



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MARCH 7, 2016
MHRB_2016-0002**

OWNER/APPLICANT: TAYLOR JENNIFER TTEE
PO BOX 244
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit to erect a 40' x 70' temporary tent for a June 11, 2016 event. The tent will be set up on July 9 and taken down on July 12, 2016.

Note: The Morgan-Mullen House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)

STREET ADDRESS: 45340 Little Lake Street, Mendocino, California

PARCEL SIZE: 0.18 ACRES

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Morgan-Mullen House, Category I
North: None
South: Borgna House, Category IIa
East: Semand/Daniels Cottage, Category IIa
West: None

PAST MHRB PERMITS: #90-32 for a new water tower apartment; #91-12 exterior design modifications to water tower; #91-15 exterior alterations; #2007-5 temporary tent; #2009-4 temporary tent, & #2010-7 temporary tent; #2010-25 for an temporary tent.

Staff Notes (from previous permits): A review of related applications shows the MHRB approving similar requests over the past few years for temporary tents including: the Herb Fair tents adjacent to Century 21 office (#2006-20), numerous tents at the MacCallum House, Mendocino Hotel tent (#2006-44), wedding tent at the Nash private residence (#2007-34), Kelley House tent (#2005-37), St. Anthony's Hall (#2005-48). This is not a comprehensive list. Unfortunately, there is not much guidance provided by the Design Guidelines or zoning ordinance for this type of request.

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

- | | |
|---|-----------------|
| ✓ Building Size, Height, Proportions and Form | Roof Shape |
| ✓ Relationship of Building Masses and Open Spaces | Color(s) |
| ✓ Relationship to Surrounding Structures | Sign Size |
| Materials and Textures | Number of Signs |

Architectural Details and Style
 Facade Treatment
 Proportions of Windows and Doors
 Landscaping

Placement/Location
 Lighting
 Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: Other Structures page 10.

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

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

This proposed is a temporary use of a vacant residential lot situated next to a Category I structure and the Town has previously supported similar temporary events, some of which are offered annually; and

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

The appearance of the event tent is temporary and limited to three days during the month of July; 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 event tent would be installed for three days and does not change the architecture of adjacent historic structures.

STANDARD CONDITIONS:

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

- c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.

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

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

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

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

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

Case No(s) MHRB 2016-2
Date Filed 1-13-16
Fee \$ \$400
Receipt No. PRJ 009660
Received by Juliana

Office Use Only

MHRB APPLICATION FORM

| | | |
|--|--|------------------|
| Name of Applicant JENIFER TAYLOR | Name of Property Owner(s) SAME | Name of Agent |
| Mailing Address P.O. BOX 244 MENDOCINO CA. 95460 | Mailing Address | Mailing Address |
| Telephone Number 707-931-4591 | Telephone Number | Telephone Number |

Assessor's Parcel Number(s)
119-180-0400

| | |
|---|--|
| Parcel Size 50' X 160' <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres | Street Address of Project 45340 LITTLE LAKE ST. MENDOCINO, CA. 95460 |
|---|--|

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.

ERECT A TENT ON MY PROPERTY MEASURING
40 X 70 FOR A FRIENDS WEDDING ON
JULY 11th, 2016. THE TENT WILL BE
SET UP ON THURSDAY/FRIDAY JULY 9-10
AND TAKEN DOWN ON SUNDAY THE 12th.

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

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Jemyfan Taylor
Owner/Authorized Agent

1-13-16
Date

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

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

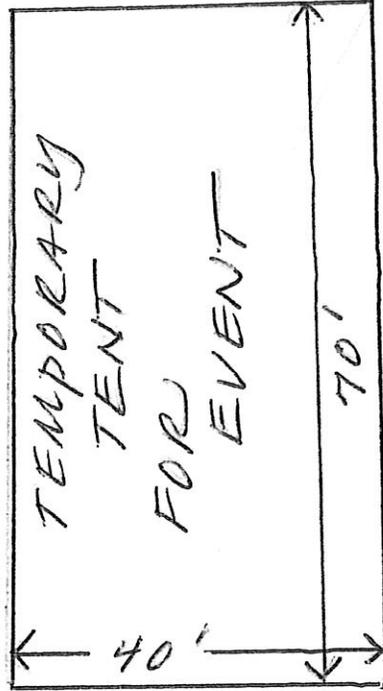
MAIL DIRECTION

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

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

LITTLE LAKE STREET

HOUSE



PARCEL
119-180-0400

160'

50'

SCALE
 $\frac{1}{2}'' = 10'$

↓
NORTH

HISTORIC RESOURCES INVENTORY

Ser. No. APN 119-180-05
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

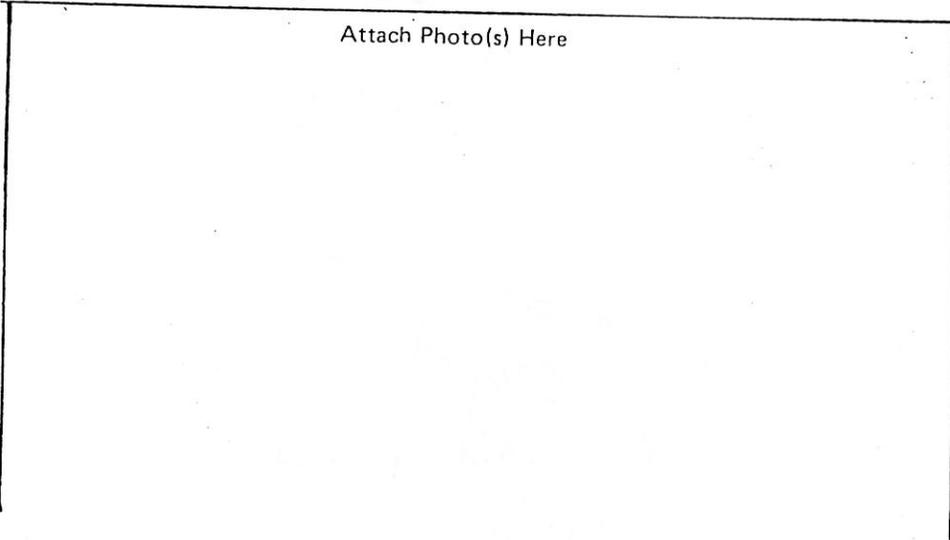
IDENTIFICATION

1. Common name: Morgan-Mullen House
2. Historic name: Morgan Mullen House
3. Street or rural address: 45340 Little Lake St.
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-180-05 MHR #145
5. Present Owner: Donald/Judith Picklesimer Address: 1827 Scott St
City San Francisco Zip 94115 Ownership is: Public _____ Private X
6. Present Use: Dwelling Original use: Dwelling
(Picklesimer's also own vacant lot adjoining, 119-180-04)

DESCRIPTION

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

Two story varigated gable and hip roof
Siding is of redwood shiplap plus Board & Batten, and wood shingles
Roof is wood shingles
Gable addition to north with porch overhang



8. Construction date:
Estimated c1887 Factual _____
9. Architect _____
10. Builder L. A. Morgan
11. Approx. property size (in feet)
Frontage 67.5' Depth 160'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1987

Category I:

Morgan Mullen House

APN 119-180-05

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: Open land is headlands no of L. Lake St and n & e of Heeser Drive
16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
 Public Works project _____ Other: Gradual renovation is ongoing by present tenants
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.)

Wm. Heeser transferred this property to Lauriston A. Morgan Aug. 27, 1887
 L. A. Morgan in turn transferred to Wm. Mullen, 4/30/1892.

Progression of ownerships needs additional research.

Book: Mendocino, Stebbins/Bear, .. Lauriston A. Morgan built this house on a lot of four or five lots he purchased from Wm. Heeser in 1887 for \$875.00. L. A. Morgan did not live in this house. His father-in-law C. W. Denslow built L. A. Morgan and wife Cathrin a house on Little Lake Street (Preston house, burned down late 1950's), where the Art Center now is. L. A. Morgan was postmaster of Mendocino, 1873-1877. He also was a house and sign painter, musician (although he lost his right arm in a gun accident), he played cornet, and built the C. O. Packard house, as well as owning the parcel containing the Denslow-Maxwell House.

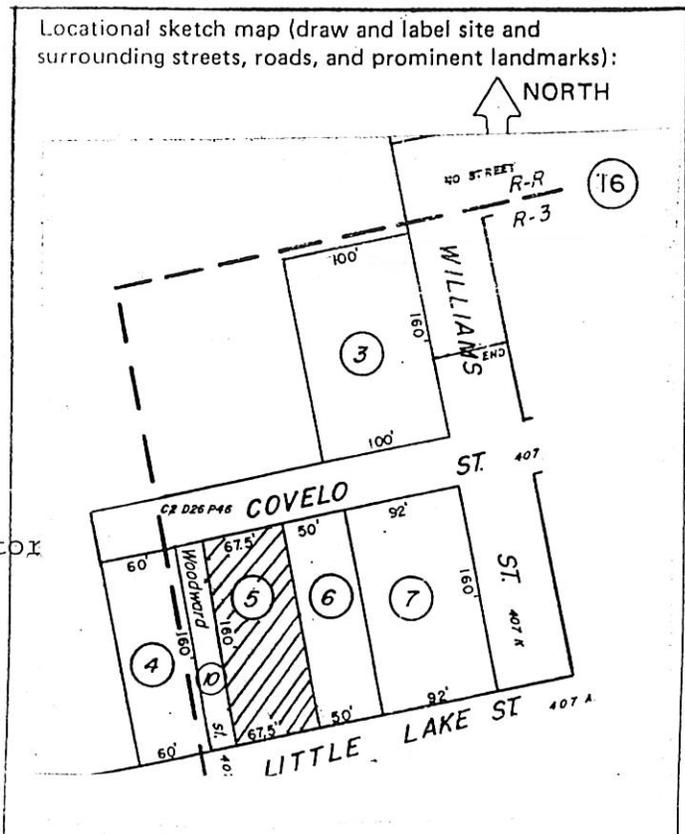
Wm. Mullen was postmaster, 1889 to 1915.

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 _____
 Mendocino cultural history

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

Mendocino Hist Research, Stebbins-Bear, Mendocino Beacon issues
 Book "Mendocino".
 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 C 95460
 Phone: 707-937-5974



#145 Morgan-Mullen hs
c1887 45340 L. Lake St
(Picklesimer)

Peter Mullen



MORGAN/MULLEN HOUSE
45340 Little Lake Street

Sverko, March 4, 1999
APN: 119-180-05...& 04
MHR: 145 Landmark No. I

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

8/27/1887, Wm. Heeser to L. A. "Lauriston" Morgan, \$875.00. (I don't have a copy of this deed, but Stebbins and Bear note it was for several lots.)

Beacon, Jan. 24, 1891, L. L. Cohen and bride from Stockton will reside here in the Morgan house at the west end of Little Lake Street.

4/30/1892, L. A. Morgan has sold his house and lot on Little Lake Street to Wm. Mullen. Wm. Mullen was postmaster at Mendocino, 1889-1915.

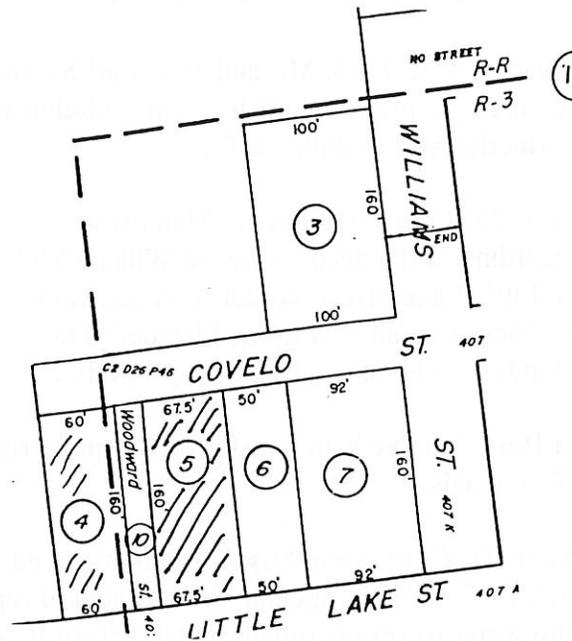
Since L. A. Morgan owned more than one lot, including the Preston House, Now the Art Center, it is difficult to interpret Beacon references. Beacon, 6/7/1903, L. A. Morgan to W. Mullen, lot in Mendocino.

3/10/1906, An addition is being built to the cottage recently completed for Mrs. C. D. Morgan on Little Lake Street, Perley Maxwell is doing the work.

Beacon, 5/6/1911, Wm. Mullen has purchased a lot 60' x 160' on Little Lake & Woodward Streets from A. A. Heeser. (119-180-04).
5/19/1917, Mr. and Mrs. E. R. Gauthier moved this week into the Morgan residence.

11/28/1925, C., B. Mallory sold his gas station and store at Vallejo to Albert Anderson of Albion and the Mallory's then moved into the Morgan house on West Little Lake Street, recently vacated by O. W. Walton.

Recorded 2/7/1929, Charles L. Morgan to Wm. Mullen, dated 9/21/1903, lot in Mendocino City. AND .. A., A. Heeser to John William Mullen, dated 9/21/1903



119-180-05 & 04 con't

Recorded 8/3/1929, Decree, Estate of J. W. Mullen to Charlotte E. Mullen, dated 7/12/1929, property in Mendocino City and in British Columbia.

Recorded 7/9/1930, C. L. (Cathrin) Morgan to J. Wm. Mullen, dated 1/12/1930.

Beacon, 8/25/1945, Mr. and Mrs. Carl Soeth (bro of Geo Soeth) who recently acquired the property of Mrs. Lottie Mullen are now established in their new home. Formerly lived at Willows, Ca.

Sept. 25, 1959, "Mendocino Memories" ... Title changed hands Tuesday with the recording of the deed to the old William Mullen home, the most westerly building on Little Lake Street, corner of Woodward, vesting ownership in the names of George R. Thompson and his sister, Elizabeth Thompson. Sellers were Mr. and Mrs. August Mendosa, who have owned the property for the past eleven years.

In 1964, Maudie Fain transferred this property to William Graubard, dated 9/22/1964. (Two deeds)

4/2/1971, Conrad and Susan Archuletta lived at 405 Little Lake Street.

3/3/1975, MHRB Agenda, Wm. Graubard repair and remodel pump house/storage into water tower/apartment rental, 450 sq ft, app'd.

Beacon, 6/30/1977, "Jack's Corner" ... Bill Graubard has sold the Morgan-Mullen house on Little Lake Street. This is the picturesque weathered residence that was prominent in the movie "Summer of '42". It has been photographed and sketched innumerable times and has also appeared on posters and in various books and articles. Interested in learning who new owners are.

9/29/1983, it was offered for sale in real estate ads, Advocate News and Beacon, and probably purchased by Peter and Diane Wells.

In 1987, Donald / Judith Picklesimer of San Francisco were owners of record of both of these lots. (?)

Beacon, 3/31/1988, "That's Life" by Elinor Hayes: Peter Wells co-owner of Albion River Inn, bought this house in 1981, in a state of disrepair, and Wells did extensive renovation. Peter and Diane Wells intended to live here until September of 1988, when they were selling it to Jennifer Taylor, her fiancé Jean-Pierre Rives, of France. Jennifer is the grand-daughter of Mary Linley Taylor.

CCC Agenda: 11/15/1990, No. 1-90-277, Application of Jennifer Taylor to move and rebuild water tower as second home and combine 2 lots at 45340 Little Lake Street.

That's Life

By Elinor Hayes



119-180-04-25

As a little girl, Jennifer Taylor would bicycle by the old Mullins-Morgan house, at the west end of Little Lake, and wish she could own it.

Now that dream has come true. Jennifer and her fiance, Jean-Pierre Rives, internationally known former rugby star, both of Paris, France, have purchased the Mendocino landmark from Peter and Diane Wells. The new owners plans for it are indefinite.

Jennifer is the lovely granddaughter of the late Mary Linley Taylor, who with her late sister, Una Mowatt-Biggs, were beloved Mendocino residents for years. It was when visiting them with her parents from Santa Rosa that she fell in love with the old house.

Jennifer and Jean-Pierre are not the only ones to covet the 1887 house— it probably has been the top model structure for artists and photographers in the village with its stark pioneer-looking facade.

Lauriston Morgan bought the lot from William Heeser in 1887 for \$850 and built the house. It was rented by William Mullin from 1887 to 1892 when he bought it. He was Mendocino postmaster from 1889 to 1928.

The house passed into various ownership and was in disrepair when Wells, co-owner of Albion River Inn, bought it in 1981 and made it into a comfortable family home. The Wells family will continue to live there until September. They plan to build a new home for themselves.

It will be then that Jennifer and Jean-Pierre will return to Mendocino so Jennifer can be with her close friend, Kelly Peterson when she and husband, John, have their first baby.

Jean-Pierre is a celebrity of world-famous magnitude, except only in the west where rugby is scarcely know. He also is a sculptor to the art world. Jennifer has been a top model in Paris for nine years, now is pursuing a singing career.

☆☆☆
END OF AN ERA— Today marks the end of Lee Burselson's 16 years operation of Gallery Mendocino.

Tomorrow marks opening of the gallery and framing shop by Kate Lee, former editor of the Mendocino Beacon, and her husband, Kevin Fletcher.

Lee Burselson is known for her

creative and wholehearted contributions and involvement in community life and people. She and husband, Don, Beacon columnist and retired Mendocino postmaster, live at The Woods, Little River.

She has represented over 100 artists, now about 15, for five years in what is now Gallery Fair and subsequently in the Beacon building.

Framing, which started as an adjunct to the gallery, turned out to be "the tail wagging the dog," she said, as her artistic framing became increasingly popular with individuals and other galleries.

"People always want to get into this business because they like to talk to others all day. They have no conception of the work that goes on," she said.

What does she plan to do now? "Not a thing," she said.

☆☆☆
WALK ON WATER— Sculptor Sophia Sutherland and husband, Pierrot Esnol, are visiting his parents in Normandy, France, where— at low tide— they can walk to Mont St. Michel Cathedral.

☆☆☆
TIMES CHANGE— Two outstanding longtime coast music series are folding with the end of the present season for lack of audience support. The Mendocino Coast Community Concert series— which has drawn out-of-town performers and audiences to Fort Bragg for 37 years— ended with a concert by the Dallas Brass, that sounded anything like a death knell. There is some anticipation the concerts may resume after a year's hiatus.

The Sunday Afternoon Concert Series that has provided a delightful mix of local and out-of-town musicians for 12 years, is ending May 29 with David Arden, San Francisco pianist, at the Helen Schoeni Theater.

Some phases of the Sunday Afternoon Concerts may continue in other forms. However, Dan Driver, SAC coordinator said the only thing decided "is not to have Sunday Afternoon Concerts next year."

The College of the Redwoods will present chamber music concerts "to fill the gap" with the first by William Parker, acclaimed baritone with the New York City Opera on July 27.

Separate plans are to continue

the Messiah Sing-a-long and Mendocino Coast Music Celebration.

Both Driver and Robert Comer, president of the community concerts, sadly recognized the necessity to fold.

Driver cited "increasing competition from other local musical events, possibly changing tastes and difficulty in recruiting volunteer staffing."

Comer said "in my estimation we may have 2,000 people on the coast supporting at least eight permanent musical organizations."

That wasn't the way it was when the Community Concerts started over three decades ago. They were practically the main local musical events. Each concert was a stimulating and social occasion.

The Sunday Afternoon Concerts were started through impetus of Mendocino musicians and offered a platform for talents of local and outside guests with dedication of a few loyal volunteer workers.

At the same time the Mendocino Music Festival is announcing ambitious plans for second annual July concert series with a budget of \$116,000 after the surprising and outstanding success of the first series in the big tent on the Mendocino Headlands last summer.

☆☆☆
LET THERE BY MUSIC— The Mendocino Coast Youth Concert, a part of the Sunday Afternoon Concerts, will present its 1988 event at the Schoeni Theater April 17 with 19 young musicians, from 8 to 17 years, selected from 35 contestants.

Thelma Livingston is coordinator.

It will be a day-long concert from 10 a.m. to 4 p.m.

Livingston is announcing this schedule: 10 a.m. — Melanie Lehan, cello; and Amy Anderson, piano; Keri Frattini, flute; Keri Frattini, flute, and Zoe Duff, violin; 11 a.m. — Abraham Dertner, piano; Zach Mandelstein, baritone horn; 1 p.m. — Nick Pinoli, piano; Kevin Luke, piano; Sheri Davidson, piano; Marce Fosse, voice, piano; 2 p.m. — Jessie Stavely, piano; Joey Carlson, flute; Kalaili Day, piano; Marie Weddle, piano; 3 p.m. — David Archulete, bassoon; Kabir Archulete, French horn; Zoë Duff, oboe; Charlotte Rayne, flute Patrick Moreland, clarinet; and Justice Lemos, piano.

☆☆☆
TOENAILS GO TO SCHOOL— As a health care provider, Morris Boynoff, Mendocino pharmacist, has been tapped by the prestigious Harvard

NOVEMBER 13-16, 1990
(This page may not be final;
see colored Addendum sheet.)
PAGE 14

THURSDAY, NOVEMBER 15, 1990

NORTH COAST AREA

15. ADMINISTRATIVE PERMIT APPLICATION. See AGENDA HEADINGS description on page 21.
- a. Application No. 1-90-224 (Hay, Mendocino Co.) Application of William and Karen Hay to install mobile home for farm labor housing with septic system and 500-foot crushed rock driveway extension, at 27711 South Highway One, 2 miles south of Point Arena, Mendocino County. (JJM-E)
16. CONSENT CALENDAR. See AGENDA HEADINGS description on page 21.
- a. Application No. 1-90-265 (Bixler, Humboldt County) Application of Harvey and Teresa Bixler for single-family home with garage, deck, driveway, septic system, 3-ft-high fence and night lighting, at 88 Ocean View Drive, Big Lagoon area, Humboldt County. (JJM-E)
- b. Application No. 1-90-269 (Chandler & Andrews, Mendocino Co.) Application of Ronald Chandler & Deborah Andrews for single-family home, septic system, driveway and removal of trees, at 45225 Fern Drive, north of Mendocino, Mendocino County. (JSG-E)
- c. Application No. 1-90-276 (Bures, Mendocino Co.) Application of Jan & Adele Bures for 2-story mixed-use building, walkway, patio, & fences, at 45150 Main Street, Mendocino, Mendocino County. (JSG-E) 119-180-31-34
- d. Application No. 1-90-277 (Taylor, Mendocino Co.) Application of Jennifer Taylor to move & rebuild water tower as second home, and combine 2 lots, at 45340 Little Lake Street, Mendocino, Mendocino County. (GLH-SF) 119-180-25
17. LOCAL COASTAL PROGRAMS (LCPs). See AGENDA HEADINGS description on page 21.
- a. Mendocino Co. Plan Amendment No. 1-90. Public hearing and action on request by Mendocino County to amend the certified Land Use Plan to correct and clarify errors and inconsistencies in the text and land use plan maps. (BSL-E)
- b. Point Arena LCP Amendment No. 1-90. Public hearing and action on request by the City of Point Arena to amend the certified LCP as follows:
1. Add emergency services communications facilities of a limited nature as conditionally permitted use in the Agriculture Exclusive zone.
 2. Add coastal dependent aquaculture facilities as principal permitted use and add antique shops, art shops/galleries and gift shops as conditionally permitted use within the Harbor Commercial zone.
 3. Redesignate and rezone 4.8+ acre parcel located east of Highway One from Mobile Home Residential to Community Commercial. (JJM-E)
18. COASTAL PERMIT APPLICATIONS. See AGENDA HEADINGS description on page 21.
- a. Application No. 1-90-121 (Fredrickson, Humboldt Co.) Application of Edwin Fredrickson to combine 4 lots into 2 lots (2.1 & 2.5 acres), and adjust lot line, at 207 Fredrickson Lane, north of Martin Slough, Humboldt County. (RSM-E)
- b. Application No. 1-90-148 (Neasham, Mendocino Co.) Application of Mr & Mrs Don Neasham for single-family home, garage, septic system, well and driveway, at 25161 Ward Avenue, north of Fort Bragg, Mendocino County. (JJM-E)
- c. Application No. 1-90-181 (Worden, Mendocino Co.) Application of Peter Worden to divide 4.8 acres into two lots (2.1 & 2.7 acres), at 34300 South Highway One, north of Anchor Bay, Mendocino County. (JSG-E)
- d. Application No. 1-90-278 (Walker, Mendocino Co.) Application of Stephen & Janice Walker for single-family home, garage, well and septic system, at 32982 Ocean Meadows Circle, north of Fort Bragg, Mendocino County. (JSG-E)



Category I: 119-180-05

Morgan Mullen House Wells

MORGAN - MULLEN House #14
45340 L. LAKE APN 119-180-05

LAST House ON NORTH SIDE
OF L. LAKE ST

1987

GREEK REVIVAL INFLUENCE

2 STORY VERIGATED GABLE + HIP ROOF

SIDING REDWOOD SHIPLAP + BOARD & BATTEN +
WOOD SHINGLE

ROOF WOOD SHINGLE

GABLE ADDITION TO NORTH + PORCH OVERHANG

CONDITION - GOOD