

HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____	NR _____	SHL _____	Attachment A A1 Loc _____
UTM: A _____	B _____			C _____	
C _____	D _____				

IDENTIFICATION BOWMAN HOUSE

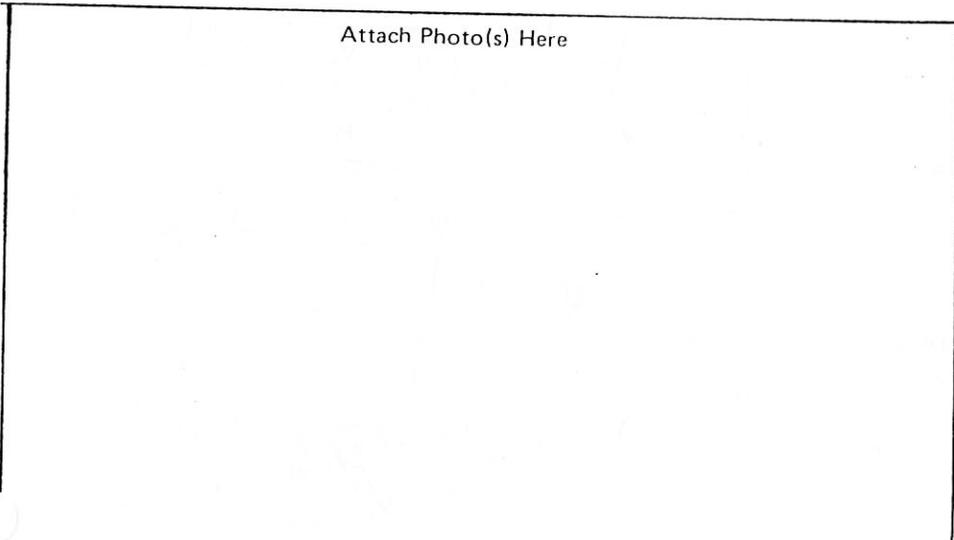
1. Common name: \_\_\_\_\_
2. Historic name: same
3. Street or rural address: 44940 Ukiah St. (ne cor Ukiah & Howard Sts.)  
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-150-18 MHR #E-33
5. Present Owner: Jos & Florence Miksak Address: 10 Graystone Terr  
City San Francisco Zip 94100 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Dwelling 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:

Two story east to west with one and one-half story gable to south, covered porch in ell shape.  
Extensive Victorian Bandsaw work  
Italianate trim on west bay window  
Siding, wood shingles  
Roof, composition shingles.

Hipped addition to east elevation



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1879
9. Architect ?
10. Builder J. D. Johnson
11. Approx. property size (in feet)  
Frontage 85 Depth 80  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
July, 1987

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: Other three corners have Inns.
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: Narrow streets in this part of town, Ukiah St. very busy

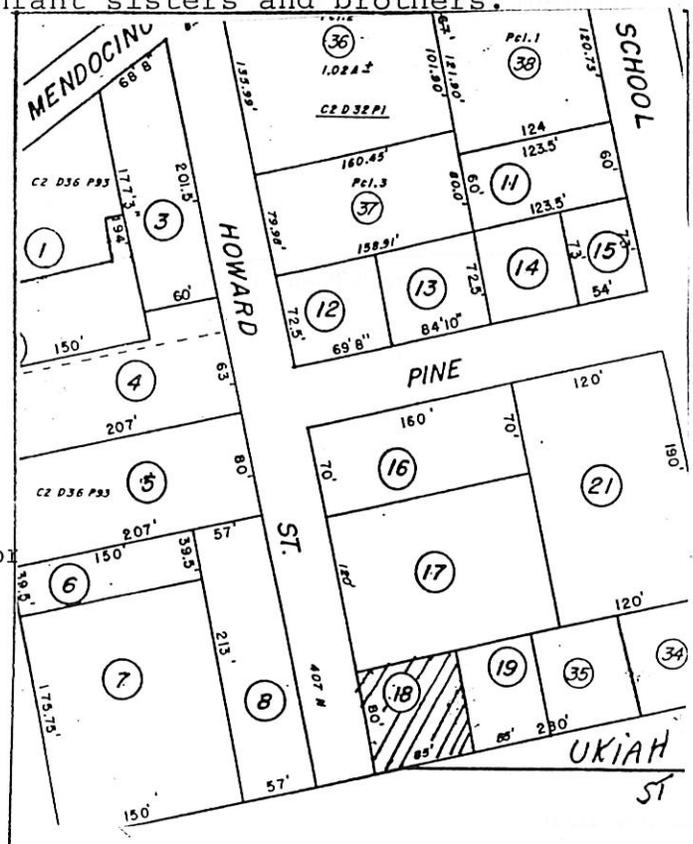
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
(Miksak's also own 119-150-19, and this may have been on e large parcel to begin with)
- Mendocino Beacon, 3/17/1879: Lansing & Morrow to G. F. Bowman \$500.00  
Mendocino Beacon, 10/4/1879, J. D. Johnson has taken contract to build Geo Bowman's dwelling in Lansing addition.
- Mendocino Beacon , 5/26/1888 An addition has been built to Geo Bowman's meat market. Several buildings on the south side of Main St. no longer exist.
- 1893 Geo Bowman closed his meat market and went to work at Kimball warehouse.
- 11/2/1893, a daughter was born to the wife of Geo Bowman .. but in the same issue: Died: Katie Bowman, age 16, dau of Mr. & Mrs. Geo Bowman (typhoid fever in town at this time). Katie survived by her father, mother, and Frank S., Geo T., Walter A., Carrie M., Nellie, Johnnie, Leland J. and infant sisters and brothers.

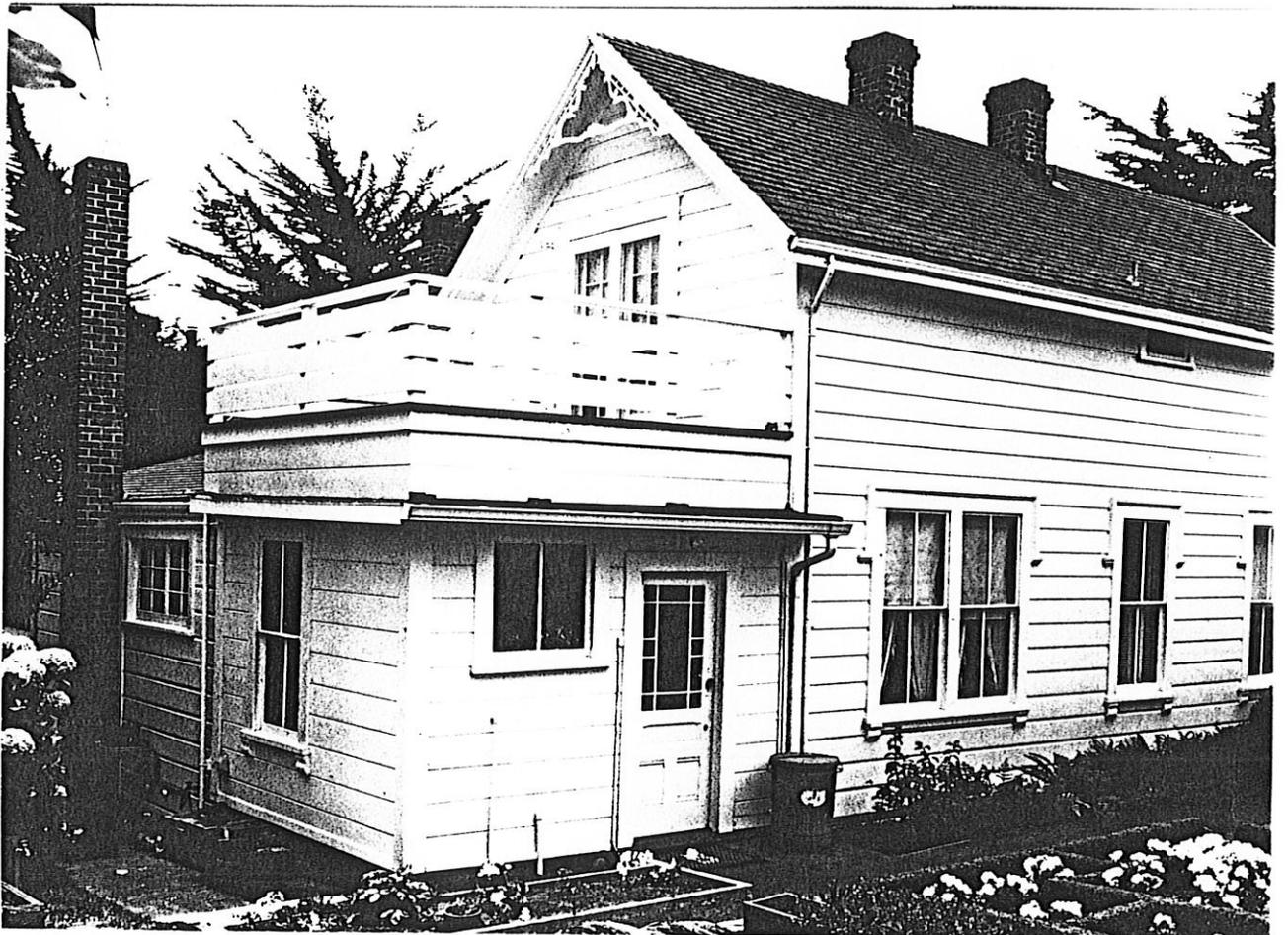
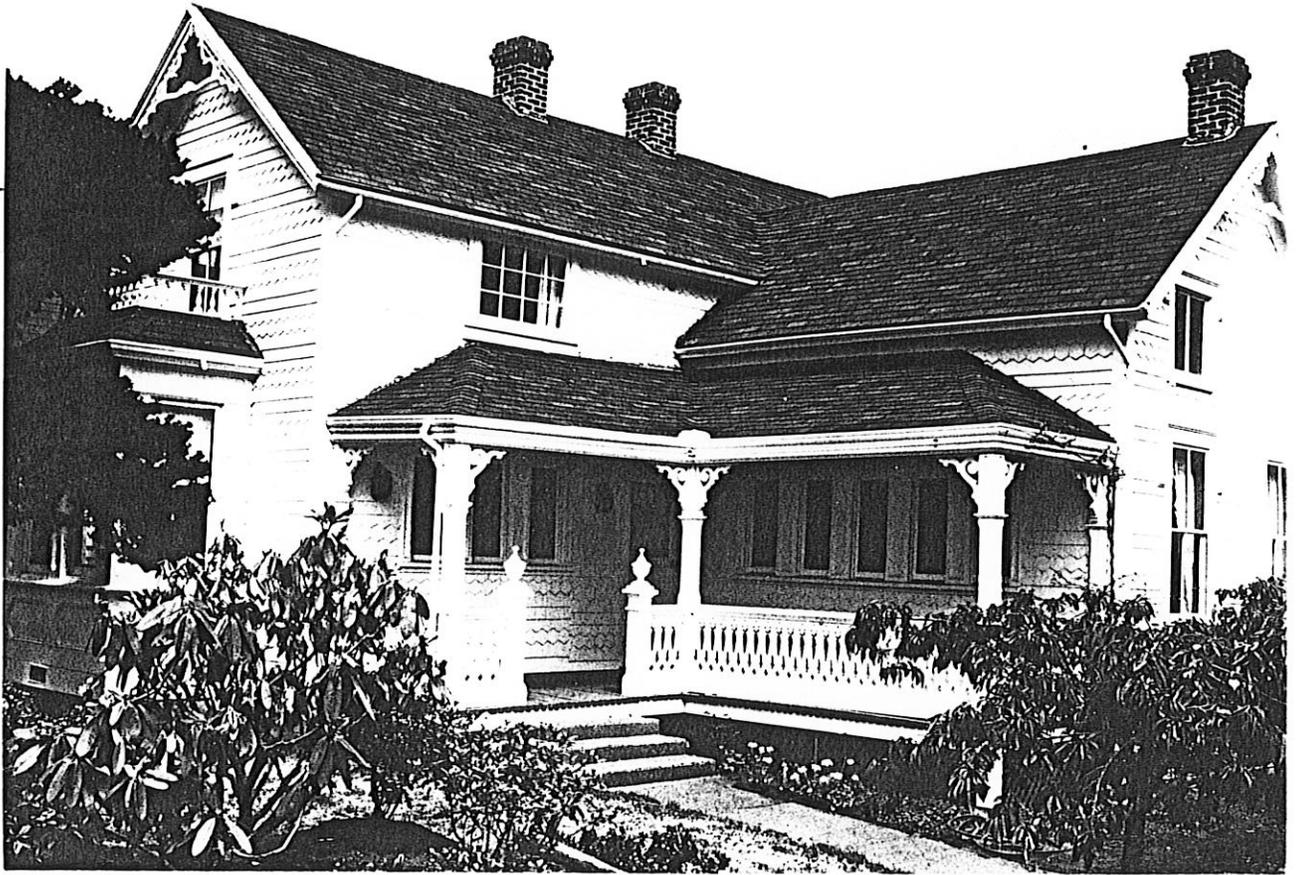
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Mendocino Beacon issues  
Michael Leventhal, archi and  
Kevin Fletcher

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



Б-33 Bowman Hse 10/9  
44940 Ukiah St.  
(Miksak's)



Per Eleanor F. Sverko, Oct. 27, 1997

**GEORGE BOWMAN HOUSE**

*This home was surveyed for the State Office of Historic Preservation by the writer in 1987. However, additional research needs to be done to establish size of original parcel, which may have included 119-150-19 & 35 ??*

County Deeds, Bk 21, pg 27: K.B. & H. F. Lansing/Julia Morrow to G. H. Bowman, \$500, dated 4/29/1879.

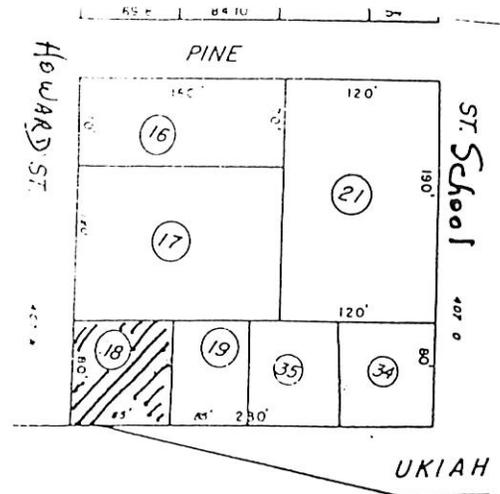
8/2/1911, Bk 126, Pg 382, Estate, Bowman heirs James L. & Henry Bowman, minors by Mrs. Nellie Wallace, Guardian, to J. D. Johnson, \$508.33, a 2/6 interest in 119-150-18, 19, 35, 34, measuring 80' x 260'.  
Beacon, 2/3/1912: J. D. Johnson has been making some substantial improvements in the Bowman property which he recently acquired. He has graded the street down on the south side of it and has also widened Ukiah St between School and Evergreen Ave, taking a substantial slice out of his own lot to do it.

3/19/1918: James Bowman will move into the house on the northeast corner of Ukiah and Howard Streets with his family in a few days. This was Mr. Bowman's boyhood home so it will be quite natural for him to be living in it again.

In November, 1923, Dr. T. B. Bridges adv'd his chiropractic offices at the northeast corner of Ukiah and Howard Streets.

Jan. 3, 1925, Mr. and Mrs. Dwight Kent had moved onto this property, still owned by J. D. Johnson and formerly occupied by Dr. Bridges.

APN: 119-150-18  
MHR: E-33 Landmark No. I  
44940 Ukiah Street, (ne corner  
Ukiah And Howard Streets)



Con't

**Mr. and Mrs. Bedell came to live in Mendocino approx 1938, and they owned this property. Mrs. Olive J. Bedell, age 74, died July 26, 1963 at Grass Valley. Her husband preceded her in death by several years.. I have been told that the garage on parcel #119-150-19 was built by the Bedell's, later to become a doctor's offices. Daughter-in-law Mrs. Helen Bedell occupies Parcel #119-150-34. I don't have history on when the property transferred to the Joseph Miksak's however, in May, 1971, they were issued a building permit for a garage and storage.**

Ba1p27

K B + H +  
Lausing  
Julia W  
Morrow  
to  
G. H. Bauman

This Indenture, made the twenty ninth day of April in the year of our Lord, one thousand eight hundred and seventy nine. Between Kate B. Lausing, Helen F. Lausing and Julia W. Morrow wife of J. J. Morrow all of the County of Mendocino, State of California, the parties of the first part and George H. Bauman of the same County and State the party of the second part Witnesseth: That the said parties of the first part for and in consideration of the sum of Five Hundred Dollars Gold coin of the United States of America to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, doth by these presents, grant bargain, sell and convey with the said party of the second part and to his heirs and assigns forever. All that certain piece parcel or lot of land, situate and being situate, immediately adjoining the town of Mendocino on the West, in the County of Mendocino, State of California, and more particularly bounded and described as follows to wit: Commencing on the North East corner of the extension of Ukiah Street, said Ukiah Street being laid down in the Plat of said town of Mendocino and now of record in the Records office of the County of Mendocino, and Howard Street said Howard Street being a new street laid out on the lands of the parties of the first part, and running from Main Street in said town to the Little Lake Wagon Road, said corner being distant from the North East corner of Ukiah Street extended to the West side of Lausing Street as laid down on said plat of the town of Mendocino as aforesaid two hundred and sixty five feet: thence North and along the West line of Howard Street eighty (80) feet: thence East and at right angles with Howard Street, one hundred and sixty (160) feet: thence South, and at right angles with aforesaid line to the North line of Ukiah Street extended eighty (80) feet: thence along the North line of Ukiah Street extended one hundred and sixty (160) feet to the point of beginning, Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, to have and to hold all and singular the said premises, together with the appurtenances, unto the said party of the second part and to his heirs and assigns forever.

In Witnesseth whereof the said parties of the first part, have hereunto

1/20/03

set their hands and seals the day and year first above written  
 signed sealed and delivered in { Helen F. Lansing. *seal*  
 the presence of G. Canning Smith. { Julia W. Morrow. *seal*  
 Kate B. Lansing. *seal*

State of California }  
 County of Mendocino } On this twenty ninth day of April AD one  
 thousand eight hundred and seventy nine. before me G. Canning Smith a  
 Justice of the Peace in and for the County of Mendocino, personally appeared  
 Kate B. Lansing and Helen F. Lansing, known to me to be the same per-  
 sons whose names are subscribed to the annexed instrument and who  
 severally acknowledged to me that they executed the same.

Witness my hand the day and year first in this Certificate above written.  
 G. Canning Smith, Justice of the Peace.

State of California }  
 County of Mendocino } On this twenty ninth day of April AD one thou-  
 sand eight hundred and seventy nine. before me G. Canning Smith a Justice  
 of the Peace in and for the County of Mendocino, personally appeared Julia  
 W. Morrow, wife of J. J. Morrow known to me to be the person whose  
 name is subscribed to the annexed instrument, described as a Married  
 Woman and upon examination without the hearing of her said husband  
 I made her acquainted with the contents of said instrument and there-  
 upon she acknowledged to me that she executed the same, and that  
 she does not wish to retract such execution.

Witness my hand the day and year first in this Certificate  
 above written.

G. Canning Smith  
 Justice of the Peace

Recorded at request of B. F. Higgins May 12<sup>th</sup> 1879 at 30 min past  
 8. AM.

Reed W. Day, Recorder.

2011-12

Witness my hand and seal this 1<sup>st</sup> day of Aug., 1911.

(SEAL)

Hale McCowen, Clerk.  
By Hale Prather, Deputy Clerk.

FILED AUG 1, 1911, HALE McCOWEN, Clerk.

Recorded at Request of W. P. Thomas, Aug 2, 1911, at 4 min. past 11 A. M.

E. R. HOLBROOK, County Recorder.

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In the Superior Court of the County of Mendocino, State of California.

In the Matter of the Guardianship  
of the Persons and Estates of  
James L. Bowman and Henry C. Bowman,  
Minors.

Order Confirming Sale of Real Estate.

Mrs. Nellie Wallace, guardian of the persons and estates of James L. Bowman and Henry C. Bowman, minors, having made to this Court and filed in the office of the Clerk thereof, a return of her proceedings under the order of sale herein, and said matter coming on regularly this day to be heard, and it having been proved to the Court that in pursuance of said order of sale, and as ordered by the Court, notice of the time and place of holding said sale has been given by notices posted in three of the most public places in the County of Mendocino where the land ordered to be sold is situated and published in the Dispatch-Democrat, a newspaper printed and published in the said County of Mendocino, for two weeks next successively before such sale, in which order of sale and notices the lands and tenements to be sold were described with common certainty as follows, to wit:-

Situate, lying and being in the County of Mendocino, State of California, and bounded and particularly described as follows, to wit:-

An undivided two-sixths interest in that certain lot or parcel of land described as commencing at the Northeast corner of Ukiah Street extended and Howard Street in the Town of Mendocino, and running thence East and along the North line of said Ukiah Street extended a distance of Two hundred and eighty feet to School Street, thence North and along the West line of said School Street 80 feet, thence West and parallel with North line of said Ukiah Street extended Two hundred and eighty feet and to the East line of said Howard Street, and thence South and along the East line of said Howard Street 80 feet to the place of beginning, together with the improvements thereon, and being the dwelling house property formerly belonging to the Bowman Estate.

And the said Mrs. Nellie Wallace, Guardian as aforesaid, pursuant to said order of sale and said notice of sale hereinabove referred to, having on the 23rd day of June, 1911, at Mendocino, Mendocino County, California, sold the said real estate at private sale, to J. D. Johnson for the sum of \$508.33-1/3 gold coin of the United States, and subject to confirmation by this Court, and said Guardian having on the 18th day of July, 1911, made and filed herein her return of said sale, in due form, verified by her oath, and it duly appearing to the Court that due and legal notice of the hearing upon said return has been given by the Clerk of this Court by posting according to law; and it appearing to the Court that said sale was legally and fairly conducted; and that the



sum of \$508.33-1/3 for which said property was sold is not disproportionate to the value of the property sold, and that a greater sum cannot be obtained therefor.

And all and singular the law and the premises being by the Court seen, heard, understood and fully considered:-

Wherefore, it is by the Court Ordered, Adjudged and Decreed that the bid of said J. D. Johnson be accepted, and that the sale of the said real estate be, and the same hereby is confirmed and approved to the said J. D. Johnson for the said sum of \$508.33 1/3 and the proper and legal conveyances of all the said real estate are hereby directed to be executed to said J. D. Johnson, by the said Guardian.

Dated this 31st day of July, 1911.

J. Q. White  
J U D G E

Filed Aug 1, 1911, HALE McCOWEN, Clerk.

State of California, }  
County of Mendocino, } ss.

I, Hale McCowen, County Clerk and ex-officio Clerk of the Superior Court of the County of Mendocino, State of California, do hereby certify that I have carefully compared the foregoing copy of order confirming sale of real estate, in the matter of the Guardianship of the Persons and Estates of James L. Bowman and Henry C. Bowman, minors, with original of said order now on file in my office, and that said copy is a true and correct transcript of said original order and of the whole thereof, together with the indorsements thereon.

Witness my hand and seal this 1<sup>st</sup> day of Aug., 1911.

(SEAL)

Hale McCowen, Clerk,  
By Hale Prather, Deputy Clerk.

Recorded at Request of W. P. Thomas, Aug. 2, 1911, at 5 min. past 11 A. M.

E. E. HOLBROOK, County Recorder.

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IN THE SUPERIOR COURT OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA.

In the Matter of the Estate  
of  
Rasmus Nelson Frieze, also sometimes  
called Rasmus Nelson Friiz, also some-  
times called Rasmus Nelson, also some-  
times called R. F. Nelson, Deceased.

Order Confirming Sale of Real Estate.

John Taylor, the administrator of the estate of Rasmus Nelson Frieze, also sometimes called Rasmus Nelson Friiz, also sometimes called Rasmus Nelson, also sometimes called R. F. Nelson, Deceased, having made to this Court, and filed in the office of the Clerk thereof, a return of his proceedings under the order of sale herein, and said matter coming on regularly this day to be heard, and it having been proved to the Court that in pursuance of said order of sale, and in accordance with the statute in such case made and provided, notice of the time and place of holding such sale has been duly given by notices posted in three of the most public places in the County of Mendocino, and by publication in the Dispatch Democrat, a weekly newspaper printed and published in the



said County of Mendocino, where the lands ordered to be sold are situated for two weeks prior to said sale, in which said order of sale and notice, the lands and tenements to be sold were described with common certainty, as follows, to wit:

Situate, lying and being in the County of Mendocino, State of California, and more particularly described as the N.W. 1/4 of Section 7, Township 17 N., R. 16 W., M.D.M.

That said administrator was authorized and directed to sell said premises at private sale, and that after due notice given thereof, as aboveset out, and after the day on or after which the said property was noticed for sale, to wit: on the 7th day of July, 1911, the said administrator sold the said premises to Thomas Ellison for the sum of \$3000, he being the highest and best bidder therefor, and said sum being the highest and best sum bid for said premises.

That said administrator thereupon made his return of sale to this Court and filed the same in the office of the Clerk on the 18th day of July, 1911, and said matter this day coming on regularly for confirmation, after notice thereof duly given by the Clerk in accordance with law; and no other or further bids being offered, presented or filed herein, and the Court being fully advised in the premises:-

It is therefore ordered, adjudged and decreed that the said sale be, and the same hereby is confirmed and approved and the proper and legal conveyances of all said real estate are hereby directed to be executed to said purchaser, Thomas Ellison, by said administrator.

Dated this 31st day of July, 1911.

J. Q. White  
J U D G E

FILED Aug 1, 1911, Hale McCowen, Clerk.

State of California, )  
County of Mendocino, ) ss.

I, Hale McCowen, County Clerk and ex-officio Clerk of the Superior Court of the County of Mendocino, State of California, do hereby certify, that I have carefully compared the foregoing copy of order confirming sale of real estate, in the matter of the estate of Rasmus Nelson Frieze etc., deceased, with the original of said order now on file in my office, and that the said copy is a true and correct transcript of said original order, and of the whole thereof, together with the endorsements thereon.

Witness my Hand and Seal this 1st day of Aug, 1911, at my office in Ukiah, Mendocino County, State of California.

(SEAL)

Hale McCowen, Clerk,  
By Hale Prather, Deputy Clerk.

Recorded at Request of W. P. Thomas, August 2, 1911, at 6 min. past 11 A. M.

E. E. HOLBROOK, County Recorder.

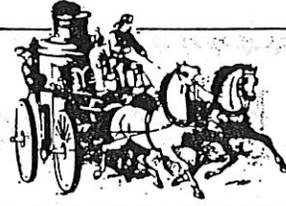
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BEACON 8/4/88

# Mendocino Memories

By Don Burluson



tains a small political advertisement which reads: "Elect Earl Warren Attorney General — Primary Election August 30, 1938." This must have been the start of his journey to become Chief Justice of the U.S. Supreme Court. Golly, was he young looking! DB)

## 25 YEARS AGO August 2, 1963

"Out of jail on a \$1050 bail bond is Vernon K. Robertson of Albion who is due to be arraigned in a Ukiah Justice Court on charges of resisting arrest and of battery to a law officer following an alleged attack on California Highway Patrolman Darwin Brest last Friday afternoon on Highway One about three miles south of Fort Bragg."

"Memorial services were held Sunday afternoon, July 28th at the Grass Valley Episcopal Church for Olive J. Bedell, 74, who died Friday at Holiday Hills Convalescent Home. Mrs. Bedell was a native of New York who, with her husband came to live in Mendocino twenty-five years ago. He preceded her in death some years ago and she remained here until about a year-and-a-half ago, at which time she moved to live with her daughter in Grass Valley. Mrs. Bedell lived in the house on the northeast corner of Ukiah and Harold Streets. She went to work for the Pacific Telephone Company and became one of Mendocino's telephone operators when the town still had its own switchboard and such 'Hello Girls' played an important role in the town's life."

"Construction commenced the forepart of July on Little River's deluxe motel, the Andiron Lodge, located on Shoreline Highway, South. The new \$125,000 development consists of twelve units scattered over five acres of property owned by Ted Spazek and his business partners from Hollywood. Spazek has designed the buildings for board-on-board construction with shake roofs and brick wainscoting."

"The Roy Hepworth ranch at Manchester was sold yesterday by Al Bier to Oakland attorney Jesse Nichols. The ranch contains some 400 acres and has been owned by the Hepworth family for many years and has given

them access to Manchester Beach. It is a property of diversified farming and has been mainly devoted to dairying, although in later years has been given over to sheep raising and hay production as well as some dairying.

The ranch is favorably located with Irish Beach bounding it on the north. There is abundant water and a considerable section of excellent farming land. Mr. Nichols, a native of Mendocino, grew up knowing the coastal land and now, in his retirement, is pleased to become owner of such familiar property."

## 50 YEARS AGO July 30, 1938

"Mrs. Merna Scott, who is in the hospital in Oroville, is making such good progress that she was permitted to stand up the first of the week. However, she has not yet recovered sufficient strength to stand the long trip home with her mother, Mrs. Frank (Vernie) Brown."

(This issue of the Beacon con-

119-150-18  
Ne Cor. Ukiah +  
Harold St.