



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MHRB_2017-0015
JANUARY 8, 2018**

OWNER: RUTH SCHNELL
PO BOX 5354
EUREKA, CA 95502

APPLICANT: MARJORIE DEATLEY
PO BOX 208
MENDOCINO, CA 95640

AGENT: THOMAS THOMSON
799 HILLVIEW WAY
CHICO, CA 95926

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to restore a historic barn (currently having residential and commercial occupancies); repair east facing shed roof; and, on the building's south elevation, construct stairs, additional balcony area, and replace an existing garage door. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure.

STREET ADDRESS: 45021 Little Lake Street, Mendocino (APN: 119-160-29)

PARCEL SIZE: 0.15 Acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt. A Class 31 Categorical Exemption from the California Environmental Quality Act for restoration of a historical resource following the Secretary of the Interiors Guidelines for Preservation and Restoration of Historic Resources

HISTORIC STRUCTURES: On Site: Category IIa/Historic Structure
North: Category IVa and IVb/Not Historic
South: Category IVb/Not Historic
East: Category I, IIa and IVb
West: Category I/Fraga House

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

APPLICABLE SECTIONS OF MHRB GUIDELINES: Building Design (pages 7-9)

PREVIOUS PERMITS: MHRB Permits 90-24 sign, 94-15 sign, 30-01 walkway, and 04-30 sign.

STAFF NOTES: The project site is designated Commercial on the Mendocino Town Plan Land Use Map and is within the Mendocino Commercial Zoning District (MC). As delineated within Table 1, the project complies with all development standards of the MC District.

Table 1: MMU District Regulations and Accessory Use Regulations		
MTZC Section	Standard	(P) Proposed (E) Existing
20.664.010(A)(1) Principally Permitted	Limited Retail Sales	(E) Limited Retail Sales
20.664.010(B)(1) Permitted Use Types	Single Family Residential	(E) Single Family Residential
20.664.020(B) Conditionally Permitted	Eating and Drinking Establishment	Eating and Drinking Establishment
20.664.035 Minimum Front and Rear Yards	0-feet	(E) 0-feet
20.664.040 Minimum Side Yard	0-feet	(E) 0-feet, 19-feet
20.664.050 Maximum Building Height	28-feet	Existing
20.664.055 Minimum Vehicle Parking	1.5 spaces/dwelling + 1.0 space/400 SF commercial	(E) 5.0 spaces
20.664.060 Maximum Lot Coverage	25% or (E) 49% nonconforming	(P) 49%
20.664.075(A) Maximum Gross Floor Area	0.5 SF Structure:1.0 SF Lot	0.45 : 1.0
20.664.075(C) Conversion of Land Use	Residential land uses cannot be converted to non-residential	No conversion of residential use

Existing parking area is sufficient.

Table 2 lists MHRB Guidelines for building design and compares the proposed residence with the guidelines.

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
1. Scale and Proportion	Height, width, general proportions, windows and doors shall conform to surrounding buildings.	Replacement windows and doors will be similar to existing, multi-light, wooden doors and windows
2. Vertical Emphasis	This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	Existing building with minor alteration to easterly shed roof and south-facing fenestration
3. Exterior Building Materials	Use of lap siding, v-rustic, T&G, ship-lap siding, Ansac, wood shingles, and vertical Board and Batten are favored.	South + East Elevations: horizontal siding.

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
4.a. Windows and Doors: Residential	Proportions (including relationships between windows and doors) shall be compatible with the architectural style and character of landmark structures... Windows and doors may have accent ornamentation when it is integral to the building design.	Replace vinyl with wooden, multi-light windows.
5. Foundation Walls	The maximum exposure should be 10-inches.	No change.
6.a. Roof Form: Residential	Hip, mansard and high pitched gable roofs are acceptable for main structures with lesser pitch common for porches or additions. Gable end roofs should face the street.	Restore easterly shed roof eave to fall above the wall plate.
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged.	No change.
7. Architectural Features	All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design.	North and west building elevations retain existing appearance. Renovate south and east building facade with horizontal siding and replacement wooden, multi-light windows and doors.

APPLICANT'S STATEMENT: The proposed changes are: (1) to oil and stain the old redwood siding to lengthen its life; (2) bring the apartment on the second floor up to code standards; (3) remove and replace windows and doors that do not meet MHRB design guidelines; (4) incorporate the storage space on the east elevation into the building's east end to allow a Tea Shop to open with a pleasant view of the garden. The intention is to continue the form and shape of the existing building elevations, while introducing materials that respect its history and allow it to exist into the next century.

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

STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.

2. 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.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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.
6. To establish that site-work satisfies the requirements of MHRB Permit 2017-0015 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2017-0015 have been satisfied.
7. Any Building Permit request shall include MHRB Permit #2017-0015 (attached to or printed on the plans submitted).

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: \$1,616.00 (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) MHRB2017-0015
Date Filed 12/1/17
Fee \$ 890.00
Receipt No. PRJ 018339
Received by Debra Biele

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>Marjorie DeAtley</u>	Name of Property Owner(s) <u>RUTH SCHNELL</u>	Name of Agent <u>THOMAS L. THOMPSON ARCHITECT</u>
Mailing Address <u>P.O. Box 209 MENDOCINO CA 95040</u>	Mailing Address <u>P.O. Box 5354 EUREKA, CA 95502</u>	Mailing Address <u>799 HILLVIEW WAY CHICO, CA 95926</u>
Telephone Number <u>707 291-3209</u>	Telephone Number	Telephone Number <u>314-324-5920</u>

Assessor's Parcel Number(s)
119-160-29.

Parcel Size <u>6040</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>45021 LITTLE LAKE STREET MENDOCINO, CA 95460</u>
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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.

2.

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.

See Attached Page

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? 3121 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2885 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

Description
of
Proposed Repairs & Alterations
to
Preserve, Repair & Alter the
Building
at
45021 Little Lake Street
Mendocino, CA. 95460
APN#119-160-29

This project is the preservation and rejuvenation of a Barn built sometime between 1899 and 1909. It's original purpose was as a wood working facility. Its use has morphed through time from a wood working shop, to storage, to a garage and commercial space, then to in its present form of commercial and residential which occurred in 1979 & 1990..

During these 117 years it has been modified to accommodate these uses with walls, floors, cladding and elevations that have aged but not been adequately maintained.

The proposed changes are: 1. To oil and stain the old redwood siding to lengthen its life; 2. Bring the Apartment on the second floor up to Code Standards; 3. Remove & replace windows and doors that do not meet MHRB Design Guidelines; 4. Incorporate the storage space on the East Elevation into the building's East end to allow a Tea Shop to open with a pleasant view of the garden.

There are two issues which will need to be addressed: 1. On-site Parking is not sufficient for the these uses proposed. They have never satisfied the requirements. By counting the spaces in front of the building as part of the requirement, the they can be satisfied. 2. The allowed site coverage in the MC District is 25%. The original building, 1900's, covered 38% of the site. MHRB approved additions in 1979 brought the coverage to 48.7%. By the addition of the required egress stairway the site coverage will be increased by 1.3%. The site coverage will then be 50%. The proposal reduces the size and alters the roof shape of a 1979 MHRB approved addition to minimize the impact of the stair of site coverage. By allowing the added 1.3% as incidental to an existing situation the the requirement can be satisfied.

Our intention is to continue the form and shape of the building elevations, while introducing materials that respect its history and allow it to exist into the next century.

Mendocino Historic Review Board Application
Application # 2017-0743
45021 Little Lake Street
Mendocino, CA. 95460
APN#119-160-29

Proposed Preservation, Repairs & Alterations

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Analysis of Existing Property Site Coverage

45021 Little Lake Street

APN#119-160-29

Zoning: MC---Mendocino Commercial

Site Area; 80'x80' = 6400 sqft.

(E) Building lot coverage:

Barn 2710 sqft

Concrete Slab 346 sqft

Deck 65 sqft

3121 sqft

(E) Site Coverage: 48.7%—allowed by code 25%

(E) Commercial Area: 1628 sqft

(E) Residential Area: 1257 sqft

Parking Spaces Required

Residential 1.5

Commercial 3

Total 4.5

(E) Parking Spaces

Total 3

(E) Parking at Front of Building

Spaces 6 including Handicapped Space.

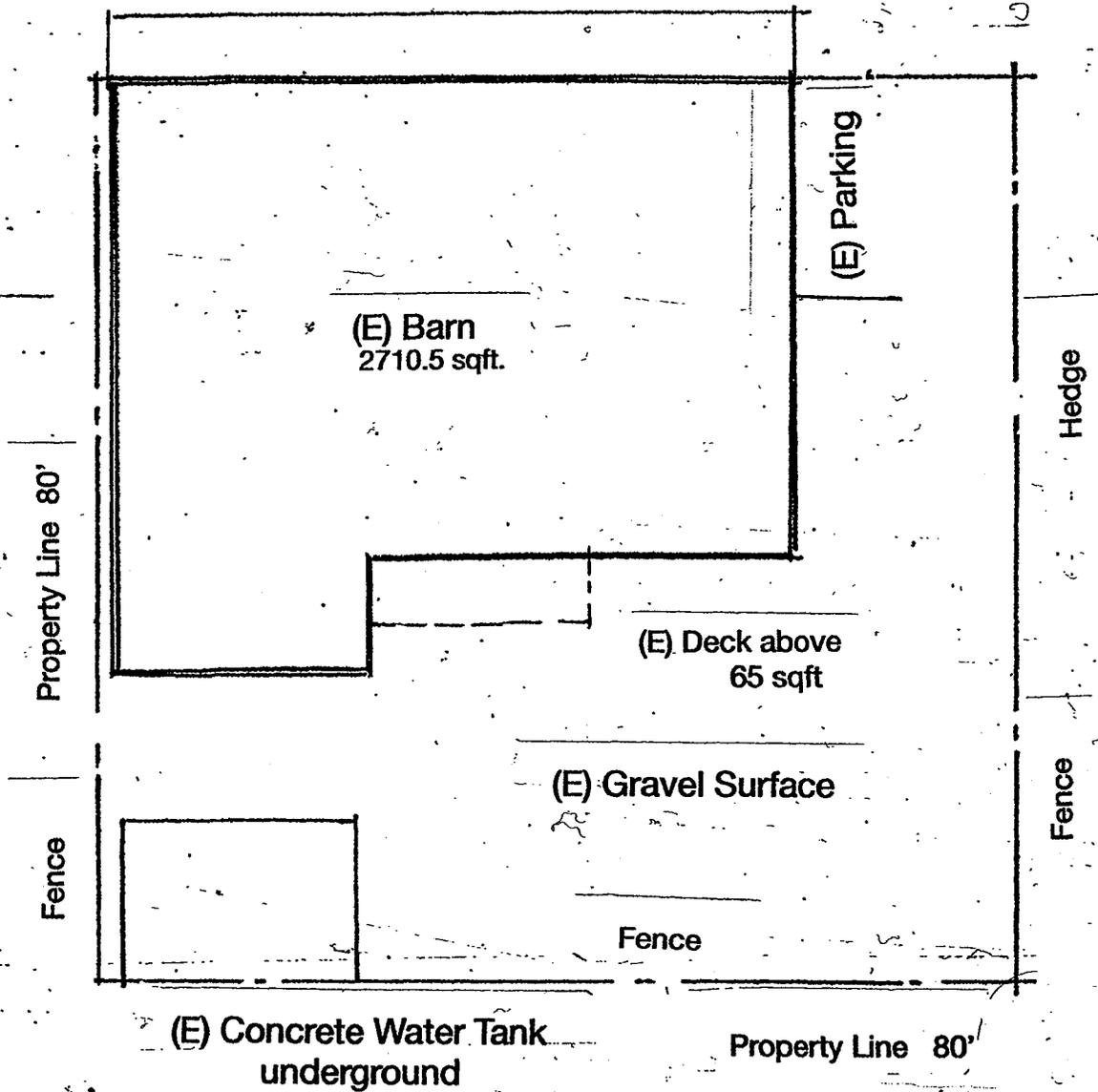
Building does not conform to MC Zoning Code regulations. Building built between 1898 and 1909. Concrete Water Tank & Shed approved by MHRB at 01/04/1979 (no number indicated).

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Little Lake Street

(E) Porch

(E) Parking



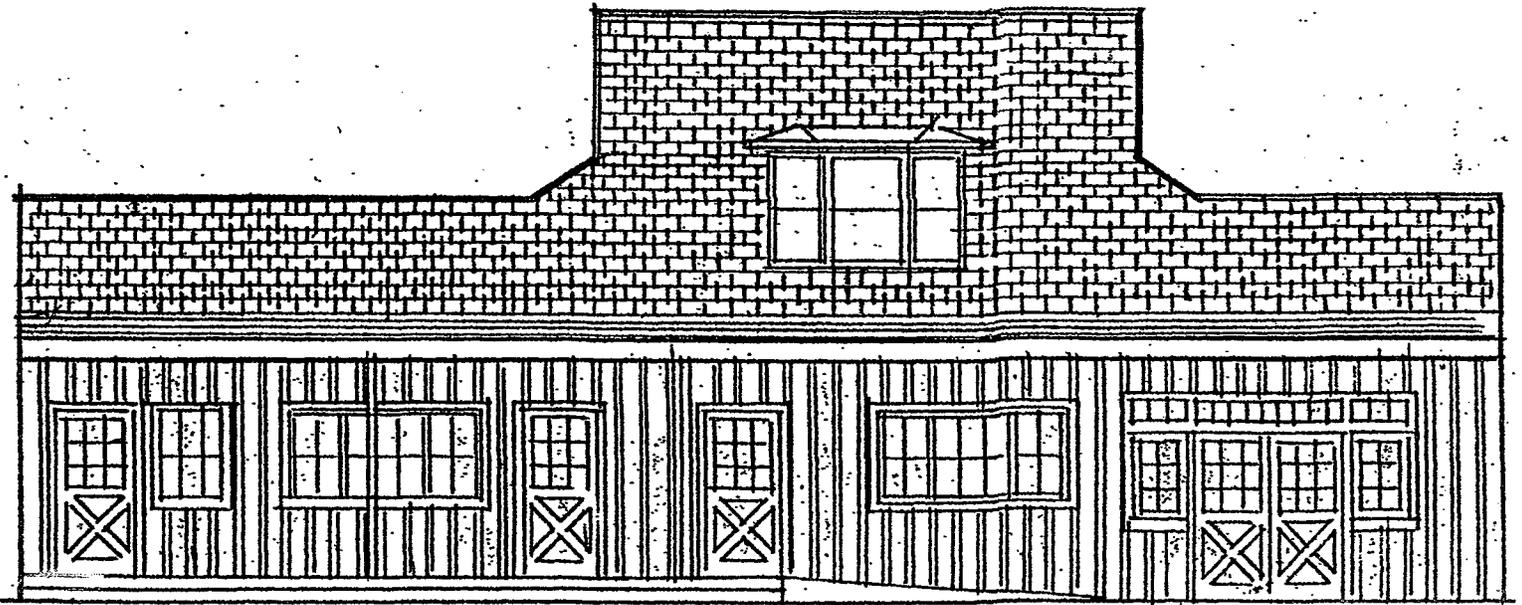
Existing Site Plan

(E) Existing Site Plan

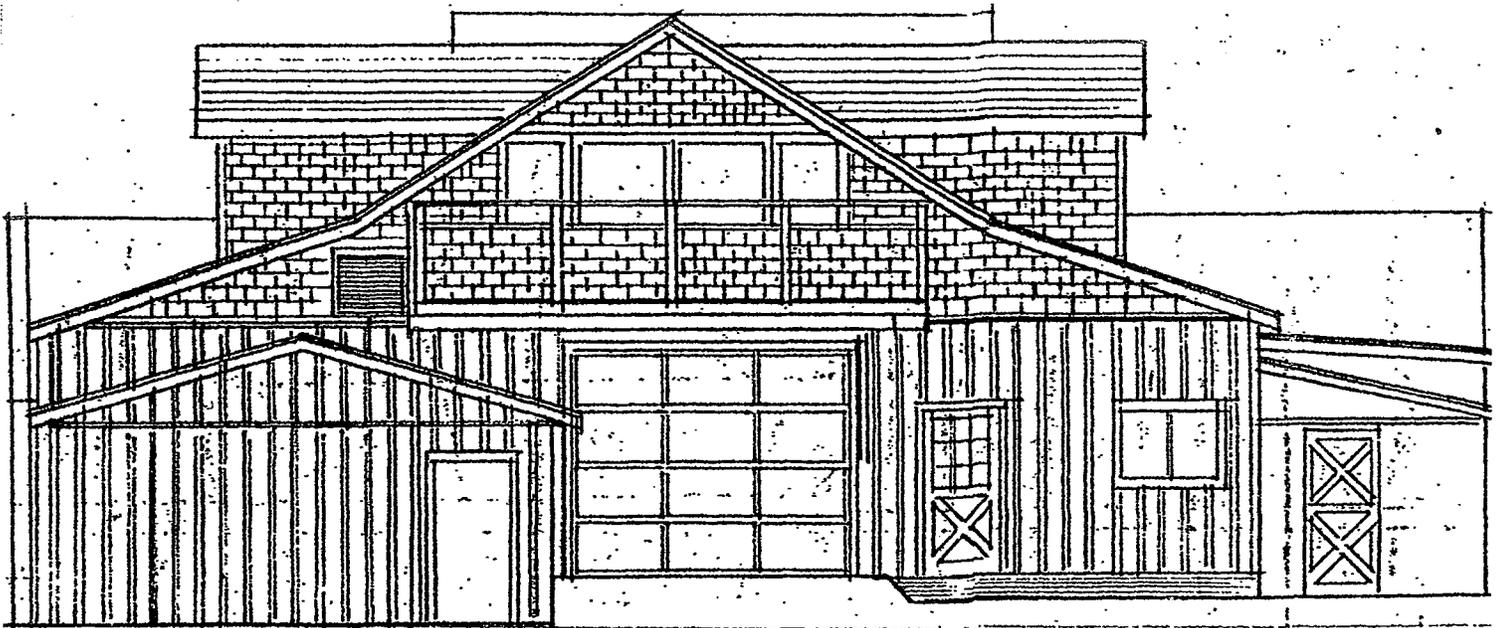
1/16" = 1'-0"

North

8



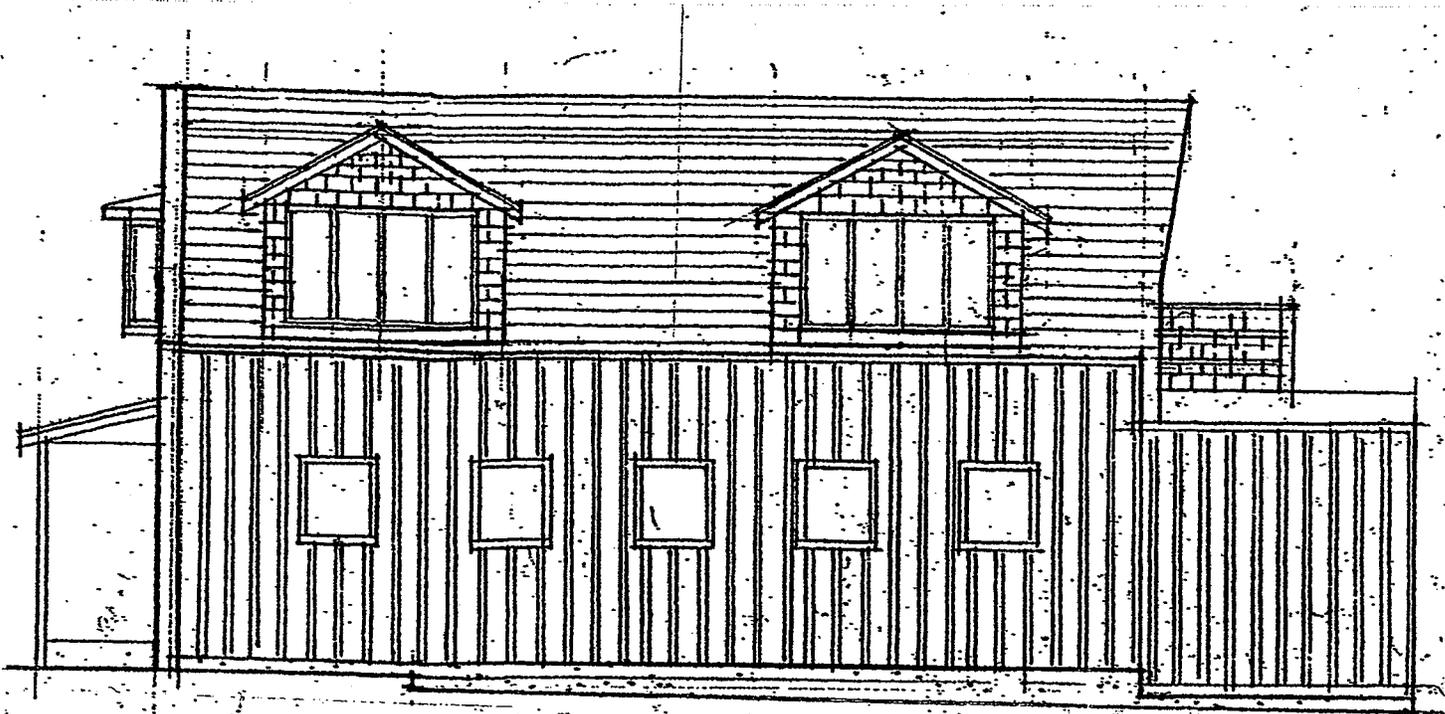
(E) North—Facing Little Lake Street



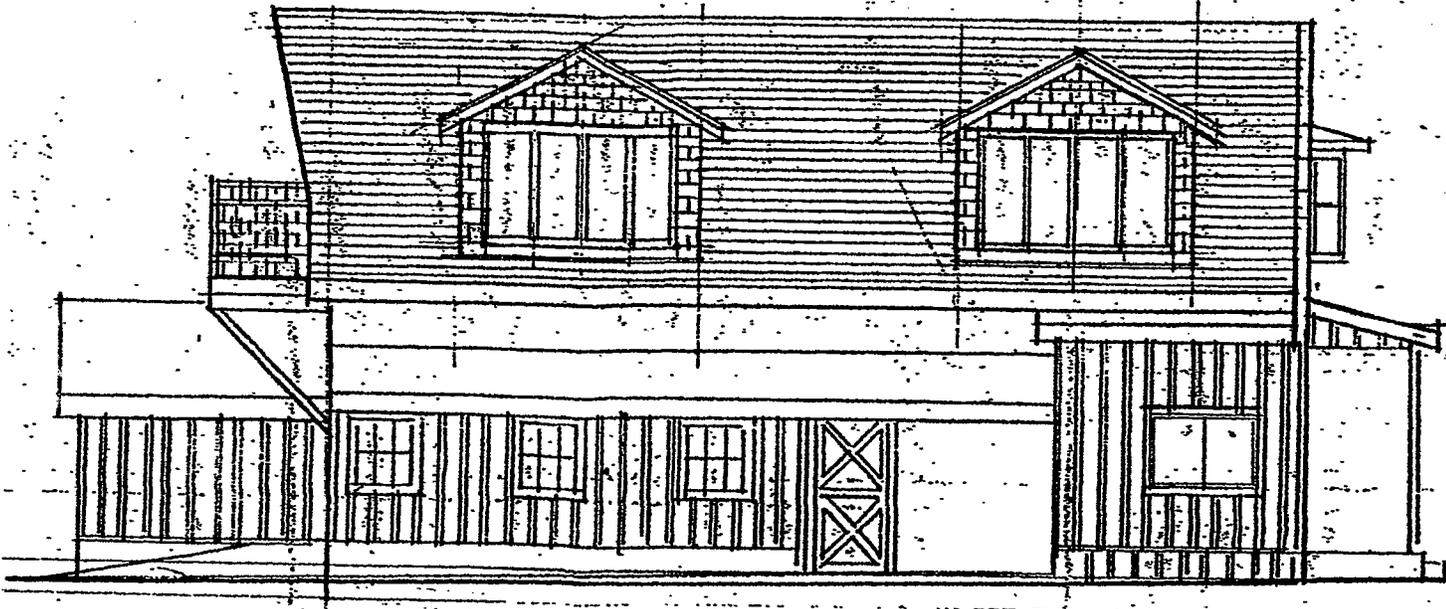
(E) South

Existing Elevations

1/8"=1'-0"



(E) West



(E) East

Existing Elevations

1/8"=1'-0"

10

Analysis of Proposed Property Site Coverage

45021 Little Lake Street

APN#119-160-29

Zoning: MC---Mendocino Commercial

Site Area; 80'x80' = 6400 sqft.

(P) Building lot coverage:

Barn 2710 sqft

Concrete Slab 346 sqft

Deck 65 sqft

Egress Stair 88 sqft

3209 sqft

(P) Site Coverage: 50% — allowed by code 25%

(P) Commercial Area: 2074 sqft

(P) Residential Area: 1644 sqft. Including decks

Parking Spaces Required

Residential 1.5

Commercial 5

Total 6.5

(E) Parking Spaces

Total 3

(E) Parking at Front of Building

Spaces 7 including Handicapped Space.

Building does not conform to MC Zoning Code regulations.

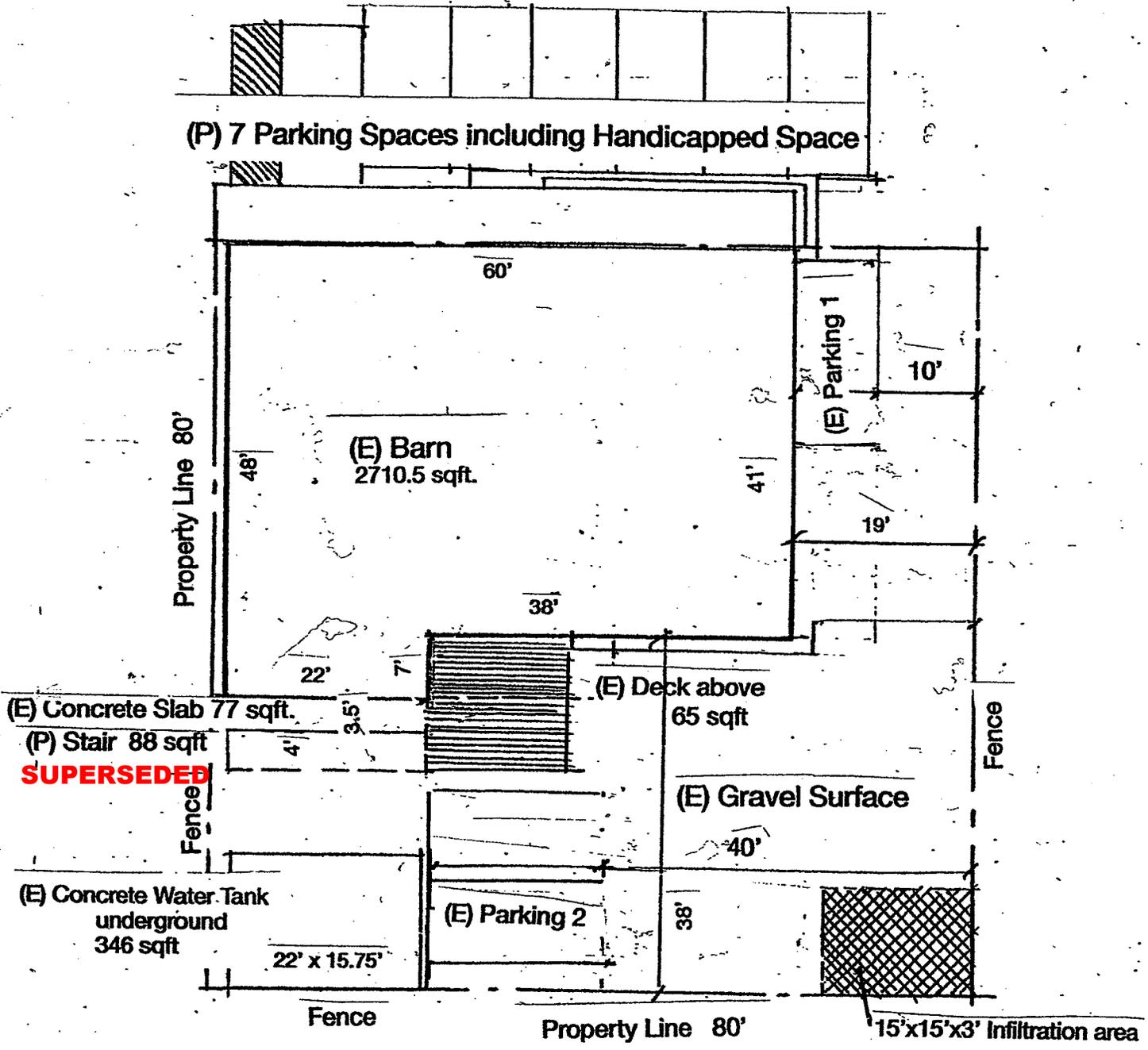
Building built between 1898 and 1909 = 2490 sqft 39% coverage

Concrete Water Tank & Shed approved
by MHRB at 01/04/1979 (no number indicated) = 631 sqft.

Total built in 1898/1909 + 1979 = 3121 sqft.

Site Coverage = 48.7% by this calculation we are proposing to add 1.3% to site coverage with a Code required Egress Stair for the Second Floor Apartment constructed in 1979. Not even meeting Code Requirements then without the Egress Stair.

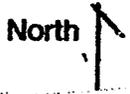
Little Lake Street



SUPERSEDED

(P) Proposed Site Plan
1/16" = 1'-0"

SUPERSEDED
Proposed Site Plan

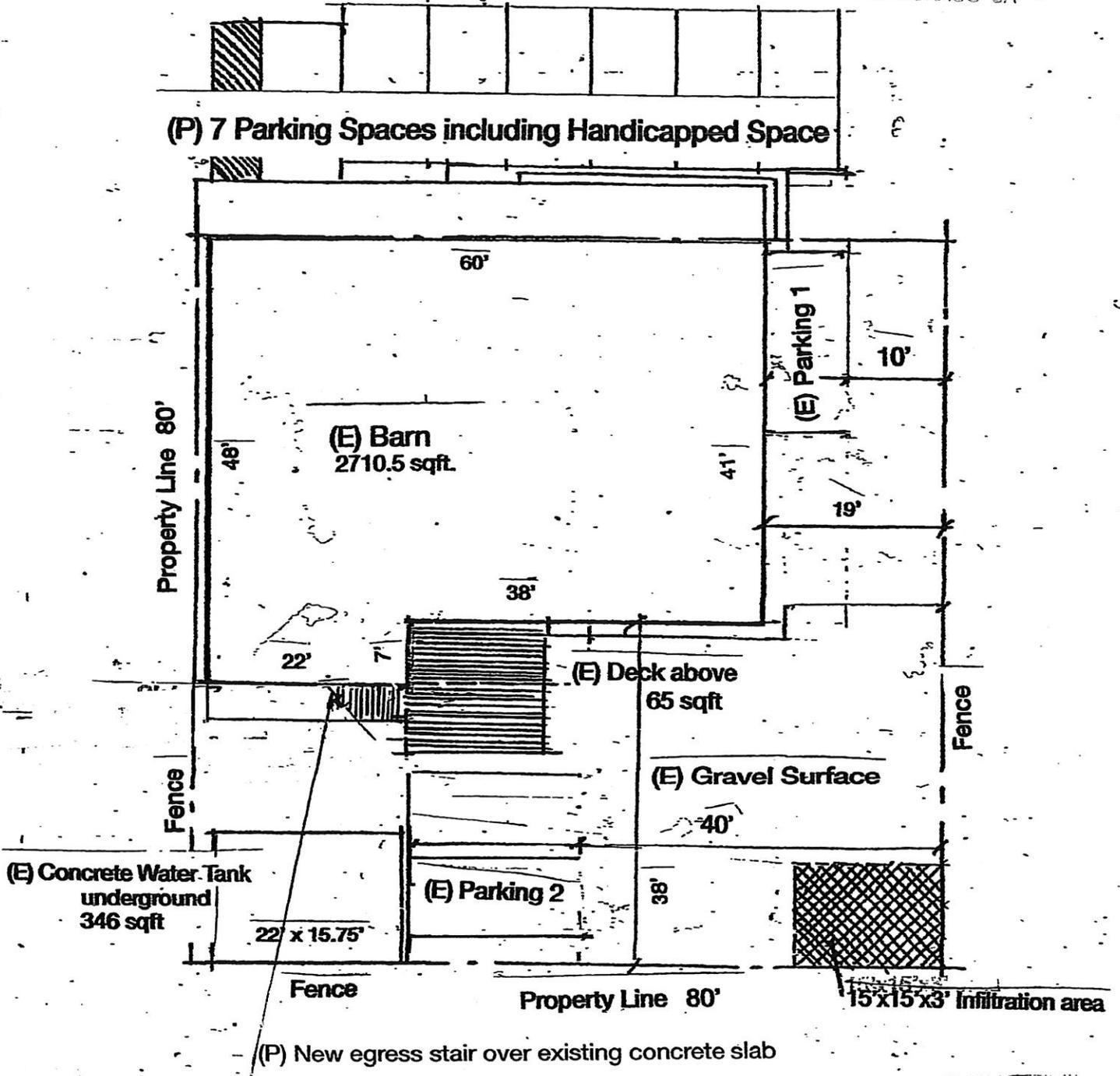


Little Lake Street

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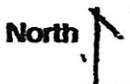
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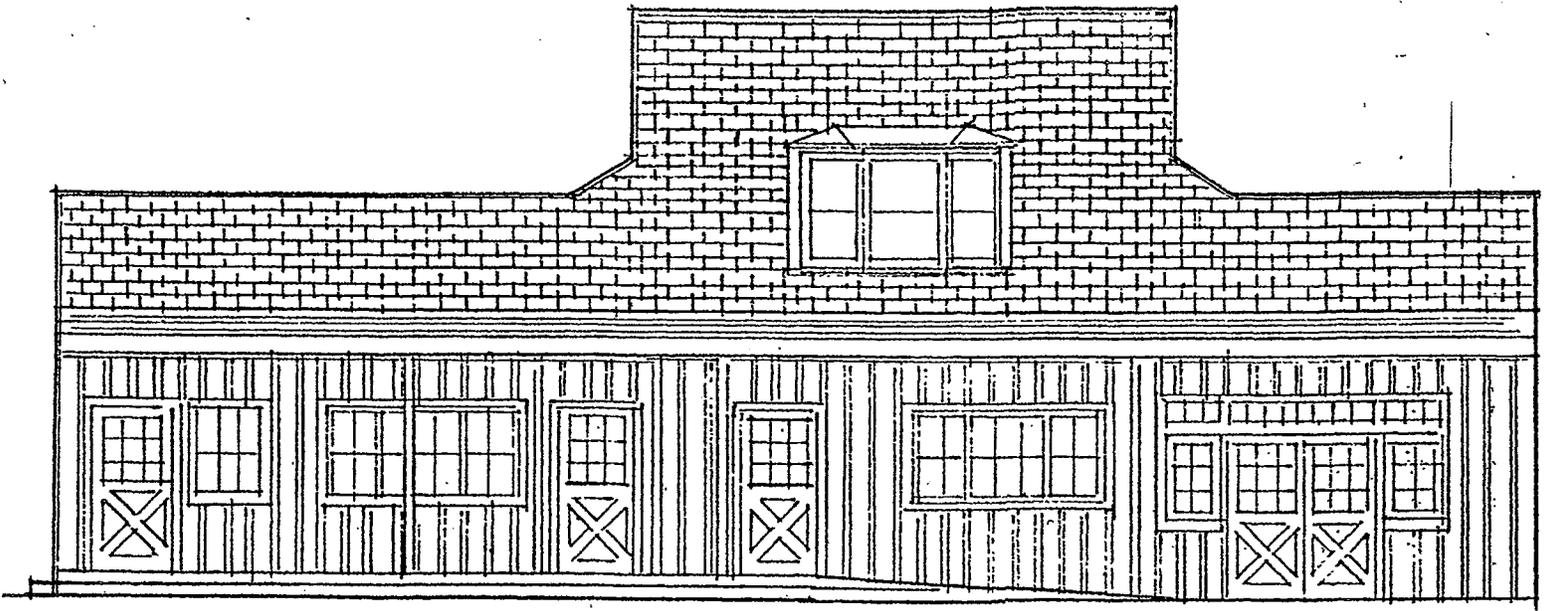


(P) Proposed Site Plan
1/16" = 1'-0"

Proposed Site Plan



REVISED 12/14/2017



(P) North—Facing Little Lake Street

(P) Replace (E) Vinyl Clad windows & doors w/ wood units

(P) New Wood Windows & Doors

(P) Stair & deck + rebuild (E) Deck



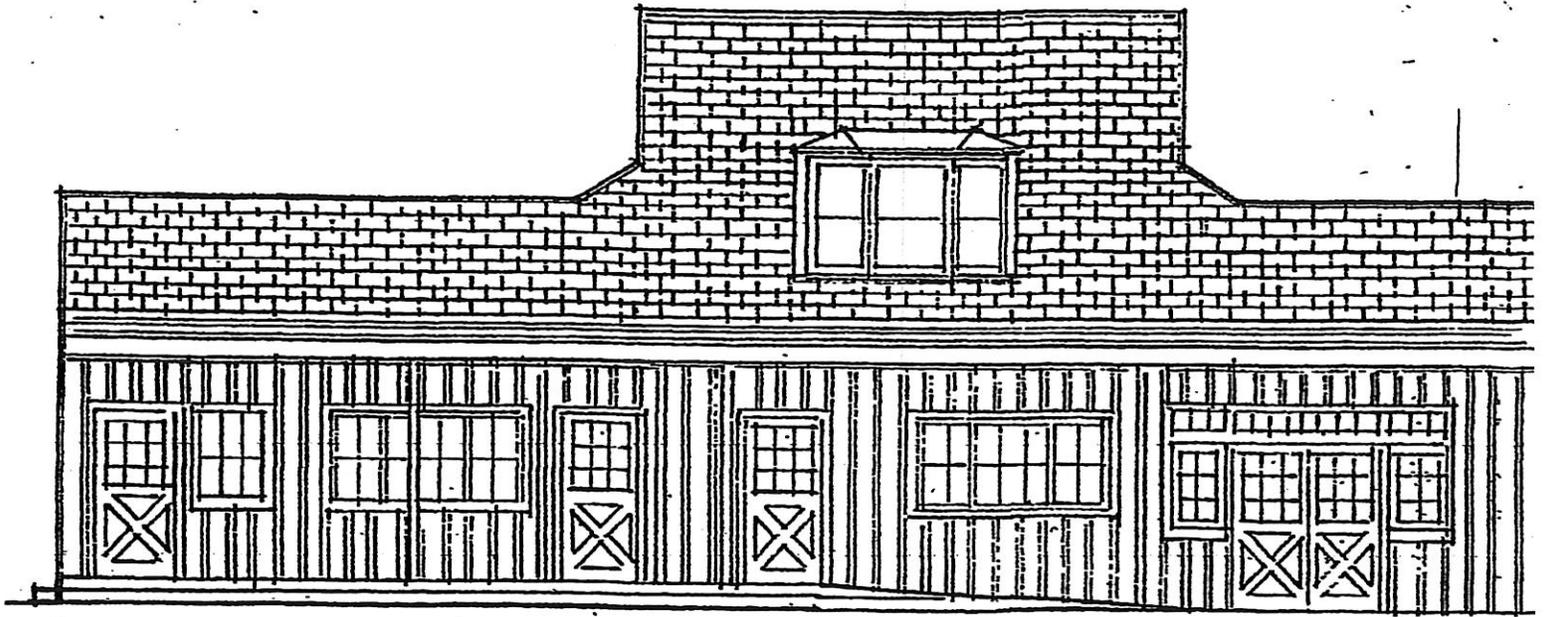
SUPERSEDED

(P) South—Stair, rebuild (E) deck, shed, (P) Garage door,
 (P) Replace deteriorated Wood Siding, Wood Doors & Windows.

(P) Horizontal siding

Proposed Elevations **SUPERSEDED**

1/8"=1'-0"



(P) North—Facing Little Lake Street

(P) Replace (E) Vinyl Clad windows & doors w/ wood units

(P) New Wood Windows & Doors

(P) Stair & deck + rebuild (E) Deck



(P) South—Stair, rebuild (E) deck, shed, (P) Garage door, (P) Replace deteriorated Wood Siding, Wood Doors & Windows.

(P) Horizontal siding

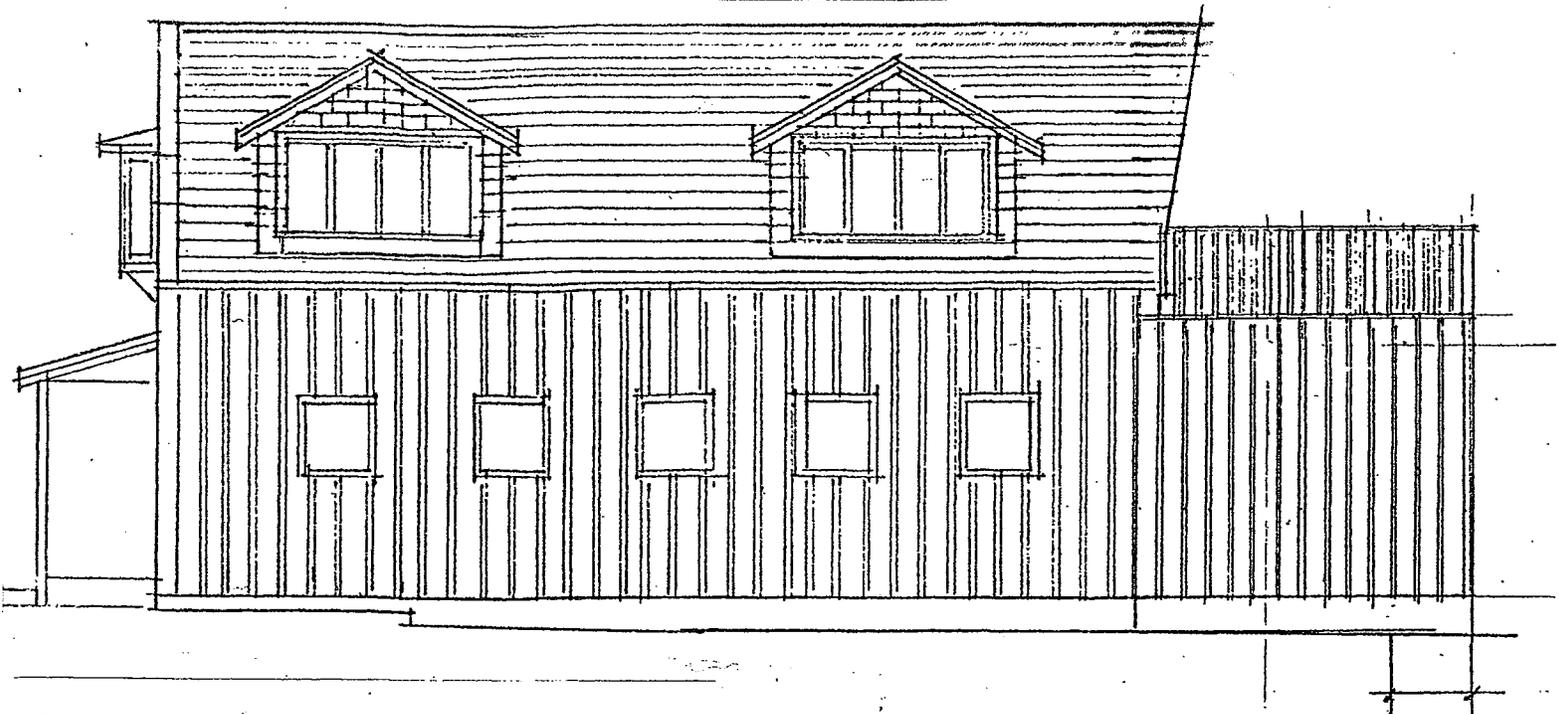
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Proposed Elevations

1/8"=1'-0"

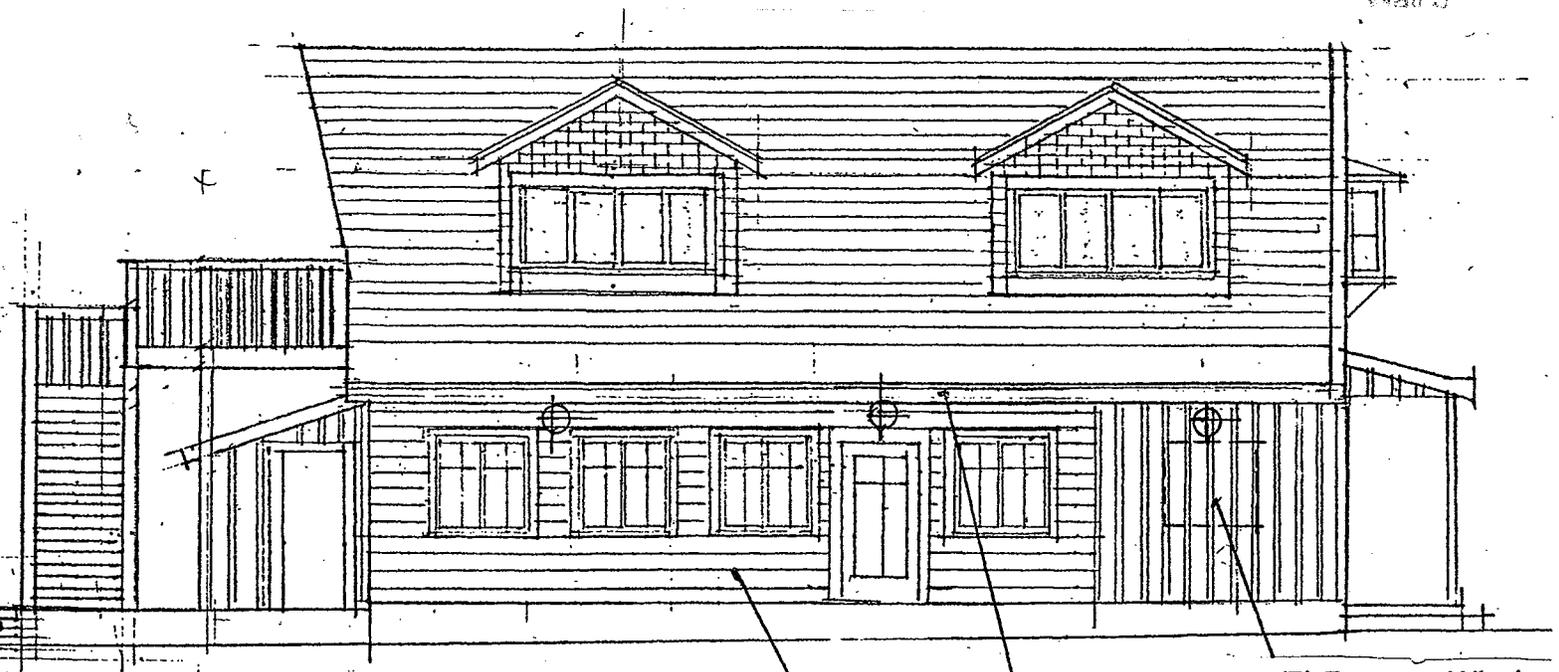
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REVISED 12/14/2017



(P) West—extend Parapet wall 3' South.

(P) Extend Parapet Wall 3'



SUPERSEDED

(P) Remove Window

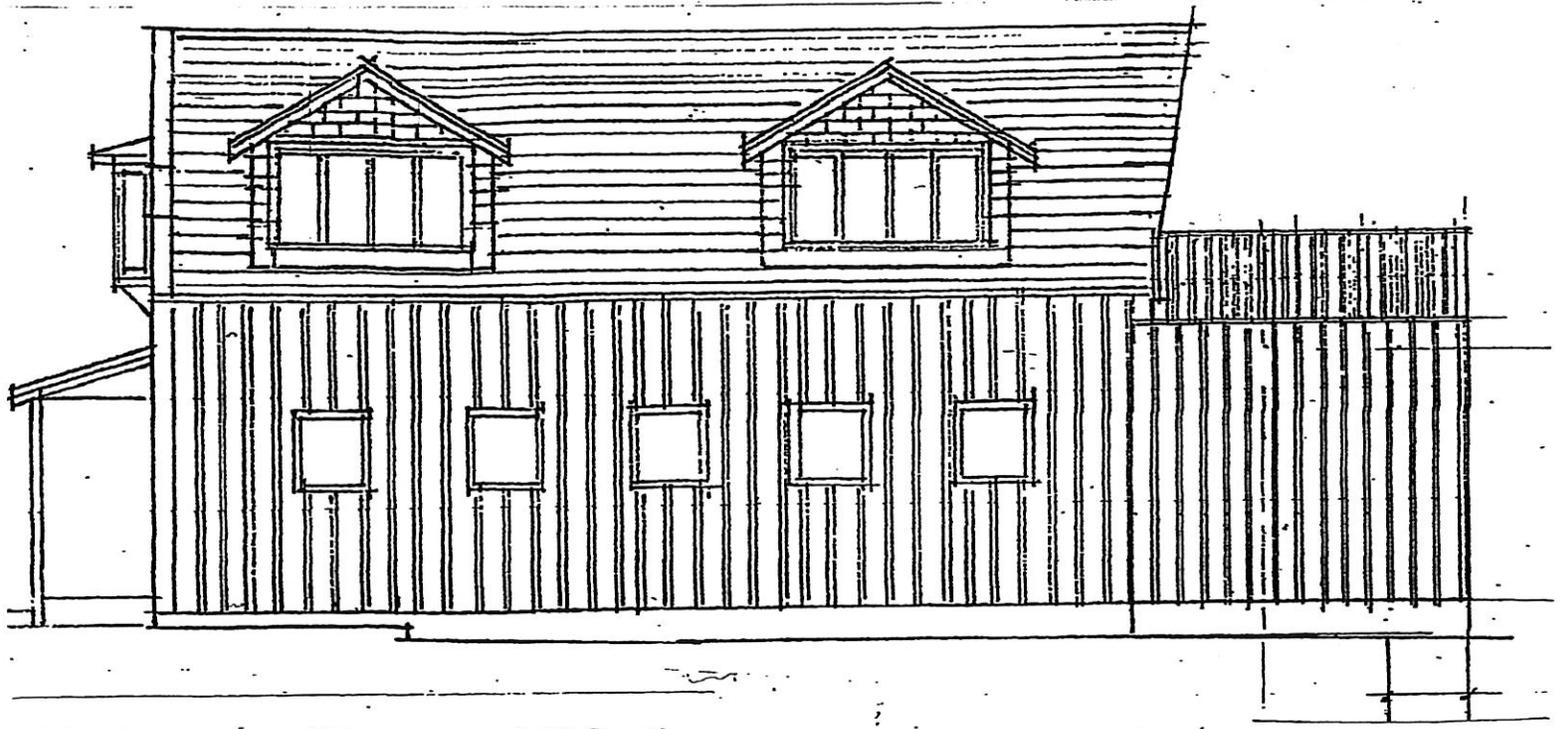
(P) East—new window wall & Raise Shed Roof to align with existing roof.

(P) Raise Eave Line

(P) Window Wall with Horizontal siding

SUPERSEDED Proposed Elevations

1/8"=1'-0"



(P) West—extend Parapet wall 3' South.

(P) Extend Parapet Wall 3'



(P) East—new window wall & Raise Shed Roof to align with existing roof.

(P) Remove Window

(P) Raise Eave Line

(P) Window Wall with Horizontal siding

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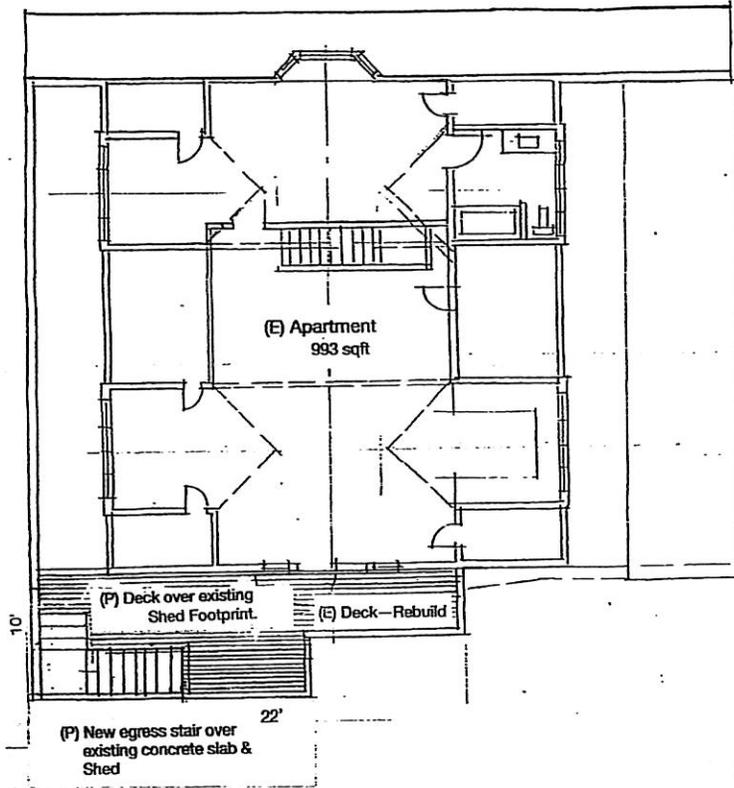
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Proposed Elevations

1/8"=1'-0"

REVISED 12/14/2017

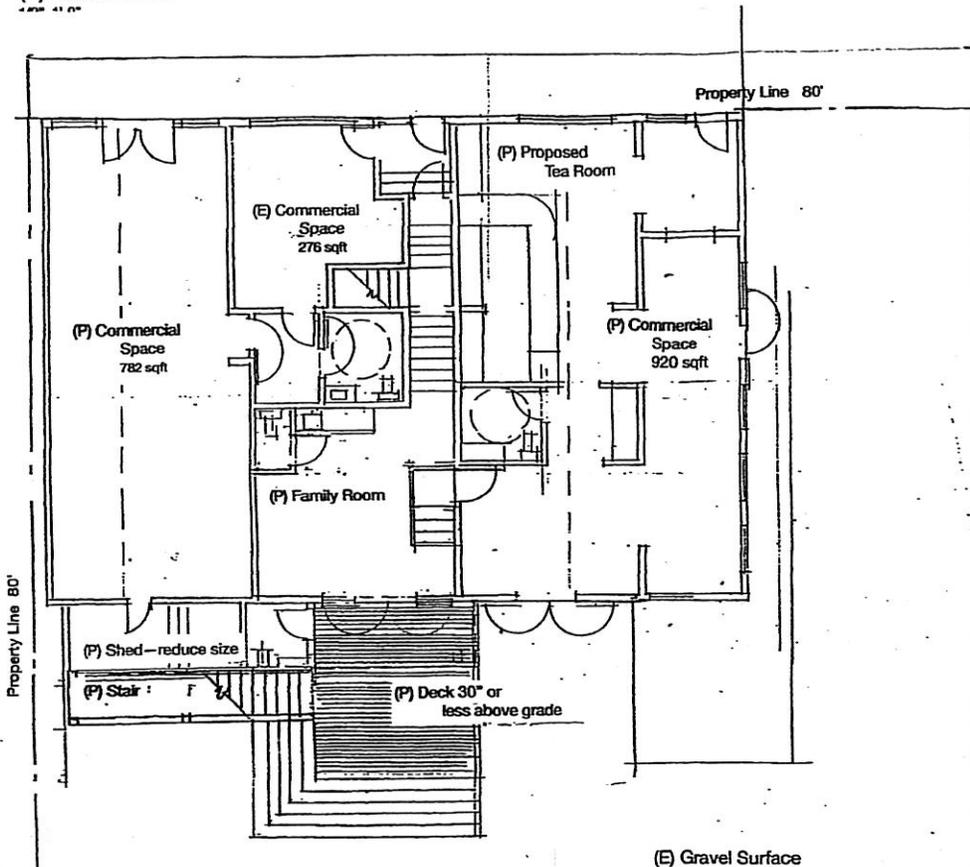


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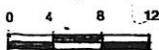
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(P) Second Floor Plan



(P) First Floor Plan
1/8"=1'-0"



(E) Concrete Water Tank
underground
346 sqft

(P) Proposed Plans

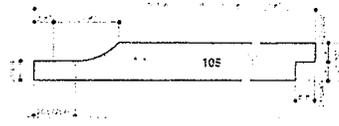
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MHRB_2017-0015

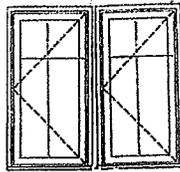
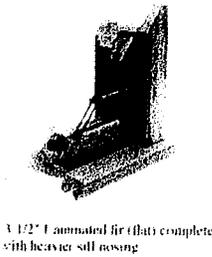
15

Materials:

- 1. WWPA Cove Lap Siding Pattern #105 2-3/32" x 9-1/8".



- 2. Sierra Pacific Wood Casement Window, or equal, with 1" x 3-1/2" casing and permanent wood muttons



- 3. Exterior Paint Color:

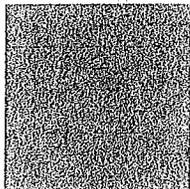
- a. Existing Shingles & Board & Batten siding: To be washed & oiled
- b. Window Frame: Benjamin Moore #HC-158 newburg green



- c. Building Trim & Window casing: Benjamin Moore #AF-300 Dinner Party

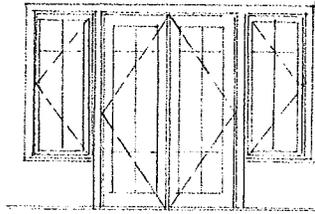


- d. New Horizontal Siding: Benjamin Moore #2108-40 Stardust



5. Doors:

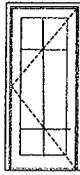
- a . Replace Garage Door: Sierra Pacific or equal:
Door: OD-6484-2, Window (2) WC-2866



- b. Door South Elevation: Sierra Pacific or equal:
Door: OD-6484

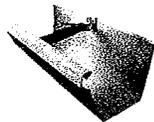


- c. Door East Elevation: Sierra Pacific or equal:
Door: OD-3280-1



OD-3280-1

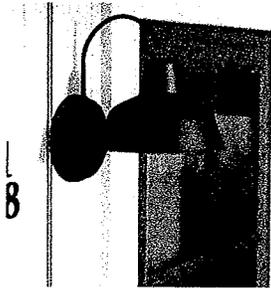
- 6. Gutters & Downspouts: 4" copper gutter



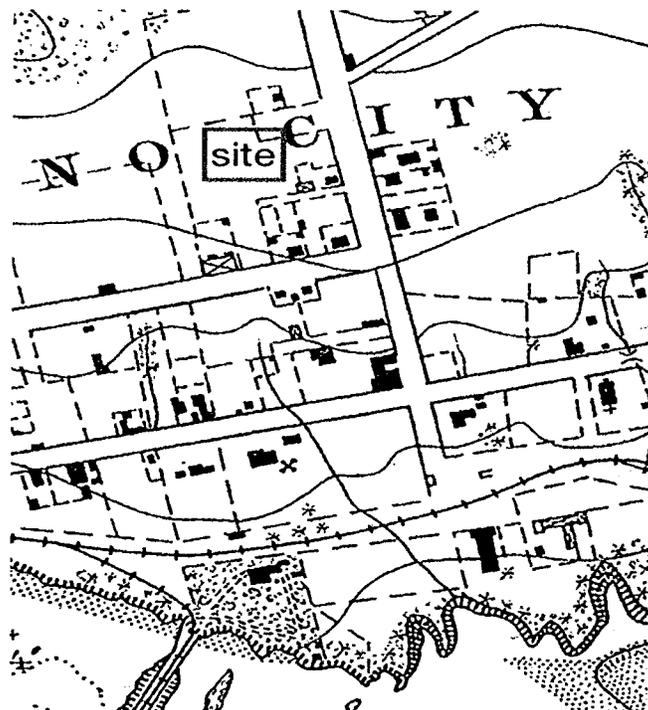
- 7. Glass in windows is to be non-reflective.
- 8. Maximum foundation exposure to be 10"

9. Exterior light fixtures to be "Dark Sky" compliant: Location will be as follows:

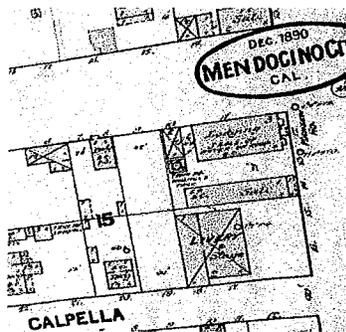
symbol: 



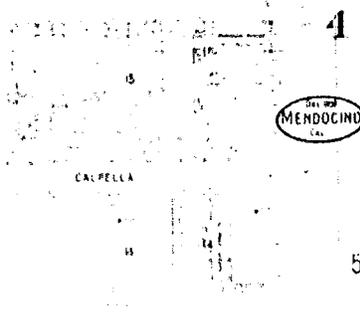
History of the building from information in Mendocino County Department of Planning & Building Services and the Kelly House Museum.



- Site 1874 Mendocino Bay Lighter Map 1874
- 03/15/1878 Wm. Heeser to M.M. Hazeltine #29 sold for \$200
M.M. Hazeltine was a famous landscape
photographer. Site was vacant.
- 05/29/1883 H.H. Hazeltine to A.J. Cooney #30 & #29. Coney built 2
cottages, one on each parcel.

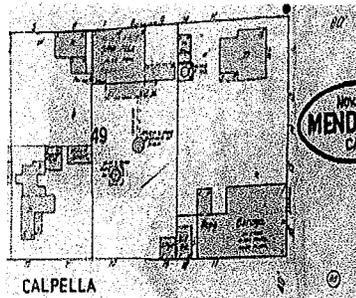


- Sanborn 1890 Shows 2 cottages on site
05/4/1895 A. Bellinger moved into house on #30.



Sanborn 1898
1899
02/27/1909

Shows 2 cottages on site.
2 cottages burned down in Mansion House fire.
#30 & #29 for sale. Sanborn 1909



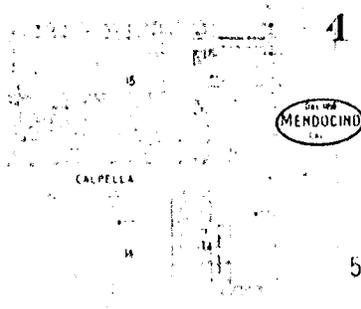
Sanborn 1909

Shows Barn built between 1899 & 1909.
Originally a wood working shop, then machine shop,
storage, electrical shop & plumbing shop.
04/16/1924 Nora Hagarty sold #30 & #29 to R.H. Smith \$10
1962 R. Jones bought partially completed house on #29 &
Commercial Building on #30.
11/1972 Jones enlarged house on #30. Site Photo 1972



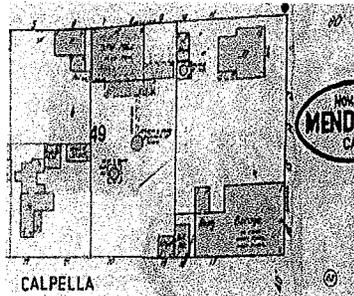
1972
09/6/1968

MCCSD Photo shows Barn on #29 & House on #30
North Coast Realty opened in Commercial Building
APN#29 They occupied eastern office. Twenty-six



Sanborn 1898
1899
02/27/1909

Shows 2 cottages on site.
2 cottages burned down in Mansion House fire.
#30 & #29 for sale. Sanborn 1909



Sanborn 1909

04/16/1924
1962

11/1972

Shows Barn built between 1899 & 1909.
Originally a wood working shop, then machine shop,
storage, electrical shop & plumbing shop.
Nora Hagarty sold #30 & #29 to R.H. Smith \$10
R. Jones bought partially completed house on #29 &
Commercial Building on #30.
Jones enlarged house on #30. Site Photo 1972



1972
09/6/1968

MCCSD Photo shows Barn on #29 & House on #30
North Coast Realty opened in Commercial Building
APN#29 They occupied eastern office. Twenty-six

feet of porch built about this time for two adjacent office spaces. Large sliding barns on front(north) and rear of building. Space other than offices warehouse space.

- 03/16/1973 Big River Realty opened in Commercial Building APN#29
- 1976 Sewer connection to #29 extended through APN#30
- 01/4/1979 MHRB Application for Laundromat in APN#29. Porch completed on north elevation(PWP #3868). Front elevation completed for commercial space in central large area, formerly warehouse.
- 01/4/1979 MHRB Application to add 4 dormers, bay window, multiple entrances, underground water & fuel oil tanks and 9' x 22' room. APN #29
- 01/16/1980 Jones --Permission to extend walkway on north side within Highway easement. Mendocino County Dept. of Public Works Permit #3868
- 09/25/1980 Apartment on second floor under construction APN #29 .
- 03/15/1979 Jones Building Permit--Apartment electrical BP #9958
- 06/18/1982 Storage for Commercial Space- BP#163-47
- 06/18/1982 Jones Storage Space BF#163-47
- 06/18/1982 Jones Storage for Commercial Space
- 04/11/1985 New roof installed.
- 04/23/1986 Jones New Building on Existing Slab BP#F-6203 & FB-88-184
- 06/28/1990 Laundromat closes, had to regularly supply it with 3500 gallons of water. Stored in concrete tank in back yard. Water trucked from well at corner of Little Lake and Kelly.
- 11/09/1998 Jones -- Re-roof Barn BP#98901116



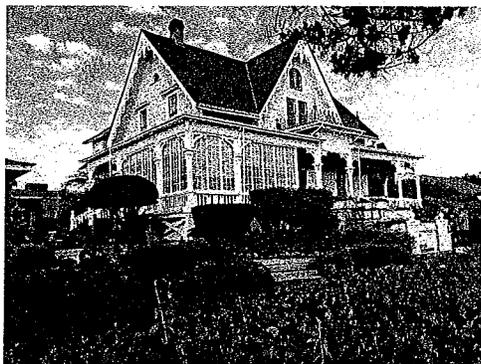
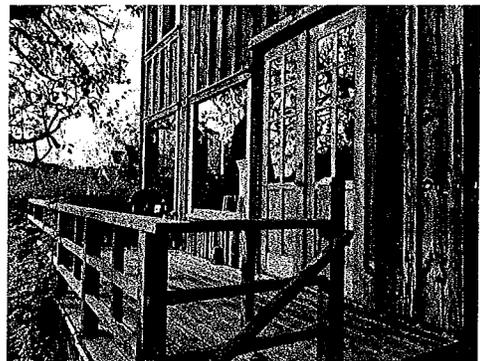
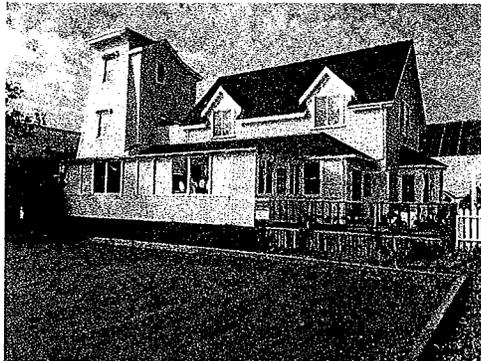
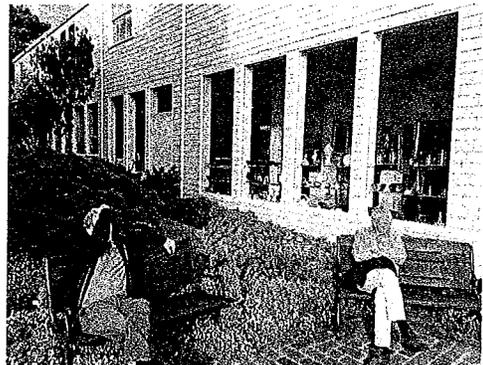
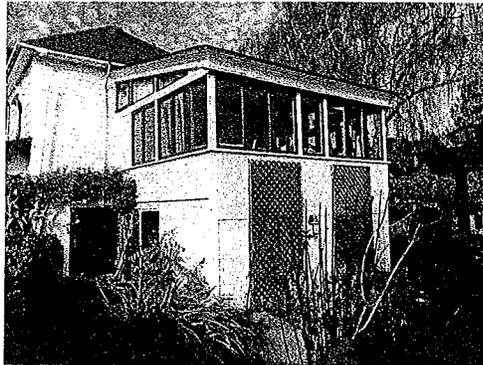
- 2012 Google Earth Photo shows Barn & 1979 additions & alterations-Dormers, Deck, Water Tank & Storage Space on #29. Also portion of enlarged house on #30.
- 03/12/2014 Re-roof 360 sqft storage on side of barn-sheet metal

11/07/2016
05/25/2017
10/04/2017

Sale by Jones Trust to R. Schnell.
Schnell—replace Dormer windows
in progress
Schnell—New roof on barn
in progress.

BF2014-0181
BF#2017-0450
BF#2017-0919

Examples of Window wall in Commercial District



Sverko, Jan. 14, 1999
 APN: 119-160-29, 30

SKIP JONES prop
 #29, 45201 Little Lake Street, MHR #103a, 11a
 #30, 45010 Calpella Street, MHR #103, IVb

3/15/1878, Bk 18, Pg 159, Wm. Heeser to M. M. Hazeltine, \$200.00, is 80'x80' comprising 119-160-29. (Hazeltine already owned 119-160-30).

5/29/1883, Bk 31, Pg 51, M. M. Hazeltine to A. J. Cooney (of Elk), \$1337.00. Both #29 and #30. Cooney built two cottages on these two parcels which burned during the Mansion House fire of 1899. Evidently rentals.

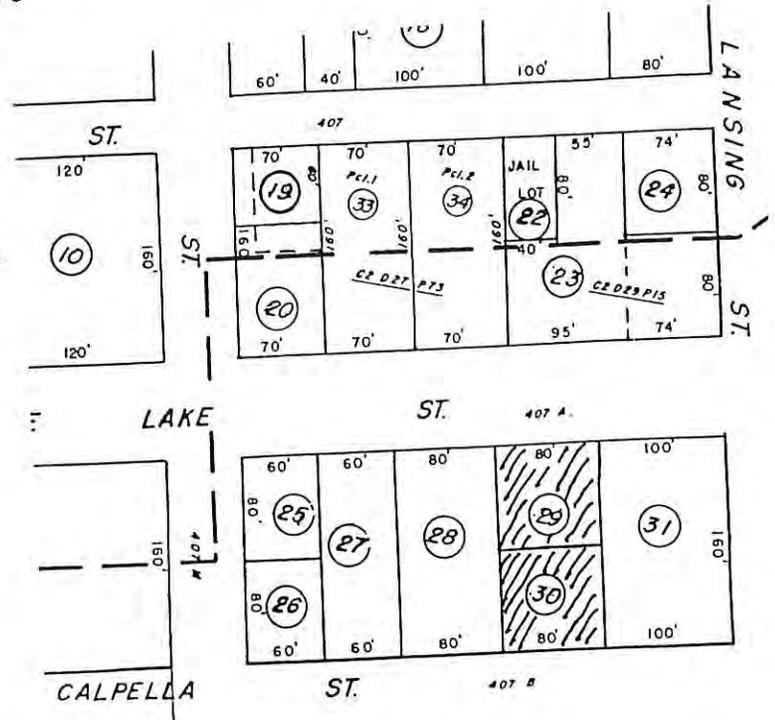
5/4/1895, Beacon, A. Bellinger moved this week into the house next east of B. A. Paddleford. (Paddleford owned 119-160-28)

Beacon, 2/27/1909, both of these lots were offered for sale, see J. A. Chambers.

4/16/1924, Bk 176, Pg 308, Nora Hegarty sold both of these lots to R. H. Smith.

In 1958, Ralph "Skip" Jones married Thelma McDonnell, grand-daughter of Herman Fayal. In 1962, they bought this property with a partially completed house fronting on Calpella Street and a commercial building fronting on Little Lake Street. In November 1972, Skip Jones obtained a building permit to enlarge the house, \$11,122.00. Beacon, Jan. 15, 1973, Jack's Corner .. A large addition to Skip Jones house is well on the way to completion.

#30: Beacon 9/6/1968, North Coast Real Estate opened in the commercial building.
 Beacon, 3/16/1973, Big River Realty opened in the commercial building.
 MHRB AGENDA, 1/4/1979, Skip Jones to remodel (commercial) building ..
 And opened a Laundromat.
 Beacon, 9/25/1980, Skip Jones new apartment upstairs over the laundromat is coming along very well.



The laundromat closed in June, 1990.

MHRB 82-41, approved pave shoulder of road at 45021 Little Lake Street.

MHRB #82-41, Mendocino Travel Service signed approved.

As of this writing, 1999, Ralph & Thelma Jones have divorced ... the house has been listed for sale .. Thelma lives in the upstairs apartment in the commercial building ... Skip bought property in East Mendocino and built another house there.

MHRB AGENDA Beacon, 1/4/1979
Ralph M. Jones, 45021 L. Lake St. 119-160-29
Permission to remodel building (Big River Realty) to add 4 dormers, bay window on the second floor, multiple entrances, underground water and fuel oil tanks, add 9 x 22' room.

**FRANCIS
JACKSON**
 Gen. Bldg. Contractor
 ~~~~~  
 P.O. BOX 232  
 Ph: 937-5767  
 MENDOCINO

5-6-1988

**North Coast  
Real Estate**

620 Little Lake St.  
**MENDOCINO**  
937-5132  
MULTIPLE LISTING  
SERVICE

**LOOKING FOR AN OCEAN VIEW HOME?**  
 The unusual feeling of spaciousness created in this smaller home has resulted from the architect's blending of the unique building site and the demands of modern living. Yes, it is a Henry Hill design and is now priced at \$27,500.

**WANT PRIVACY, TREES & WATER.**  
 4 acres deep redwoods and fern, old logging road through parcel. Hear the ocean, 3/4 mile west  
 Priced at \$3,500/acre. Terms flexible.

**PRICE REDUCED \$4,500**  
 Two 2-bedroom homes, excellent condition, on 2.7 acres of deep redwoods. No difficulty renting one or both homes for buyer. Priced at \$39,500, terms open.

**For Your Mendocino Coast Property  
See 'Biff' Buckaloo**

119-160-29

THIS INDENTURE, made the Sixteenth day of April One Thousand Nine Hundred  
and twenty four BETWEEN Nora Hegarty also known as Nora Haggerty of the City and County  
of San Francisco, State of California,

the part of the first part,  
and R. H. Smith of the City and County of Mendocino, State of California,

the part of the second part,  
WITNESSETH: That the said party of the first part, in consideration of the sum of  
Ten Dollars of the United States of America, to her  
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, unto the said party of the second part, and to his heirs and assigns, forever; all that certain lot  
piece or parcel of land situate in the Town of Mendocino,  
County of Mendocino, State of California, and bounded and described as follows, to-wit:

Beginning at a point distant two hundred (200) feet Northerly from the Northerly line of  
Ukiah Street, as said street is laid out on the official map of the land located and entered  
as the town side of Mendocino and is described in the field notes ther-of (being the map and  
field notes now on file as a record in the office of the Recorder of said County; and said  
point of beginning being distant one hundred (100) feet Westerly from the North-west corner of  
Calpella and Lansing Streets; thence from said point of beginning running westerly on the  
Northerly line of Calpella Street and parallel with said Northerly line of Ukiah Street eighty  
(80) feet; thence on boundary of land formerly owned by Seymour Marks Northerly at right angle  
with said Northerly line of Ukiah Street, one hundred and sixty (160) feet; thence Easterly  
parallel with said Northerly line of Ukiah Street, and on the Southerly line of Little Lake  
Street, eighty (80) feet; thence Southerly and at right angles with said Northerly line of  
Ukiah Street, eighty (80) feet on the Western boundary of the land of A. T. Rodgers, and thence  
continuing in the same course eighty (80) feet on the Western boundary of the land of Gebhard  
Hagemeyer to the point of beginning.

TOGETHER with the tenements, hereditaments, and appertinances, thereunto belonging, or appertaining, and the rever-  
sion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said party of the second  
part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year  
first above written.

Signed and delivered in the Presence of

Nora Hegarty

State of California, )  
City and County of San Francisco, ) ss.

On this 16th day of April in the year one thousand nine hundred and twenty four before me  
Nathaniel Haslett, a Notary Public, in and for the City and County of San Francisco, personally  
appeared Nora Hegarty also known as Nora Haggerty known to me to be the person whose name is  
subscribed to the within instrument, and she duly acknowledged to me that she executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office  
in the City and County of San Francisco, the day and year in this certificate first above written.

(SEAL)

Nathaniel Haslett

Notary Public in and for the City and County of San Francisco, State of  
My Commission expires August 11th 1925, California.

2565 Mission Street Phone Mission 8944

Recorded at the request of A. Brown May 2 1924 at 1 min past 9 o'clock A. M. in Volume 176 of  
Deeds page 308 Mendocino County Records.

James A. Elder,  
Recorder.

v1.10  
2847 Compared JRE/LGE

3/15/1878, Bk 18, Pg 159, 119-160-29, 45021 Little Lake Street  
Wm. Heeser to M. M. Hazeltine, \$200.00, rec'd 5/6/1878.

APN 119-160-29

POB: Distant 280' N from N line of Ukiah St. and distant 100' West from W line of  
Lansing St., and being NW corner of land of Gebhart Hagenmeyer and being the  
NE corner of land now owned by M. M. Hazeltine  
Then W and parallel with Ukiah St on north line of Hazeltine, 80' to the eastern  
boundary of lands owned by Seymour Marks  
Then 80' to S line of Little Lake Street  
Then on same easterly, 80'  
Then south 80' to POB.

B18 P159

APN 11939

Wesley  
Magill

Know all men by these presents That I William Wesely of  
 Mendocino County and State of California for and in consideration  
 of Two Hundred Dollars in United States Gold coin to me  
 paid by M. M. Magill of said State of California, formerly  
 residing in said Mendocino County the receipt whereof is hereby  
 acknowledged do hereby grant and convey unto the said M. M.  
 Magill and to his heirs and assigns forever that certain piece  
 of parcel of Land lying being and situate in the District of New  
 Union in Big Rock Township in Mendocino County and State  
 of California which is bounded and described as follows to wit  
 Beginning at a point distant Two Hundred and Eighty seven  
 feet northerly from the southerly line of Uppah Street as said  
 street is laid out on the official map of the Town of Mendocino  
 and described in the field notes of the survey thereof now of  
 record on file in the office of the recorder of said Mendocino  
 County and said point of beginning being distant one hundred  
 and one feet northerly from the southerly line of Lansing Street  
 and said point of beginning being the North West corner of a  
 parcel of Land owned by Stephen Gasparinger and said  
 point of beginning being the North East corner of the parcel  
 of Land now owned by said M. M. Magill then being  
 said point of beginning running westerly and parallel with  
 said Uppah Street and on the southerly line of said parcel now  
 owned by said M. M. Magill eighty seven feet to the eastern  
 boundary line of lands of Susan Mank's heirs on the same  
 northerly and at right angles with said Uppah Street eighty seven  
 feet to the southerly line of Little Lake Street thence on the  
 same easterly and parallel with said Uppah Street eighty seven  
 feet thence southerly and at right angles with said Uppah Street  
 eighty seven feet to the point of beginning with the privileges  
 and appurtenances thereto relating. In witness whereof I have  
 hereunto set my hand and seal this 15th day of March A.D. 1878

Wm. Wesely  
 [Signature]



State of California  
 County of Mendocino  
 On this Fifth day of April  
 A. D. One thousand Eight Hundred and Twenty Eight  
 me, G. Manning Smith a Notary Public, in and for the County  
 of Mendocino personally appeared J. W. Owen, personally  
 known to me to be the person whose name is subscribed  
 to the within instrument and who acknowledged to me that  
 he executed the same. In witness whereof I have hereunto  
 set my hand and affix of my official seal at office the day  
 and year just in this certificate. Gave nothing  

 G. Manning Smith  
 Notary Public

Recorded at request of J. B. Lord May 6. 1878 at 55 mins past 7. A. M.  
 Court Day.  
 Recorder

St. Petros  
 St. P. Gains

This Indenture made the Thirtieth day of April in the year  
 of our Lord one thousand eight hundred and twenty eight  
 between Malicus Petros of the County of Mendocino State  
 of California party of the first part and St. P. Gains of the  
 same place the party of the second part Witnesseth That  
 the said party of the first part for and in consideration of  
 the sum of Sixty Hundred and Fifty Dollars 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 acknow-  
 ledged does by these presents sell and convey unto the said  
 party of the second part and to his heirs and assigns forever  
 all his right title and interest in and to that certain lot of land  
 lying and being in the County of Mendocino State of California  
 and described as follows to wit: Commencing at the South  
 East corner of Lot numbered eleven of Paper No Three of the  
 Town Site of Point Gorda according to the map of the original  
 Survey of said Town Site now of record in the Office of the

5/29/1883, Bk 31, pg 51, 119-160-29, 45021 Little Lake Street, and 119-160-29  
45020 Calpella Street

M. M. Hazeltine to A. J. Cooney, \$1337.00 rec'd 7/5/1883

Sverko Note: The two cottages on these parcels burned during  
the Mansion House fire in 1899.

POB: 200' North of North line of Ukiah Street, distant 100' west from NW corner of  
Calpella & Lansing Streets

Then west on north line of Calpella St., 80'

Then on boundary of Seymour Marks, N. 160'

Then South 80' on west boundary of land of A. T. Rogers, and then con't  
west on boundary line of Hegenmeyer to POB with buildings and improvements  
thereon.

M. M. Hazeltine  
- 3 -  
W. J. Cronney

I, M. M. Hazeltine of Mendocino County and State of California for and in consideration of thirteen hundred and thirty seven dollars to one paid as the purchase money therefor, do hereby grant and convey unto W. J. Cronney of said County and State and to his heirs and assigns forever, the parcel of land and real property situate lying and being in the Village of Mendocino, in Mendocino County and State of California and bounded and described as follows to wit: Beginning at a point distant two hundred feet northerly from the northerly line of Deliah Street, as said street line is laid out on the official map of the land created and entered as the town site of Mendocino and is described in the field notes now on file as is recorded in the office of the Recorder of said County and said point of beginning being distant one hundred feet westerly from the North West corner of Calpella and Lansing Streets, thence from said point of beginning running westerly on northerly line of Calpella street and parallel with said northerly line of Deliah Street, eighty feet, thence on boundary of land formerly owned by Seymour Mark northerly at right angles with said northerly line of Deliah street one hundred and sixty feet, thence easterly parallel with said northerly line of Deliah Street, and on southerly line of Little Lake Street eighty feet, thence southerly and at right angles with said northerly line of Deliah street eighty feet on Western boundary of land of C. T. Rogers, and thence continuing in same course eighty feet on western boundary of land of Gerhard Hagemeyer to the point of beginning, with the buildings and improvements thereon and the privileges and appurtenances thereto belonging - Witness my hand this 29<sup>th</sup> day of May A. D. 1883. M. M. Hazeltine  
Signed in presence of:

W. J. Cronney

State of California }  
County of Mendocino } On this twenty ninth day  
of May A. D. 1883 before me William Weaver a  
Notary Public and for said County and State

I appeared M. Mc Hazelton's husband to write the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same -



Notary Public

Recorded at the request of M. Haver July 5 - 1853 at 5 min past 3 o'clock - J. J. Morrow Recorder

R. Hickney  
-S-  
A. N. Davidson

This Indenture, made the 3<sup>d</sup> day of July in the year of our Lord one thousand eight hundred and eighty three, Between Reel Hickney of Mendocino County State of California party of the first part and Archibald N. Davidson of same County and State party of the second part, Witnesseth, that the said party of the first part for and in consideration of the sum of thirteen thousand five hundred 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 does by these presents grant bargain sell and convey unto the said party of the second part and to his heirs and assigns forever, all those certain tracts and parcels of land situated in the County of Mendocino and State of California and described as follows to wit: The South half of Section one (1) The South half of the South East quarter of Section Two (2) The North half of the North East quarter of Section Eleven (11) The East half of the North West quarter, North half of the South East quarter and the North East quarter of Section Twelve (12) in Township fourteen (14) North of Range fifteen (15) West Mount Diablo Meridian (Lots Six (6) and Seven (7) and the East half of the South West quarter of Section Six (6) The South half of the South East quarter and the North half of Section Seven (7), The South West quarter of the North West quarter and the South West quarter of Section Eight (8) in Township fourteen (14) North Range fifteen (15) West Mount Diablo Meridian, containing fifteen hundred and eighty seven acres or less

I appeared M. M. Magallanes known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same - *M. Magallanes*  
Notary Public

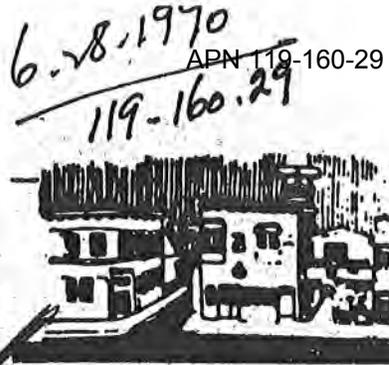
Recorded at the request of M. Haver July 5 - 1853 at 5 min past 8 o'clock - *J. J. Morrow* Recorder

*R. Hickney*  
-S-  
*A. N. Davidson*

This Indenture, made the 2<sup>d</sup> day of July in the year of our Lord one thousand eight hundred and eighty three, Between Reel Hickney of Mendocino County State of California party of the first part and Archibald N. Davidson of same County and State party of the second part, Witnesseth, that the said party of the first part for and in consideration of the sum of thirteen thousand five hundred 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 does by these presents grant bargain sell and convey unto the said party of the second part and to his heirs and assigns forever, all those certain tracts and parcels of land situated in the County of Mendocino and State of California and described as follows to wit: The South half of Section one (1) The South half of the South East quarter of Section Two (2) The North half of the North East quarter of Section Eleven (11) The East half of the North West quarter, North half of the South East quarter and the North East quarter of Section Twelve (12) in Township fourteen (14) North of Range fifteen (15) West Mount Diablo Meridian (Lots Six (6) and Seven (7) and the East half of the South West quarter of Section Six (6) The South half of the South East quarter and the North half of Section Seven (7), The South West quarter of the North West quarter and the South West quarter of Section Eight (8) in Township fourteen (14) North Range fourteen (14) West Mount Diablo Meridian, containing fifteen hundred and eighty seven acres or less

# River Views

By Margaret Macdonald



This morning early we should be picking cherries in the beautiful Butler hilltop orchard. We do this every year, perhaps mostly for the joy of picking from trees drooping with ripe jewel bright fruit, where to look up and away is to see almost forever across the greater Ukiah Valley. The birds harvest most of our more limited and scattered cherries. The cherry expedition is two weeks late this year because the Butlers' early crop was destroyed by the May rainstorm.

Lorne's sister-in-law Irene Macdonald of Ukiah sent him a copy of a picture of students at the old McKay School which was situated on the west end of our property on the north side of the Albion Railroad and River. With the aid of the old school Register Lorne has identified the teacher as Rose Wainwright, the time as the Spring Term of 1889. The teacher, whose home was on the Albion Ridge, boarded with Lorne's parents. Of the 14 students three were working in second year books, (Lorne's six year old sister Muriel, who died three years later in a diphtheria epidemic, Robert Mathison, and Annie Escola); five in third year (including Lorne's almost 9 year old brother Charley and Frank Mathison); five in seventh year and one upgraded. John Escola, father of Emery, was one of the seventh graders with Charles Mathison and Lorne's eleven year old brother John.

Emery Escola, retired after working many years for the California Department of Forestry, now lives about where the Mathison peak forestry fire lookout for many years guarded many square miles of the coast from uncontrolled fire and, during World War II, sighted and identified aircraft.

The five seventh graders were studying four different phases of arithmetic, all job oriented. Charley Mathison and John Macdonald were working on Partnership; Josie Gunnar was mastering Commissions while her brother John was stuck in plain decimals; John Escola was learning Lumber Measurement. All seventh graders had studied the Geography chapter on Climate. That was a good year for the Albion Lumber Company unlike the year before when their railroad was badly damaged by an earthquake and the next year when the mill burned. The families of these school children were almost completely dependent upon the lumber mills for jobs, schools, health care, daily delivery of mail and supplies, ship and rail transport and recreation. While families then were accustomed to being moved as camps relocated to cut timber further upstream, most no doubt felt their children could enjoy lifelong employment by the steadily expanding Company or in providing farm supplies or other services to its workers. No way could young Palle Andersen, who as a child began doing farm chores for the Pullens of Little River and later worked as a tie scaler for Albion Lumber Company, have foreseen that his son, Paul would become an engineer consultant for an international oil company, flying to assignments in Arab and Latin American countries. Palle's farm holdings increased during the years during the two decades while the Albion and Navarro River acres, which are Louisiana-Pacific's, lay waiting for the logging boom of the fifties and sixties.

While I was in Ukiah last Thursday, a Daily Journal photo/story about the July 14th planned Reunion of former Mendocino State Hospital employees brought back memories of the unfulfilled predictions of total economic collapse of Ukiah when that hospital (the community's largest employer) closed. Employees forced to relocate, it was feared, would have to sell their homes at a loss. Restaurants, stores, schools, service businesses and professionals would have no population to employ them. Even then

As many of you have discovered, Mendocino's laundromat has closed — permanently — and we have to drive up for that service.

Skip Jones opened that laundromat some ten years ago with all new equipment, nice wallpaper on the walls, chairs to sit in, and so on.

I remember the first day the place opened. I was the first customer and Alphonse Riede was the second. It was a Monday morning. Alphonse speaks German, and the dryers, of German manufacture, had nameplates that read "HOYT."

Never one to pass up an opportunity to commit a pun I commented "Hoyt is Montag." It will not be necessary to remind me that the correct word would have been "heute," meaning "today."

Skip developed an excellent well in Russ McDonell's yard at the corner of Little Lake and Kelley. Water reaches that well after having flowed under Mendocino, and from there it goes out toward the bluff and drains into the ocean.

All that would have been needed was a permit to run a pipe up Little Lake from the well to the laundromat for there to have been plenty of water.

In the old days, before the "pull-up-the-drawbridge" activists moved in that would have presented no problem. But the new aristocrats prevented that hook-up.

Skip had to construct a huge concrete tank in his yard, behind the laundromat, and all these years he had to use his water truck to haul water — 3,500 gallons — to supply his machines.

There was vandalism — the chairs were stolen, filthy street people took refuge inside in bad weather, which was a big turn-off for regular customers, and on and on.

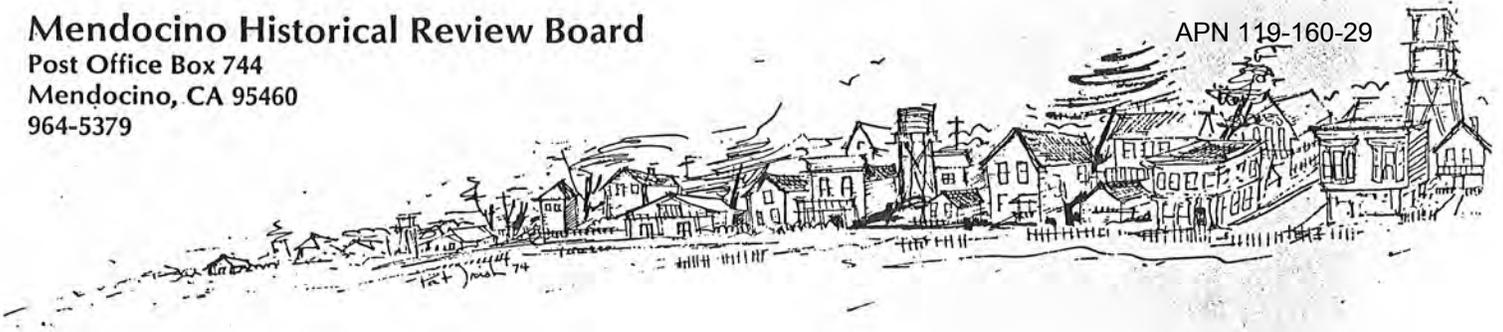
There were not enough machines to justify keeping an attendant on duty.

Without a community water system to supply water, nobody was much interested in taking over the business and finally Skip decided to give it up. MHRB\_2017-0015

**Mendocino Historical Review Board**

Post Office Box 744  
Mendocino, CA 95460  
964-5379

APN 119-160-29

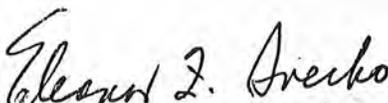


April 11, 1985

TO WHOM IT MAY CONCERN:

Re: Ralph Jones, Jr.  
APN 119-160-30  
45010 Calpella Street

Mr. Jones, having indicated that the re-roofing of his home, address above, will not result in any changes to the structure, and is routine ordinary maintenance consistent with original finish, is considered to be routine maintenance and therefore not subject to MHRB Historic Ordinance approval.

  
Eleanor F. Sverko, Chmn