Mendocino \$4 via Orr's Springs Road.

### LEN BARNARD'S U. S. MAIL STAGE



Pearl May Graves collection

June 18, 1887

Two new stage lines began running in and out of Mendocino this week. One to Navarro Ridge and back, and another to Westport and back. From this it will be seen that Mendocino is holding up her reputation for being the best stage town in the State.

\* \* \*

January 24, 1914

The stage which runs between here and Fort Bragg is not running according to schedule and will not be until the roads have been repaired. The bridge at Chadbourne gulch is out and heavy washouts have made the road impassable in many places. A portion of the grade just below this town (Westport), about 100 feet long, went into the ocean Tuesday. It is estimated that it will be several months before the road can be put in good condition again.

Mr. Barnard is bringing the mail through at present by means of pack horses, the mail having to be transported two miles on horseback.

Category 1:  
Judith Tarbell  
Len Barnard House

APN 119-250-30

82-48 Sign "Black Bear Press" at 991 Main St  
Dec. 6, 1982 Approved.

119-250.29 w 30

Gary Ojendyk (Beth Stebbins)

82-16 replace shingles at 991 Main St.  
June 7, 1982 Approved

119-250.29

Beacon, 3/9/1918

FOR RENT: The Barnard cottage on east  
Main St. Inquire of J. H. Nichols or this  
office.

Per E F Sverko May 17, 1999

119-250-30  
MHE # E-6  
Page 6



ALTERATIONS TO ORIGINAL STRUCTURE ?  
By DITTO (Joe Rosenthal) 1985  
STILL LANDMARK # I ? ~ NO ? ARE

1987

SIMPLE GABLE

1 STORY WITH DEVELOPED ATTIC

SIDING REDWOOD SHIP LAP

ROOF REDWOOD SHINGLE

COMPLETE STRUCTURE REQUEST - QUESTION IF ANY  
ORIGINAL WORK REMAINS

CONDITION - EXCELLENT

(State use only)

Ser \_\_\_\_\_ Site \_\_\_\_\_ Mo. \_\_\_\_\_ Yr. \_\_\_\_\_  
 UTM \_\_\_\_\_ Q \_\_\_\_\_ APN 119-250-30 SHL \_\_\_\_\_  
 Lat \_\_\_\_\_ Lon \_\_\_\_\_ Era \_\_\_\_\_ Sig \_\_\_\_\_  
 Adm \_\_\_\_\_ T2 \_\_\_\_\_ T3 \_\_\_\_\_ Cat \_\_\_\_\_ HABS \_\_\_\_\_ HAER \_\_\_\_\_ Fed \_\_\_\_\_

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION

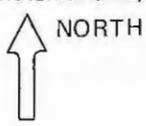
- Common name: BARNARD, LEN House 119-250-30
- Historic name, if known: BARNARD, LEN House
- Street or rural address: 44797 Main Street  
 City: Mendocino ZIP: 95460 County: Mendocino
- Present owner, if known: Oliver Thompson Estate Address: \_\_\_\_\_  
*nee Louise Stiles - 421 Clarence St - Richmond Ca 94801*  
 City: \_\_\_\_\_ ZIP: \_\_\_\_\_ Ownership is: Public  Private
- Present Use: Residential Original Use: residential  
 Other past uses: \_\_\_\_\_

#### DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

*Current address?*

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:  
 Lot size (in feet) Frontage \_\_\_\_\_'  
 Depth \_\_\_\_\_';  
 or approx. acreage \_\_\_\_\_.
- Condition: (check one)  
 a. Excellent  b. Good  c. Fair   
 d. Deteriorated  e. No longer in existence
- Is the feature a. Altered?  b. Unaltered?
- Surroundings: (Check more than one if necessary)  
 a. Open land  b. Scattered buildings   
 c. Densely built-up  d. Residential   
 e. Commercial  f. Industrial   
 g. Other
- Threats to site:  
 a. None known  b. Private development   
 c. Zoning  d. Public Works project   
 e. Vandalism  f. Other
- Date(s) of enclosed photograph(s): \_\_\_\_\_

*C1880*

NOTE: The following (Items 14-19) are for structures only.

- 14. Primary exterior building material: a. Stone  b. Brick  c. Stucco  d. Adobe  e. Wood   
f. Other  \_\_\_\_\_
- 15. Is the structure: a. On its original site?  b. Moved?  c. Unknown?
- 16. Year of initial construction <sup>prior to</sup> 1970 This date is: a. Factual  b. Estimated
- 17. Architect (if known): \_\_\_\_\_
- 18. Builder (if known): \_\_\_\_\_
- 19. Related features: a. Barn  b. Carriage house  c. Outhouse  d. Shed(s)  e. Formal garden(s)   
f. Windmill  g. Watertower/tankhouse  h. Other  \_\_\_\_\_ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

*Len Barnard & his mother lived here when he was driving stages  
 Later it was lived in by the Joseph Nichols family.  
 Leonard's father Ira may have built house*

*Elizabeth acquired in 1948. Mrs. Farber owned at that time, framed,  
 old rounded ceiling in kitchen. Several additions to old house. Architect thinks  
 it was orig on bed salt box, kitchen appeared to be older than house.  
 Front of house faces old Coast Road.  
 about 1976?*

- 21. Main theme of the historic resource: (Check only one): a. Architecture  b. Arts & Leisure   
c. Economic/Industrial  d. Exploration/Settlement  e. Government  f. Military   
g. Religion  h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: \_\_\_\_\_ By (name): \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Organization: \_\_\_\_\_

(State Use Only)



Margaret Barnard Roach collection

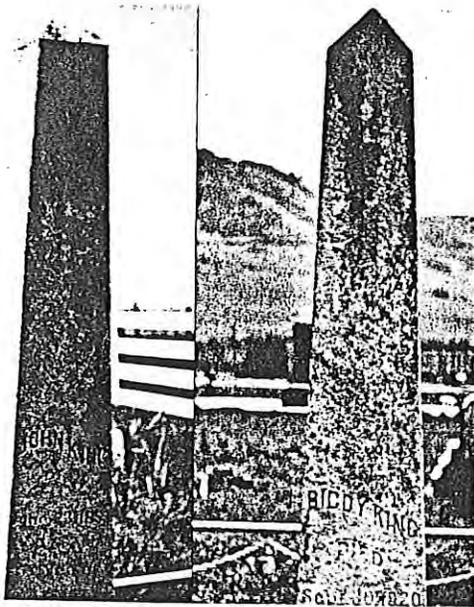
Len Barnard

Leonard and Lily Ann King were married July 5, 1885 at the residence of the bride's mother at Wages Creek. The Rev. J. S. Ross officiated. --Mendocino Beacon  
When the Barnards lived in Fort Bragg, Leonard was vice-president of the First National Bank and president of the First Bank of Savings. He was on the Mendocino county Board of Supervisors for 8 years, its chairman for 6. --A.O.Carpenter



Margaret Barnard Roach collection

Harold Barnard, the only child of Len and Lily Ann, dressed in his Sunday best. In the 1900's he married Olga Berkovitz and the couple had 4 children: Harold, Barbara, Frederick and Margaret.



JOHN KING  
DIED  
June 23, 1883  
Aged  
53 Years

BIDDY KING  
DIED  
Sept. 30, 1920  
Aged  
86 Years

119-250-29 w 30 ?

# Classifieds



## LEGAL NOTICES

### PUBLIC NOTICE

**FICTITIOUS  
BUSINESS NAME  
STATEMENT  
ENDORSED-FILED  
Nov. 10, 1987  
Marsha A. Young  
Mendocino  
County Clerk  
File No. 87-0459**

The following person(s)  
is (are) doing business as:

**MENDOCINO COAST  
ACCOMMODATIONS;  
MENDOCINO  
ACCOMMODATIONS  
1001 Main St.**

**Mendocino, CA 95460  
Full Name of Registrant:  
Ina Tee Real Estate  
Investments, Inc.  
P.O. Box 648  
1001 Main St.  
Mendocino, CA 95460  
California Corp.**

This business is con-  
ducted by a corporation.

The registrant commenc-  
ed to transact business  
under the fictitious business  
name or names listed above  
on Nov. 10, 1987.

s/Ina T. Karish  
Corporation Name: Ina Tee  
Real Estate Investment,  
Inc.  
s/Ina T. Karish, Pres.

#### NOTICE

This statement was filed  
with the County Clerk of  
MENDOCINO County on  
date indicated by file stamp  
above and will expire  
December 31, 1992.

I hereby certify that this  
copy is a correct copy of the  
original statement on file in  
my office.

s/Marsha A. Young  
County Clerk  
Julle Smut  
Deputy

Publish: Dec. 10, 17, 24,  
31, 1987.

### LEGAL NOTICE

decision of Planning &  
Building Services Depart-  
ment staff to limit the Fen-  
salden Inn to 10 units in-  
stead of the 12 units re-  
quested. LOCATION: Ap-  
prox 8 mi S of Mendocino,  
1/4 mi E of Hwy One on the  
N side of the Navarro Ridge  
Rd; AP# 123-320-04. EN-  
VIRONMENTAL DETER-  
MINATION: None re-  
quired.

The Planning Depart-  
ment has recommended  
adoption of a Negative  
Declaration (no adverse en-  
vironmental impacts have  
been found which cannot be  
overcome) on the above  
noted projects, unless  
otherwise noted. Your com-  
ments regarding the pro-  
jects and or its environmen-  
tal effect are invited. The  
last day to file an appeal of  
an adopted Negative  
Declaration is the tenth  
(10th) day after the hearing.  
To file an appeal a written  
statement must be filed with  
the Clerk of the Board with  
a filing fee. The last day to  
file an appeal of a project  
decision is the tenth (10th)  
day after the hearing, unless  
otherwise noted. To file an  
appeal a written statement  
must be filed with the Clerk  
of the Board with a filing  
fee. If you challenge the  
project in court, you may  
be limited to raising only  
those issues you or someone  
else raised at the public  
hearing(s) described in this  
notice, or in written cor-  
respondence delivered to  
the Planning Commission  
(Board of Supervisors) at,  
or prior to, the public hear-  
ing. All persons are invited  
to appear and present  
testimony in these matters.  
**RAYMOND HALL,**  
Secretary to the Planning  
Commission  
Publish: Dec. 24, 1987.

and the two moved to Fort Bragg where Lily gave birth to her only child, Harold Barnard. During this part of his life, Len became involved in new things and in 1891 he sold his Mendocino/Ukiah Stageline to George Bennett. For sometime he served as President of the first Bank of Savings and Vice President of the First National Bank. In 1900 he was elected to the Mendocino County Board of Supervisors, which he served for 8 years, its chairman for 6.

Meanwhile the Westport line that he did retain and another running between Irmulco and Willits, which he had purchased, had grown to be a very profitable business. There were many such private lines in the Mendocino Area, all owned and operated by men like himself. As a result competition came into play. Newspapers and magazines were used by various staggers for advertisement. Such entries as "Only genuine Concord Stages are used on this line." (1) were common. Words such as "comfortable", "enjoyable", and "scenic" had particular appeal to passengers.

Newspapers also contained write-ups on the frequent accidents which occurred way out on the steep country roads. Though there were numerous accounts putting spooked horses at fault, the larger part of the spills were due to harsh winter conditions. Storms slicked and damaged the roads, wet the brakes, and created deep trenches of mud where the wheels had worn tracks. Most accidents were minimal in damage but some were extremely severe. Stages rolled, horses broke their limbs, and drivers and passengers sometimes lost their lives.

According to one article written in June of 1910, Barnard's Irmulco/Willits line had a nasty accident. The horses spooked and set off at a full gallop. The wheels lost their grip on the slippery grade and the driver was unable to

(1) Concord stages were the most widely used across the nation. They were manufactured on the East coast of "well-seasoned New England Ash".

control. The coach upset and rolled several times. "All of the passengers were injured and one killed."

In order to prevent such disasters precautions had to be taken. Lighter coaches called mudwagons were used in place of the standard Concord design during the rainy season. One solution to slipping was the use of chains on the wheels. When roads were treacherous the amount of distance covered daily would be reduced to a bare minimum. But with the daring and determined drivers in combination with a generous community, always eager to help the mail never failed to get through for any great length of time.

Through the latter portion of his life, Leonard continued to manage his two prospering stagelines while serving other community services as well. As chairman of the Board of Supervisors, Len had progressive views. From the moment it became an option he favored the use of the "rapid car" (automobile) in place of horse-drawn stages and in November of 1906 he was responsible for the purchase of Mendocino's first "auto-stages". They were two "40-horsepower machines". In 1914 trucks took over his own Westport/Mendocino route and by the following year the business of horse-drawn staging had died out completely.

At some point (probably following the death of Leonard's parents) this house was sold into the hands of the Ditto family and the Barnards carried on elsewhere.

13. Condition: Excellent  Good  Fair  Deteriorated  No longer in existence   
Older house had small sun porch facing south, this was removed
14. Alterations: and front wall extended during renovation.
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings  Densely built-up   
Residential  Industrial  Commercial  Other: Old Coast Road and Mendocino Headlands  
south
16. Threats to site: None known  Private development  Zoning  Vandalism   
Public Works project  Other: Architect tried to restore closely as possible to old original structure.
17. Is the structure: On its original site?  Moved?  Unknown?
18. Related features: House fronts on old Coast Road to south.

**SIGNIFICANCE**

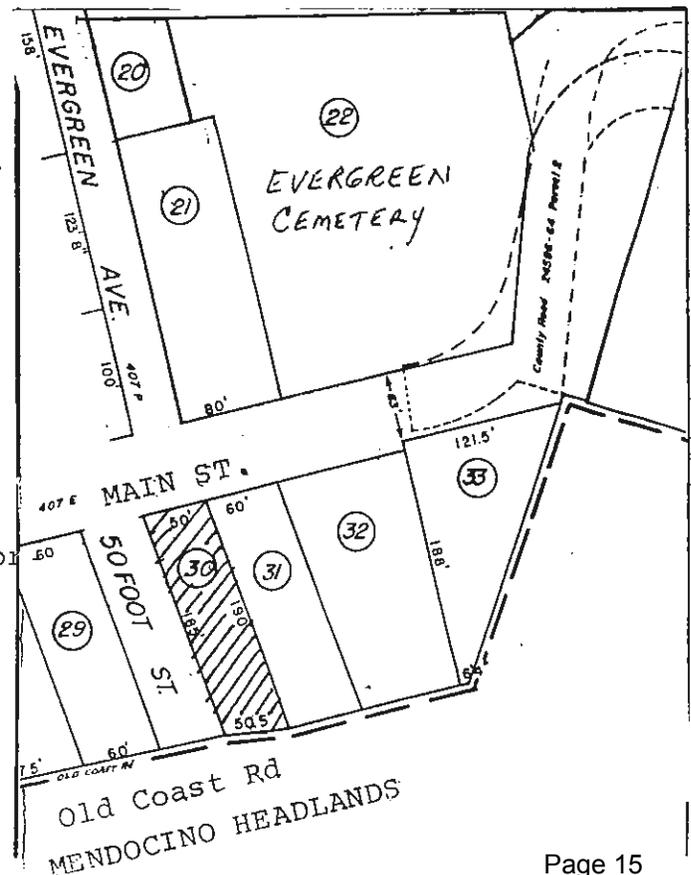
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
Mendocino Historical Research files base estimated construction date on Len Barnard and his mother living in this house when he was driving stages. (1877 Beacons and up confirms Len Barnard's stage driving). MHR notes it may have been built by Len's father Ira Barnard. Search of county record index, 1952 thru 1992 doesn't turn up Barnard as a grantee. Need time to check more carefully. "Later it was lived in by the Joseph Nichols family". The present owner, Louise Ditto, is a niece of Elizabeth Thompson who acquired this property in 1948 when she was ready to retire. This house was for sale, and Wm. Larkin, who owned property Larkin Road, learned Miss Thompson owned a lot next to Aldine Gorman in that area, and he owned this house, so they traded. Louise Ditto inherited the property from Elizabeth Thompson. Elizabeth Thompson shared this house with her brother, Geo Thompson, realtor, many years. Architect for renovation notes it appeared to originally be an old salt box with many additions. Kitchen has old rounded ceiling.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure   
Economic/Industrial  Exploration/Settlement   
Government  Military   
Religion  Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Leventhal & Fletcher  
Mendocino Hist Research files  
Mendocino Beacon issues re Len Barnard

Oral History, Louise Ditto  
(Ditto couldn't find origin either.)

22. Date form prepared Sept. 19. 1987  
By (name) Eleanor Sverko, co-ordinator  
Organization County of Mendocino  
Address: 10511 Wheeler St.  
City Mendocino Zip 95460  
Phone: 707-937-5974



E-6 Len Barnard Hse  
c1880 44797 Main St  
dwelling & school



119-250-30, Len Barnard House con't

There are two smaller commercial buildings at the front (Main Street) side of this property which have been occupied over the years by realtors, Black Bear Press, Mendocino Coast Holiday Reservations, etc.

E-6 Len Barnard Hse < 1870  
~~41880~~ 44797 Main St  
dwelling & school  
WEST ELEV - 1987  
*Sixteen 11/21/11*  
119-250-30

