



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
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April 20, 2021

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board, at its special meeting on Monday, May 3, 2021 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2021-0002

DATE FILED: 2/12/2021

OWNER: KENNEBUNKPORT FAMILY TRUST

APPLICANT: ROBERT SCHMITT & MACKENZIE SKYE-SCHMITT

REQUEST: A Mendocino Historical Review Board Permit request to re-design a 2,709 square-foot, two-story, single family residence on a developed lot in the Mendocino Mixed Use District. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45020 Ukiah (CR 407C) St., Mendocino; APN: 119-234-11

STAFF PLANNER: JESSIE WALDMAN

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by May 2, 2021 or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

To submit public comments via telecomment. A request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

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

IGNACIO "NASH" GONZALEZ, Interim Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MAY 3, 2021
MHRB_2021-0002**

OWNER: KENNEBUNKPORT FAMILY TRUST
1083 VINE ST #162
HEALDSBURG, CA 95448

APPLICANT/AGENT: MACKENZIE SKYE-SCHMITT AND ROBERT SCHMITT
1083 VINE ST #162
HEALDSBURG, CA 95448

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to re-design a 2,709 square-foot, two-story, single-family residence on a developed lot in the Mendocino Mixed Use District. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure.

STREET ADDRESS: 45020 Ukiah St., Mendocino (APN: 119-234-11)

PARCEL SIZE: 0.375 Acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt. 15332 Class 32 categorical exemption for infill development.

HISTORIC STRUCTURES:

On Site:	Rego House Category IIa Warren-Hegenmeyer House Category I Historical APN 119-234-01
North:	Fraga House Category I Madera House Category I
South:	Schultz House Category I
East:	None
West:	None

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 11-11a).

PAST PERMIT: MHRB 2003-18 (Rehabilitate Rego & Warren Hegenmeyer Houses), MHRB Permit 2014-11 (Sign), MHRB 2017-14 (1,326 square-foot residence), and MHRB 2019-02 (2,237 square-foot residence).

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

MCC Section	Standard	Proposed
20.660.010(A)(1) Residential Use Types	Residential	Family Residential: Multi-Family
20.660.010(B)(2) Commercial Use Types	Administrative and Business Offices	Existing
20.660.035 Minimum Front and Rear Yards	20 feet	20 feet north
20.660.040 Minimum Side Yard	6 feet	18 feet west 37 feet east
20.660.050 Maximum Building Height	28 feet	27 feet 10 inches
20.660.055 Minimum Vehicle Parking	1.5 spaces/dwelling + 1.0 space/400 SF commercial	8 spaces
20.660.060 Maximum Lot Coverage	25%	23.2%
20.660.075(B) Minimum percent residential gross floor area	50% or more of the gross floor area of all development shall be devoted to residential dwelling units	>50% residential
20.660.075(D) Residential Use Priority	Residential use must be established prior to commercial uses	MHRB 2003-18 MHRB 2017-0014 MHRB 2019-0002
20.660.075(E) Conversion of Land Use	Residential land uses cannot be converted to non-residential	Condition
20.660.075(F) Conversion of Land Use	8,000 square feet per structure	2,709 square feet

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

VII. Structural Guidelines	Guideline	Proposed
1. Scale and Proportion	Height, width, general proportions, windows and doors shall conform to surrounding buildings.	Height: similar to adjacent structures. Width: 30-foot building width. Windows/Doors: Casement, single-hung.
2. Vertical Emphasis	This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	Building proportions are 30-feet wide by 28-feet tall with interrupted roof line and vertical windows and doors.
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.	V-Groove wood siding painted "Simply White".
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	Windows appear narrow and tall. Casement, single-hung windows with the casing painted "Simply White". Doors appear narrow and tall. Wood with three-quarter fixed glass

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
	when it is integral to the building design.	panel with the casing painted "Jet Black".
5. Foundation Walls	The maximum exposure should be 10-inches.	8 inches
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.	4:12 hip roof.
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged.	"Dark Smoke Grey" or "Charcoal" composition shingle color.
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.	This is a new structure.

As the applicant requests to replace the previously permitted, but not expired MHRB Permit 2019-02 with the proposed, Staff recommends a condition revoking MHRB Permit 2019-02. This will have the effect of clarifying that the Review Board, in approving MHRB Permit 2021-02, is not also issuing a second permit for a second dwelling unit in the same location as MHRB Permit 2019-02.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings, pursuant to Section 20.760.065:

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

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 including a Coastal Development Permit (or a Categorical Exclusion from a Coastal Development Permit). 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 2021-02 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 2021-02 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2021-02 (printed on the plans submitted).
7. MHRB Permit 2019-02 is revoked.
8. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries.
9. The exterior paint colors shall be Benjamin Moore Simply White (2143-70) and Jet Black (2132-10).
10. All exterior doors, window frames, and siding (rustic V-groove boards) shall be made from wood. Exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels.
11. Fences shall be made from wood. Solid wood fences are discouraged except where they are necessary for screening parking and storage. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are prohibited. Concrete or smooth concrete block are prohibited.

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 2021-0002 2/11/21
- B. Sverko APN 119-234-02, -03 and -04 2/11/21
- C. Sverko APN 119-234-01 2/11/21

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB-2021-0002</u></p> <p>Date Filed <u>2-21-2021</u></p> <p>Fee \$ <u>1,425.00</u></p> <p>Receipt No. _____</p> <p>Received by <u>Juliana</u></p> <p style="text-align: right;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant Robert J Schmitt and Mackenzie Lindy Skye-Schmitt	Name of Property Owner(s) The Kennebunkport Family Trust, Robert J Schmitt and Mackenzie Lindy Skye- Schmitt, Trusteest	Name of Agent Robert J Schmitt and Mackenzie Lindy Skye-Schmitt
Mailing Address 1083 Vine St. #162 Healdsburg, CA 95448	Mailing Address 1083 Vine St. #162 Healdsburg, CA 95448	Mailing Address 1083 Vine St. #162 Healdsburg, CA 95448
Telephone Number 707-239-8447	Telephone Number 707-239-8447	Telephone Number 707-239-8447
Assessor's Parcel Number(s) APN 119-234-11		
Parcel Size <u>12,196</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 45020 Ukiah Street Mendocino CA 95460	

TYPE OF DEVELOPMENT

(Check appropriate boxes)

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

PROJECT DESCRIPTION QUESTIONNAIRE

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

1. Describe your project in detail.

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

CONSTRUCT A NEW TWO STORY 2 BD/2 BA ITALIANATE STYLE SINGLE FAMILY HOUSE
PLEASE SEE ATTACHED FOR DETAILS COLORS AND LIGHTING FIXTURES

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? 1494 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2709 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? 1608 sq. ft.

If you need more room to answer any question, please attach additional sheets

**MHRB PROJECT DESCRIPTION FOR A PROPOSED SINGLE FAMILY RESIDENCE,
A REDESIGN OF A PREVIOUSLY SUBMITTED SINGLE FAMILY RESIDENCE
APPROVED BY MHRB AND CDP**

**Proposed residence is a Principal Permitted Use in the MMU District
APN#119-234-1100**

Recent Permits approved for current owners for this property:

- CDP 2018-0001 Single Family Residence Approval, 07-26-18
- MHRB approval for SFR on 01-08-18 and subsequent approval on 05-06-19
- Water Extraction Permit was received and approved on 07-19-2017 plus two additional time extensions for the construction of a new 2 bedroom residence.
- Archaeological Commission approved on 06-13-18

Proposed Residence Description:

- This is an MMU Property with existing commercial and residential uses.
- The proposed single family 2 story 1932 sf. residence is re-designed from it's previous MHRB approvals on 01-08-18 and CDP approval on 07-26-18 and MHRB approval on 05-06-19.
- It meets the required 6 foot setbacks for side yards of all property lines. It meets the front and rear 20' set backs as well.

1. House Design: Vertical Italianate style looking House Design
- a. Dimensions: 30' W x 44 D x 27' 10" high
2. Roof Pitch: 4/12 Hip Roof Design
4. Setbacks: 6 feet from side yard property lines and 20 ' for front and rear
6. Height: 27' 10"

- 7. Roof Color: Charcoal Grey composite
- 8. Exterior Siding: V Groove Wood Siding
- 9. Exterior Colors: Simply White Color Benjamin Moore: Siding
Jet Black Color Benjamin Moore: Doors
Simply White Color Benjamin Moore Windows
- 10. Windows: 3.0 x 6.0 single hung wood windows
- 11. Doors: 8', ¾ light Jet Black Color Benjamin Moore
- 12. Parking: 9 parking spaces including 1
handicap space that already exists on the property
- 14. Fencing: 42" white picket to the north facing Calpella Street
in line with the picket fence on the neighbors to the
immediate west

6' dog eared natural wood fence solid on the east
and south sides of the property. Current fencing is
dog eared 6' solid wood to the west on the property
line that is shared with the existing neighbors.
- 15. Gutters: copper
- 16. Y vents: copper

The buildable lot coverage is determined by coverage requirements and site dimensions. The proposed 2 story SFR is 30' x 44' deep and 27' 10" high facing Calpella Street with three exterior doors. The building comprises a vertical rectangular shaped building with a 4/12 pitch with a HIP roof.

The building design is consistent in size, height, structure and mass with neighboring residences on Calpella street and throughout the community. The proposed residence style and siting position fits into the pattern of the buildings that are on Calpella Street

and that are set back at various distances. The proposed residence front set back is similar to the neighboring residences with a front door entry on the north side facing Calpella Street.

The 30' wide side of the proposed residence faces north on Calpella Street.

The south faces the yard in the middle of this lot.

The 44' east and west side of the building is designed with two components, a two story 30' wide x 22' deep x 27' 10" high that faces Calpella Street and a rear component that is 30' wide x 22' deep x 16' high.

The east side of the house faces the existing gravel parking area for tenants of the Red House.

The west side of the building faces the neighboring two story single family residence and their side and rear yards.

There is an existing painted 5' white fence on the west property line between the proposed house and the neighboring two story residence on the west side.

The height, width, depth and mass of the proposed house are similar to other buildings in the neighborhood making the design consistent throughout the community of Mendocino.

There have been no new building structures on the proposed part of the parcel since 2005 when the Red House facing Ukiah Street on this parcel was completely demolished and then subsequently rebuilt to reflect it's original historical look.

Site Analysis: The size of the residence has been determined by analysis of site coverage of the existing buildings according to MHRB Permit #03-18. The total site coverage is limited by the MMU Zoning District to 25%. The proposed residence site coverage is 23% coming in under the allowable 25% coverage. The site limits on the North and South ends of the building are determined by the water easement on the south end of the property and the 20' front yard setback off of Calpella Street.

Setbacks: The proposed residence west side setback is 6'. The east side setback is 27' to the property line and 20' front yard set back off of Calpella Street to the north and to the south the set back has already been established with the existing mixed use commercial and residential use building known as the 'Red House'.

Height: The proposed residence is 27' 10" high including the 24" foundation. The hip roof slopes are 4/12 pitch. A maximum exposure of the foundation walls is to be no more than 10".

MATERIALS

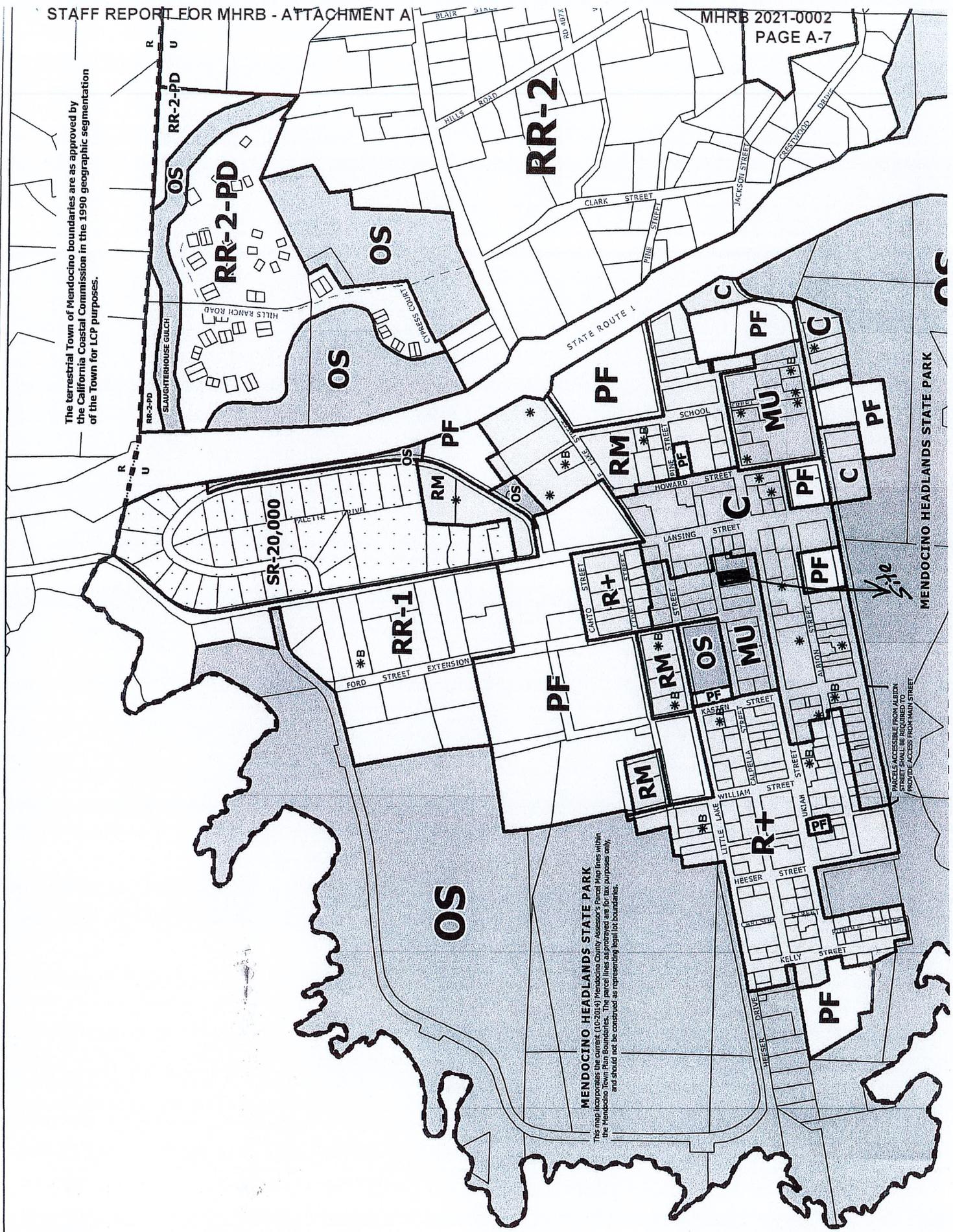
Materials used on the residence will be the same or similar as on the existing buildings that are on the site.

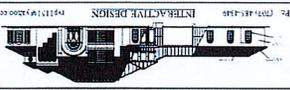
- Roof color: dark smoke grey composition shingle
- Wood siding to be V Groove Siding or similar
- Windows to be wood with 4" casing
- House exterior body color to be Benjamin Moore (Simply White)
- Front Entry Door is wood; 8', ¾ single light (clear glass), painted wooden trim in Benjamin Moore Jet Black.
- Rear Door is Wood; 8', ¾ single light (clear glass), painted wooden trim Benjamin Moore (Jet Black)
- Gutters and downspouts; copper
- All glass in windows and doors; clear glass non reflective
- Building exterior light fixtures will conform to the 'Dark Sky' principles

Parking: Parking spaces are gravel and are on site as they currently exist and in approximately the same location. Eight standard parking spaces and one Handicap parking space for a total of 9 parking spaces.

Fence: The front picket fence facing Calpella street will be 42" high painted a soft white and will be complementary to the neighboring lots that have painted white picket fences. The wood fence at the east and south ends of the residence will be 6' solid dogeared to be planted with native species to soften the fence appearance with species to be determined.

The terrestrial Town of Mendocino boundaries are as approved by the California Coastal Commission in the 1990 geographic segmentation of the Town for LCP purposes.





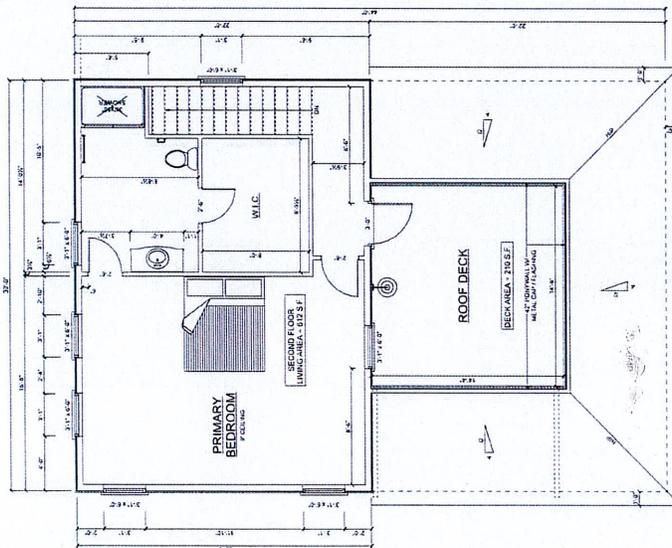
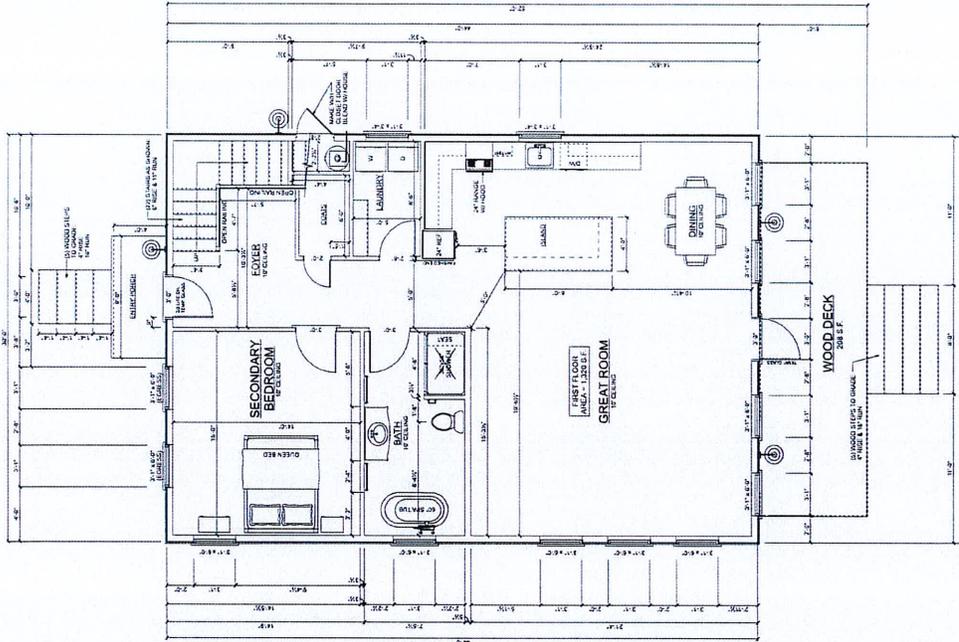
SCHMITT / SKYE RESIDENCE
 CUSTOM 2 STORY SINGLE FAMILY RESIDENCE
 45020 Utah Street
 Mendocino, CA 95460

FIRST & SECOND FLOOR PLANS

REV. 4	DATE: 3/22/21	DRAWN: [Signature]	SHEET NO: A2
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STAFF REPORT FOR MHRB - ATTACHMENT A

MHRB 2021-0002
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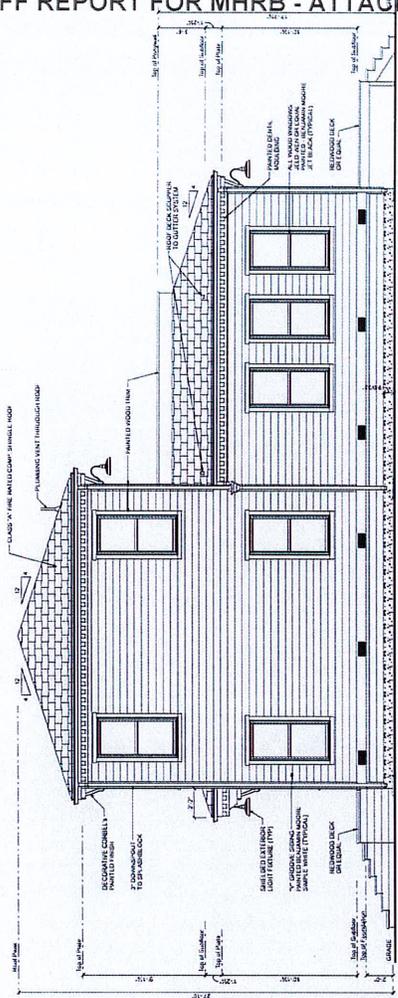
SCHMITT / SKYE RESIDENCE
 CUSTOM 2 STORY SINGLE FAMILY RESIDENCE
 4500 Utah Street
 Menlo Park, CA 94025

EXTERIOR ELEVATIONS

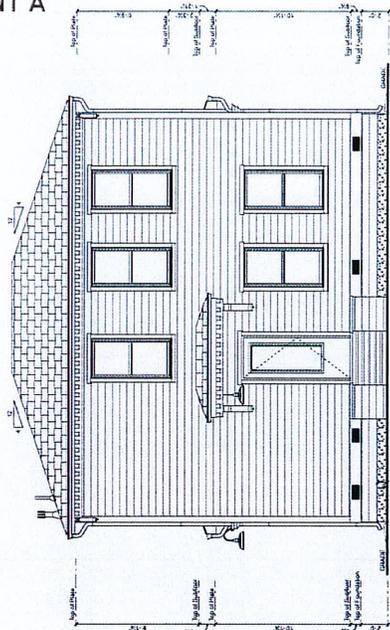
REV. 4
 DATE: 08/20/21
 DWG: 119-234-11
 SHEET NO: A1

STAFF REPORT FOR MHRB - ATTACHMENT A

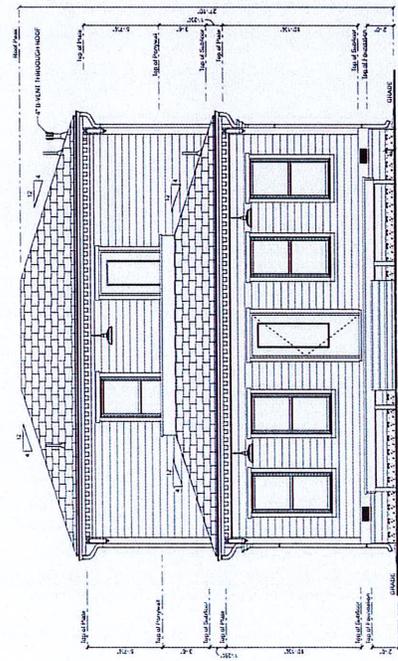
MHRB 2021-0002
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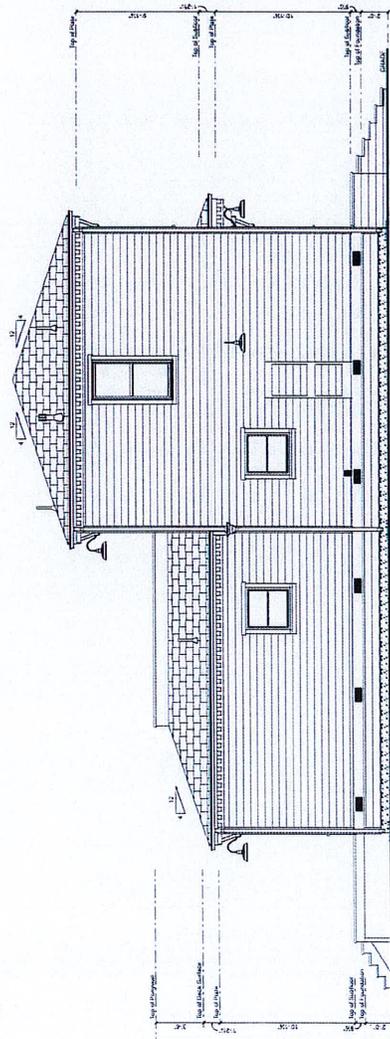
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MATERIALS LIST

1. **Roof Shingles: GAF Timberline Ultra HD Style shingles wind rating 110 MPH
Color: Charcoal (See product sheet)**
2. **Artisan V Grove Siding 1" x 8" all wood**
3. **Marvin or equivalent single hung wood windows
Exterior Window Trim paint Color Simply White 2143-70 Benjamin Moore
Exterior Casing Color Simply White 2143-70 Benjamin Moore**
4. **Marvin or equivalent wood doors
All exterior doors; Color: Jet Black 2120-10 Benjamin Moore and
¾ light all wood**
5. **All exterior hardware: Black/Oiled Bronze**
6. **Exterior color of house: Simply White 2143-70 Benjamin Moore**
7. **Gutters and Downspouts 4" copper**
8. **All glass for doors and windows: non-reflective**
9. **Maximum foundation exposure: 10"**
10. **Exterior light fixtures to be 'Dark Sky' compliant see plan and elevations color: Black
12" LED outdoor wall light farmhouse style for all
1 on north side of the building at front door
1 on east side of building
3 on south side of building**

2143-70

2143-70

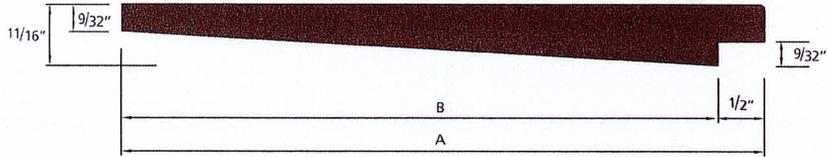
Simply White

CP  Benjamin Moore CP

RAB Smooth Face/Resawn Back



Pattern 371, 372



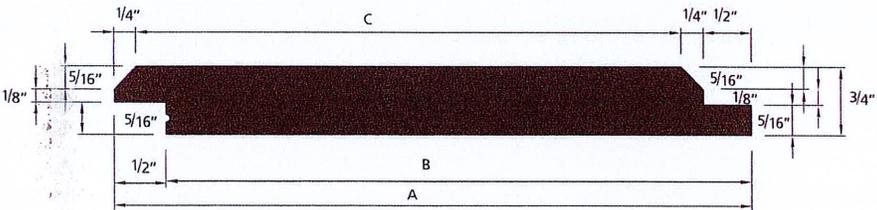
Pattern#	Nominal Size	A	B	16'	20'
371	3/4" x 6	5-1/2"	5"	2033860	2033862
372	3/4" x 8	7-3/8"	6-7/8"	2034515	2034512



V-Rustic Siding



Pattern 793, 794, 795



Pattern#	Nominal Size	A	B	C	16'	20'
793	1" x 6	5-1/2"	4-15/16"	4-1/2"	2043519	2043520
794	1" x 8	7-1/2"	6-15/16"	6-1/2"	2043519	2043520
795	1" x 10	9-1/2"	8-15/16"	8-1/2"	2043519	2043520





STAFF REPORT FOR MHRB - ATTACHMENT A

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PAGE A-14

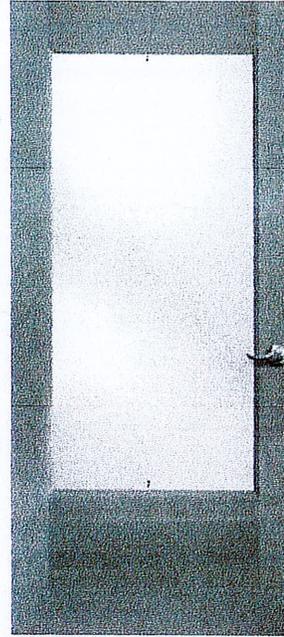
QUOTE # Q31691-1-10-1537
ROBERT SCHMITTN EXTERIOR 2
DATE: 1/10/2019
QUOTE VALID FOR 30 DAYS

7037 THERMAL FRENCH

SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
DOOR DESIGN: 7037
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WIDTH: 3' 0"
HEIGHT: 8' 0"
THICKNESS: 1 3/4"
GLASS: 3/4" Low E Beveled
PROFILE: Shaker Sticking
PRIMING: Add Prime
PACKAGING: CTN
- Stiles: 6-1/2"



Standard 3'0" x 6'8" image shown as a general representation of door design and should not be considered a final representation of the door being quoted.

Approved _____

Date _____

Frame & Sash

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany.

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

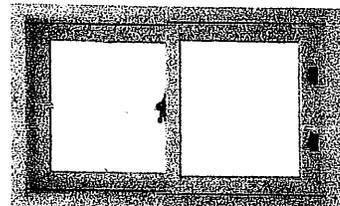
Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm),

1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat,

5 1/2" (139 mm) Flat, Adams and Williamsburg.



Single Hung

J. D. Johnson property
10540 Lansing Street

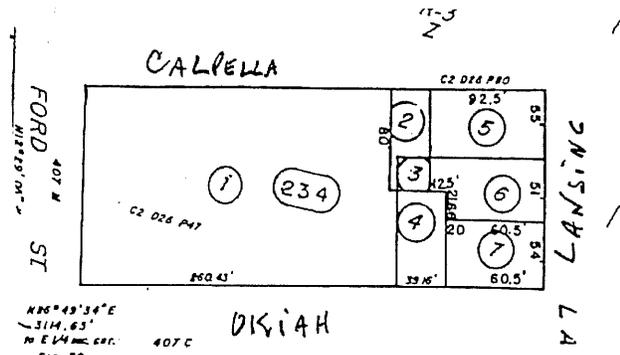
Sverko, March 23, 1999
APN: 119-234-02, 03, 04
MHR: Not listed

Deeds, 5/4/1883, Bk 30, pg 367
Wm. Heeser to John D. Johnson
describes 119-234-02 & 03 plus
119-234-06.

J. D. Johnson also owned
119-234-05, 06, and had a
building here where he
conducted his mortuary
business, and also sold
windmills.

I believe Gebhart Hagenmeyer's
water tank tower in on
Parcel #119-234-02, history
attached, and is now owned
by Mendocino Center Assoc;s.

I don't have any idea what was
on #03, and 04.





Kelley House Calendar

By WALLY SMITH
For the Beacon

For the first time in its 113-year history, Gebhard Hagenmeyer's water tower on Calpella Street is being used for something quite different from pumping and storing water.

It's now an artist's studio.

Thomas Rude, a gifted musician and wood carver who recently returned to our coast after living on a houseboat in Portland for a year, has rented what remains of Hagenmeyer's 60-foot tower from Barry Cusick of Mendocino Center Associates. Before moving north to Portland, Rude spent 18 years in Point Arena.

Deciding to move to Mendocino, Rude cast about for an affordable rental and spotted the 18-foot-square remnant of the Hagenmeyer tower. Windows were broken, ivy grew into and out of them and the interior was full of rummage remnants. Cusick agreed to put it in a usable condition.

Rude's name is now on the door and sometimes he displays an OPEN sign.

According to the late Jim O'Donnell — who repaired and maintained many of Mendocino's nearly 100 water towers and windmills, the 1884 water tower on Calpella Street was the tallest in the village. It boasted two redwood tanks, one inside and the other on top, and its windmill once hoisted water from a well alongside the structure up to the storage tanks.

Gebhard was the only one of three brothers to remain in Mendocino. His brothers became woodsmen, but he stayed in the village as a structural engineer. He became a prominent Mendocino landowner.

Iver Olson dismantled the tower in 1969 or 1970, leaving the capped well and the small square tower base between Lansing and Ford streets. I once "toured" what remains of Hagenmeyer's tower with Cusick, who acquainted me with the method Gebhard used to splice together his one-foot-square redwood beams.

The tower was torn down because neighborhood boys, including Alvin Mendosa, climbed its dizzying heights and the abandoned tower was considered dangerous. The small square structure and two small houses facing Ukiah Street (across from Eliza Kelley's former redwood church, now the Corners of the Mouth) are the only buildings on what once was Hagenmeyer's field. When we first became acquainted with the village nearly 35 years ago, the two former residences were shops catering to tourists.

Several other vintage water towers



The remnant of Gebhard Hagenmeyer's Calpella Street water tower, once the tallest in the village, is now an artist's studio. MIIR photo.

have boasted commercial enterprises in recent years. The Wind and Weather tower on Albion Street just east of Kasten was once a laundromat and then a residence. Another Albion Street tower, which once furnished water to Alexander and Daisy Kelley MacCallum, has become an overnight tourist accommodation. The 40-foot water tower which once furnished water to Frank Mendosa's Lansing street store now provides access to the second-floor Bay View Restaurant on Main Street. And the now vacant tower base alongside the village drug store on Kasten Street has hosted several commercial ventures. Its most recent occupant, Mendocino Vintage, has moved to Fort Bragg. This tower once furnished water to the Odd Fellows lodge hall, most of it since torn down.

Earlier this month we enjoyed the seventh annual margarita party for the volunteers who box and ship the Art Center's Christmas wreaths. But Bill and Jenny Zacha — in whose Main Street home all previous parties were held — were not among the revelers. Both were in the hospital.

Jenny had decided the annual

party was too much for her to handle, so the party was scheduled at the Albion home of Kelley House docent Chuck Bush. Fewer volunteers were on hand than usual, but we enjoyed Bush's unrivaled margaritas event though the traditional hostess was absent.

Both Bill and Jenny are now home. I chatted briefly with Jenny at the post office the other day, and she told me that Bill appears to be quite well again. The art center founder credits Sue Felton of the art center, who called 911, and the paramedics of the volunteer fire department who "sired" Bill to the Fort Bragg hospital and rendered emergency treatment, with saving his life. It was a close call for the man who more than any other may claim to the name of Mr. Mendocino.

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MENDOCINO HISTORICAL FILE, per Eleanor F. Sverko, Nov. 1997

5/4/1883 Bk 30, pg 367 \$125.00

WM. HEESER to JOHN D. JOHNSON

119-234-06

Point of Beginning: N.W. corner of Lot #15, Block #1, such point of beginning being distant 58 1/3 ft northerly from the northerly line of Ukiah St.; thence running on the northern boundary of the Masonic Hall lot east 20'; and (N 77 1/2 degrees East) parallel with such northern line of Ukiah Street 60 1/2'; thence southerly at right angles with the northern line of Ukiah St. and on the western line of Lansing Street, 26'; then westerly parallel with such northern line of Ukiah St and on the southern boundary of lands heretofore conveyed by me to J. D. Johnson 80'; thence southerly at right angles with Ukiah St. 21 2/3' to Point of Beginning.

Plus:

119-234-02 + 03

\$55.00 from Point of Beginning on the southerly line of Calpella Street, 160' northerly from the northerly line of Ukiah Street and 50' easterly from the n.e. corner of the parcel of land formerly owned and occupied by F. E. Warren, now deceased; and lately conveyed by Mrs. F. C. Warren to Gebhard Hagenmeyer; then from said point of beginning running northerly and at right angles with the northerly line of Ukiah St. and on the western boundary of lands heretofore conveyed by me to J. D. Johnson 80'; thence westerly parallel with the northern line of Ukiah St. 25' and northerly at right angles with northerly line of Ukiah St. 80' then easterly parallel with the northern line of Ukiah St. and on the southerly line of Calpella St. 25' to Point of Beginning.

Recorded at the request of Wm. Heeser 5/23/1883

HAZELTINE/WARREN/HEGENMEYER
 KELLY & MENDOCINO CENTER ASSOC'S
 45010/45020 Ukiah Street

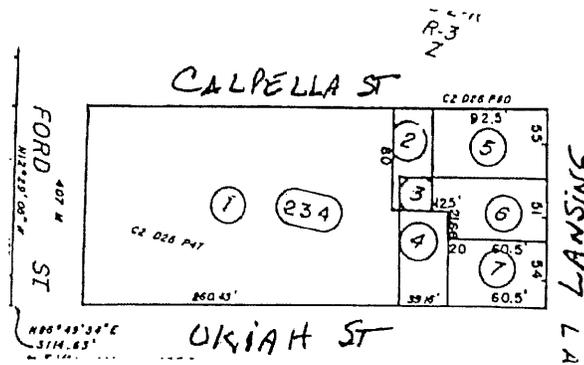
Sverko, March 22, 1999
 APN: 119-234-01

Warren Hegenmeyer House, MHR # 58, Landmark No. I (Surveyed)
 Kelley rental (old red house) MHR #59, 11a

The file on this property is THICK!

Originally it had several buildings on it. Sanborn Fire Map of 1890, shows two dwelling units, and a large warehouse type building on the corner of Ukiah and Ford Sts. and a dwelling unit fronting on Calpella Street.

M. M. Hazeltine, local photographer, had a small building/studio nearest to what is now the Saving Bank parking lot accessed from Ukiah Street.



Heeser's subdivision map of 1868 indicates that Ukiah Street did not yet go through to Ford Street or Kasten Street.

All deeds pertaining to this property have NOT yet been researched.

Deeds, Bk 3, Pg 168, 4/23/1868, Wm. Heeser to M. M. Hazeltine, describes lot 112.67' west of Lansing St, 80' on north line of Ukiah St. x 87' on west line and 69.5' deep on east line.

Deeds, 2/25/1873, Bk 8, pg 437, M. M. Hazeltine to Francis E. Warren, describes the easterly 80' x 160' of this parcel.

Deeds, 3/8/1873, Bk 8, Pg 439, Bank of Mendocino to M. M. Hazeltine & wife Barbara Hazeltine, release of mortgage, \$550.00 dated 11/25/1871.

7/21/1881, Bk 25, Pg 253, John H. Vessel to Mrs. Mary Martin, \$900, describes a parcel 130' west of sw corner of 119-234-07.

1/14/1882, Bk 126, Pg 344, Estate of F. E. Warren to Frances Caroline Warren, describes lot 130' west of northwest corner of Ukiah & Lansing Sts, 50' west of 119-234-07, and then west 80' on north line of Ukiah St. x 160' deep.

Beacon, 12/9/1882, an addition was built to the Hazeltine house.

12/14/1882, Bk 29, Pg 355, Frances Caroline Warren to Gebhard Hagenmeyer, describes a parcel 50' west of 119-234-07, then west 80' on north line of Ukiah St. by 160' deep.

2/24/1885, Bk 35, Pg 63, Mary Jane Purdy to Gebbard Hegenmeyer, \$950.00, describes a parcel beginning 90' west of 119-234-04, then 50' west x 160' deep.

Con't

119-234-01, con't

Hagenmeyer offered this property for sale in 1883 and again in 1887, and it was acquired by Wm. H. Kelly.

Beacon, 8/27/1887, Kelly built several new buildings on this property and the finest best equipped water tower in town.

Beacon 3/17/1888 Wm. H. Kelly has consistently improved the property purchased by him from G. Hagenmeyer on Ukiah Street.

Both the Warren-Hagenmeyer house, 45010 Ukiah Street and the Kelley rental, (old red house) 45020 Ukiah Street were Kelley-MacCallum rentals for many years.

The Warren-Hagenmeyer house, was surveyed for the State Office of Historic Preservation by the writer in 1987, and although MHR Inc., lists it on the Inventory of Historic Structures as built c 1864, the deed transfer was in 1868 so I changed to c 1868.

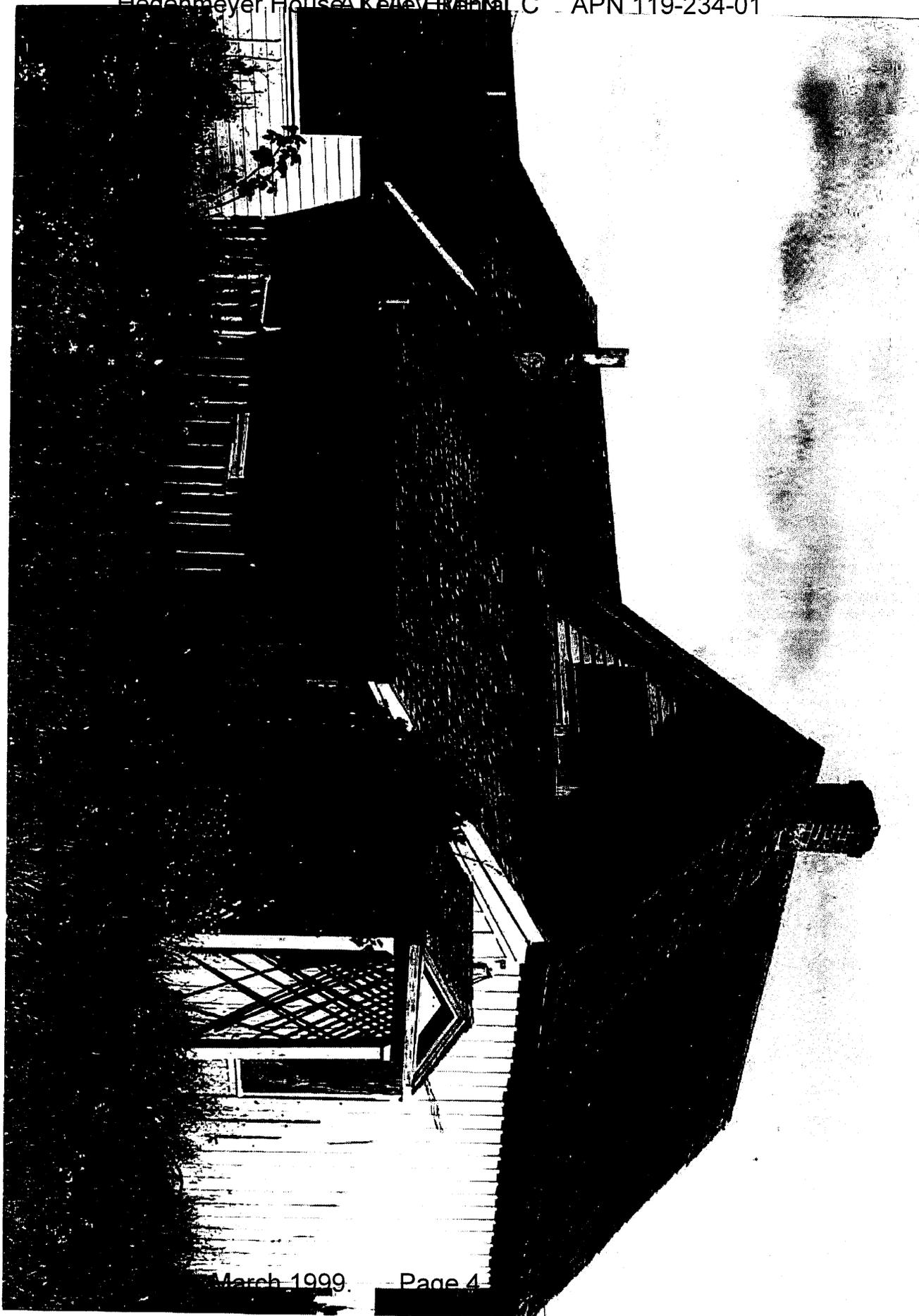
On the Calpella Street side of this parcel ... 1/11/1896, Wm. Heeser transferred a property to Rose McGuire, \$50.00.. (Rose McGuire was in a bad way financially and the women of the town interceded in her behalf .. And a small three room house was built for her on the Calpella Street side. In the 1960's Frank Gomes married Marilyn Rego and they were probably the last renters of this house. At that time, the foundation was about gone and the floors sloped to the south). At some point after that the house was demolished.

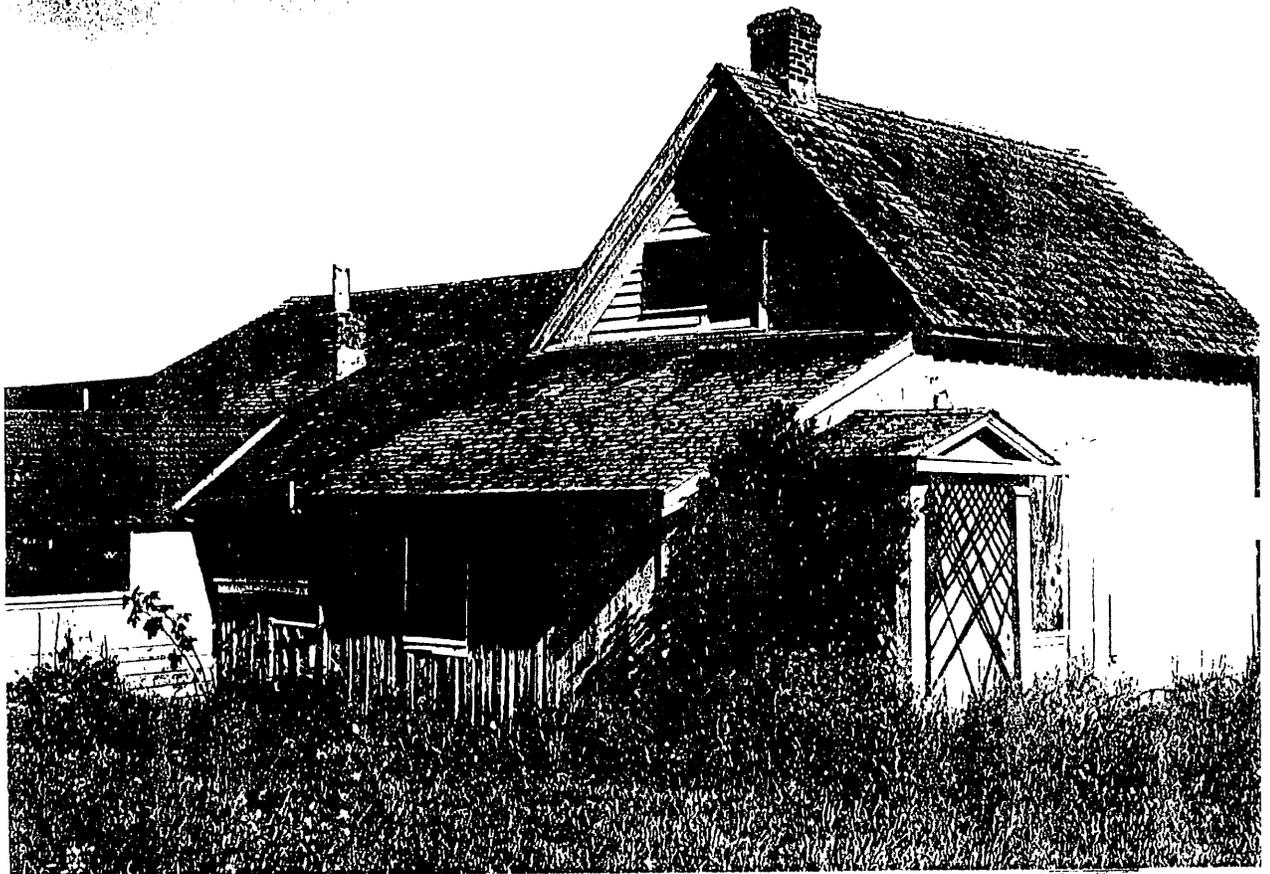
Beacon, 6/11/1965, Mr. and Mrs. O. M. Stone occupied the Warren-Hagenmeyer house until he bought the Lansing House on Main Street in 1888.
Esther Holderness now plans on restoring this Victorian house.
June 26, 1965, "The Windfall" dress shop opened in this house:

The Red House, a Kelley rental, whether built by Hagenmeyer prior to his transfer of the property to Kelley in 1887, or built by Kelley, was a rental for many years. Both houses appear on the 1890 Sanborn Fire Map.
Mrs. Reginelli, (Canclini) rented this house from 1927 to 1931 for \$8.00 per month so her children could attend high school. The house was then rented to Herman Fayal under a "services for rent" agreement with Mrs. MacCallum. Herman added an extra bedroom in 1940 and the octagonal window to light the stairwell.

Fayal moved down to Kelly Street and the house was rented to the Joe Rego family from 1942 into the 1960's.

Con't





#58 Warren-Hegenmeyer
hse, c1864 (green hse)
45010 Ukiah St.
B of Am lot, abandoned

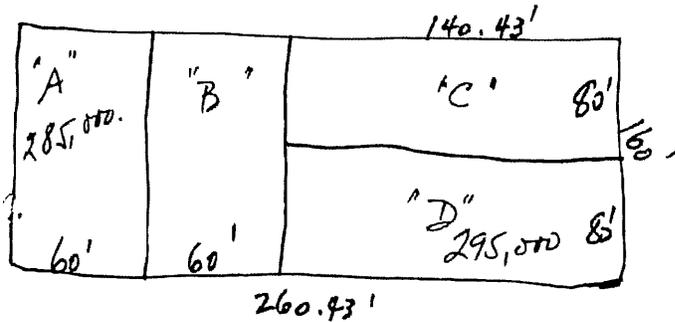
1987

Eleanor F. Sverko
10511 Wheeler St.
Mendocino, Ca 95460
707-937-5974

July 1997

119 - 234 - 01

Lot has been split into 4
parcels via Cert of Compliance.



First American Title Co has kept
Southern 80 x 140.43' - "D" - 295,000.
with Green House.

HISTORIC RESOURCES INVENTORY

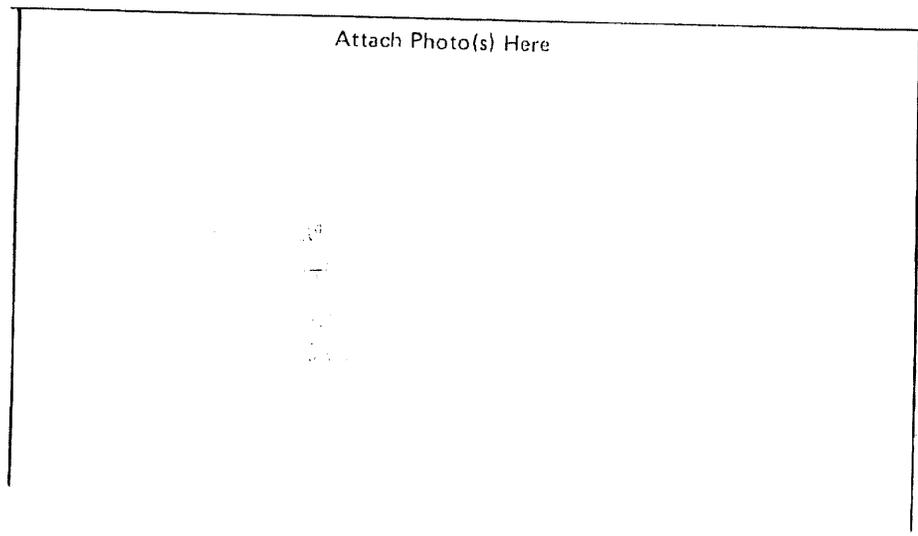
IDENTIFICATION

- 1. Common name: warren-Hegenmeyer House
- 2. Historic name: same
- 3. Street or rural address: 45010 Ukiah Street
City Mendocino Zip 95460 County Mendocino
- 4. Parcel number: 119-234-01 MHR #58
J.W. & J.H. McGuire, 1/2
- 5. Present Owner: Mendocino Center Assoc's 1/2 et al Address: P. O. Box 14
City Mendocino Zip 95460 Ownership is: Public _____ Private X
- 6. Present Use: abandoned Original use: Dwelling / Dress Shop

DESCRIPTION

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

Simple Gable. One and one-half story with developed attic.
Siding: Board & Batten
Roof is wood shingles.
Uneven gable addition to east.



- 8. Construction date:
Estimated _____ Factual c 1868
- 9. Architect _____
- 10. Builder Francis E. Warren
- 11. Approx. property size (in feet)
Frontage 260 Depth 160
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
July, 1987

Per Eleanor F. Sverko, May 14, 1998

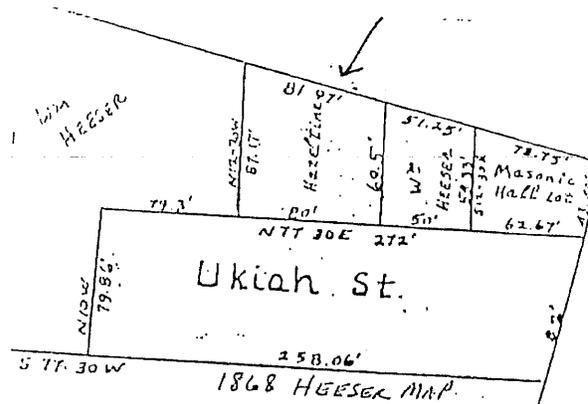
APN: 119-234-01
MHR #58, Category I
45010 Ukiah Street

WARREN-HEGENMEYER HOUSE

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

This house is one of two which sit on a large lot, as we have known them for many years.

The original parcel, (Heeser 1868 subdivision map) was 80' on Ukiah Street by 87.86' deep, with Heeser indicating the owner at that time was M. M. Hazeltine, local photographer.



Hazeltine transferred this property to Francis E. Warren 2/25/1873, County Deeds, Bk 8, pg 437.

It is believed that Frank Warren built the house. Warren died in June, 1880, and Jan. 20, 1883, Gebhart Hegenmeyer recorded a transfer from F. C. Warren to himself.

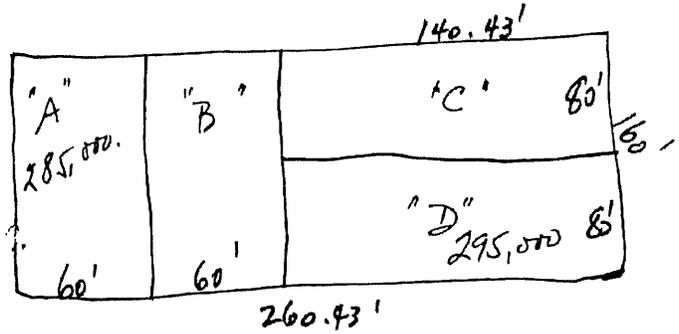
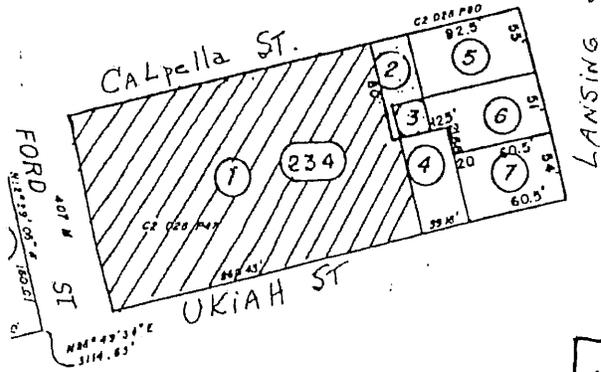
July 1, 1887, Hegenmeyer offered for sale, town lot, north side of Ukiah Street, 130' frontage by 160' deep with several buildings and finest water tower in the county. It was purchased by W. H. Kelly in August, 1887.

Both this house, and the old red house, under Kelly ownership, became rentals. Both houses appear on the 1890 Sanborn Fire Map.

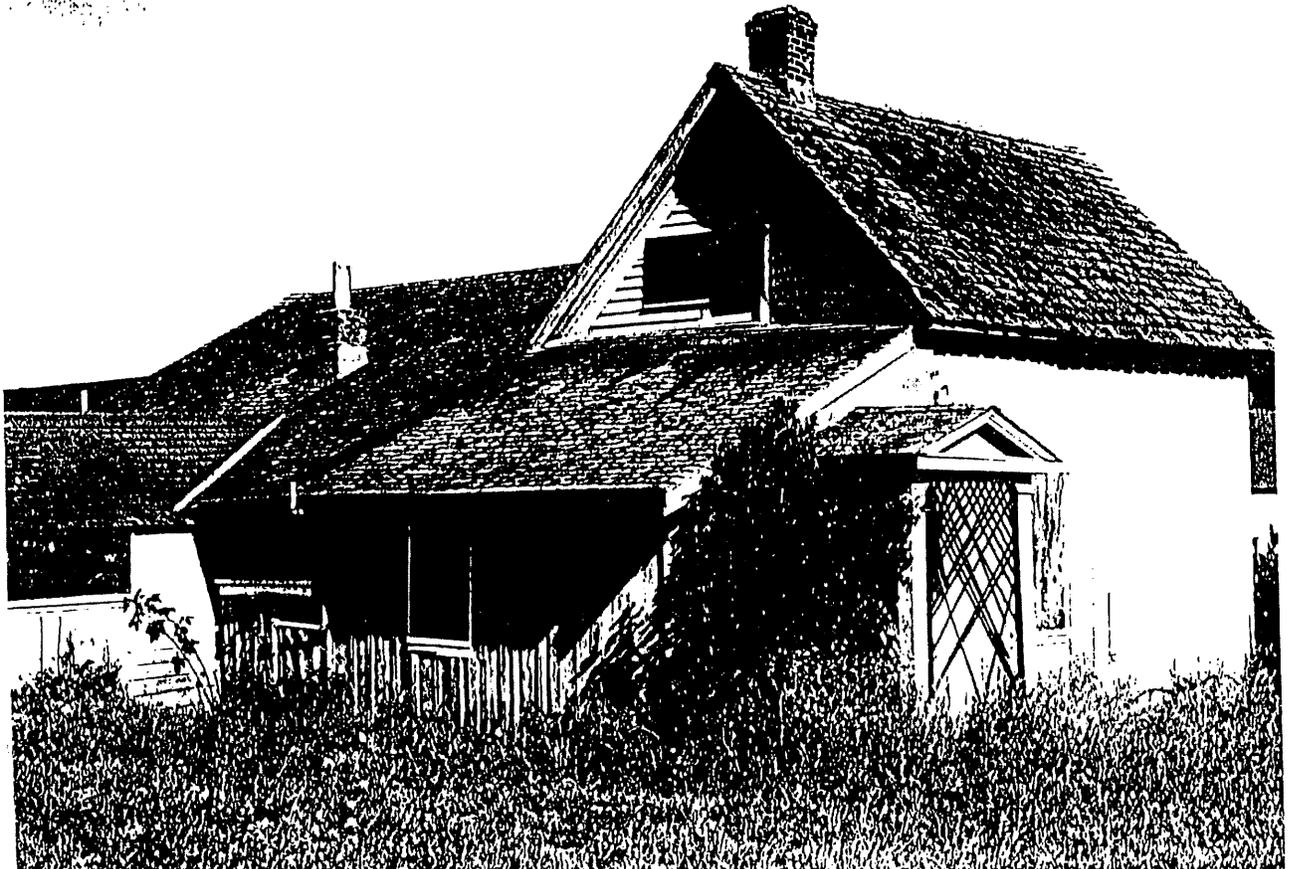
Additional Research is Needed. The property remained in the Kelly/MacCallum family for many years. In more recent years, it was purchased by R. O. Peterson, who in turn evidently had a sale agreement with Bank of America. Bank of America proposed to build a new bank in 1981, however the Mendocino Town Plan did not allow banks in the Mixed Use Zoning. In 1985, a Wendell Roscoe designed a large development project for the property but his application was denied. In 1987, Mendocino Center Associates designed another development project for the large lot and it was also opposed by many people of the community.

In July, 1997, Mendocino Center Associates, through Certificates of Compliance, separated this large parcel, 119-234-01, into four separate parcels.

During the years since it was relinquished by the MacCallum family, both the green and red house (unoccupied) have been allowed to deteriorate very badly.



First American Title Co has bought
Southern 80 x 140.43' - "D" - 295,000.
with Green House. July, 1997



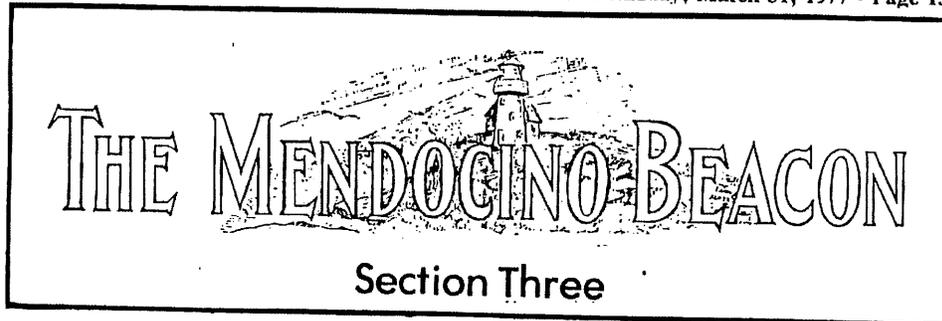
10/6/75 G. E. Hall permission to construct two buildings, 2400 sq ft and 6500 sq ft, paved parking area for 18 cars .. professional office space and bank. Paul Tay, architect. app'd 3-2 vote

11/3/75 granted cement sidewalks and landscaping for above 10/6/75 decision

2/2/76 notes appealed by Beth Bosk & Doug Chouteau

4/5/76 appeal date Wed, April 14, 1976

MENDOCINO BEACON Thursday, March 31, 1977 - Page 13



Coastal Commission Permit Action

Monte and Barba Reed's application to build 22 additional motel units in Mendocino was held over to the April 14 meeting of the North Coast Region of the California Coastal Commission to be held in Crescent City.

An application by Mr. and Mrs. John R. Burgoon to develop a domestic water well on a five-acre parcel next to the ocean at Caspar was withdrawn by the Burgoons.

Commissioners voted 7 to 3 to deny a permit to Jack and Mary Case to build a single family house on Lot 5 of the Caspar Headlands Estates

An application by Mr. and Mrs. James Morrison to divide a seven-acre parcel into two lots at 36770 Glenen Drive east of Highway One 1.5 miles north of

Gualala was held over to the April 14 meeting.

All other applications from Mendocino County were approved:

Claims of Exemption

Raymond and Jesse Brooks — to exempt a single family residence east of Highway One with access road on to Highway One at marker 67.6.

Mr. and Mrs. David Perry — to exempt a home at 15020 Harris Lane, Caspar.

Administrative Permits

Stuart K. Tregoning — to build a 1400 square foot barn a half mile north of Caspar east of Highway One.

Ben Glassman — to drill a well on a 3.07 acre parcel a half mile south of Little River west of Highway One opposite School House Inn.

American Youth Service, In. [David Puder] — to build

a combination water tower-toilet-shower, well and septic system on a site used for seasonal camping about a mile east of Highway One on the Albion-Little River Road.

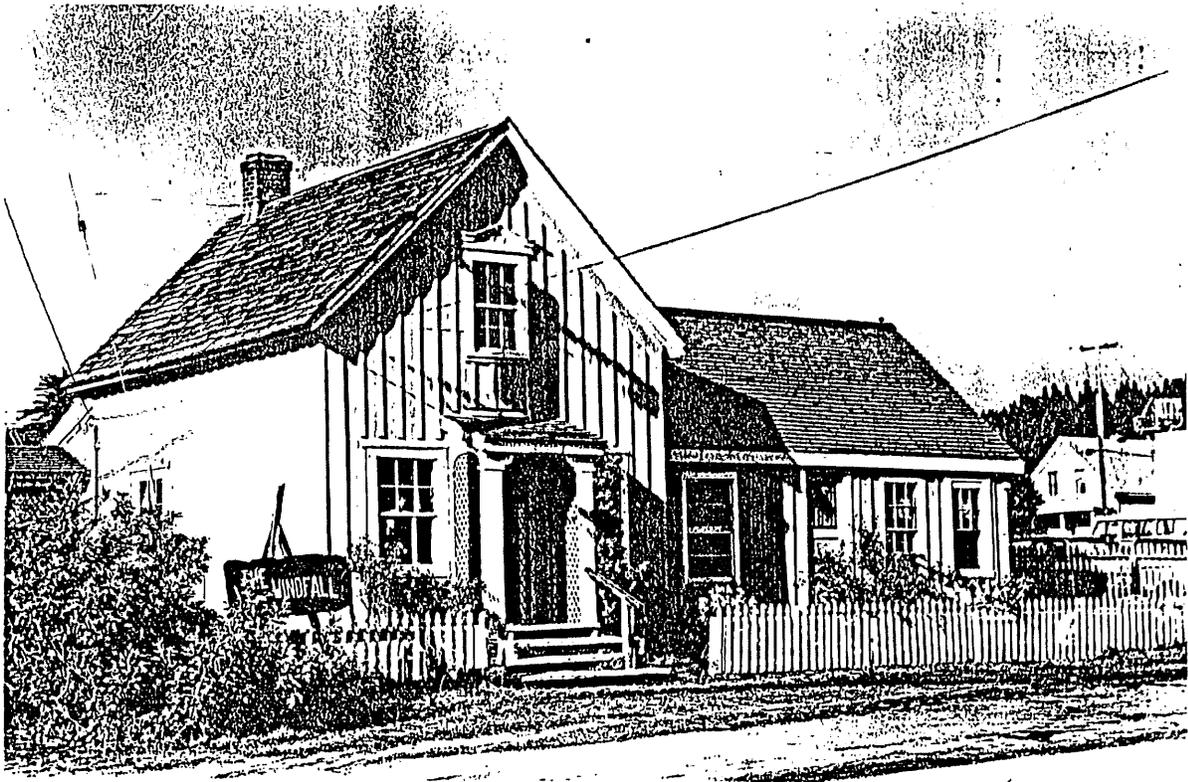
Consent Calendar

Laura Forest Lengvel — to divide a three-acre parcel into two lots of 1.2 and 1.8 acres each with a pre-existing development at 10375 Nichols Lane 1.5 miles east of the town of Mendocino.

Jane McMahon, Joyee Greiman — to build a retail clothing store to replace one destroyed by fire on the southwest corner of Main and Redwood streets in Fort Bragg.

Extensions 119-234-01

G. E. Hall — to build a bank and office building across the street from the post office in Mendocino.



K77
1975

Warren-Hegenmeyer House #58 45010 Ukiah St.
(Stebbins-Bear photo 1975)

THE MENDOCINO BEACON, Mendocino, California, Friday, December 18, 1964, Page 8

NEW GREEK BAGS
CHRISTMAS CARDS
PINATAS
Sweaters and Slacks
Men's Ties By Ernest
Okinawan Hand Blown Glass
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OPEN DECEMBER 21—22 & 23 UNTIL 8 P. M.
MERRY CHRISTMAS
THE WINDFALL

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119-234-01
Hegen House

119-234-01

*Green House
45010 Ukiah St*

LEGAL NOTICE

**FICTITIOUS BUSINESS
NAME STATEMENT**

The following persons are doing
business as:

"WINDFALL HOUSE" at
85 Ukiah Street, Mendocino,
Calif. 95460

CYRIL F. HOLDERNESS,
Box 645, Mendocino, Calif.
95460.

ESTHER R. HOLDERNESS,
Box 645, Mendocino, Calif.
95460

This business is conducted by
General Partnership.

Signed

C. F. Holderness

This statement was filed with
the County Clerk of Mendocino
County on July 12, 1971.

Publish July 16, 23, 30, Aug. 6,
1971.

L E G A L N O T I C E

**FICTITIOUS BUSINESS
NAME STATEMENT**

The following persons are doing
business as:

THE WINDFALL at 50 Ukiah
St., Mendocino, Calif. 95460
ESTHER R. HOLDERNESS,
Box 645, Mendocino, Calif. 95460
CYRIL F. HOLDERNESS,
Box 645, Mendocino, Calif. 95460
This business is conducted by
General Partnership.

Signed
Esther R. Holderness

This statement was filed with
the County Clerk of Mendocino
County on July 9, 1971.
Publish July 16, 23, 30, Aug. 6,
1971. 119-234-01

Hegermeyer House, Kelley Rental

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746 N. MAIN STRE

ATTACHMENT C
BEACON

6/4/65



advance that they will cause trouble. When brought to a vote the proposed amendments lost, 14 to 22. Many Senators took advantage of the opportunity granted by the debate to criticize both University administrators and leaders of the Free Speech Movement for their respective actions dur-

June 10 —
June 11 —
June 12 —
June 13 —
June 14-18 —
June 19 —
June 20 —
June 21 —
June 22 —

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June 13 — 7:
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Oral Polio
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SALE SAVINGS NOW!

Fri. June 4th Thru Sat. June 12th



Closed From June 13th thru June 20th

MOVING TO NEW LOCATION

DIRECTLY BACK OF MASONIC LODGE HALL
Mendocino 50 Ukiah St.



GIFTS - CLOTHING - CARDS CUSTOM MADE NOVELTIES

THE WINDFALL

I RENTED
THROUGH
WANT AD



Green House

Wedam

Wedam, a resident for the past 25 years, died Wednesday night, June 10, at the age of 68. He was born in Copenhagen, Denmark, and came to the United States in 1916, and to Fort Bragg from Minneapolis in 1936. He was a member of the sporting goods store owned by him and his wife, Edna, at 361, F. & A. Street, Fort Bragg. He was a member of the Redmen Lodge No. 60, and the DeLatas, Council No. 1000, Fort Bragg.

Funeral services will be held at 11:00 a.m. on June 12, at 11:00 a.m. at the Fairlee Funeral Home, 1100 Broadway, San Francisco.

Funeral services will be held at 11:00 a.m. on June 12, at 11:00 a.m. at the Fairlee Funeral Home, 1100 Broadway, San Francisco.

Crash At Bridge

An automobile accident occurred on Highway 20 just west of Fort Bragg on Thursday of last week. Marie Anderson, 45, of Fort Bragg, was taken to the hospital in an ambulance and transferred to county hospital in Ukiah.

She was taken to the hospital in an ambulance and transferred to county hospital in Ukiah.

Highway Patrol Officer Norman and Doyle at Miss Anderson's car westbound after crossing the bridge into a curve, hitting a tree trunk.

Best Season

Supervisors Wrestle With "Onslaught On Poverty" And Pass A Resolution 4 To 1

The Board of Supervisors, after wrestling with the War on Poverty as laid down at Washington, went on record by a four to one vote by a resolution that it was participating financially through the welfare department as its agency under title 5, and that it recognized the efforts of interested citizens in Mendocino county through the recently non-profit Mendocino County Economic Opportunity Council to explore possible areas of poverty.

Individually and collectively the board expressed the view that its formal financial responsibility lay in following through on a proposed Title 5 application and possible Title 5 work

training project; that it was not now assuming any financial liability for any other part of the EOA locally, including Title 2, which will be applied for through the citizens' incorporated group.

In its formal resolution the board stated that interested citizens have combined to form a local War on Poverty committee; that this committee serves to highlight existing problems of poverty in Mendocino County; that the committee has specifically entered into area of Title 2 of the EOA, relating to a community action program.

The board further expressed concern about the welfare of all citizens within the county; noted

that existing governmental organizations serve to alleviate wherever possible conditions of poverty; noted that the board has directed an existing agency, the welfare department, to prepare an application for funds to carry on the War on Poverty under Title 5 of this EOA.

BEACON

6-11-65

Green house

119-234-01

Carnival And Circus Coming To Fort Bragg Next Week

CARNIVAL

Commander Lawrence Weller announced today that Ray Cox of Great Western Shows carnival will be in Fort Bragg, June 16, 17, 18, 19 and 20, under the sponsorship of the American Legion Post No. 96 of Fort Bragg.

The carnival will be set up on the Union Lumber Company property across the street from the Safeway store.

Mr. Cox's carnival is not a stranger to Fort Bragg, as it has played in that city many times and has a good reputation for a clean show.

The carnival will feature thrill rides, Kiddies rides, fun stands, food stands and a side show.

The money derived from the show will go towards helping the Legionnaires financially for yearly worthy sponsored activities of the community.

CIRCUS

Friday, June 18 has been designated circus day at Fort Bragg. On that day the Ken Jensen Circus will appear at Green Memorial Field in two performances, a matinee at 2:00 p.m., and an evening show at 7 p.m.

The circus will be in Fort Bragg under the sponsorship of Parents and Friends of Retarded Children Inc., with Byron Haverfield as chairman.

The circus will feature more than 20 acts including Craig's Chimpanzees, a sword balancer, La Fontaine Sisters on the unsupported ladder, Poodles on Parade, tight wire act by Andre, Merry Mardi Gras, the Lang Troupe and Samyra and Tamayra, the elephants, and many more. This is the show's 10th annual tour and will cover 120 cities on the coast.

Windfall Shop To Open In New Location June 21

Mrs. Esther Holderness of the Windfall Women's shop is announcing the removal of that store to Ukiah street just west of the Masonic Temple.

The builder of this home was the late Frank Warren, Master of the Mendocino Masonic lodge, 1875-76-77. We have an idea that he purchased the adjoining lot west of the lodge site, from the late Wm. Heeser, that he might be near the lodge building. He died somewhere in his fifties, apparently from a heart attack, and his widow returned to her early home in an Eastern state.

The late Gebhard Hagenmeyer, who with his brother, Joe, were among our very first settlers here, acquired possession of the house after Warren's death, and he was responsible for the well known sealed-in tower, with windmill, that occupied the adjacent lot for so many years and was a Mendocino landmark, and was only dismantled a couple of years ago.

E. W. Blair and wife and Mr. (Continued on Page 8)

Duncan Neilson Is Awarded 50-Yr. Pin

2/25/1873, Bk 8, Pg 437, 119-234-01

M. M. Hazeltine to Francis E. Warren, \$700.00 rec'd 7/22/1873

POB: N line of Ukiah St at a point 50' west of the sw corner of the Masonic lot

Then west 80' on the n line of Ukiah St.

Then N 160' to Calpella St

then E 80' on the south line of Calpella St

Then S 160' to POB. Being a parcel heretofore conveyed and occupied by Hazeltine.

having no one any other appurtenances and the
rights and possessions premises and premises
thereof, rents and profits thereof, and also all
the right, title, interest, right of homestead
property, possession claim and demand what
soever, as well as law, as well as equity of the said
party of the first part of me as to the said pre-
mises and every part and parcel thereof with
they appurtenances,

to have and to hold all and singular the
said premises together with the appurtenances
unto the said party of the second part, his
heirs and assigns forever. In witness whereof
the said party of the first part has hereunto
set his hand and seal the day and year
first above written.

Given and sealed in presence of W. W. Hagelbine (Seal)

State of California
County of Mendocino 3rd On this seventeenth day
of March A.D. one thousand eight hundred and seven
to then personally appeared before me A. Huser, a
Notary Public in and for the County of Mendocino
in the State of California whose name is subscribed to
the within instrument as a party thereto, person-
ally known to me to be the person described in
and who executed the said within instrument
as a party thereto and who acknowledged to me
that he executed the same. In witness where-
of I have hereunto set my hand and affixed my
official seal, the day and year in this certificate
first above written. A. Huser Notary Public
(Notary Seal) Recorded at request of G. Hagenmayer
July 22 1873 at 40 min past 1 o'clock in no.
Henry J. Abbott Recorder Co. Hagenmayer Son the deputy

Q.B. Co.
W. W. Hagelbine
W. W. Hagelbine
W. W. Hagelbine

3/8/1873, Bk 8, Pg 439, 50x160' on Ukiah St. west of Masonic Hall, 119-234-01
J. B. Ford, J. B. Chalfant & Chas W. Denslow as Bank of Mendocino to M. M.
Hazeltine & wife Barbara Hazeltine, Release of Mortgage, Deed of Trust,
\$550.00, 11/25/1871

50x160' on Ukiah west of Masonic property, see Hazeltine to F. E. Warren

J. B. Ford
E. Chalfant &
W. D. Dinslow
to
Wm. Magilline

This Indenture, made and entered into this eighth day of March A.D. one thousand eight hundred and seventy three by and between James B. Ford, formerly of the County of Mendocino, now of the County of Alameda and State of California and John E. Chalfant and Charles W. Dinslow, both of the County of Mendocino and State aforesaid of the first part and Wm. Magilline of the State of California, formerly of the County of Mendocino in said State and his wife Barbara Magilline formerly of the County of Mendocino and now of the County of Alameda, State aforesaid of the second part, Witnesseth that whereas the said party of the second part has heretofore borrowed and received of the Bank of Mendocino in gold coin of the United States of the Standard of 1861 the sum of One hundred and fifty dollars and heretofore has made and executed and delivered unto the said parties of the first part a deed of trust of certain real estate dated the twenty fifth day of November A.D. one thousand eight hundred and seventy one for the purpose of securing the repayment of said sum of money so borrowed and received by the said party of the second part with the interest agreed to be paid thereon and whereas the said parties of the second part are about to make repayment in full of the said sum of money and the interest accrued thereon to the said Bank of Mendocino and whereas therefore in consideration of such repayment of said sum of money and interest and of one dollar to them in hand paid by the said parties of the second part, the said parties of the first part do hereby grant, remise, release and claim unto the said parties of the second

March 1899

part all the right title and interest they have ac-
 quired in and by virtue of the said deed
 of trust in and to that certain lot or parcel of
 land lying being and situated in the town of
 Mendocino County of Mendocino and State of Cali-
 fornia and being more particularly described as
 follows to wit: Beginning at a point on the north
 line of Ukiah Street, distant fifty feet westerly from
 the southwest corner of the Madison Hill lot,
 thence westerly eight (80) feet on the westerly line
 of Ukiah Street, thence northward at right angles
 with Ukiah Street one hundred and sixty feet
 to Calpella Street, thence easterly eighty feet on
 south line of Calpella Street, thence southerly
 and at right angle with Ukiah Street one hundred
 and sixty feet to the point of beginning and being
 the parcel of land herebefore improved and occupied
 by said parties of the second part.

With the privileges and appurtenances therunto be-
 longing. To have and to hold the same unto the
 said Mrs. Sigelton her heirs and assigns for-
 ever. In witness whereof the parties of the first part
 have hereunto set their hands and seals on this the
 day and year first above written.

Signed and sealed } Jerome B. Ford (Seal)
 in presence of } John E. Chalfant (Seal)
 Charles W. Dinslow (Seal)

State of California }
 County of Mendocino } On this fifteenth day of
 March A.D. one thousand eight hundred and
 ninety three personally appeared before me when
 a Notary Public in and for the County of Men-
 docino Charles W. Dinslow whose name is sub-
 scribed to the annexed instrument as a party
 thereto personally known to me to be the same

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person described in and who executed the within instrument as a party thereto and who duly acknowledged to me that he executed the same. In witness whereof I have hereunto set my hand and affixed my official seal this day and year in this certificate first above written.

(Notarial Seal)

W. H. Hesse
Notary Public

State of California
County of Mendocino } On this eighteenth day of March 1881,
one thousand eight hundred and eighty one, personally appeared before me W. H. Hesse, a Notary Public in and for the County of Mendocino, John Edward Gault whose name is subscribed to the within instrument as a party thereto, personally known to me to be the same person described in and who executed the within instrument as a party thereto and who acknowledged to me that he executed the same. In witness whereof I have hereunto set my hand and affixed my official seal this day and year in this certificate first above written.

(Notarial Seal)

W. H. Hesse
Notary Public

State of California
County of San Francisco } On this twenty-first
day of March 1881, one thousand eight hundred
and eighty one, before me John H. Small, a Notary
Public in and for the said City and County,
personally appeared for me E. Fred Johnson
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 affixed my official seal this day and year in this certificate first above written.

(Notarial Seal)

John H. Small
Notary Public

2/24/1885, Bk 35, pg 63, Portion of 119-234-01, 45010/20 Ukiah St.
Mary Jane purdy to Gebhard Hegenmeyer, \$950.00, rec'd at request of Bank of
Ukiah, 3/2/1885

POB: N. Line of Ukiah St., SW corner of Lot 13, Blk 1, distant 130' west of sw
corner of Masonic Hall lot
Then West 50'
Then North 160'
Then East on south line of Calpella St., 50' to nw corner of land formerly owned by F. E.
Warren,
Then South on its west line 160' to POB, with buildings and improvements thereon.

Mary J. Purdy
to
G. Hagemeyer

Know all men by these presents, That I Mrs. Mary Jane Purdy of the City and County of San Francisco and State of California, for and in consideration of the sum of Nine hundred and fifty Dollars to me in hand paid by Gebhard Hagemeyer of the County of Mendocino and State aforesaid the receipt whereof is hereby acknowledged, have granted bargained sold and conveyed and by these presents do grant bargain, sell, convey, and confirm unto said Gebhard Hagemeyer said to his heirs and assigns forever, All that certain lot and real property, being being and situate in the town of Mendocino County of Mendocino and State of California, which is bounded and described, as follows to wit: Beginning at a point on the Northernly line of Ukiah Street, it runs the South West corner of the lot or parcel of land, designated on the official map and field notes of survey of said town filed with the records of Mendocino County as lot number thirteen (13) in Block number one (1) said point of beginning being distant one hundred and thirty (130) feet westerly from the South west corner of the Masonic Hall lot, thence from said point of beginning running westerly along and on the Northernly line of Ukiah Street fifty (50) feet thence northerly at right angles with Ukiah Street one hundred and sixty (160) feet thence easterly on the Southernly line of Caspella Street and parallel with Ukiah Street fifty (50) feet to the Northwest corner of land formerly owned and occupied by F. C. Warren and now owned by said G. Hagemeyer thence southerly on its Western boundary line one hundred and sixty (160) feet to the point of beginning, together with the buildings and improvements thereon and the privileges and appurtenances thereto belonging. In witness whereof I have hereunto set my hand and seal this the Twenty fourth day of February in the year one thousand eight hundred and eighty five.

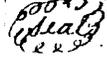
State of California }
 City and County of Mendocino } ss

Mary Jane Purdy

On the twenty fourth day of February A.D. One thousand eight hundred and eighty five before me J. O. Wegner, a Notary Public in and for said City and County residing therein duly commissioned and sworn, personally appeared Mary Jane Purdy known to me to be the person

described in, whose name is subscribed to and who executed
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 last above written.



J. C. Wequar

Notary Public

State of California }
City and County of San Francisco } 1885

On the twenty eighth day
of February A. D. one thousand eight hundred and
eighty five before me J. C. Wequar a Notary Public in
and for said City and County, residing therein, duly
commissioned and sworn, personally appeared Mary
Jane Terdy Knuts to me to be the person whose name is
subscribed to the within instrument, described as a
married woman, and upon an examination without
the hearing of her husband, I made her acquainted with
the contents of the said instrument, and thereupon she
acknowledged to me that she executed the same, and she
does not wish to retract such execution.

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 last above written



J. C. Wequar

Notary Public

Recorded at Request of Paul of Utah March 2
1885 at 155 mine past 3 AM

Records

12/14/1882, Bk 29, Pg 355, Easterly 80' x 160' of 119-234-01, 45010 Ukiah Street,
rec'd 1/5/1883

Frances Caroline Warren to Gebhard Hagenmeyer, \$4,670.00

POB: N line of Ukiah St., distant 50' west from SW corner of Masonic Hall lot
Then West 80' Then No 160', Then East 80' on south line of Calpella St.,
Then South 160' to POB, with buldings and improvements thereon.

AND, E ½ of SW 1/4 of Sec 4, T16N, R16W, and W ½ of Sec. 36, T17N, R16W, 560
acres and undivided ½ interest in S ½ of NW 1/4 and S ½ of Sec. 10, and SW 1/4 of SW
1/4, East ½ of SW 1/4 and N 1/5 of Sec. 15, etc etc

J. C. Warren
To -
G. Hegenmeyer

I, Frances Caroline Warren formerly residing in Mendocino County in the State of California and now of the town of Redfield County of Otsego, State of New York for & in consideration of four thousand six hundred and no cent dollars to me paid by Gebhard Hegenmeyer of Mendocino County and State of California, the receipt whereof is hereby acknowledged, do hereby grant and convey unto said Gebhard Hegenmeyer and to his heirs and assigns forever, the parcel of land situate, lying and being in the village of Mendocino in Mendocino County and State of California, which is bounded and described as follows to wit: Beginning at a point on the westerly line of Litch Street as said street line is laid out on the official map and is described in the field notes of the survey of the town of Mendocino, more in file as a record in the office of the Recorder of said Mendocino County, said point of beginning being distant fifty (50) feet westerly from the South West corner of the Masonic Hall lot, as the last named lot is laid out on such map, and is described in such field notes, thence from said point of beginning running westerly on such westerly line of Litch Street Eighty (80) feet, thence northerly at right angles with such street line one hundred and sixty (160) feet, thence easterly and parallel with such street line eighty (80) feet on the southerly line of Litch Street, thence southerly at right angles with such street line one hundred and sixty (160) feet to the front of beginning, with the buildings and improvements thereon and the privileges and appurtenances thereto belonging, and also the land and real property estate lying and being in Mendocino County and State of California and therein described according to the surveys made by authority of the Government of the United States and

Doc 62 119-234-01-355

The official maps made in pursuance thereof
 as the East half of the South West quarter
 and the North West quarter of Section four
 (4) in township sixteen (16) North Range
 sixteen (16) West, and the West half of
 Section thirty six (36) in township sixteen
 (16) North Range sixteen (16) West all of Mount
 Diablo Base and Meridian and containing in
 the aggregate five hundred and eighty acres
 according to the returns of the United States
 Surveyor General with the privileges and
 appurtenances thereunto belonging, and also
 the undivided one half part and all my
 right title interest and estate in and to
 the land and real property situated lying
 and being in Mendocino County, State of
 California and known and described according
 to such surveys and maps made by
 authority of the Government of the United
 States as the South half of the North West
 quarter and the South half of Section
 ten (10), and the North West quarter of the
 South West quarter, the East half of the
 South West quarter, the South East quarter
 and the North half of Section fifteen (15) and
 the South East quarter of Section twenty one
 (21) and the North West quarter of Section thirty four
 (34) all in township sixteen (16) North Range
 sixteen (16) West and the South West quarter
 of Section twenty five (25) the North East quarter
 of the South East quarter and the South half
 of the South East quarter of Section twenty six
 (26) and the North East quarter of the South
 East quarter and the South half of the South
 East quarter of Section twenty seven (27)
 and the North East quarter of the North East
 quarter and the North East quarter of the
 North West quarter of Section thirty four (34)
 and the North half of the South East quarter
 the North half of the North East quarter and the
 South East quarter of the North East quarter
 of Section thirty five (35) all in township

Twenty (20) Acre, Range Section (17) West, all
 of Mount Diablo Base and Meridian, containing
 in the aggregate about two thousand acres with
 the privileges and appurtenances thereto belonging
 The said Secretary was interviewed to wit in his tall
 line of great age after the usual manner before
 the execution of this instrument, In witness whereof
 I have hereunto set my hand and seal this 11th
 day of December A.D. 1852

Francis Caroline Warren

State of New York }
 County of Otsego }
 Town of Ashfield } On this 11th day of December
 in the year one thousand eight
 hundred and eighty two before me the undersigned
 personally appeared Francis Caroline Warren of
 the town aforesaid to me personally known to be
 the same person described in and who executed
 the within instrument and she acknowledged that she
 executed the same -

J. M. Hyde
 Justice of the Peace

State of New York }
 Otsego County Clerk's office } J. George Can Horn
 Clerk of said County of Otsego, and also Clerk of all
 the Courts of record, directed by law to be held therein
 do hereby certify, That J. M. Hyde Esq whose name is
 subscribed to the foregoing acknowledgment of the within
 instrument was at the time of taking said proof
 acknowledged; a Justice of the Peace, and for the
 said County duly authorized to take the same, and
 that I am well acquainted with his handwriting
 and well believe that the signature thereto purporting
 to be his, is genuine, and I further certify that
 said instrument is executed and acknowledged
 according to the laws of the State of New York
 In testimony whereof I have hereunto set my
 hand and seal, and affixed my official seal at
 Canaan town this 11th day of Dec 1852

George Can Horn Clerk

Recorded at request of M. Keiser Jan 5 1853 at
 16 min past 3 P.M. - J. J. Morgan
 Recorder

1/14/1882, Bk 26, pg 344, ESTATE OF F. E. WARREN to Frances Caroline
Warren, executrix, T. L. Carothers, Esq, Atty for sole legatee.

All money on hand and from sale of property less \$159.00 adm expenses plus 30 shares
in Bank of Ukiah .. And 560 acres in Sec. 4, T16N, R16W, and Sec 27, 34, 35, in
T20N, R17W and Sec 15, T15N, R17W, 320 acres, subject to certain agreements
executed by F. E. Warren,

ALSO LOT IN TOWN OF MENDOCINO:

POB: North line of Ukiah Street, 130' west of NW corner of Ukiah & Lansing Streets,
and distant 50' west from sw corner of Masonic Lodge lot, and distant 80' from
south line of Ukiah Street and north line of Wm. H. Kelly: >

- Then west 80' on north line of Ukiah Street
- Then North to Calpella St. 160'
- Then East on south line of Calpella Street, 80'
- Then South 160' to POB with improvements thereonl.

By order of R. N. Garvey, Superior Court Judge, 1/4/1882

This is Easterly 80x160' of 119-234-01, 45020 Ukiah Street.

926 P344

which had not at the date of year just above will see
Signed sealed & delivered in the presence of John Wilson
James of J. Canning Smith

State of California }
County of Mendocino } On the thirty first day
of December 1882 one thousand eight hundred and
eighty one before me J. Canning Smith a Notary
Public in and for said County personally appeared
John Wilson known to me to be the same person
whose name is subscribed to the foregoing instrument
and who acknowledged to me that he executed the same.

Witness my hand and official seal
J. Canning Smith
Notary Public
Recorded at request of J. C. Smith Jan 11. 1883 at 15
min past 8 A.M. J. J. Morrow Recorder

J. C. Morrow In the Superior Court of Mendocino County,
State of California
-vs- In the matter of the Estate of

J. C. Morrow of J. C. Morrow deceased } The final report and
account of Frances Carolina Morrow the
Executrix of the last will and testament of said
J. C. Morrow deceased, together with her petition
for the distribution of the residue of the Estate
of said deceased, coming on this day regularly
to be heard, and it having been proven to the satis-
faction of this Court, that due and legal notice
of this hearing has been given in accordance with
law and the previous order of this Court, by the

bill of this Court, and no objections or exceptions
 having been made or filed to report and account
 by anyone interested or otherwise, and the Court
 being advised in the premises, on motion of S. C.
 another leg attorney for said Executor it is
 ordered adjudged and decreed that said final
 report and account be said the same is hereby
 confirmed approved, allowed and settled, in all
 respects as the same was printed read & filed,
 and if further appearing from said final report
 and account, and said petition for distribution
 that said Estate has been fully administered upon,
 and that nothing remains to be done performed
 by said Executor in her official capacity as
 such, and if further appearing to this Court, that
 said Estate is ready to be closed & distributed
 and that said Executor Frances Candlish Heron
 is the sole legatee and devisee of said S. C. Heron
 deceased, under his said last will and testament
 It is further ordered adjudged, and decreed that all
 the residue of said Estate now remaining in the hands
 of said Executor, is the property of said Frances
 Candlish Heron in her own right, and that she
 same be paid & turned over to her to wit: all the
 money on hand belonging to said Estate, whether
 received from the sales of property belonging thereto
 or otherwise, after paying therefrom the sum of
 one hundred and fifty nine dollars (\$159⁰⁰)
 expenses of administration accrued & to accrue
 Thirty shares of the Capital stock of the Bank
 of Alhambra. And the following decedent real
 Estate situated in Mendocino County, State of
 California to wit: The W/2 of the E/2 of the S/4 of
 Sec 4 T6N R16E of the S/4 of Sec 36 T7N R16E

A. D. M., 560 acres. Also; an undivided one half
 interest in the S. E. 1/4 of the S. E. 1/4 and the S. E. 1/4 of
 the S. E. 1/4 of Sec 24, the S. E. 1/4 of the S. E. 1/4 and the
 S. E. 1/4 of the S. E. 1/4 of Sec 24, the S. E. 1/4 of the S. E. 1/4
 and the S. E. 1/4 of the S. E. 1/4 of Sec 26, the S. E. 1/4 of the
 S. E. 1/4 and the S. E. 1/4 of the S. E. 1/4 of the
 S. E. 1/4 of Sec 35, and the S. E. 1/4 of Sec 35. Twp. 1. N. R. 1. W. and the S. E. 1/4 of the S. E. 1/4 and the S. E. 1/4 of
 Sec 10, the S. E. 1/4 of Sec 15, the S. E. 1/4 and the S. E. 1/4 of
 the S. E. 1/4 and the S. E. 1/4 of the S. E. 1/4 of Sec 15, the
 S. E. 1/4 of Sec 21 and the S. E. 1/4 of Sec 24. Twp. 1. N. R. 1. W. - 3000 acres, and the S. E. 1/4 of Sec 33,
 and the S. E. 1/4 of Sec 23, Twp. 1. N. R. 1. W., 330 acres.
 The title to the last decided 330 acres is comprised
 in said devise subject to certain agreements granted
 by said S. E. Warren in his lifetime.

Also; a town lot and dwelling in the village of
 Mendocino, in said County and State, bounded
 and described as follows to wit, Beginning at
 a point on the northerly line of Siskiwit Street,
 distant one hundred and thirty feet (30 feet) westerly
 from the S. W. corner of Siskiwit street
 and said point of beginning, being distant 50
 feet westerly from the S. W. corner of the lot or parcel
 of land of the Mendocino Lodge No. 174, T. W. 1. N. R. 1. W.
 in which the Masonic Temple is situated and
 distant 50 feet from the South line of Siskiwit Street
 and North line of lands of H. B. Kelly, thence
 from said point of beginning westerly 80 feet to the
 northerly line of Siskiwit Street, thence northerly 10
 feet at right angles with Siskiwit Street to Caspella
 Street, thence easterly on a westerly line of Caspella
 Street 80 feet parallel with Siskiwit Street, thence
 southerly 160 feet at right angles with Siskiwit

that to the point of beginning, with the improvements thereon and the proceeds and appurtenances thereto belonging - And it is further ordered, as judged and decreed that upon payment of said sum of five hundred and fifty nine Dollars (\$579) of expenses of administration incurred and to accrue to the persons entitled thereto, and upon filing their receipts therefor with the Clerk of the Court, that thereupon said Executor shall be discharged from his said trust -

Wm. M. Gannoy
Judge of Superior Court
July 11th 1882.

State of California
County of Mendocino
County Clerk's Office July 11, 1882

I, Wm. E. Bradford
County Clerk of the County of Mendocino, State of California and Clerk of the Superior Court, do hereby certify that I have compared the foregoing copy of a Return of Settlement of said report and account of Executor and of distribution of the estate and thereupon, with the original records of the same remaining in this office, and that the same are correct transcripts therefrom, and of the whole of said original records - In witness whereof I have hereunto set my hand and affixed the seal of said Court, the day and year in the Certificate first above written
Wm. E. Bradford
County Clerk and ex officio Clerk of said Superior Court of said County -

Recorded at request of
S. S. Lawther July 11, 1882 at 3 o'clock P.M.
J. Morrow
Recorder

7/21/1881, Bk 25, Pg 523, Approx center of 119-234-01, 45020 Ukiah St
John H. Vessel to Mrs. Mary Martin, \$900. Rec'd 8/24/1881

POB: North line of Ukiah Street, SW corner of Lot 13, Block 1, distant 130' west of sw
corner of Masonic Hall lot

Then West on north line of Ukiah Street, 50'

Then North 160'

Then East on south line of Calpella Street, 50' to nw corner of land of F. E. Warren
then south on its west boundary line, 160' to POB.

B25 P523

J. H. Hunt
- 2 -
Prof. Horton

The Indenture made the 21 day of July of the
year of our Lord one thousand eight hundred
and eighty one. Between John H. Cressel the
party of the first part and Mr. May, Attorney
the party of the second part. Witnesseth, that
the said party of the first part for and in
consideration of the sum of five hundred
dollar lawful money of the United States
of America to him in hand paid by the
said party of the second part. Thereof
whereof is hereby acknowledged, and by these
premisses, grant, bargain, sell, and convey 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 lying & being
in the County of Mendocino, State of California
& bounded and particularly described as
follows to wit: All that certain piece or parcel
of land, lying, being and situate in the village
& town of Mendocino, both of the bay at the
mouth of Big River, in Big River township
County of Mendocino, State of California, which
is bounded and described as follows. Beginning
at a point on the Northern line of Main street
it being the South West corner of the lot or
parcel of land, designated on the official
map and field notes of survey of said town
filed with the Recorder of Mendocino County
Lot's Thirteen (13) in Block number one (1) said
point of beginning being distant one hundred & thirty
(130) feet, Westward from the South West corner of the
Mason's Hall lot, thence from said point of beginning
running Westward on the Northern line of Main street
fifty (50) feet, thence Northward at right angles with

Which street is bounded on the north by the line of the
south side of the line of the street and parallel with
which street fifty (50) feet to the south West corner of
land owned and occupied by J. C. Moran, thence
southward on its eastern boundary line one hundred
and eighty (180) feet to the point of beginning
together with all and singular the tenements, tenements
and appurtenances thereto belonging, or in anywise appertaining
to the premises and regions, remainder to remain and
be enjoyed in profit thereof. I have and do hold all and singular
the said premises together with the appurtenances
unto the said party of the second part, and do hereby
designate former. In Witness Whereof the said party of
the first part has hereunto set his hand and seal
the day and year first above written

Signed sealed and delivered in the presence of
John H. Vassell
John H. Vassell

State of California
County of Mendocino

On this 21st day of July in
the year 1881, before me William Hecker a Notary
Public in and for said County, personally appeared
John H. Vassell known to me to be the person
whose name is subscribed to the foregoing instrument
and he acknowledged to me, that he executed the same

Wm Hecker

Notary Public

Recorded at the request of W. M. Colburn August 24
1881 at 5 o'clock P.M. J. J. Morrow
County Recorder