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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**JUNE 6, 2016  
MHRB\_2016-0013**

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**OWNER** CIMMIYOTTI SUSAN & ROBERT  
PO BOX 57  
MENDOCINO, CA 95460

**APPLICANT:** ARTISTS CO-OP OF MENDOCINO, INC  
P.O. BOX 1943  
MENDOCINO, CA 95460

**AGENT:** DEBRA LENNOX  
PO BOX 798  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to repurpose the "Artist's Co-Op Gallery of Mendocino" sign at its new business location. Note: a Category IVb structure is on-site (Not historic, erected between 1930 and 1979, and not copies of other historic buildings).

**STREET ADDRESS:** 10420 KASTEN ST, MENDOCINO AREA

**PARCEL SIZE:** 2,889-square-feet

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

**HISTORIC STRUCTURES:** On Site: Category IVb Not a historic building  
North: Category I Odd Fellows Hall built in 1878  
South: Category I Bank House built 1908  
East: Category I Heeser House built 1852  
West: Category I Dougherty House built circa 1870

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**PAST MHRB PERMITS:** 89-22 Avery- demolition and reconstruction; 94-04 Avery remodel and signs; and 10-19 Cimmiyotti sign, sculpture, and handrails.

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications, including MCCZC III Sections 20.712 and 20.760.050; and Section 20.760.050(a) that reads *Signs should be made of wood.*

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	✓ Placement/Location
Facade Treatment	Lighting
Proportions of Windows and Doors	Paving/Grading
Landscaping	

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

**STAFF NOTES:** The applicant is requesting to locate an existing sign from the previous business location to its new location. The sign will be attached to two posts and be located between the building and the street. The sign face will remain unchanged; the posts will be added.

**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 repurposed sign is constructed from wood and the painted colors are compatible with other structures situated within the Historical Preservation District.

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

Within the District signs are constructed from wood and painted; the sign will not detract from the appearance of other properties.

**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 have 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) MHRB\_2016-0013  
Date Filed 4/12/2016  
Fee \$ 420.00  
Receipt No. PRJ-010637  
Received by Robert LaPorte

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <u>Artists' Co-op of Mendocino Inc</u>	Name of Property Owner(s) <u>Robert &amp; Susan Cimmiyoti</u>	Name of Agent <u>Debra Lennox</u>
Mailing Address <u>PO Box 1943 Mendocino CA 95460</u>	Mailing Address <u>PO Box 57 Mendocino, CA 95460</u>	Mailing Address <u>PO Box 798 Mendocino, CA 95460</u>
Telephone Number <u>707-937-2217</u>	Telephone Number <u>437-1234</u>	Telephone Number <u>707-937-0770</u>
Assessor's Parcel Number(s) <u>119-235-12</u>		
Parcel Size <u>2889</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>10400 Kasten St Mendocino</u>	

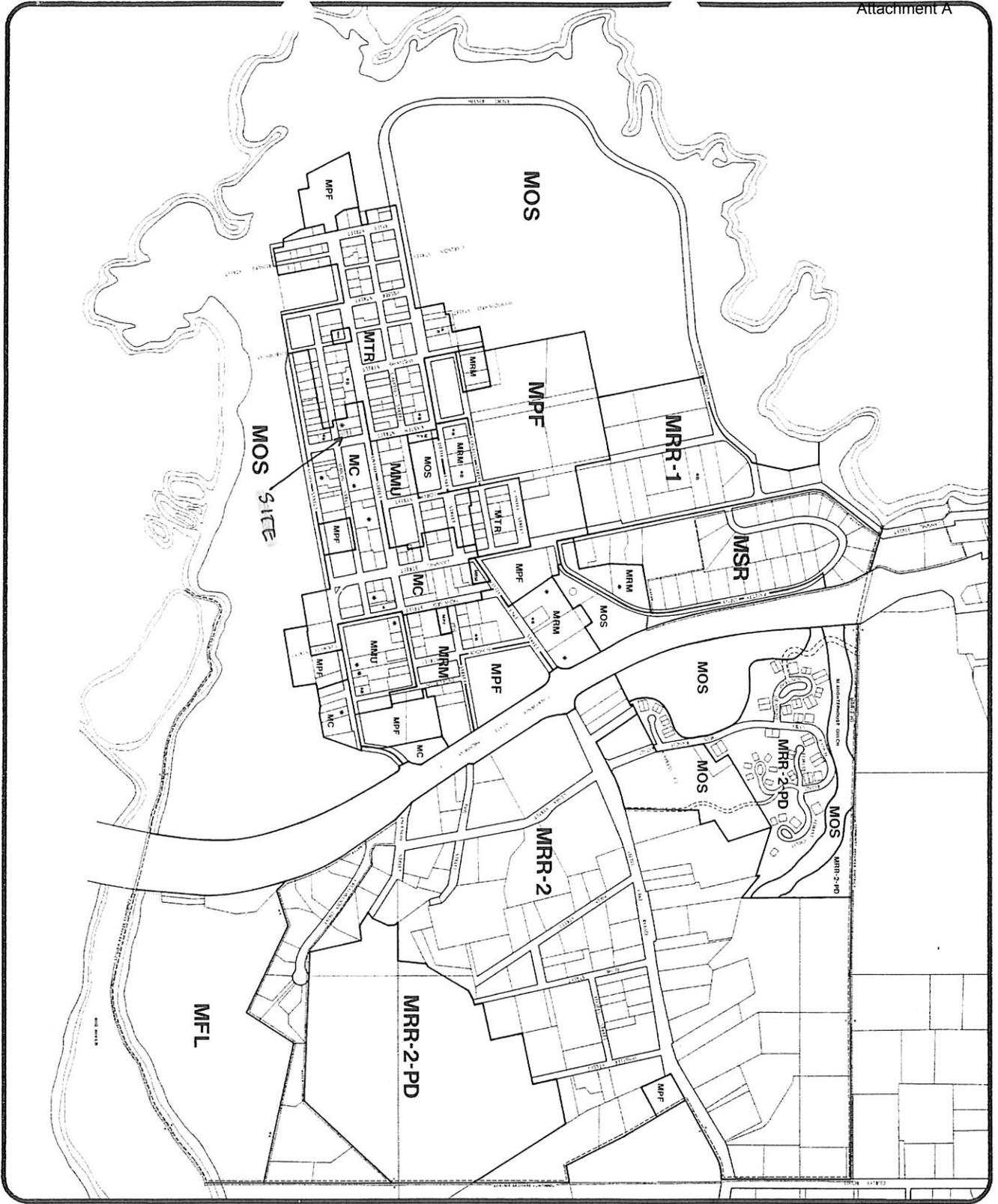
**TYPE OF DEVELOPMENT**  
(Check appropriate boxes)

- 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.

**RECEIVED**

APR 12 2016

PLANNING & BUILDING SERV  
FORT BRAGG CA



# MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS  
January 23, 1995

The map includes a north arrow pointing upwards and a scale bar below it. The scale bar is marked with increments of 100 feet, ranging from 0 to 1000 feet.

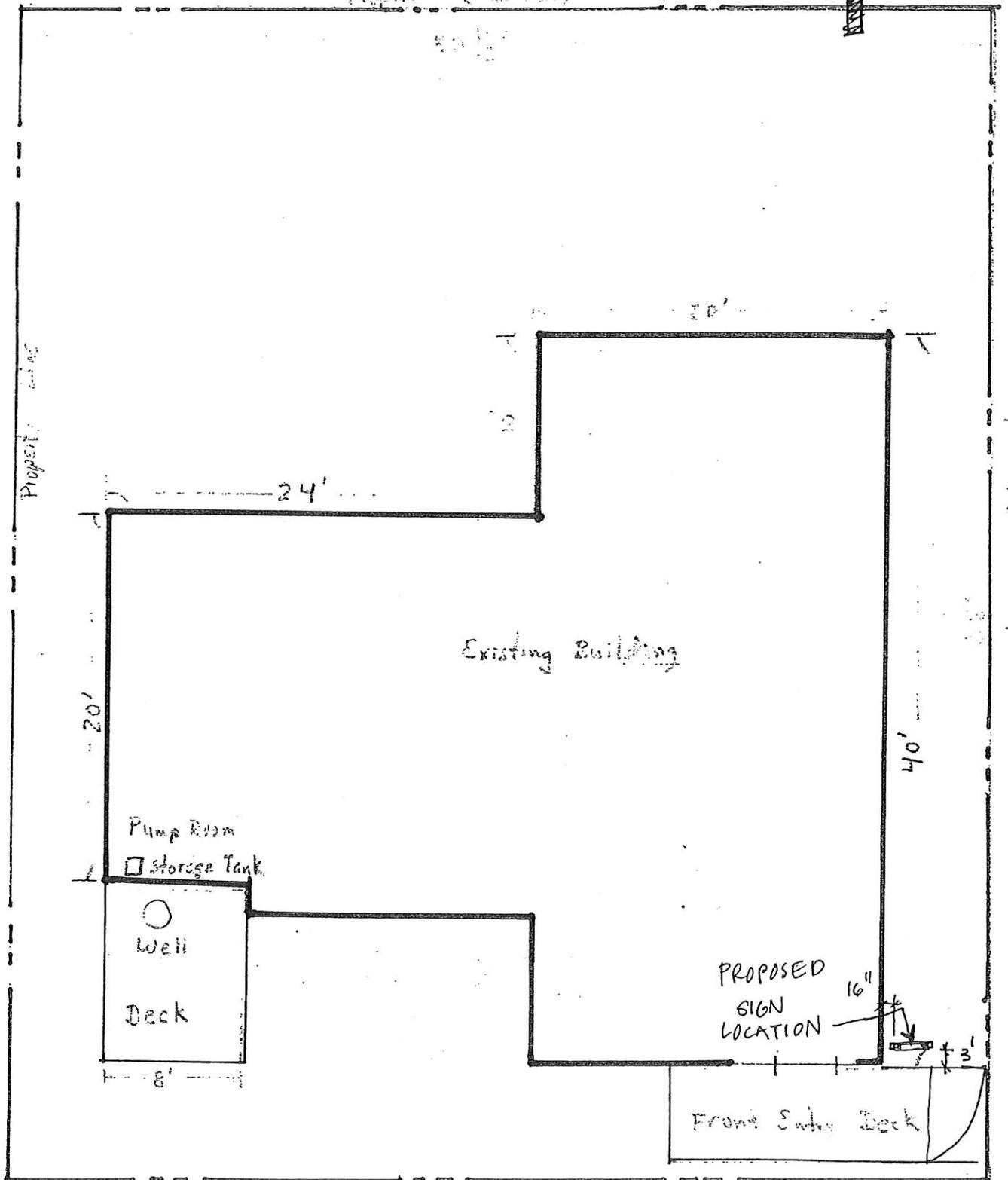




Debra B. Lennox, AIA  
 PO Box 798  
 Mendocino, CA 95460  
 707-937-0770

Artists' Co-op of Mendocino, Inc.  
 10400 Kasten St. PO Box 1943  
 Mendocino, CA  
 AP# 119-235-12

APN 119-2



PLOT PLAN  
 N.T.S.

Plot Plan  
 10400 Kasten St  
 Gimmyoth  
 Parcel 119-235-1200  
 June 23, 2014



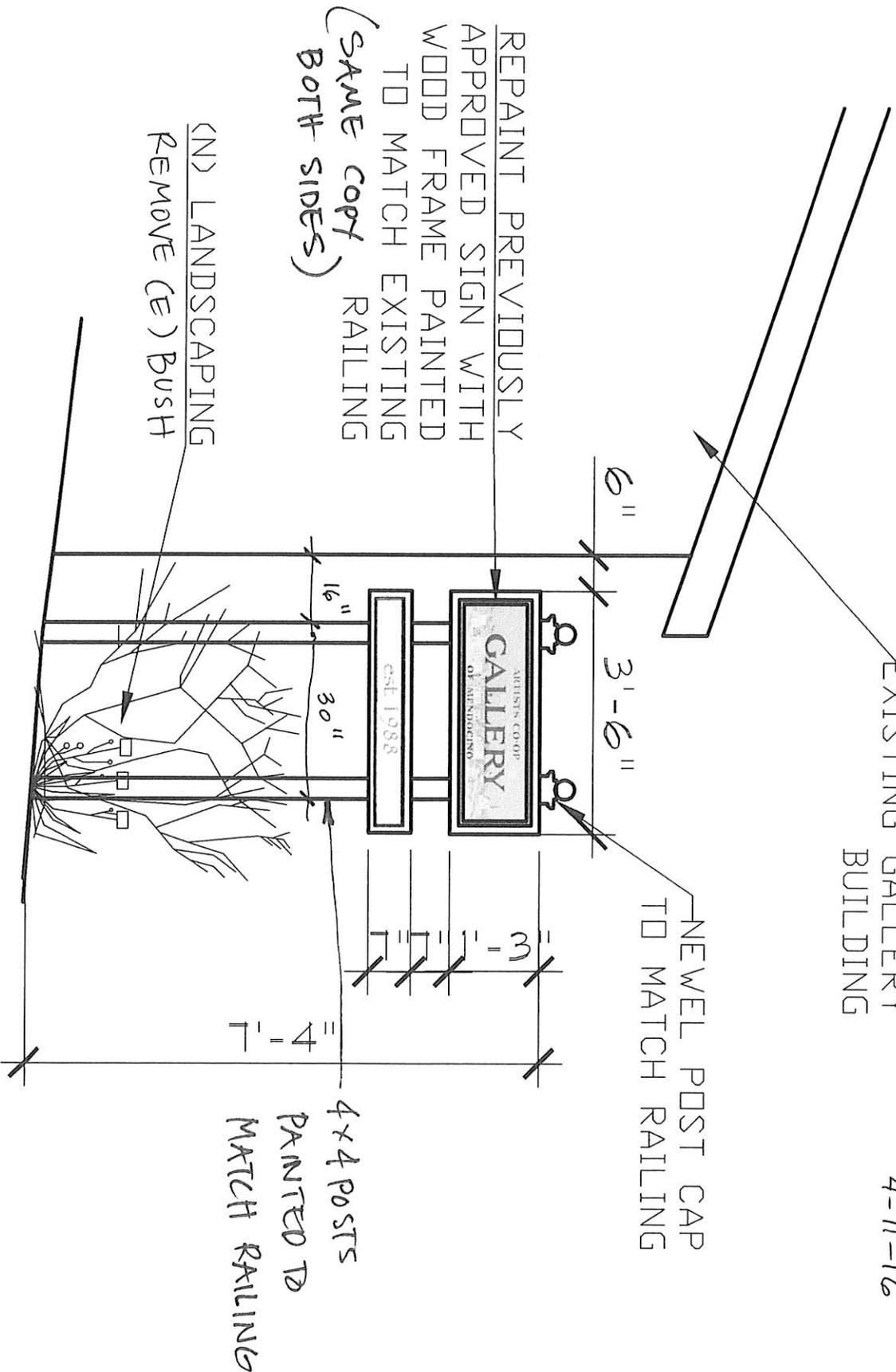
Debra B. Lennox, AIA  
PO Box 798  
Mendocino, CA 95460  
937-0770

# PROPOSED SIGN

EXISTING GALLERY BUILDING

4-11-16

Artists' Co-op of Mendocino, Inc  
10400 Kasten St. PO Box 1943  
Mendocino, CA  
AP# 119-235-12



NOTE: NORTH ELEVATION  
SIMILAR

# SOUTH ELEVATION

ALT. 1



Debra B. Lennox, AIA  
PO Box 798  
Mendocino, CA 95460

PROPOSED SIGN

Artists' Co-op of Mendocino, Inc  
10400 Kasten-St. PO Box 1943  
Mendocino, CA  
AP# 119-235-12



SOUTH ELEVATION PHOTO

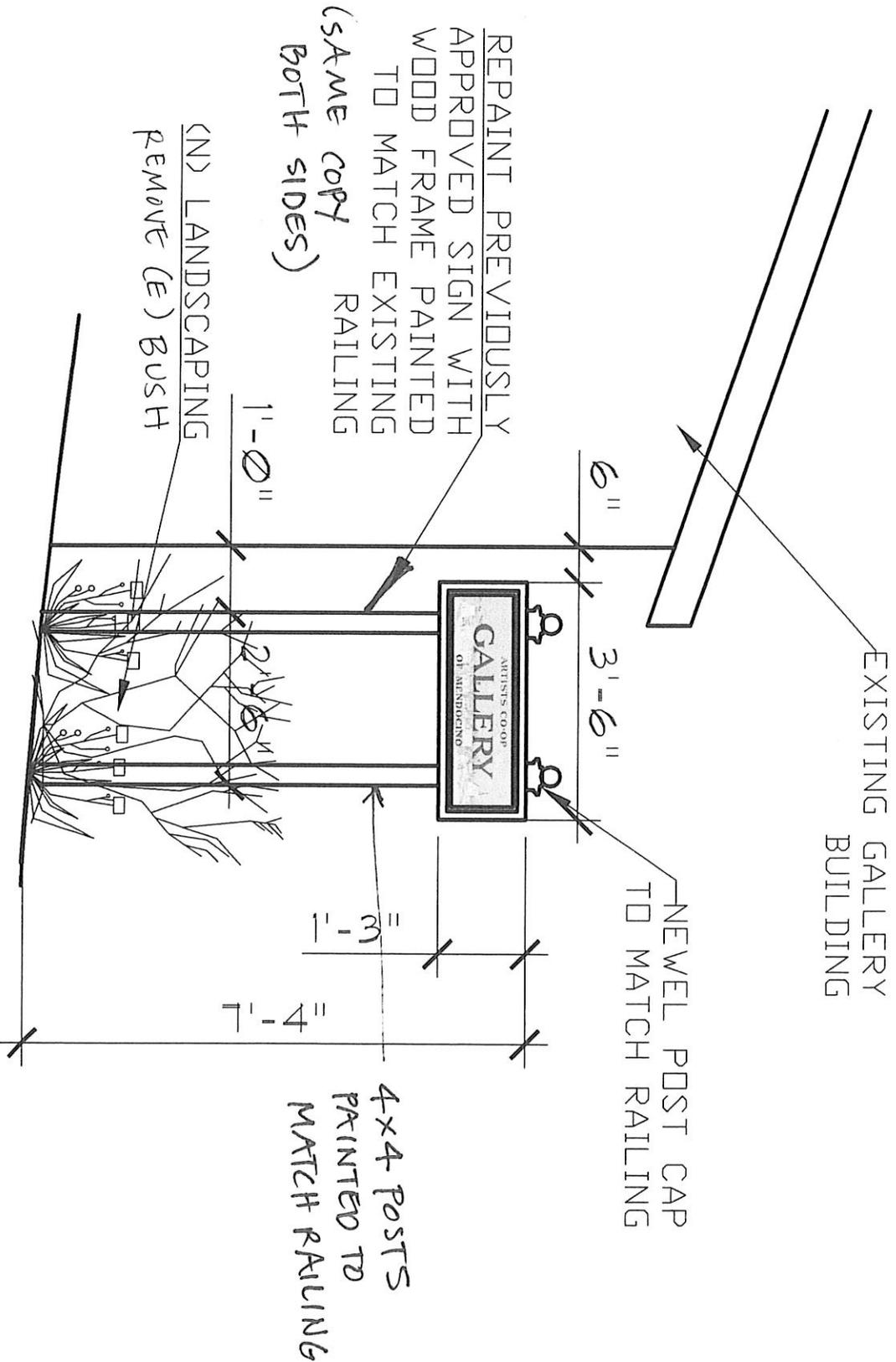
AUT. 1

**DRIVE**  
Debra B. Lennox, AIA  
PO Box 798  
Mendocino, CA 95460  
707-937-0770

# PROPOSED SIGN

Artists' Co-op of Mendocino, Inc  
10400 Kasten St. PO Box 1943  
Mendocino, CA  
AP# 119-235-12

4-11-16



NOTE: NORTH ELEVATION SIMILAR

# SOUTH ELEVATION. ALT. 2

LOOKING NORTH ON KASTEN/ALBION ST.



Debra B. Lennox, AIA  
PO Box 798  
Mendocino, CA 95460

# PROPOSED SIGN

Artists' Co-op of Mendocino, Inc  
10400 Kasten St. PO Box 1943  
Mendocino, CA  
AP# 119-235-12



SOUTH ELEVATION PHOTO

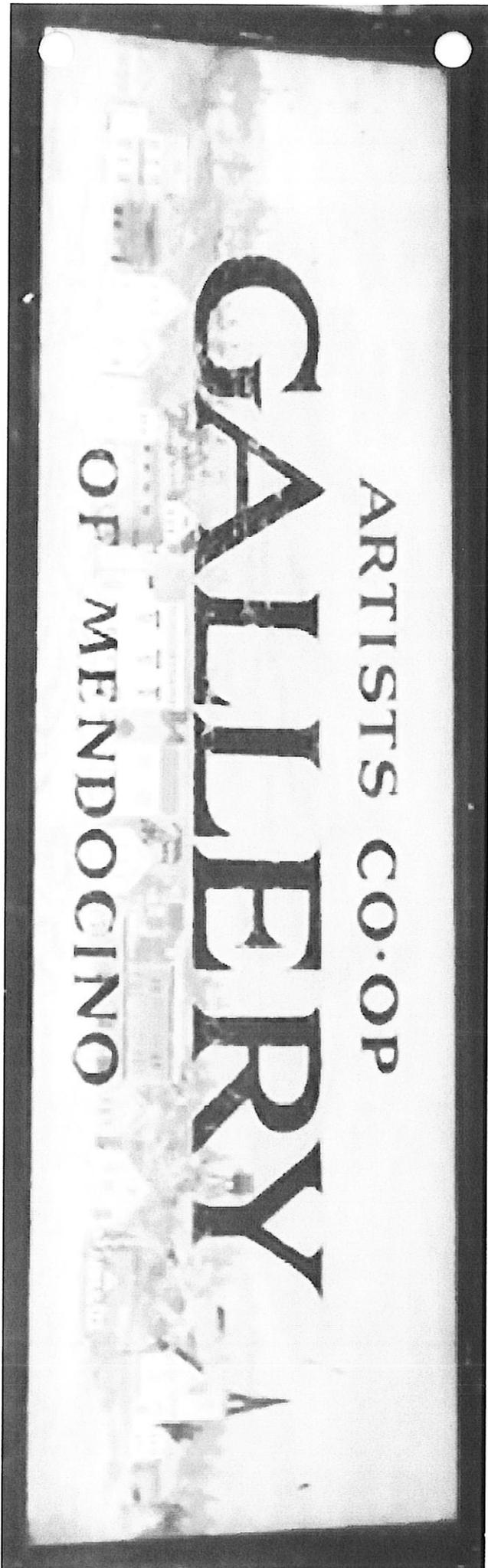
ALT. 2

**DRB**  
Debra B. Lennox, AIA  
PO Box 798  
Mendocino, CA 95460  
707-937-0770

PROPOSED SIGN

Artists' Co-op of Mendocino, Inc  
10400 Kasten St. PO Box 1943  
Mendocino, CA  
AP# 119-235-12

4-11-16



NOTE: SIGN DESIGN IS FROM  
PREVIOUSLY APPROVED LARGER 2-SIDED  
SIGN AT 45270 MAIN ST  
(5'-4" x 11'-10")

SIGN COPY

N.T.S.



Debra B. Lennox, AIA  
PO Box 798  
Mendocino, CA 95460  
707-937-0770

PROPOSED SIGN

Artists' Co-op of Mendocino, Inc.  
10400 Kasten St. PO Box 1943  
Mendocino, CA  
AP# 119-235-12



PREVIOUS LOCATION OF APPROVED 2-SIDED SIGN  
45270 MAIN ST.

Mendocino Bay Trading Company  
Used 490 Kasten Street  
County assigned # 45100 Albion Place

Sverko, March 26, 1999  
APN: 119-2235-12  
MHR: #33 1Vb

See explanation 119-235-11  
8.1.1917, Elizabeth Hnnah Lewins  
Gregory owned this lot and  
willed it to her husband, Albert  
Gregory, Bk 148, pg 334.

I believe Dr. Preston owned  
both of these lots, but don't  
know when they were  
separated into two lots.

1/3/1931, Dr. Preston had a  
well dug on lot near  
Forester's Hall and struck  
water at twenty feet.

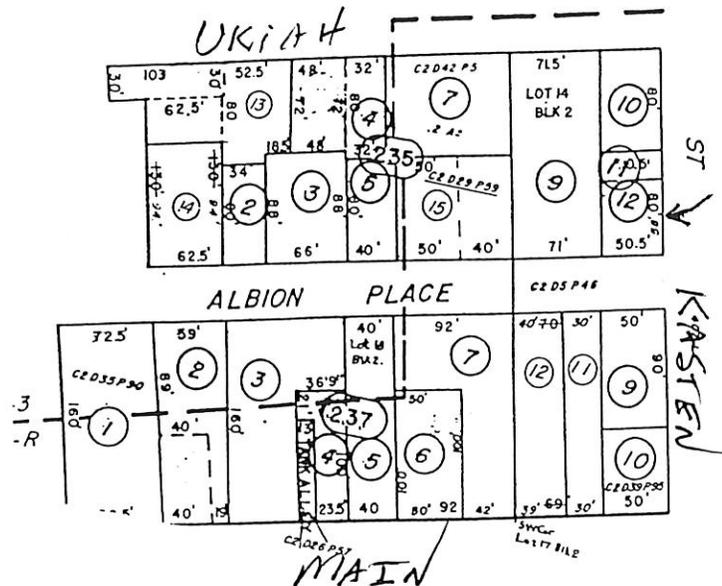
7/26/1941, Dr. Preston had Manuel  
Mattos build a garage and small  
shop on the corner of Kasten  
and Albion Sts.

1974, Robert Avery had illegal building on this property ..

11/7/1977 Tim & Susan Todd (?) Aguilar (?) applied for permit to rleplace existing  
lean-to shed and extend bldg to erect second story above proposed constructed area, as a  
residence app;d with conditions.

Under Aguilar ownership it became a part of the Dougherty house inn/commercial  
business.

And is probably currently owned by David and Marian Wells.



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Quinlan, member of the  
 taking an extra freight  
 to Willits, had climbed  
 the box car to a flat  
 brake which was stick-  
 ed back to the top  
 apparently just after  
 passed the "telltale" warn-  
 which dangle a short dis-  
 the entrance of all tun-  
 nels the top of the car,  
 believed to have been  
 lead by the top of the  
 approach and to have been  
 the railroad right-of-way.  
 was badly crushed, and  
 tantly, it is believed.  
 was missed by Conductor  
 Collier and other trainmen  
 who stopped at a station a  
 mile above Echo. Members  
 of the hand car and  
 were found. After notifying  
 the office at Ukiah, Quin-  
 was found. After notifying  
 the parsons by deputy  
 A. L. Cleland. Later the  
 was taken to Santa Rosa by  
 and Smith.  
 is very well known and  
 a son of Mrs. Mary E.  
 funeral services will be held  
 today.  
**Worker Dies From Burns.**  
 met with a frightful  
 in Anderson Valley Monday  
 in his death in the  
 hospital some hours later.  
 was working on the McDon-  
 highway some seven  
 of the Mountain House  
 fire. They had been burn-  
 near the highway and were  
 in the burning in  
 remained in a 15-gallon  
 drum took this drum in  
 only a little over a  
 of tilting the drum  
 a small quantity of  
 on the bottom of  
 a small blaze that had  
 which was not mak-  
 progress. When the stream  
 reached the blaze and ig-  
 followed the trail of  
 and into the drum,  
 exploded.  
 was thrown all over,  
 his clothing in  
 excitement of the mom-  
 his head and start-  
 the road. Paul hol-  
 to stop and grabbed a  
 at hand and started  
 The man continued to run  
 but Paul finally  
 did his best to en-  
 with the canvas and  
 but DeWitt, in his  
 and so that before  
 putting out the fire  
 was burned.  
 came up at this time

119-235-11  
 w 12  
 1-3-1931

**DIGS NEW WELL**

Dr. Preston who has met with considerable difficulty in obtaining a sufficient water supply, has at last struck a good body of water at a depth of 20 feet on the lot near the Forester's hall. Messrs. Burbeck, Paoli and McCarthy are doing the work.

**BREAKS ANKLE**

Mrs. Nellie Triguero, formerly of this place but now residing in San Francisco, had the misfortune to fall and break her ankle one day last week. As a result she is spending some time in a hospital at that place.

**MENDOCINO BOY IN S. F. HOTEL BLAZE**

When a basement blast turned the Potter hotel in San Francisco into a raging inferno a week ago, the night clerk, Tony Silva, a former Mendocino boy, aroused by the explosion, dashed through the corridors, banged on the doors and urged the sleeping occupants to flee for their lives. A sheet of fire spread from floor to floor and soon the entire structure was a mass of flame. Three alarms were turned in and in the struggle to save the building, several firemen were overcome. About 150 guests were registered at the hotel and the damage is estimated at about \$20,000.

**STILL IN OAKLAND HOSPITAL**

Word was received this week that E. D. Woodworth, who has been in the Hyland Hospital in Oakland for the past three months, and whose condition was very grave for some time, is improving. As soon as he gains sufficient strength, he will submit to an operation, after which it is expected he will be much improved in health.

**BACHELORS VS. FORT BRAGG**

Last Friday night the Bachelor club defeated Fort Bragg in a basket-ball game to the tune of 51 to 20. At no time during the game did the Fort Bragg boys prove dangerous. The Fort Bragg team found the Bachelor's defense hard to penetrate while the offense functioned beautifully. Ben Daniels and Jete

condition he brought to their home, every relative of Mrs. Matson's who lives in this country. And what a wonderful time they had. It was a Christmas which each and every one of them will live over again on all the Christmas days to come. A real family reunion is always a joyous occasion but when it is the first time that the different members thereof have ever come together and when this reunion is held on that greatest of days in all Christian homes it can readily be imagined what a wonderful time they had. And do not think that their celebration was limited to Christmas day alone. Far from it; the good time began before and lasted until thereafter but that one day climaxed all the others. Although the various relatives have all been here at different times, never have they all come together under the one roof until on this occasion. Those present were:

Mr. and Mrs. Leo John Foley and their daughter Patricia and son Leo, Jr., Mr. and Mrs. John Nelson, their daughters, Mrs. Hilding Granquist and husband and the Misses Ruby and Isabelle Nelson, all of San Francisco. Mrs. Foley and Mrs. Nelson are sisters of Mrs. Matson. Walter Matson a son of Mr. and Mrs. John Matson, came up from San Francisco. Aside from those from a distance the following local members of the family were present. Mrs. Yerda Dearing and husband, J. D. Dearing and Mrs. John Dearing, mother of the latter and (smallest in size but greatest in importance of the entire gathering), J. D. Dearing Jr., grandson of the Matsons, and of course Mr. and Mrs. John Matson and son, Melvin. Married At Santa Rosa.

Miss Dolly Valenti, daughter of Mr. and Mrs. Ed Valenti, one of the oldest and best known families in this section, on Friday, December 5th, became the bride of Maurice Sichel, of San Francisco. The ceremony took place at Santa Rosa. Mr. Sichel has been in the employ of the Chester N. Weaver Co. of San Francisco, for a number of years. He is a young man of sterling qualities and has made a number of friends on his numerous trips to this part of the county. The young people expect to make their home in San Francisco. The best wishes of their many friends follow them.

**Entertains Friends at Bridge.**

Mrs. J. S. Ross, Sr., entertained a few friends Tuesday afternoon at her home here at bridge in honor of Mrs. C. O. Balaam, of Fort Bragg, who is visiting here. Mrs. J. D. Dearing was awarded high score and Miss Aldine Winham received the consolation. Mrs. Ross served the guests with delicious refreshments and all had a very pleasant afternoon.

**Brief Notes.**  
 Mr. and Mrs. J. P. Ornbaum of Manchester passed

the directors of  
 No. 16, the  
 attachment B  
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 Marin county  
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 was indicated  
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 of operations  
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 A preliminary  
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 firm, indicating  
 laying plans for  
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 Fred A. Lowell  
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 by thousan

119-235-12

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

In the Matter of the Estate )  
of )  
ELIZABETH HANNAH LEWINS GREGORY, )  
Deceased. )  
\_\_\_\_\_ )

ORDER SETTLING FINAL ACCOUNT OF EXECUTORS AND  
DECREE OF FINAL DISTRIBUTION.

August A. Heeser and Russel W. Preston, the executors of the last will and testament of the decedent above named, having heretofore filed in this court their first and final account and report of their administration of said estate, together with a petition for final distribution thereof, and the said final account and report and petition for final distribution coming on regularly this day to be heard, the said executors appeared by their attorney, Charles M. Mannon, esq. of the firm of Messrs. Mannon & Mannon and no one appeared either in person or by attorney in opposition to the said report account or petition and neither was any objection thereto made or filed.

Evidence was introduced from which the court found and now finds that due notice of the filing of said account, report and petition for final distribution and of the time and place of hearing thereof has been given by the Clerk of this court by posting notices as required by law;

Evidence in support of the said report and account and petition for final distribution and of the allegations contained in each thereof was introduced and the evidence being closed, the matter was finally submitted to the Court for consideration and decision, and now the Court being fully advised in the law and the premises, finds as facts from the evidence so introduced as aforesaid that each statement, matter and allegation contained that the said account is in all respects just and true; in the said report, account and petition is true; that the said executors have duly published notice to creditors of the said decedent as required by law, and that the said estate has been fully administered and is in a condition to be closed; that the expenses of the last illness and funeral of said decedent, all of the debts of the said decedent and her estate, of administration and all of the expenses and charges thereof and all taxes that have attached to or accrued against the said estate or any interest therein have been paid and discharged; that there is no inheritance tax due from the said estate or any interest therein;

That the residue of said estate remaining for distribution, so far as is now known or discovered, is certain real and personal property, all of which is hereinafter particularly described and set forth at length;

That the said decedent died testate and that her last will and testament contained the following clauses and provisions:

"Third. I give and bequeath unto my husband, Albert Gregory one-half of all the money I die possessed of and remaining after my just debts have been paid;

Fourth. I give and devise unto my husband, Albert Gregory, that certain lot or parcel of land situated in the town of Mendocino is aforesaid county and state which is particularly described as beginning at the northwest corner of Kasten and Albion streets, thence northerly on the westerly boundary of Kasten street eighty feet, thence westerly at right angles with said Kasten street line fifty feet, thence southerly parallel with said

*See Book 557 Page 425-04 for decree - Alta Cullen, Remedy by Dick Richardson, Deputy*

119-235-12

Kusten street eighty feet to the northerly line of Albion street, thence easterly along the northerly line of Albion street fifty feet to the point of beginning;

Fifth. I give and devise unto my husband, Albert Gregory, those certain lots situated in the City of Richmond, County of Contra Costa, State aforesaid, which are described as Lots 25 and 27 in the official map of said city;

Sixth. I hereby nominate and appoint Russell W. Preston and August A. Heeser to serve without bonds, and give and devise unto them in trust for my son John Millard, one-half of all money I die possessed of and remaining after my just debts have been paid, 250 shares of preferred stock and 125 shares of common stock of the capital stock of the Santa Rosa Oil Development Company, and all real estate and personal property owned by me at the time of my death, excepting that heretofore devised in this will;

Seventh. I appoint such trustees to hold office until January 30, 1935, when my son shall have become 45 years of age, and I direct that they pay to my aforesaid son semi-annually, or at more frequent periods if they can conveniently, whatever net income such estate invested in them as trustees shall produce;

Eighth. I invest them with full power to sell and transfer the real property heretofore referred to and to invest the proceeds of such sales as well as the money left by me to them in trust as they see fit, only requesting that they use reasonable care and precaution in so doing.

Ninth. No right shall be invested in my son to assign or otherwise dispose of his interest in said estate, and no part of said estate except the income thereof shall be set over to him until the end of such trust period, and he shall not assign the income from such estate. Should he so assign such income, said trustees shall thereupon discontinue the disbursement of such income to my son or his assignee or assignees, and such trustees shall reinvest such income and let it accrue until the end of the trust period when it shall be distributed with the remainder of the trust estate;"

That, therefore, Albert Gregory is entitled to one-half of the balance of the money in the hands of said executors, as shown by said final account, to-wit, the sum of \$513.17, together with the real property devised to him by the said last will and testament of said decedent, therein particularly described as hereinabove set forth, and that August A. Heeser and Russell W. Preston as trustees for John Millard, are entitled to all the rest, residue and remainder of the estate of said decedent, whether real or personal, according to the terms and under the powers vested<sup>vested</sup>/in them by the said last will and testament of said decedent;

WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the first and final report and account of said executors be, and the same is hereby approved, allowed, confirmed and settled in all respects as presented; and

IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that the residue of said estate hereinafter particularly described be and the same is hereby distributed as follows, to-wit:-

To Albert Gregory, the sum of \$513.17 in money and the real property specifically devised to him under and by the terms of the last will and testament of said decedent as hereinabove set forth and hereinafter particularly described; to August A. Heeser and Russell W. Preston as trustees for John Millard all the rest, residue and remainder of the estate of said decedent, whether real or personal according to the terms and under the powers vested in them by the last will and testament of said decedent, as hereinabove set forth; and

IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that all other property not now known or discovered or known and discovered but not herein mentioned, belonging to the said estate be and the same is hereby finally distributed to August A. Heeser and Russell W. Preston as Trustees for John Millard upon the trusts created by the said last will and testament of said decedent;

That the residue of said estate remaining in the hands of said executors of which distribution is hereinabove made is all that certain real and personal property, to-wit:-

PERSONAL PROPERTY.

The sum of One Thousand Twenty-six and 24/100 Dollars in cash;  
Two Hundred Fifty (250) shares of preferred capital stock of Santa Rosa Oil & Development Company, a corporation;  
One Collateral trust six per cent bond of the Realty Syndicate of the par value of \$100;

Household and kitchen furniture;

The following jewelry; Diamond ring; gold watch; two gold rings; gold chain and locket; gold bracelet; gold buckle; two gold brooches; gold necklace chain; 6 silver spoons and several minor articles.

REAL PROPERTY.

All those certain lots, pieces or parcels of land situate, lying and being in the town of Mendocino, State of California, and particularly described as follows, to-wit:-  
Lot 14 in Block No. 2, as per official map of the townsite of Mendocino, County of Mendocino, State of California, with improvements thereon;

Also lot described as beginning at the northwest corner of Kasten and Albion streets; thence northerly on westerly line of Kasten street 80 feet; thence westerly at right angles with said Kasten street line 50 feet; thence southerly and parallel with said Kasten street line 80 feet to the northerly line of Albion street; thence easterly on northerly line of Albion street 50 feet to point of beginning, with improvements thereon;

Also those certain lots, pieces or parcels of land situate, lying and being in the City of Richmond, County of Contra Costa, State of California, described as follows, to-wit:

Lot twenty-five (25) in Block one hundred-twenty eight (128) City of Richmond, County of Contra Costa, State of California, unimproved;

Lot twenty-seven (27) in said Block one hundred twenty-eight (128), City of Richmond, County of Contra Costa, State of California, unimproved;

Also, that certain lot, piece or parcel of land situate, lying and being in the City of Berkeley, County of Alameda, State of California, described as follows, to-wit:  
Commencing at the point of intersection of the northerly line of Delaware street with the easterly line of Short street as said streets are laid down and designated upon that certain map entitled "Map of the Vista Del Mar Tract", and running thence along said northerly line of said Delaware street North 80° 28' 30" east, forty (40) feet; thence north 5° 31' 15" west one hundred (100) feet; thence South 89° 28' 30" West, forty (40) feet to said easterly line of said Short street, and thence along said easterly line of said Short street south 5° 31' 15" east, one hundred (100) feet to the point of beginning being a part of block lettered "D" as said block is laid down and designated on aforementioned map; unimproved;

Done in open court this first day of September, 1917.

..... J. S. WILLY .....  
Judge.

MENDOCINO BAY TRADING CO

**Opening Friday**

**Handmade Toys**

**ars, Big Cars, Boats, Mobiles, Games, Dolls**

**lass & Wood Accessories**

**Towel Bars And Racks, Hooks**

**Chopping Blocks    Spatulas**

**Featuring Herman Fayals-Watertowers**

**urniture — Antiques**

**— 750 Albion —**

119-235.12  
Season 11-15-1979

# Instrument

9-8-69

119-225-17 400 B Kester PE

Contd. from page 2

A Irish prop Vol 772 pg 291 et al dtd Sept. 5.

Bk of Calif to Wm Jay Crossley et al prop Brooktrails Subd dtd Sept. 4.

Bk of Calif to Elbert Backus et ux prop Brooktrails Subd dtd Sept. 4.

James R Moore et ux to Cliffie H Moore prop Ukiah dtd Aug 20.

Jäck H Baker Jr et ux to Clayton Gabbard et ux prop Ft Bragg dtd Aug 15.

Henry C Pell et ux to McKeß and Sons Inc prop Pine Mtn Estates dtd May 15.

Clifford D Stillwell et ux to John E Lampi et ux prop Nokomis Acres dtd Sept 2.

Edward A Noyes et ux to Robert N Avery Jr et ux prop Mendocino Aug 27.

Evelyn F Boehm to Robert

S9 T18n R15w 2.

Guy Starke Smith prop S: MDM dtd Sept.

## September

COMPLETION erost prop Uki DEEDS: Darin to Alice Jean ins prop T15n Sept. 8.

Darin Mann ry Townsend T 16n R13w MDM

Anthony DiM ux to David A S S2 T12n R11w 25.

Howard O D Joseph E Miller 746 pg 397 July

Elmer C Rolst cile Dunham pro

MNK 2 V D  
Business/Gallery yellow car

AP 119-235-12  
490 Kasten St.  
Attachment B

3/4/74 bus placed on Avery Property without prior approval - denied - 10 days for removal.

9/3/74 Avery, convert metal sculpture gallery to gallery featuring wildlife drawings and prints. Patio garden space north of building adjoining Yarn Guild, and addition of one skylight. (400 Kasten) app'd

11/7/77 (480 Kasten) replace existing lean-to shed and extend bldg to erect 2nd story above proposed constructed area (extension of gallery) as a residence applicant, Tim & Susan Todd .. app'd w conditions.

Sept 1993

119-235-11

Rumor - Barry Cusick  
bought Wildlife Gallery  
from Bob Avery.

Edward A. Noyes et al to  
Robert N. Avery Jr et al  
prop needs set 8/27/1969

119-235-12 ✓