



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR  
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October 16, 2019

**PUBLIC NOTICE OF PENDING ACTION**  
**MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

The Mendocino Historical Review Board, at a regular meeting to be held on Monday, November 4, 2019, in the Mendocino Community Center, 10525 School Street (the corner of School and Pine Streets), Mendocino, California, at 7:00 p.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Town of Mendocino.

**CASE#:** MHRB\_2019-0010

**DATE FILED:** 9/4/2019

**OWNER:** KELLY J AND MICHAEL R BARRETT

**AGENT:** KELLY GRIMES

**REQUEST:** Mendocino Historical Review Board Permit request to restore the west, north, and east redwood shiplap siding on the house, install a copper weathervane, and restore the barn by (a) adding 120 SF; (b) installing wood window frames and wood doors; (c) restoring and reusing the barn's redwood boards, battens, and trim; (d) installing composition shingles and solar shingles; and painting the barn doors and window frames the same color as the house trim. Note: The site is designated as a Category IIa (Noia House) Historic Resource, meaning the construction date is known, the architecture may have been previously modified, and additional research is forthcoming.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45141 Calpella St, Mendocino (APN:119-232-03)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIA ACKER

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building Services, 120 West Fir Street, Fort Bragg, CA 95482, attention MHRB Secretary. If you would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**NOVEMBER 4, 2019  
MHRB\_2019-0010**

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**OWNER / APPLICANT**

KELLY J & MICHAEL R BARRETT  
PO BOX 1076  
MENDOCINO, CA 95460

**AGENT:**

KELLY B GRIMES, ARCHITECT  
PO BOX 598  
LITTLE RIVER, CA 95456

**PROJECT DESCRIPTION:**

Mendocino Historical Review Board Permit request to restore the west, north, and east redwood shiplap siding on the house, install a copper weathervane, and restore the barn by (a) adding 120 SF; (b) installing wood window frames and wood doors; (c) restoring and reusing the barn's redwood boards, battens, and trim; (d) installing composition shingles and solar shingles; and painting the barn doors and window frames the same color as the house trim. Note: The site is designated as a Category IIa (Noia House) Historic Resource, meaning the construction date is known, the architecture may have been previously modified, and additional research is forthcoming.

**STREET ADDRESS:**

45141 CALPELLA ST, MENDOCINO

**PARCEL SIZE:**

0.29 acre, or 80 by 160-feet

**ENVIRONMENTAL DETERMINATION:**

A class 31 exemption from CEQA

**HISTORIC STRUCTURES:**

On Site: Category IIa Noia House (119-232-03)  
North: Category I Silvia House (119-231-06)  
Category I Valadao House (119-231-04)  
Category I Jerome House (119-231-03)  
South: Category IVb Dwelling (119-235-04)  
Category I Lisbon-Paoli Hotel (119-235-07)  
Category I Golgert House (119-235-13)  
East: Category IIa Marshall House (119-232-04)  
Category IIa Thomas House (119-232-05)  
West: Category IIa Dwelling (119-232-02)

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**PAST MHRB PERMITS:** 2018-05 Paint Color, 2015-22 Alterations, 2006-40 Exterior Paint, 04-27 Water Tank and Fence, 04-11 Alterations.

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

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

- ✓ Architectural Details and Style
- ✓ Facade Treatment
- ✓ Proportions of Windows and Doors
- Landscaping
- ✓ Placement/Location
- Lighting
- Paving/Grading

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Section IV Examples of Historic Architectural Styles (pp. 4-5); Section V General Guidelines (pp. 6-12). General principles for rehabilitation, restoration or renovation of existing historic structures (unnumbered, last two pages).

**STAFF NOTES:** The project site is located within the R+ Land Use designation and MTR Zoning District. As proposed, the project would satisfy Coastal Element Chapter 4.13 design policies and Mendocino Town Zoning Code development standards, as delineated in Table 1 (below).

Table 1 MTR District Standards and the Proposed Development		
MTZC Chapter 20.652	Standard	Proposed
20.652.030 Minimum Front and Rear Yards	10-feet	Front existing 5.5-feet nonconforming Rear existing 2.6-feet nonconforming
20.652.035 Minimum Side Yard	6-feet	Westerly existing 0.75-feet nonconforming Easterly existing 1.75-feet nonconforming
20.652.040 Setback Exemption	see Chapter 20.760	
20.652.045 Maximum Height	28-feet	21.75-feet existing house
20.652.050 Minimum Vehicle Parking	two off-street spaces	Accessed from Ukiah Street
20.652.055 Maximum Lot Coverage	25%	±17%

Proposed Main House Renovation: Remove composite tiles from west, north and east sides of the house. Repair or replace damaged redwood shiplap under the composite tiles. The type of replacement redwood shiplap would have the same profile as the repaired, exterior south elevation shiplap.

Install a copper weathervane on the ridge of the north facing gable roof.

Not a part of MHRB 2019-10 would be the request to construct a south-facing gabled dormer with one double-hung window. This feature was previously authorized by MHRB Permit 2015-0022. MHRB Permit 2015-0022 is vested and the property owner may install the authorized dormer at a time of their choosing.

Proposed Barn Renovation: There are two existing windows on the north elevation of the barn and a pair of barn doors on the south elevation. The proposal includes adding floor area, windows, doors, changing the roofing material, adding copper gutters and downspouts, and adding one exterior lamp.

(a) Addition: Add 120 square-feet to the existing barn and add a shed roof over the addition.

(b) Windows and Doors: The proposal is to install one window on the addition and a second window on the north elevation of barn; to install one window under the westerly facing gable; install two windows on the south facing elevation; and install three windows on the east facing elevation of the barn. On the south elevation, two barn doors would slide in front of the proposed windows and hide the windows from view. Similarly, on the east elevation a new barn door would slide over (and hide) a proposed wooden door with window.

(c) Exterior Boards and Battens: To ensure that the existing boards are reused, the property owner intends to reverse all serviceable boards and install redwood replacement boards when existing boards are too damaged for reuse. All battens would be replaced with redwood. The exterior wood, e.g. boards, battens, and window trim would be treated with an oil-based, semi-transparent stain. Copper Z-flashing would be installed.

(d) Barn Roof: Install composition shingles on the north side of the barn roof. The composition shingles would match the shingle color on the roof of the house. (Note: copper exhaust vent and plumbing vent are proposed.) Install solar shingles on the south side of the barn roof.

(e) Pursuant with MCC Section 20.760.040(L), new concrete foundations under existing structures, where the new foundation does not raise the height of the existing building by more than six inches and where there will be no more than ten inches of concrete visible, is exempt from the provisions of MCC Chapter 20.760.

(f) Pursuant with MCC Section 20.760.040(J), exempt from the provisions of MCC Chapter 20.760 is outdoor lighting for doorways provided that the lighting is shielded, reflected downward, and positioned in a manner that does not allow light glare to extend beyond the boundaries of the parcel on which it is placed. The applicants propose to install one exterior light on the barn's east elevation and adjacent to the door.

Proposed Exterior Colors: (g) House Colors: The exterior of the house would be painted the colors approved in 2018 (See MHRB Permit 2018-05). The approved trim color is a light sage and the approved house color is a darker shade of sage.

(h) Barn Colors: The exterior wood, e.g. boards, battens, and window trim, would be treated with an oil-based, semi-transparent stain. Barn doors and barn window frames would be painted the approved trim color on the house, e.g. a light sage color (See MHRB Permit 2018-05 approved trim-color).

**ENVIRONMENTAL DETERMINATION:** Planning and Building Services recommends the Board find that the project is Categorically Exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15331 *Historical Resource Restoration/Rehabilitation*, which is a Class 31 exemption consisting of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

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

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit 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. To establish that site-work satisfies the requirements of MHRB Permit 2019-10 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 2019-10 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2019-10 (attached to or printed on the plans submitted). MHRB Permit 2019-10 shall be a part of any on-site plans.
7. The barn doors and wood window frame colors shall match the approved trim color for the house (See MHRB Permit 2018-05).
8. The exterior barn redwood boards, battens, and redwood trim shall be treated with an oil-based, semi-transparent stain.
9. This permit shall be subject to the securing all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, including a Coastal Development Permit (or a Categorical Exclusion from a Coastal Development Permit), or permit exemption pursuant with MCC Section 20.720.020.

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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: \$1,616.00 (Check payable to County of Mendocino).

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

**ATTACHMENTS:**

- A. MHRB Application 2019-10
- B. Historical Records

<p><b>COUNTY OF MENDOCINO</b> <b>DEPT. OF PLANNING &amp; BUILDING</b> <b>SERVICES</b></p> <p><b>120 WEST FIR STREET</b> <b>FORT BRAGG, CA 95437</b> <b>Telephone: 707-964-5379</b> <b>Fax: 707-961-2427</b></p>	<p>Case No(s) <u>MHRB-2019-0010</u></p> <p>Date Filed <u>9-4-19</u></p> <p>Fee \$ <u>118.78</u></p> <p>Receipt No. <u>PRJ-030098</u></p> <p>Received by <u>Mio M.</u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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**MHRB APPLICATION FORM**

<p>Name of Applicant Michael &amp; Kelly Barrett</p>	<p>Name of Property Owner(s) Michael &amp; Kelly Barrett</p>	<p>Name of Agent Kelly Grimes</p>
<p>Mailing Address PO Box 1076 Mendocino, CA 95460</p>	<p>Mailing Address PO Box 1076 Mendocino, CA 95460</p>	<p>Mailing Address PO Box 598 Little River, CA 95456</p>
<p>Telephone Number (650) 889-8332</p>	<p>Telephone Number (650) 889-8832</p>	<p>Telephone Number (707) 937-2904</p>
<p>Assessor's Parcel Number(s) 1192320300</p>		
<p>Parcel Size <u>12,800</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres</p>	<p>Street Address of Project 45141 Calpella St., Mendocino, CA 95460</p>	

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

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

## PROJECT DESCRIPTION QUESTIONNAIRE

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

### 1. Describe your project in detail.

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

See attached sheets

### 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? 2103 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1991 + 119 = 2110 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*

**Barrett / 45141 Calpella St.**

**Project Description**

**Site – See sheet A1**

**Barn – See sheet A2, A3, and A4**

1. Raise structure, install a cement foundation under the building, lower building onto foundation.  
*Note: we anticipate this would raise the height of the entire structure slightly.*
2. Add a 120SF lean-to shed to the North side of the existing structure.
3. Install wood windows on West, East and South elevations. Install wood with glass door on the East elevation; install sliding shed door over that. Install sliding shed doors on South elevation to cover windows. All sliding doors shall use commercial barn door hardware.
4. Reverse all serviceable boards, and replace non-serviceable boards with similar material, to ensure that the maximum number of boards possible are reused. (*Note: there are also usable boards in the interior partition wall of the barn, which are available for this purpose.*) All battens will be replaced with suitable new material. All exterior wood will be treated with an appropriate oil-based, semi-transparent stain, designed to protect against UV and water damage. If necessary, in order to reuse specific boards that are rotten at the bottom only, copper z-flashing will be used.
5. The new door and the windows (but not the trim – see sheet B4 for a similar example), will be painted in the same off-white trim color of the main house and the other two outbuildings.
6. Reroof the building. The south side of the roof will be covered in solar shingles, which are much less visually intrusive than solar panels, but offer the same ecological benefits. The north side will be covered in standard composite shingles. *Note: at this point it is not possible to specify which vendor will be used for the solar shingles, nor the exact visual appearance, as several new entrants are in market testing currently and are expected to be offering these for sale in 2020. For similar reason, it's not possible to guarantee that the north and south roof will have identically sized or colored shingles.*
7. Due to the need to provide water supply and heating to the building, vents will be needed in several locations, as specified on sheets: A3 and A4. Additionally, there will be one exterior light by the entrance door, as specified on sheet B1 (the applicants' preference), or sheet B2 (a backup choice, identical to the one on the main house).
8. Install copper gutters and downspouts on the building, as specified on sheets A3 and A4, in order to reduce the risk of water penetration.

**Barrett / 45141 Calpella St.**

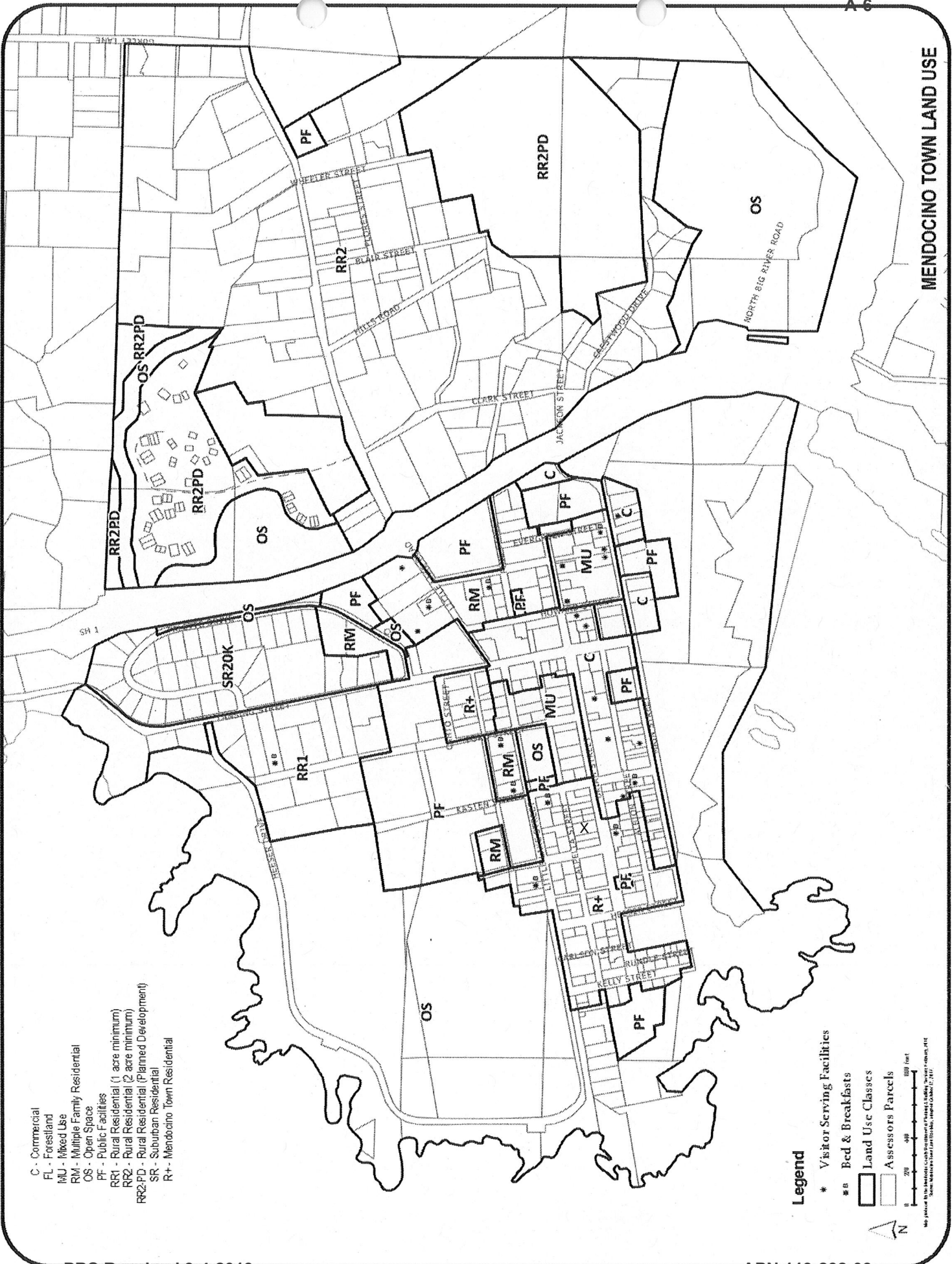
**Project Description**

**Main house – See sheet A5**

1. Remove composite tiles from West, North and East elevations (work to be performed by Jakela); repair / replace any damaged shiplap under such tiles; repaint in color matching existing & South elevation. *Note:* shiplap is anticipated to be the same profile as on South elevation; if it is a different profile, as long as it's serviceable, it would be retained. If an entire wall proves to be not serviceable, that elevation would be replaced with the same profile as exists on the South elevation.
2. Construct a gable dormer on the southside of upper roof (see elevation). This is identical to what was approved in MHRB\_2015-0022, but that part of the project was not executed due to cost overruns.
3. Install a weathervane (24"L x 26"H), on North side of roof ridge. The material would be copper and will develop a patina over time. (See photograph on Sheet B3.)

**Barrett / 45141 Calpella St.****Lot coverage analysis**

<b>Lot coverage</b>	<b>Current</b>	<b>Proposed</b>
Main house	950 SF	
Old toolshed	177 SF	
Pump house / office	268 SF	
Covered wood storage	60 SF	
Barn	396 SF	515 SF
Concrete pad at front of house	96 SF	
Concrete pad at wellhead	156 SF	
Total lot coverage	2103 SF	2222 SF
Total lot area	12800 SF	12800 SF
Lot coverage	16.43%	17.36%



- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

**Legend**

- \* Visitor Serving Facilities
- \*B Bed & Breakfasts
- Land Use Classes
- Assessors Parcels

0 100 200 300 feet

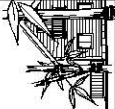
Map prepared by: MHRB (2019-0010) (MHRB/2019-0010) (2/2019) (09/2019) (1/2019)







Kelly & Grimes, Architect  
90 Gas St  
Livermore, CA 94550  
707-937-2004



REVISIONS	BY

NOTES

A BARN REMODEL  
FOR:

**MICHAEL &  
KELLY  
BARRETT**

45141 CALPELLA ST.  
MENDOCINO,  
CALIFORNIA  
95460

A.P. # 119-232-03

DATE: AUGUST 30, 2019

SCALE: AS NOTED

DRAWN BY: KGB

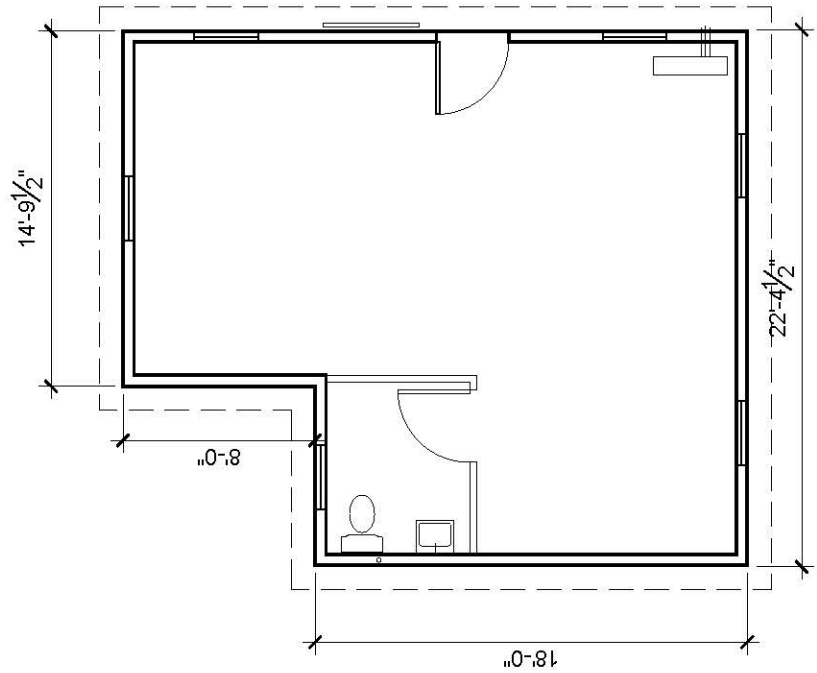
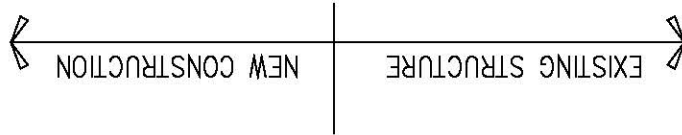
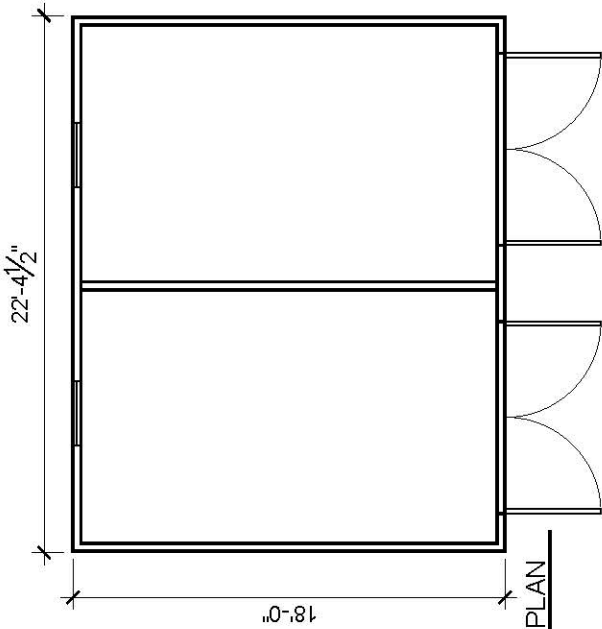
CHECKED BY: BARRETT

SHEET:

**FLOOR PLANS  
EXISTING AND  
PROPOSED**

**A2**

OF 5 SHEETS



Kelly B. Grimes, Architect  
910 East 5th  
Livermore, CA 94550  
707-837-2804



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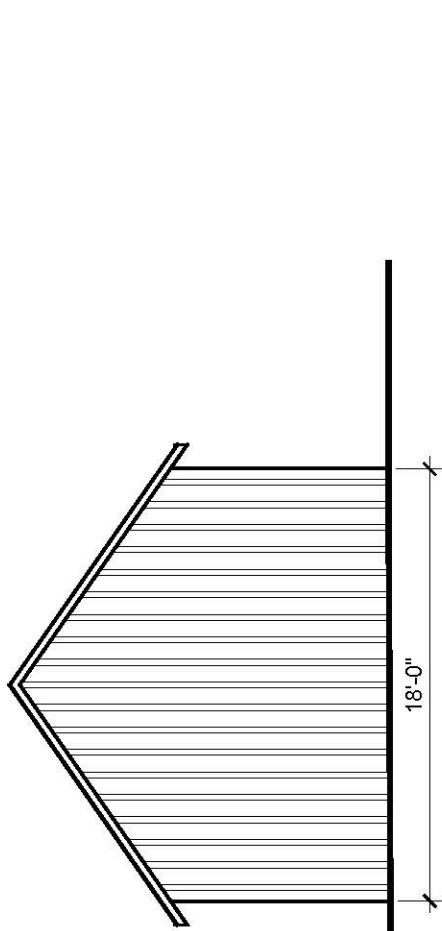
NOTES

A BARN REMODEL  
FOR:  
**MICHAEL &  
KELLY  
BARRETT**  
45141 CALPELLA ST.  
MENDOCINO,  
CALIFORNIA  
95460

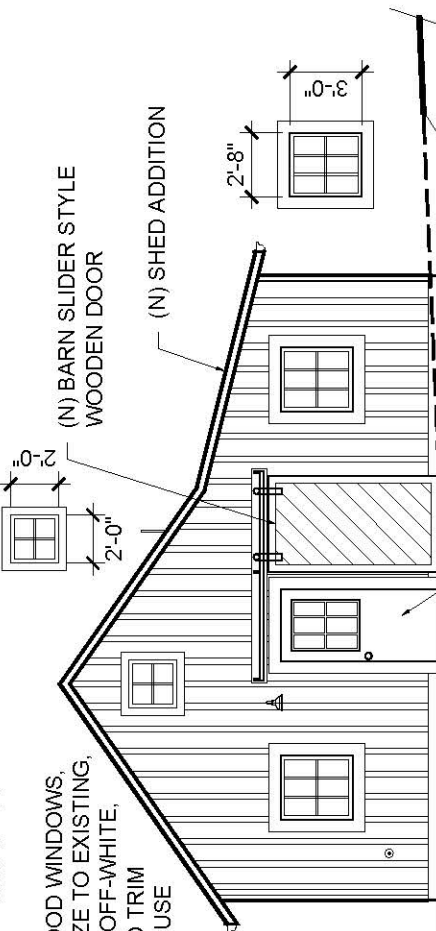
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DATE: AUGUST 30, 2018  
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DRAWN BY: JGB  
JOB: BARRETT

SHEETS  
**ELEVATIONS  
SOUTH AND  
EAST**  
EXISTING AND  
PROPOSED

**A3**  
OF 5 SHEETS



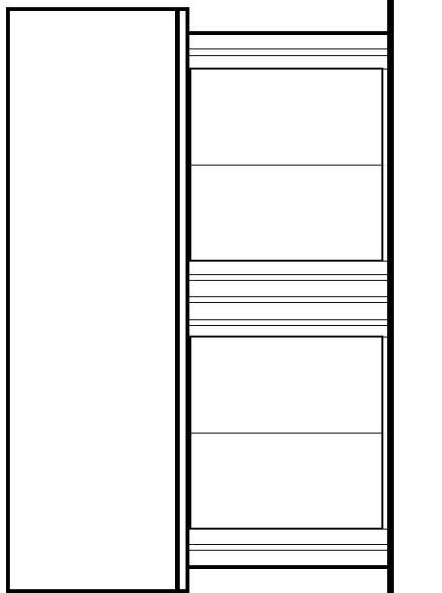
**(E) EAST ELEVATION**  
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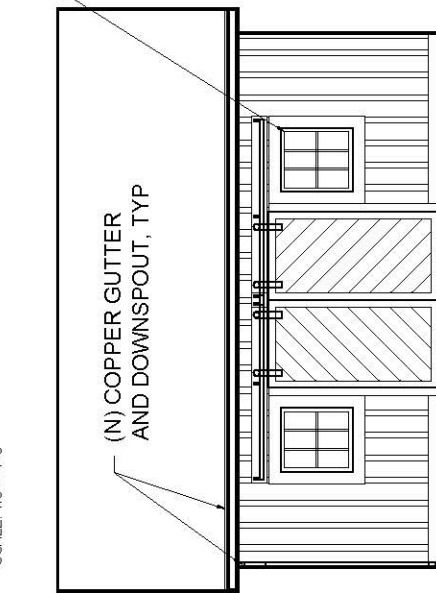
**(N) EAST ELEVATION - OPEN**  
SCALE: 1/8" = 1'-0"



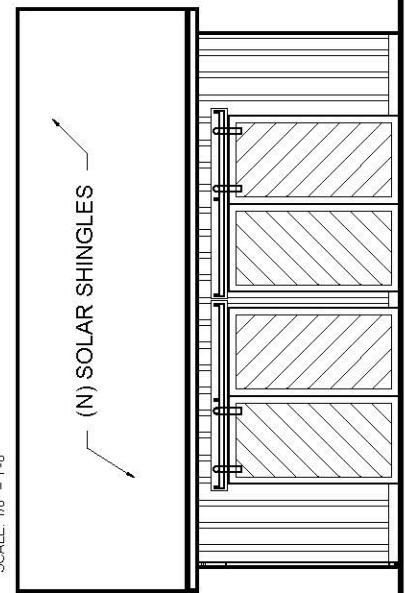
**(N) EAST ELEVATION - CLOSED**  
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**(E) SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**(N) SOUTH ELEVATION - OPEN**  
SCALE: 1/8" = 1'-0"



**(N) SOUTH ELEVATION - CLOSED**  
SCALE: 1/8" = 1'-0"

PBS Received 9-11-2019

APN 119-232-03



Nelly B. Grimes, Architect  
P.O. Box 594  
Linda River, CA 95156  
707-537-2304



REVISIONS	BY

NOTES

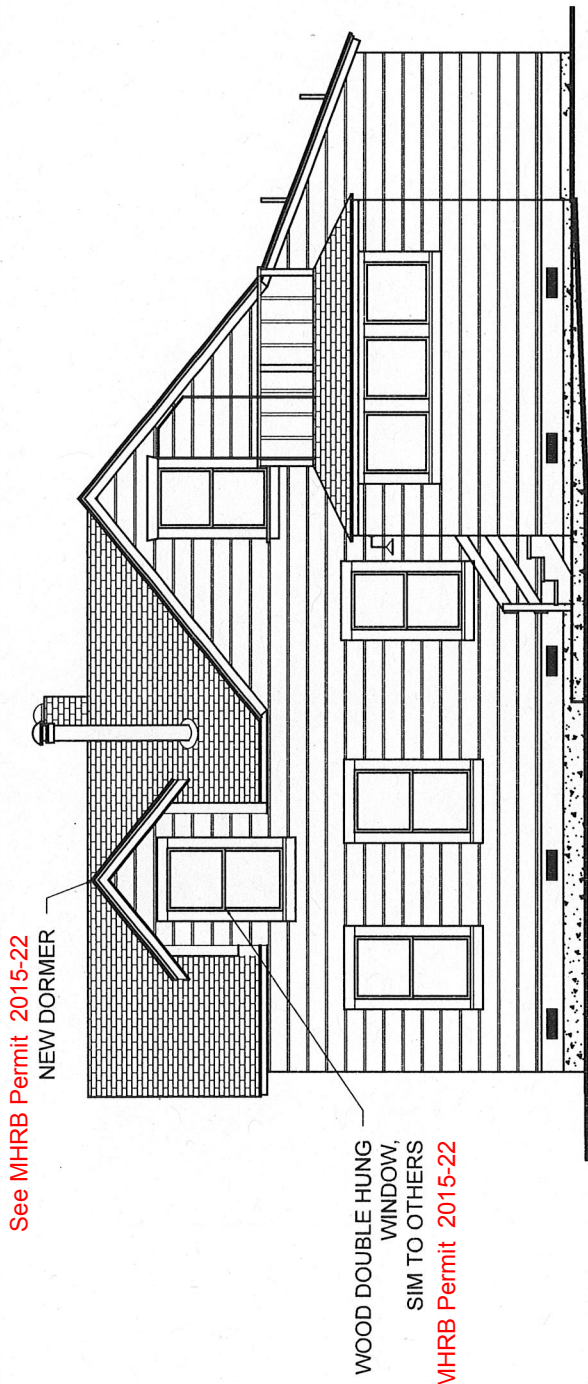
A BARN REMODEL  
FOR:

**MICHAEL &  
KELLY  
BARRETT**  
45141 CALPELLO ST.  
MENDOCINO,  
CALIFORNIA  
95460

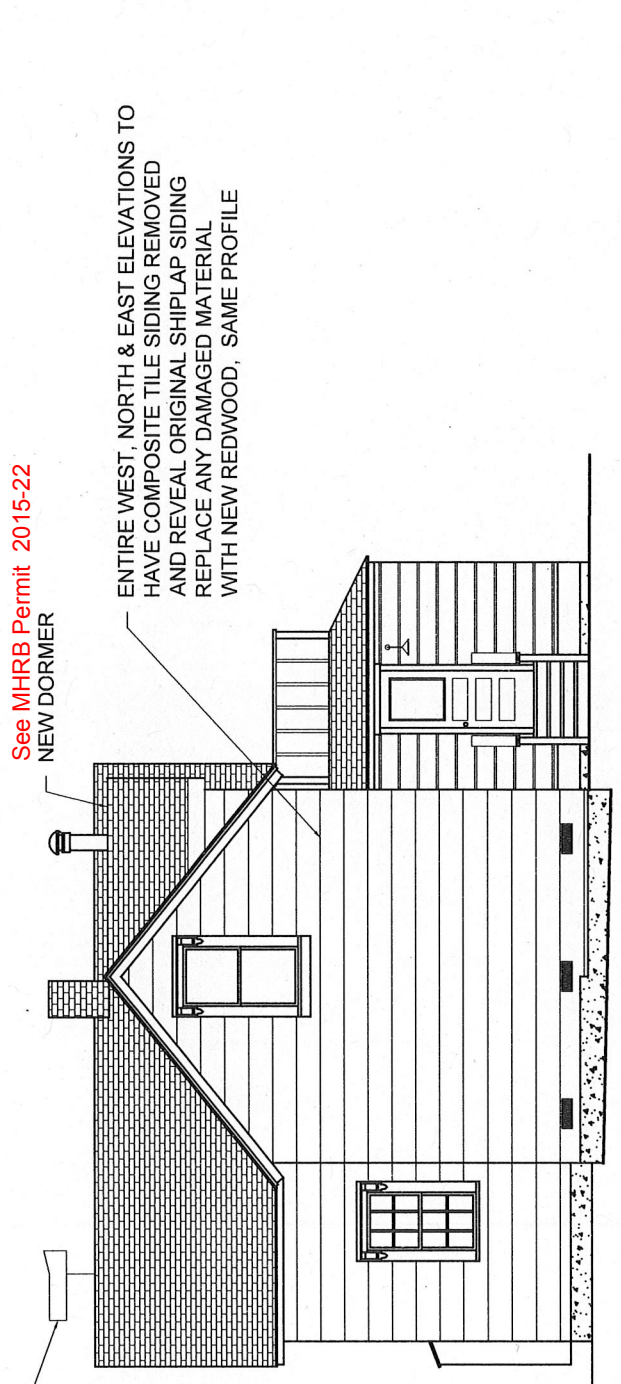
A.P. #119-232-03  
DATE: AUGUST 30, 2019  
SCALE: AS NOTED  
PROJECT: K200  
JOB: BARRETT  
SHEET:

DORMER ON  
HOUSE

**A5**  
OF 5 SHEETS



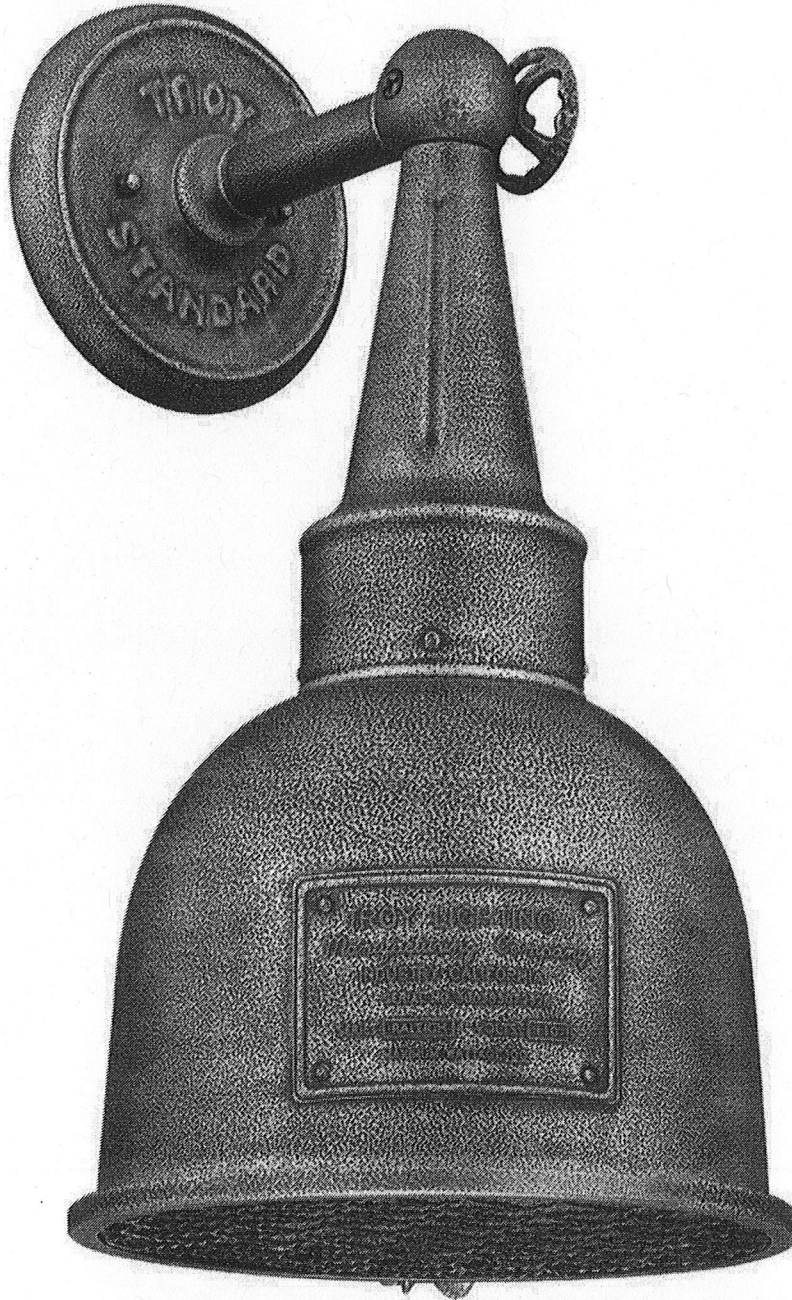
**PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**PROPOSED WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

Barrett / 45141 Calpella St.

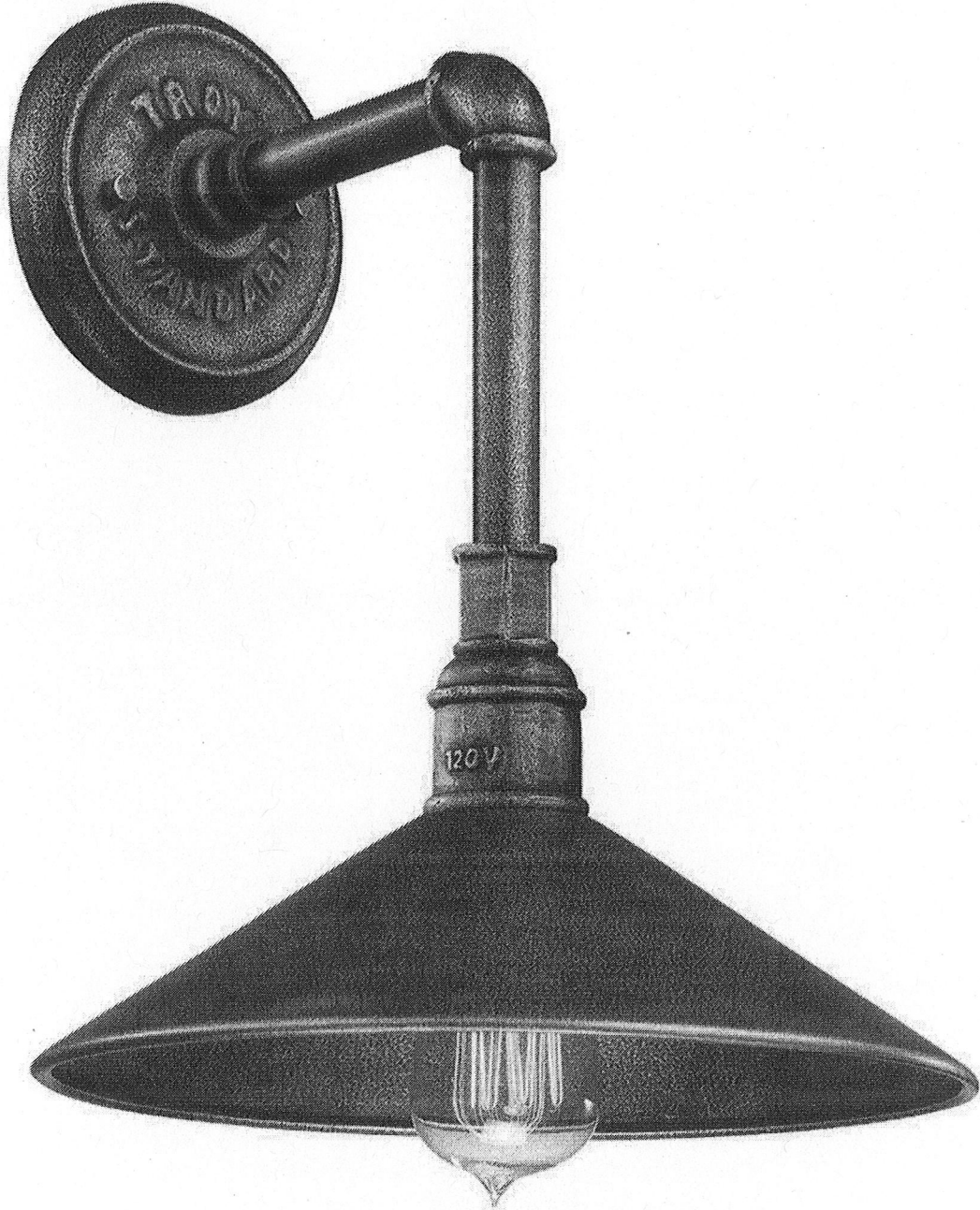
Sheet B1 – Exterior light for Barn – applicants preferred & requested option





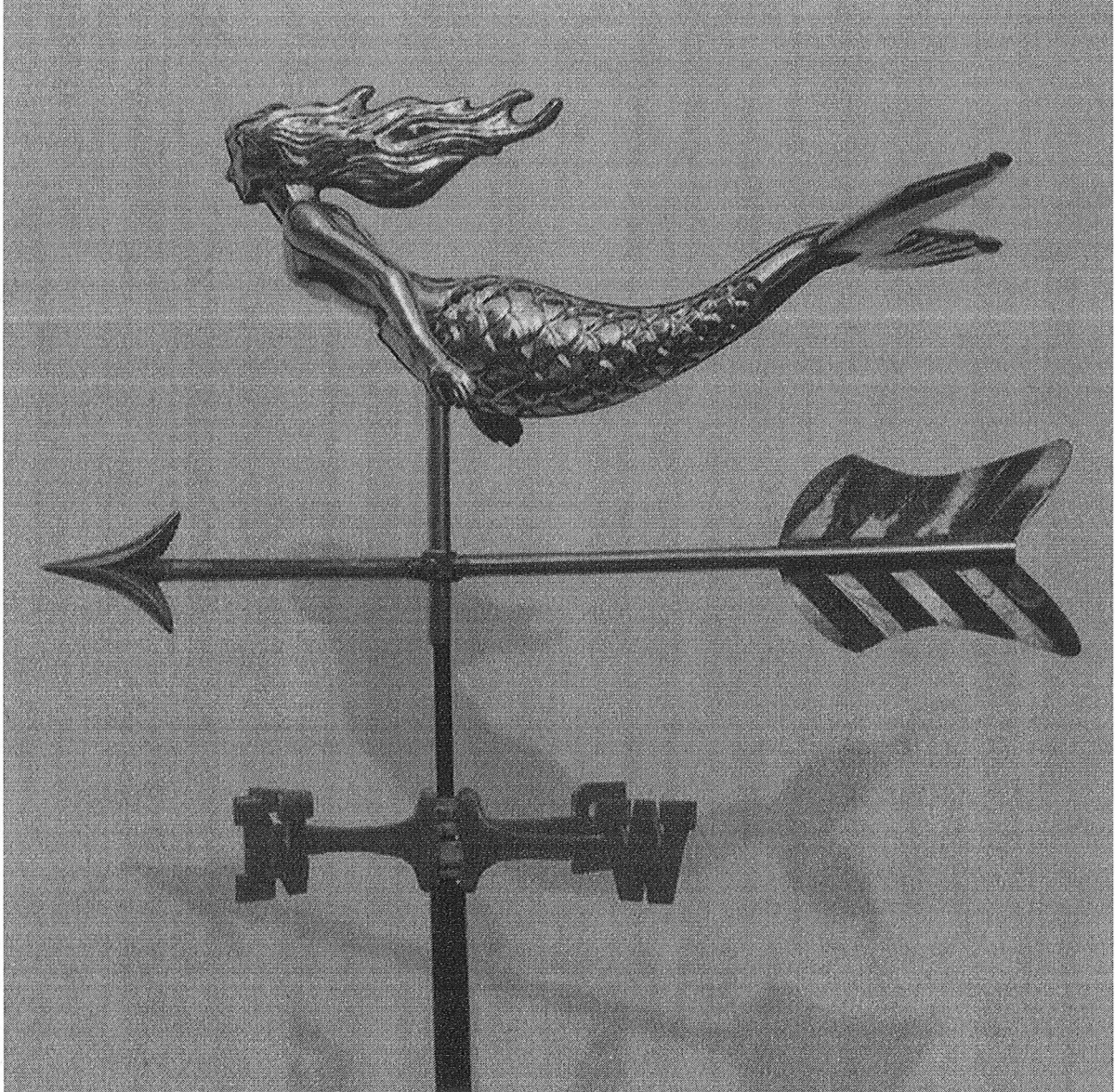
Barrett / 45141 Calpella St.

Sheet B2 – Exterior light for Barn – backup option (same as house)



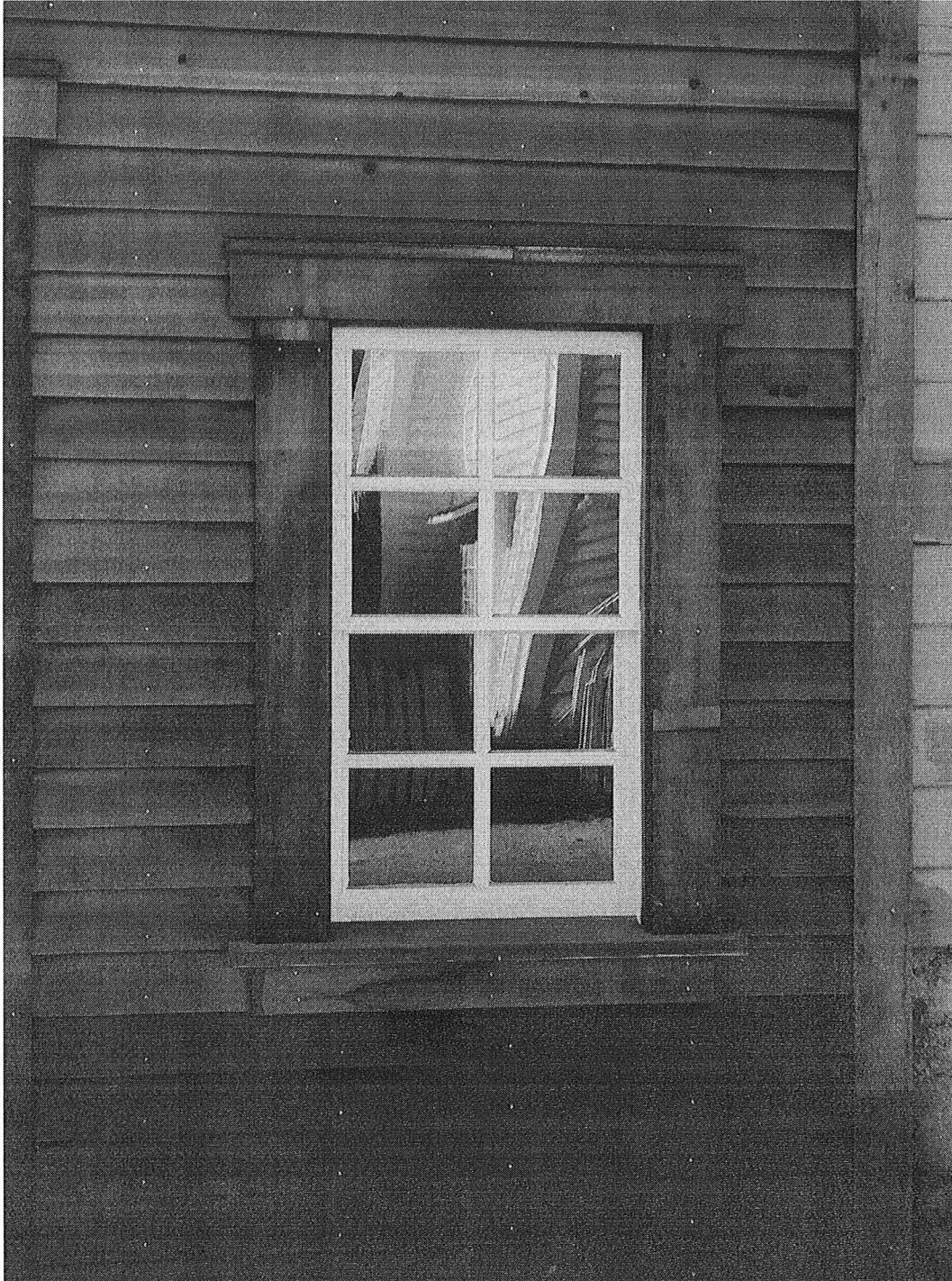
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Sheet B3 – Requested weathervane for house



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Sheet B4 – Example of painted window / unpainted trim & siding



Note: this example is on a building with shiplap siding, not board and batten.



NOIA HOUSE  
45141 Calpella Street

Sverko, March 20, 1999  
APN: 119-232-03  
MHR: #94, 11a

Oral history, per the late Joe Lenhares: there was another house fronting on Ukiah St. On this lot which burned down many years ago, occupied by Culver, only garage remains..

11/30/1875, Manuel Thomas Ramus to Vittorino Antonio Silveira, Bk 12, Pg 105, describes the wouthwesterly 40'x80' of this parcel.

11/21/1876, Bk 26, Pg 267, Wm. Heeser to Vittorino Antonio Silveira, \$50.00, gold coin, describes the northeasterly 40x80' of this lot. Silveira was the father of the John Silvia who operated the Mendocino Hotel for several years, and the father of Maria J. T. Ramus.

3/15/1884, Wm. Heeser to Bernardo Carvalho Xxaves, Bk 32, pg 432, 40' on Ukiah St x 80' westerly corner of this lot, at this time the easterly 40'x80' was owned by Walter Gregory. Beacon, 3/15/1884, Mr. Xxaves has purchased a lot next to Gregory (west) (fronting on Ukiah St) and will build a residence.

Deeds, 8/4/1886, Vittorino Silveira to John Antone Silveria (Silvia) their son, Bk 38, Pg 420, the north westerly 40'x80' of this parcel, deed also includes 40' that is now Calpella Street.

Deeds, 8/4/1886, Vittorino Silveira to Maria J. T. Ramus, the south easterly 40'x80' of this parcel.

