



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 GONZALEZ, AICP, INTERIM DIRECTOR
JULIA KROG, ASSISTANT DIRECTOR
TELEPHONE: 707-234-6650
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www.mendocinocounty.org/pbs

February 14, 2022

PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT

The Mendocino Historical Review Board, at a special meeting to be held on Monday, March 7, 2022, at 2:00 p.m. or as soon thereafter as the item may be heard, 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations 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 or via [Telecomment](#). The Telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2021-0017

DATE FILED: 10/12//2021

OWNER: MIKE AND EULA LENIHAN

APPLICANT/AGENT: KELLY GRIMES, ARCHITECT

REQUEST: Mendocino Historical Review Board Permit for remodel of home to include foundation, windows, doorways, siding, reroof, steps, deck, and relocation of fence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45070 Main Street, Mendocino; APN 119-238-19.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KALLIE FORD

The staff report and notice will be available 10 days before the 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>.

As you are an adjacent property owner and/or interested party, your comments 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 March 6, 2022 or orally via telecomment in lieu of personal attendance. All correspondence should contain reference to the above noted case number. 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>.

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 would like to be notified of the Mendocino Historical Review Board action, please submit a written request to this office.

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 (707) 964-5379, Monday through Friday.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MARCH 7, 2022
MHRB_2021-0017**

OWNER/APPLICANT: MIKE AND EULA LENIHAN
PO BOX 396
MENDOCINO, CA 95460

AGENT: KELLY GRIMES, ARCHITECT
P.O.BOX 598
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION: A Mendocino Historical Review Board for remodel of home to include foundation, windows, doorways, siding, reroof, steps, deck, and relocation of fence.

STREET ADDRESS: 45070 Main Street, Mendocino (APN: 119-238-19).

PARCEL SIZE: 7,465 SQUARE FEET

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: Site: Non-historical
North: Category I Heeser House, 620 Albion St
East: Category IIa, 690 Main St
South: Category I, Ford House; State Park
West: Non-historical

PAST MHRB PERMITS: N/A

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

- | | |
|---|--------------------|
| ✓ Building Size, Height, Proportions and Form | ✓ Roof Shape |
| ✓ Relationship of Building Masses and Open Spaces | ✓ Color(s) |
| ✓ Relationship to Surrounding Structures | Sign Size |
| ✓ Materials and Textures | Number of Signs |
| ✓ Architectural Details and Style | Placement/Location |
| ✓ Facade Treatment | ✓ Lighting |
| ✓ Proportions of Windows and Doors | ✓ Paving/Grading |
| ✓ Landscaping | |

APPLICABLE SECTIONS OF MHRB GUIDELINES: Building Design (pages 7-10), Section VII Structural Guidelines pp. (7-9) Guidelines – Exterior Materials (page 7), Windows (page 8), Roof Materials, Fences, Sidewalks and Driveways (page 9)

APPLICANT'S STATEMENT: 1. Construct perimeter foundation under entire building 2. Replace all double hung windows with dual pane, double hung aluminum clad wood windows, similar size, add two new window locations as shown on elevations 3. Add doorways as shown elevations 4. Repair any rotten siding and replace with similar materials 5. Re-roof with asphalt composition shingles, color charcoal grey 6. Construct new wooden stoop and steps at ground floor entry and wooden decks off the south side of building as shown on elevations 7. Relocate 8' high wooden fence and install gates as shown (Attachment A, page A-4).

STAFF NOTES:

- **Sec. 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.*

Application Statement 1, proposing to raise and install concrete slab and foundation under the garage, is exempt, because the change in the garage height would be limited to 6-inches (See sheet A2).

- **Sec. 20.760.040(C)** *Routine maintenance of existing structures where materials used match existing, and where no alteration of height, dimensions, or exterior architecture of such structures will occur.*

Application Statement 4 (proposing to replace all rotten siding, both framing and finish, with like material) would be exempt. Statement 2 states the applicant is requesting aluminum clad windows with similar composition and materials of existing windows.

Traditionally, the request to utilize aluminum-clad window frames and aluminum gutters has been considered incompatible with exterior appearances, fenestration, architectural details, and ornamentation requirements of the Mendocino Historic District. However, advancements in the appearance of aluminum design have made imitation wood architectural details difficult to discern from traditional wooden features.

- **Sec. 20.760.040(J)** *Outdoor lighting for doorways and stairs 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 application does not propose exterior lamps, but they may be installed at a later date. Recommended Condition #8 establishes that all exterior lamps shall be shielded, reflected downward, and positioned in a manner that does not allow for light glare.

- **Sec. 20.760.040(K)** *Changes to existing roofing materials provided that the Planning and Building Services Department has determined that the roof is to be of wood shingles, or composition, or other fire retardant material, which gives the appearance of wood.*

Application Statement 5, proposing to re-roof with asphalt composition shingles, may be exempt. The color would be charcoal grey.

Sec. 20.760.100 - Duty to Maintain. All buildings and structures of historic significance (as described in the Inventory of Historic Buildings, Appendix 14, "Historic Structures" of the Mendocino County Local Coastal Plan dated August 17, 1983, as amended) in the Mendocino Historic Preservation District shall be preserved against decay, deterioration and structural defects.

It shall be the responsibility of the owner or other person(s) having legal possession and control of such buildings and structures to ensure there is reasonable care, maintenance and upkeep appropriate for the preservation, protection, enhancement, rehabilitation, reconstruction and perpetuation consistent with the intent of this chapter.

- (A) Standards. Maintenance and upkeep of all exterior portions of such buildings and structures; and, all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvements to deteriorate, decay, or become damaged or otherwise fall into a state of disrepair.

Sec. 20.716.015 - Remodeling, Rehabilitation and Reconstruction.

Existing legal nonconforming structures may be remodeled, rehabilitated, or reconstructed as long as the exterior dimensions of the building or other structure remain unchanged.

Sec. 20.716.020 - Restoration of Damaged Structures.

(A) Whenever a structure containing an existing legal nonconforming use or legal nonconforming structure is destroyed or partially destroyed, either voluntarily or involuntarily, if the structure receives all necessary permits, the structure may be:

- (1) Rebuilt to its previous dimensions and arrangement, and be utilized to the same extent as prior to its destruction, provided restoration is started within one (1) year following the date the structure was destroyed, and the restoration is diligently pursued to completion

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

Pursuant with MCC Sec. 20.760.065(A), *the exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any;*

The appearance of the proposed replacement of the stairways, new landing decks with roofs, exterior lighting, window additions, and enclosed water tank are suited to the structure's architectural style and complements architectural details seen on existing buildings on-site. The exterior appearance and design of the existing buildings, fence addition and to cover the concrete pathways with stone and brick combination are in harmony with the exterior appearance and design of the existing structures within the District.

Pursuant with MCC Sec. 20.760.065(B), *the proposed would not detract from the appearance of other property within the District.*

The proposed replacement of the stairways, new landing decks with roofs, exterior lighting, window additions, and enclosed water tank are sensitive to the local historic district architecture and land use.

Pursuant with MCC Sec. 20.760.065(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.*

Demolition of failing stairway is necessary in order to replace it for safety. The proposed project will not destroy a structure of historical, architectural or cultural significance.

RECOMMENDED 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.
2. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
5. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:

- a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
6. To establish that site-work satisfies the requirements of MHRB Permit 2021-0017 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 2021-0017 have been satisfied.
 7. Any Building Permit request shall include MHRB Permit 2021-0017 (attached to or printed on the plans submitted).
 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. Exterior building materials shall be weathered gray cedar shingles and painted Board and Batten siding, painted wood brackets, and painted downspouts. As shown on the plans, the trellises shall be stained wood or painted. Use of imitation or synthetic materials is prohibited. As described in the Design Guidelines, aluminum or vinyl siding, imitation stone, imitation brick and "rustic", used brick, plastic, laminated beams and laminated wood panels, concrete block, stucco, asbestos or asphalt shingles or panels, and plywood panels shall be deemed inappropriate exterior building materials.
 10. All new or replaced fence and structure shall be made from wood. New or replacement 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. On-site pathways shall be made of crushed rock, compacted in place. Brick, flagstone, board, grass, and gravel are appropriate substitute materials. The concrete landing shall be finished with exposed aggregate.

ATTACHMENTS:

- A. Application
- B. Sverko historical information for APN 119-238-19
- C. Proposed window

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.

<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-2012-0017</u></p> <p>Date Filed <u>10-12-2021</u></p> <p>Fee \$ <u>718.78</u></p> <p>Receipt No. <u>PLJ-045677</u></p> <p>Received by <u>(W) WALDMAN</u></p> <p style="text-align: right;">Office Use Only</p>
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MHRB APPLICATION FORM

Name of Applicant <u>Mike & Eula Henihan</u>	Name of Property Owner(s) <u>← SAME</u>	Name of Agent <u>Kelly B. Grimes, Architect</u>
Mailing Address <u>P.O. Box 396 Mendocino CA 95460</u>	Mailing Address	Mailing Address <u>P.O. Box 598 Little River, CA. 95456</u>
Telephone Number <u>707 813 8259</u>	Telephone Number	Telephone Number <u>707-937-2904</u>
Assessor's Parcel Number(s) <u>119-238-19</u>		
Parcel Size <input checked="" type="checkbox"/> Square Feet <u>7,465</u> <input type="checkbox"/> Acres	Street Address of Project <u>45070 MAIN STREET</u>	

TYPE OF DEVELOPMENT
(Check appropriate boxes)

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

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.

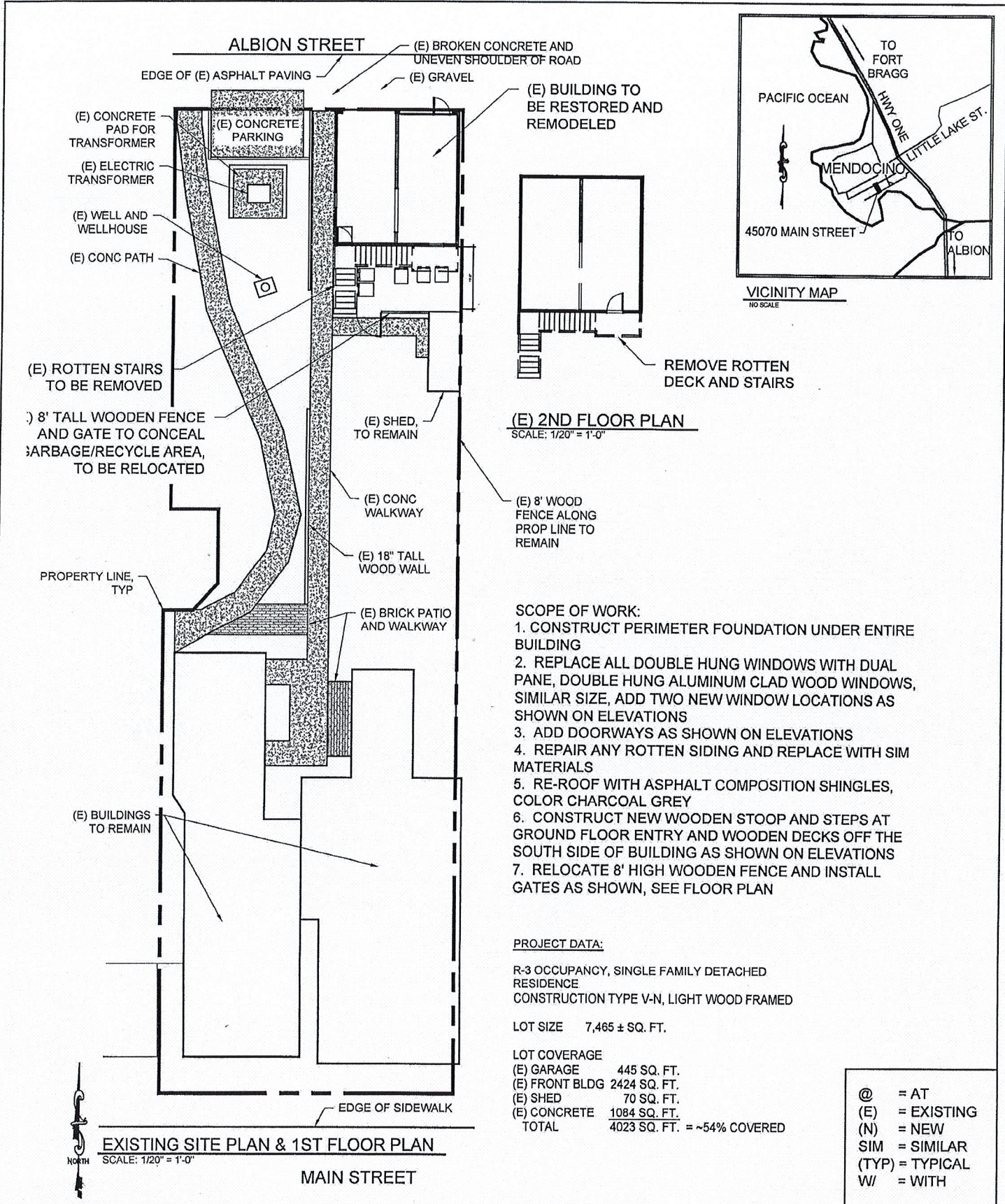
SCOPE OF WORK:

1. CONSTRUCT PERIMETER FOUNDATION UNDER ENTIRE BUILDING
2. REPLACE ALL DOUBLE HUNG WINDOWS WITH DUAL PANE, DOUBLE HUNG ALUMINUM CLAD WOOD WINDOWS, SIMILAR SIZE, ADD TWO NEW WINDOW LOCATIONS AS SHOWN ON ELEVATIONS
3. ADD DOORWAYS AS SHOWN ON ELEVATIONS
4. REPAIR ANY ROTTEN SIDING AND REPLACE WITH SIM MATERIALS
5. RE-ROOF WITH ASPHALT COMPOSITION SHINGLES, COLOR CHARCOAL GREY
6. CONSTRUCT NEW WOODEN STOOP AND STEPS AT GROUND FLOOR ENTRY AND WOODEN DECKS OFF THE SOUTH SIDE OF BUILDING AS SHOWN ON ELEVATIONS
7. RELOCATE 8' HIGH WOODEN FENCE AND INSTALL GATES AS SHOWN, SEE FLOOR PLAN

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? 4023 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2939 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.

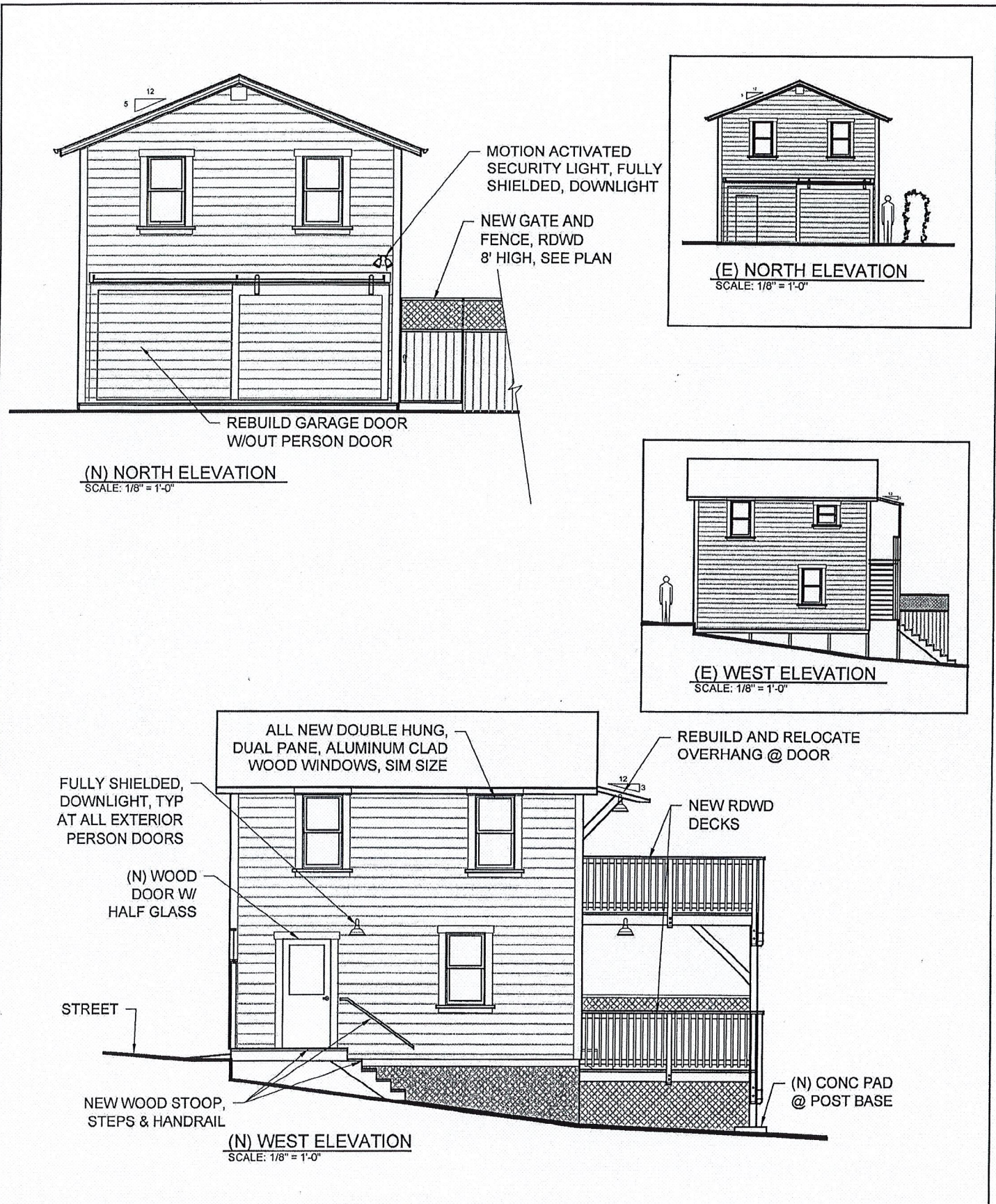
If you need more room to answer any question, please attach additional sheets



REMODELED GARAGE FOR:
MIKE AND EULA LENIHAN
45070 MAIN STREET
MENDOCINO, CA 95460

A.P. # 119-238-19

SHEET NAME: SITE PLAN & FLOOR PLANS EXISTING & PROPOSED		DATE: OCTOBER 8, 2021	Kelly B. Grimes, Architect P.O. Box 598 Little River, CA 95456 707-937-2904 
SCALE: AS NOTED		SCALE: AS NOTED	
DRAWN BY: KBO		JOB: LENIHAN	
JOB: LENIHAN		SHEET NO: A1 of 4	
SHEET NO: A1 of 4			



REMODELED GARAGE FOR:

MIKE AND EULA LENIHAN
45070 MAIN STREET
MENDOCINO, CA 95460

A.P. #119-238-19

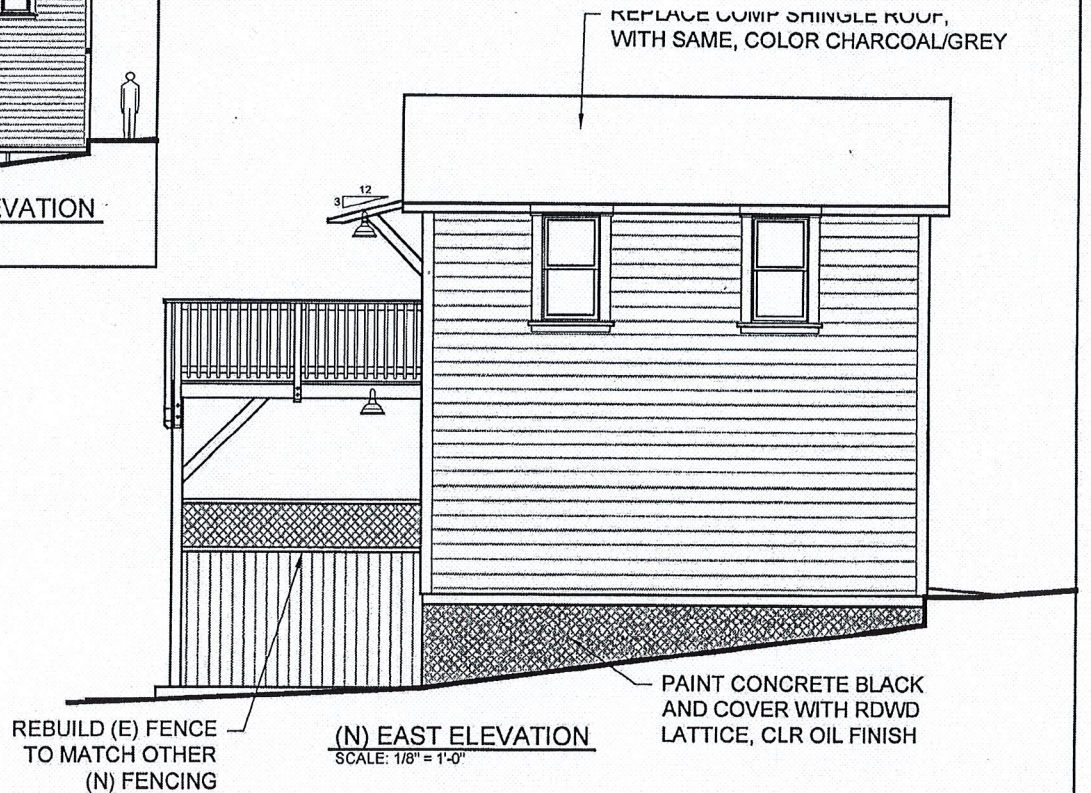
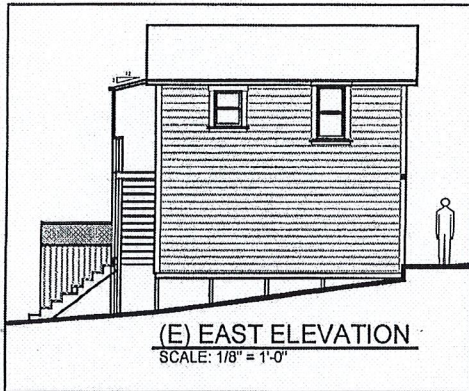
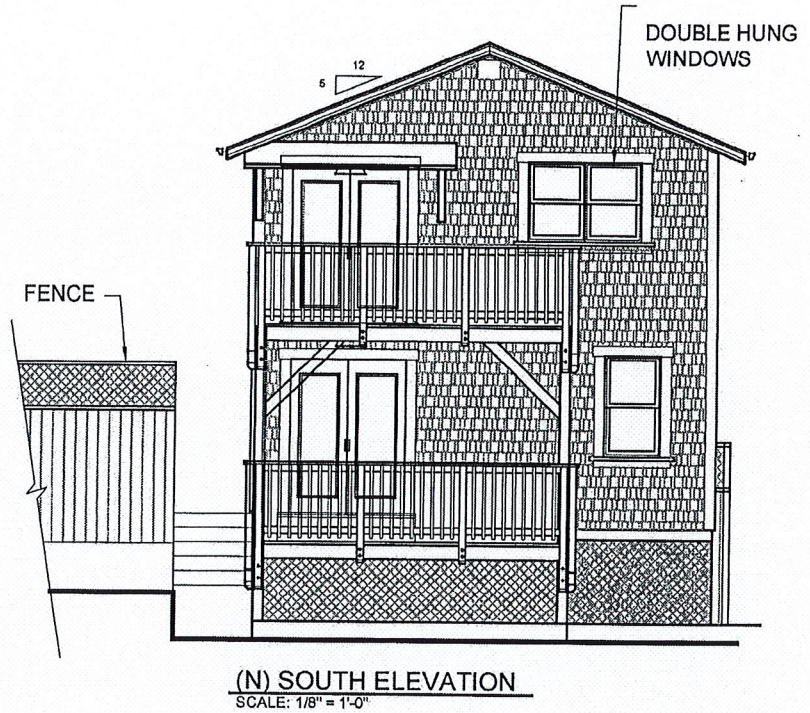
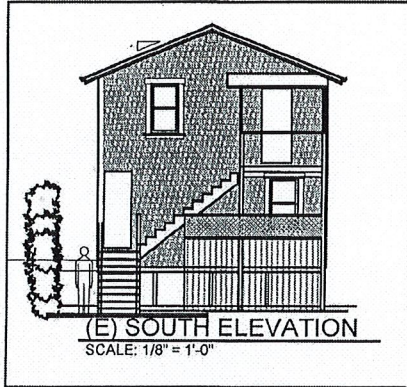
SHEET NAME:

**ELEVATIONS
NORTH & WEST
EXISTING & PROPOSED**

DATE: OCTOBER 12, 2021
SCALE: AS NOTED
DRAWN BY: KBO
JOB: LENIHAN
SHEET NO: A3 of 4

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904





REMODELED GARAGE FOR:

MIKE AND EULA LENIHAN
45070 MAIN STREET
MENDOCINO, CA 95460

A.P. #119-238-19

SHEET NAME:

**ELEVATIONS
SOUTH & EAST
EXISTING & PROPOSED**

DATE:	OCTOBER 12, 2021
SCALE:	AS NOTED
DRAWN BY:	KBG
JOB:	LENIHAN
SHEET NO.:	A4 of 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



#22 DICK'S Place
bar 1880's
45070 Main St.



8-9-1990

DICK'S PLACE - 119-238-06

MHRB

From Page One

Claire Lobell, however, had a lot of concerns. The scale, lot coverage, overwhelming effect on the adjacent buildings, and a concrete sidewalk in front, were all components she wants to see changed.

The architects agreed that the concrete sidewalk could easily be substituted by a wooden one, if that was the board's choice.

New board member Joan Curry did not care for the large display window for the candy shop. Curry prefers four panes across the length of the facade. She also commented on the height of the chimney.

Farrar said, "You've done an awful lot on a small space..." She said that she understands the needs for the size of the building, but feels that it will distort the street scape. "The building is so much more decorative than the other buildings. It will stand out like a sore thumb..."

Allen reiterated his concern for the use of Alphonso's and Crossblends Quilt Shop as the scale.

More discussion followed and in the end the architects were advised to accommodate the board's major concerns in a new drawing.

The modified application will be reviewed at the next meeting.

Following this very lengthy discussion, the board approved an application by Geritz for the modification of previously approved plans for a 1,105 square foot addition to an existing structure located on 10900 Ford Street.

Also approved was an application by Peterson/Kravis to hang a 12" x 4' unlighted sign perpendicular to the Mendocino Hotel entrance.

Peterson/Kravis's second application for 45070 Main Street, however, was only approved in

part. Kravis was present to comment on the application asking for the permission to hang a 12" x 20" oval sign perpendicular to the existing structure, remodel the existing balcony; new deck railing, stairway, new footings and support; and relocate the neon sign.

The board had no problem approving the oval sign, but would not approve the relocation of the neon sign. "If the sign moves, we have the option to say no."

The sign, if moved, would be considered a new sign, and the board's guidelines for lighting specify there be no neon signs in historic Mendocino.

The remodeling of the overhang at Dick's Place for use as a deck was denied by the board, based on the fact that the building is a Category I building.

Kravis' idea was to have a deck as an observation deck for his customers, reasoning that all other decks on Main Street were somewhat exclusive, therefore quite inaccessible for public. He further mentioned the possibility that in one or two years some of Dick's activity could be moved to the

deck. However, he said there would not be an increase in the seating capacity of Dick's Place.

Following further comments and concerns, that people would be taking their drinks into the alley and onto Main Street, Kravis, among other things, said that he would not encourage people to go up to the deck. Farrar then said, "If you say you're not going to encourage people to go up there, I don't see why you want a deck."

The reason for denial was given

by Farrar. "We're talking about a historic building. The overhang was never a deck, and making it into a deck destroys the historic facade of the building."

Sears agreed, "If it was a new building, it would be fine...But you're changing Dick's Place...You're making a roof into a deck..."

The part of the application asking for a 12" x 20" oval sign to be hung perpendicular to the building, was approved.

Kids' candlelight vigil organizers meet Aug. 14

The United Nations "World Summit For Children," Sept. 29-30, will be preceded by a two-hour candlelight vigil in cities and towns throughout the world Sept. 23.

Local organizers will hold a planning meeting Tuesday, Aug. 14 at 7 p.m. for coast parents and children wishing to participate.

Heads of state will convene at the United Nations in New York to examine the universal problem of

malnutrition, ill health, and poverty as they pertain to children everywhere.

Maggie Watson, coordinator of the local vigil said, "People should come prepared to work."

The Aug. 14 meeting will be held at the Fort Bragg Library, and ideas for activities preceding the vigil will be discussed.

For further information, call 937-4800.



WILLIAM RIENSTRA
 GENERAL CONTRACTING - #492714
 ARCHITECTURAL DESIGNING -
 P.O. BOX 1151 - MENDOCINO - 95460
 707 - 937-5296

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 1226 No. Main**

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HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

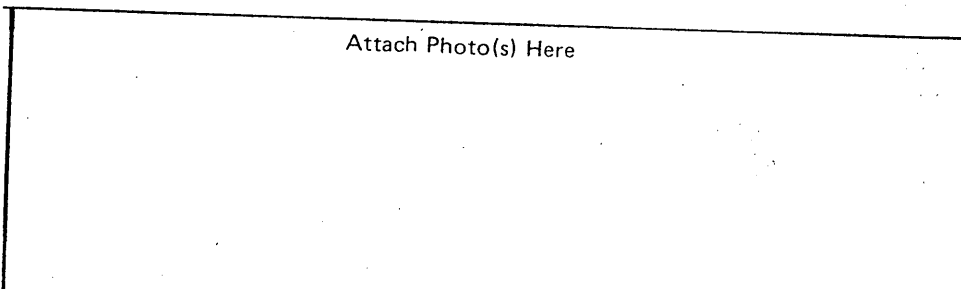
1. Common name: DICK'S PLACE
2. Historic name: Dr. Hodghead's Dentist Office
3. Street or rural address: 45070 Main Street
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-238-06 MHR # 22
5. Present Owner: R. O. Peterson, Trustee
c/o John J. McCloskey Address: P. O. Box 9506
City San Diego Zip 92109 Ownership is: Public _____ Private X
6. Present Use: Saloon Original use: Dentist office/Barber 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:

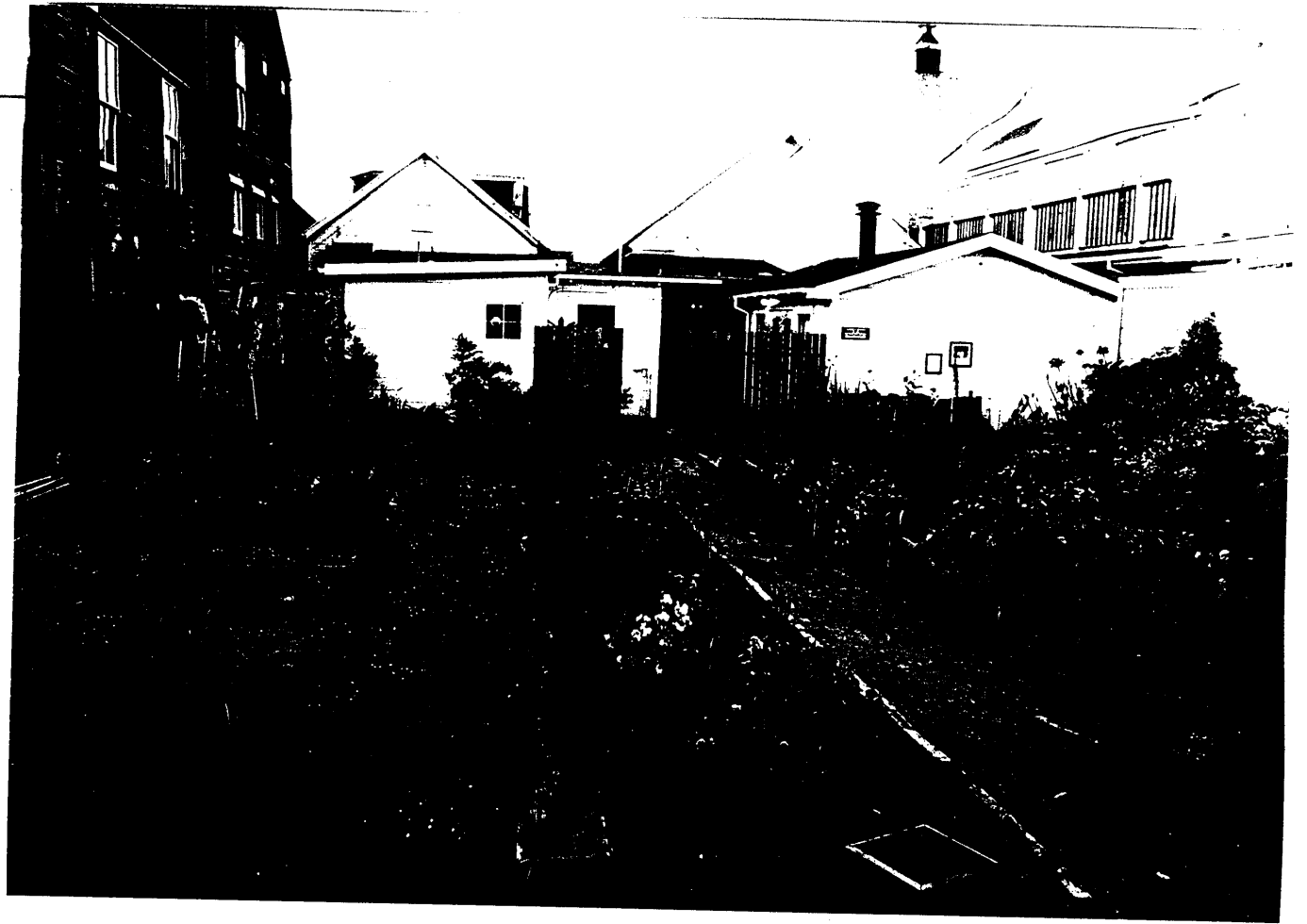
Simple Gable.
One Story with False Front Facade and Canopy Overhang
Siding is Channel V Rustic
Roof: composition shingles

Shed addition to west, flat roof
Addition to north



8. Construction date: Estimated _____ Factual 1902
9. Architect _____
10. Builder Dr. Walter Hodghead
DDS

#22 DICK'S Place
bar 1880's
45070 Main St.



MHR #22

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

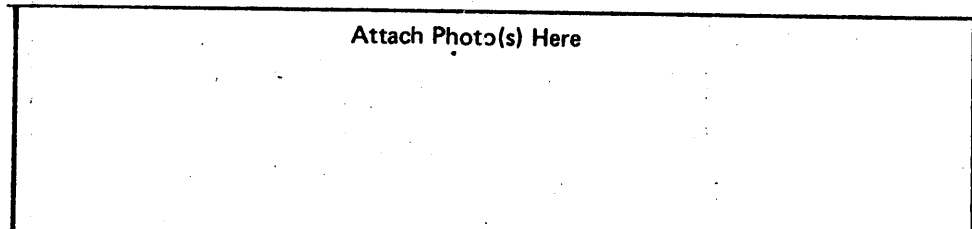
HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: DICK'S PLACE
2. Historic name: DR HODGHEAD'S DENTIST OFFICE
3. Street or rural address: 45070 MAIN
 City _____ Zip _____ County _____
4. Parcel number: 119-238-06
5. Present Owner: R. O. Petersen? Address: _____
 City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: SALOON Original use: DENTIST OFFICE (HODGHEAD)
+ BARBER 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:



8. Construction date: Estimated _____ Factual 190Y

9. Architect _____

10. DR WALTER HODGHEAD

HISTORIC RESOURCES INVENTORY

(State use only)

Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

- Common name: Dicks Place
- Historic name, if known: Dr. Hodghead's Dentist Office
- Street or rural address: Main Street
 City: Mendocino ZIP: 95460 County: Mendocino
- Present owner, if known: R.O. Peterson's Corp (name?) Address: _____
 City: Mendocino ZIP: 95460 Ownership is: Public Private
- Present Use: Saloon Original Use: Dentist's office (Hodghead)
 Other past uses: Barber Shop

DESCRIPTION Constructed:

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

↑ NORTH

- Approximate property size:
 Lot size (in feet) Frontage _____
 Depth _____
 or approx. acreage _____
- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?

BOOK 167

Pg 494

Est of Grace Virginia Hodghead to Joseph Lopps, real property, \$250.00. 23'x80', west portion of 119-238-06, "Dick's Place, Main Street.

9/22/1922 Pk 167 Pg 494
Estate of Grace Virginia Hodghead to Joseph Lopps
Real property - \$250.00

23 x 80'
Done Dick's Place

West
Portion of 119-238.06

11-17-1917

Fred Weber this week moved
his fruit store into Mrs.
Hodghead's building one door
east of the Central Hotel. 119-238.06

2-4-1911

Dr Peirsol now has his office in Mrs Hodgehead's building just east of the Central Hotel. - 119-238.06 newly painted & papered inside.

Dick's Place, per Pete, (Dr. Milliken's office .. Dick bot from Antone Lemos, 1937, Bar was built 1905, 18 x 25. House about 1870's, was set back 15' and Dick added to front of it. Lemos bot the bar in 1932 and put Lopps out of business.

Was Philbrick's wife Dr. Milliken's dau ??

9/20/18 90

119-238.06 MTR #21

T. H. Cramer has purchased the Portuguese barbershop on Main st. This gives him a monopoly of the barber business in Mendocino.

joy its advantages.
DECEMBER 24, 1910
Death, the Grim Reaper, passed through our midst this

FAMOUS
Weather Guard
3 & 6 ANTENNA
THE ONLY COMBINATION ANTENNA I KNOW OF FOR A SINGLE MAST DESIGNED SPECIFICALLY FOR CHANNEL 3 & 6

Larry

carried by a vote of 27 to 0. The present schoolhouse is at least forty years old and no one seriously objects to the progressive movement in this case.

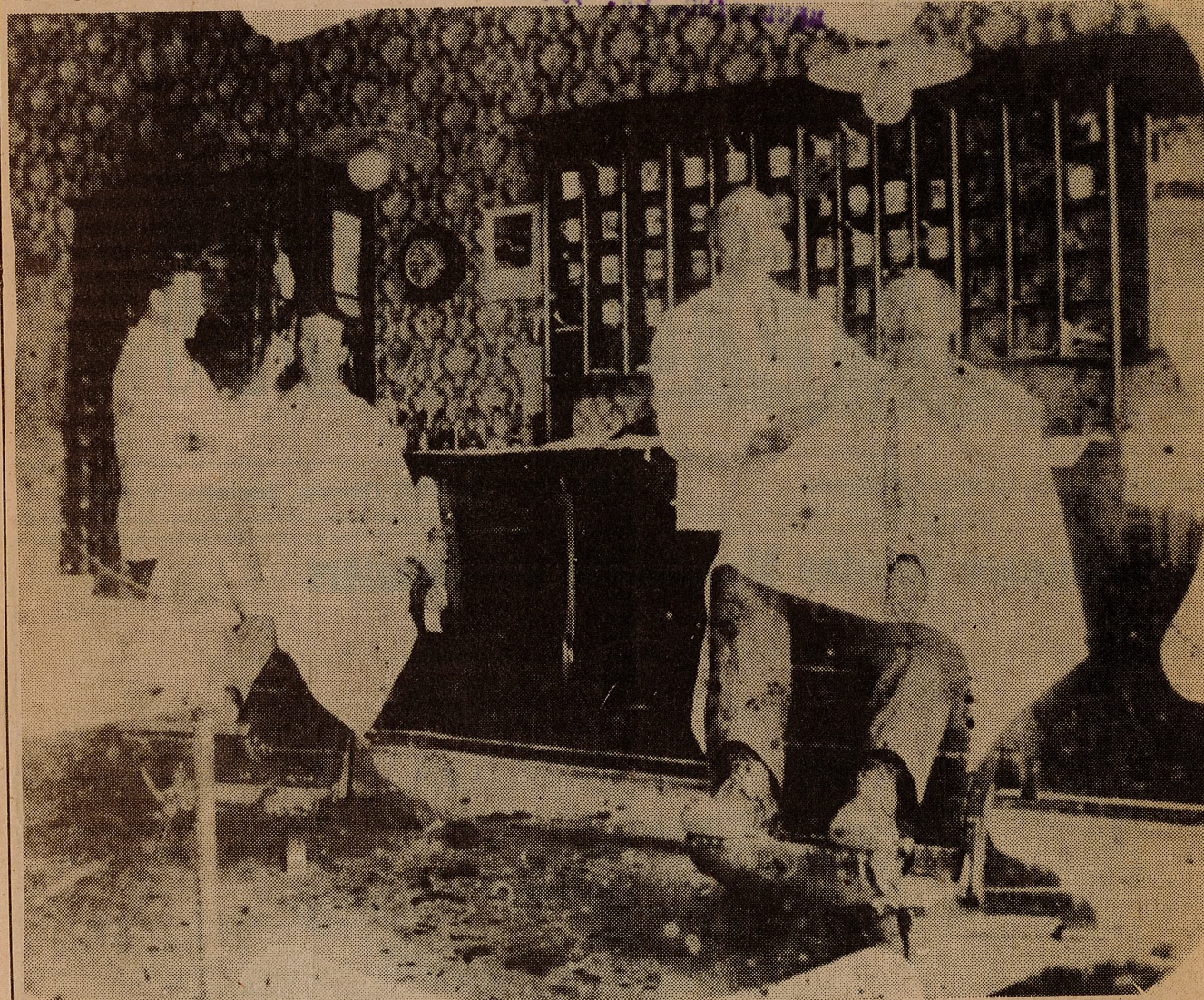
Down in Township 12, Schooner Gulch has been increasing in population. There are five adults there now and five children.

Dr. Peirsol has sold his building on Main street to Mr. Weber and has rented Mrs. Hodgehead's building, formerly occupied by Dr. Milliken, and will use it for his office.

Walter Mack was in from Comptche with a load of turkeys and geese this week

45070 main
119-238-06
MNR #22
I

Main Street barber shop, c. 1905



THIS IS A TYPICAL early Main Street, Mendocino barber shop, according to Jim O'Donnell, who loaned the photograph above from his collection. He says it was in the building where Pete Cecchi's tavern is now. Proprietors, about 1905, were Lee Dodge and Ruel Armas. Behind the barbers is a cabinet with customers' personalized shaving mugs, soap and brushes. This photo was taken before the invention of safety razors and electric clippers, O'Donnell

reminds. Hair cuts, shaves and shampoos were 25 cents each. A hot water bath, [tub in the rear of the shop] could also be had for a quarter. O'Donnell, then 16, was an apprentice of plumber John Walsh, who installed an up-to-date marble basin for shampoos. A second town barber shop was run by Antone Lemos, father of the Lemos boys, on Lansing Street next to the blacksmith shop, O'Donnell recalls.



Merry Christmas

May the essence
of Christmas
once again fill
your heart and
home with peace
and lasting
serenity.

To all our
faithful and
steadfast pa-
trons, we wish
the very best
at the holiday
season.



DICK'S PLACE

Main Street

Dora & Pete

Mendocino

12.25-1970

119-738-06

correct copy of the statement on file in

A. Young
Clerk

August 31,
September 7, 14, 21, 1989.

PUBLIC NOTICE

NOTICE TO EDITORS OF INTENDED BULK TRANSFER

In accordance with the provisions of Section 6107 of the California Commercial Code, notice is hereby given that a bulk transfer is to be made between the parties and in accordance with the terms and conditions as follows: The names and addresses of the parties are as follows: HUGHES, MARY HUGHES, 1000 Hwy. One, Albion, CA 95460.

The names and addresses of the transferees are as follows: ANTHONY R. GEER, LISA T. GEER, P.O. Box 1801, Mendocino, CA 95460.

The location and description of the property to be transferred is as follows:

Certain restaurant business commonly known and designated as "Point Restaurant," including General Eating Place License No. 11, supplies and inventory, and equipment fixtures which are located at 3000 N. Highway One, Albion, CA.

All other business and addresses used by the transferor within the last past so far as known to the transferee are as follows: BULK TRANSFER IS TO BE COMPLETED ON OR AFTER

the 14th day of September, 1989, at the hour of 2:00 o'clock p.m. at the office of REDWOOD EMPIRE TITLE COMPANY OF MENDOCINO COUNTY, 376 E. Gobbi Street, Ukiah, CA 95482. The last day creditors may file claims with escrow holder is September 13, 1989.

6. The sale is subject to California Commercial Code 6106.

Dated: August 25, 1989.
s/Anthony R. Geer
s/Lisa T. Geer
Publish: August 31, 1989.

PUBLIC NOTICE

119-238-06

FICTITIOUS BUSINESS NAME STATEMENT ENDORSED-FILED

Aug. 22, 1989

Marsha A. Young
Mendocino
County Clerk
File No. 89-0460

The following person(s) is (are) doing business as:

DICK'S PLACE
45070 Main Street
P.O. Box 587

Mendocino, CA 95460

Full Name of Registrant:

Mendocino Hotel
& Resort Corp., Trustee
45070 Main Street
P.O. Box 587

Mendocino, CA 95460
California

This business is conducted by a Corporation.

Mendocino Hotel
& Resort Corp.

/Thomas Kravis, President
NOTICE

This Fictitious Name Statement expires on 8-22-94. A new Fictitious Business Name Statement must be filed prior to 12-31-94. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or com-

Woman's workshop slated

A Women's Workshop with Lori Bloom, marriage and family therapist, will be presented Saturday, Sept. 9 from 10 a.m. to 6 p.m.

Using the teachings of the Medicine Wheel and other Native American rituals and ceremonies, we will learn how to see ourselves from different perspectives and listen to our inner voices with wisdom and compassion. We will generate creative and exciting possibilities for ourselves, and utilize resource states that already

exist within us to make them realities.

This workshop is for those who want to make powerful changes in their lives and for one reason or another have found themselves stuck or sliding back into non-productive behaviors.

For more information about the workshop call (707) 937-0233. For information about lodging or more specific directions about how to get there call: Wellspring (707) 895-3893.

Registration extended

Registration for fall semester classes have been extended to Sept. 8 for those classes that still have room in them, according to Dean Larry Kavanaugh of the Mendocino Campus of College of the Redwoods.

"We want to be sure high school and community school students and people taking late summer vacations do not miss the opportunity to enroll," Kavanaugh said.

Classes began Aug. 21 and regular registration was scheduled to end Sept. 1.

The college classes start in August in order to complete the semester before the Christmas holidays.

Enrollment will be allowed only in those classes where instructors are willing to let late

enrollees make up the work they have missed, Kavanaugh said.

Persons wishing to enroll may call the college at 961-1001 or come to the Todd Point campus off Ocean View Drive south of Fort Bragg.

New book stop

The Mendocino County Library bookmobile will make its regularly scheduled Mendocino stop at a new location beginning Thursday, Aug. 24. The new site will be next to Crown Hall. Business hours for bookmobile service to Mendocino will remain the same: 1:30 to 2:15 p.m., on alternate Thursdays.

For additional information, contact Mary Luther, Bookmobile Librarian, at 463-4694 in Ukiah.

mon law (see Section 14400 Et. Seq., Business and Professions Code).

I hereby certify that this

copy is a correct copy of the original statement on file in my office.

s/Marsha A. Young

County Clerk

Publish: August 31,
September 7, 14, 21, 1989.

LIVE NEWS FROM THE LOWER COAST

POINT ARENA, Sept. 28.—Sartor is now in Mendocino, but spent last Sunday, September 25th in the home city of Point Arena and attended the Presbyterian Church which was the only church open for religious worship.

Your correspondent did some singing, sitting near Mr. J. Halliday, and was so enthused that he went to church again in the evening and enjoyed the lecture on China delivered by Rev. Rhoda who has lived some time in that immense country.

On Monday your correspondent accepted Mr. Robinson's invitation of long standing and visited the Jersey Farm where he is well acquainted. Mr. Robinson gave him a glass of good milk, and after crossing the Garcia in Elmer's auto, and sitting on one of the pile logs on the south side, he had the privilege of watching the baptismal services as conducted by Rev. J. W. Robinson and announced in last week's Record. Some six candidates were immersed or baptized, prominent among them being Mr. and Mrs. F. Fairbanks.

An item that your correspondent cannot afford to omit was the presence of Mr. William Hanen, formerly editor of the Point Arena Record and well-known in your city. Mr. Hanen arrived Saturday and left Monday by the early south-bound stage. He looked well and seemed hearty. He is now located in Guerneville.

Mr. P. Lobree is still in San Francisco at the Adler Sanitarium, it is reported.

Mrs. Emma Madden left for her Tracy home last week and now her sister, Mrs. Zinkand, is visiting here.

Sartor is pleased to be able to chronicle that his good friend, Mr. Peter Carlson, is recovering from his recent illness and is able to be about again.

COMPTCHE NEWS

COMPTCHE, Sept. 28.—The Comptche whist club met on September 24th for the first time after its summer adjournment, at the home of Mr. and Mrs. E. McCarrison, who are always such splendid entertainers. Mrs. McCarrison was elected president of the club. Progressive whist was played until midnight. A short program consisting of selected readings, one by Mrs. Will Oppenlander, the other by Elmer Strauss, were thoroughly enjoyed.

Dainty refreshments were then served, ending with a good oldtime feed of watermelons. Mrs. Strauss won the lady's prize, Mr. Strider the gent's, while the consolation prizes fell to Mrs. Ida Oppenlander and Pat Skiffington.

Those present were Mrs. Battey, Miss Marian Battey, Guy Battey, Mr. and Mrs. Roy Doolittle, Mr. and Mrs. P. Meshishnek, Mr. and Mrs. E. C. Oppenlander, Mrs. Ida Oppenlander, Mr. and Mrs. Will Oppenlander, Mr. and Mrs. J. C. Ottoson, Mr. and Mrs. Geo. Skiffington, Pat Skiffington, Mr. and Mrs. E. Strider, Mr. and Mrs. John Strauss, Elmer Strauss, and Mr. and Mrs. McCarrison. Visitors present were Wilma Oppenlander and George Studebaker.

The club adjourned, having spent a most delightful evening, and will meet next time with Mr. and Mrs. Geo. Skiffington.

The weather has been extremely hot

ter, where the men will make ties. Charles Mathison, who was driving George Skiffington's truck, had the misfortune to drop a tie on his foot. H. W. Docker has taken his place. Nix.

SUPERIOR COURT NOTES

People vs. Millay, forgery—Defendant pleads guilty. Sentenced to San Quentin from one to fourteen years.

People vs. S. Bassetti—Hearing of demurrer set for 9 a. m. Oct. 1st.

People vs. John Olsen —Plea of not guilty entered, Trial set for October 5th. Special venire ordered summoned to act as jury.

People vs. Jack Wilmott—Defendant stated to court that he did not know his true name. Hearing set for Sept. 30th. Attorneys Hurley and Van Dyke appointed to defend accused.

In the matter of Samuel Swifter, delinquent minor—Sent to county hospital for safe keeping. Hearing set for Sept 30th before juvenile court.

Connor vs. Connor—Order for publication of summons.

Heer vs. Heer—Order of submission vacated. Twenty days allowed for the hearing of further evidence. Case referred to court commissioner.

Mayme Cox vs. Ralph Cox—Order of submission. Interlocutory decree of divorce ordered issued on grounds of failure to provide and desertion.

Estate of E. G. McCarty, deceased—Decree of due and legal notice to creditors.

Roberts vs. Roberts—Order of submission. Interlocutory decree of divorce ordered issued on grounds of neglect.

Estate of Geo. A. Devibiss, deceased—J. W. Kingren appointed sole appraiser and inheritance tax appraiser.

Estate of Lazar Poznanovich, deceased—Same order.

Johnson vs. Johnson—Interlocutory decree of divorce on grounds of habitual intemperance.

Estate of Lottie E. Beal, deceased—Final account allowed, approved and settled. Final distribution granted in accordance with terms of petition. Executor and bondsmen released.

Estate of Ole A. Olsen, deceased—Final account allowed, approved and settled and distribution order as prayed for.

Estate of Robert R. Patton, deceased—Will admitted to probate. Fred Patton appointed executor without bonds.

Estate of Frederick Prosser, deceased—Florence Prosser appointed special administratrix with bond at \$1000.

Warren vs. Grove—Set for Oct. 10 at 10 o'clock.

G. N. Cox, vs. J. L. McCracken, et al.—Decree quieting title as prayed for.

Anna Robinson vs. Hadley et al—Continued one week.

Mike Radelich vs. Louis Goyale—Demurrer to first amended complaint argued and submitted. Demurrer sustained and ten days to amend.

G. L. Johnson vs. E. H. Irish—Demurrer withdrawn and ten days to answer.

LeValley vs. Arens—Continued till October 7 at 10 a. m.

Kate Price et al vs. J. A. Ford et al—Argued and submitted.

Smith vs. Frey—Attorney Wessels granted till October 1st to file petition for leave to file cross complaint provided case is not settled by that time.

Christmas vs. McCain—Plaintiff granted till September 28th to file authorities.

James vs. Hansen—Trial date of Sept. 26th vacated. Case to be reset.

New Cases Filed.
Through Mannon & Mannon, Orville

ground of being guardian of the minor daughter.

J. E. Singley has applied for letters of administration on the estate of Anna Cook, who died on September 11th, leaving personal property in the form of notes, bonds, cash, etc., to the amount of \$3444.80.

UKIAH LETTER CONTINUED

(Continued from page 1)

of divorce was granted.

The case of Dunham vs. Simmerly was also tried in the Superior Court before Judge Thompson. The case was brought by Dunham, of Spy Rock, for the recovery of certain moneys and an accounting of a partnership account which he alleged existed between himself and the defendant in certain bark transactions was taken under advisement. Immediately following the Dunham-Simmerly case, a jury was selected for the trial of the case of Robinson vs. Frost.

Nellie Robinson brought suit against Isum Frost for the recovery of the land of the old Frost ranch near Willits. It is alleged by the plaintiff that Luvisia Gilliam who owned the Frost ranch in 1919, deeded the property away before her death to Isum Frost and members of her family, but that delivery of the deeds was not lawful as she held control over them up to the time of her death. The jury was out five hours before they agreed upon a verdict. The verdict that was returned seemed to be rather confusing as they found in a special verdict submitted by them that the delivery of the deeds was unlawful but in their general verdict they found for the defendant, giving the land to Isum Frost. M. H. Iversen, G. E. Redwine and H. E. Witherspoon appeared for the plaintiff in the case and Frank W. Taft and Attorney Frost of Eureka appeared for the defendant.

To Establish Another Playhouse.

Plans are under way for the establishing of another playhouse in Ukiah. J. Magulas, who now owns a candy kitchen here, and who is located on the main street of Ukiah, is endeavoring to lease that part of the Marks building south and immediately adjoining his present store. He figures that it will be a paying business in itself, but even though by putting on high priced pictures he does not make much profit out of the theatre he will by having the theatre increase his business in candy and soft drinks.

Wilmot came up for arraignment last Friday. The Court on that day appointed Will Van Dyke and J. C. Hurley his attorneys. Wilmot came into court Wednesday and entered a plea of not guilty to the indictment filed by the grand jury charging him with the crime of murdering Prosser, Spy Rock rancher.

The matter of setting a trial date was continued until next Monday at the defendant's request, at which time a date will be fixed and a jury drawn. The defendant did not in any way indicate what his defense would be but he wished to have at least a month in which to perfect the same before going to trial.

Baseball Player Marries.

Glenn Poole, well-known baseball player on the Ukiah team was married Saturday evening to Miss Ora Van Winkle, an attractive young lady who has been residing in Ukiah for the past year. Judge J. C. Hurley performed the ceremony, and immediately following the marriage the bridal pair went to the American Legion dance where they were greeted by the strains of the wedding march.

NOTICE OF GUARDIAN'S SALE IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF MENDOCINO.

In the Matter of the Estate and Guardianship of VIRGINIA GRACE HODGHEAD, a Minor.

NOTICE OF GUARDIAN'S SALE OF REAL ESTATE AT PRIVATE SALE.

Notice is hereby given by the undersigned guardian of the person and estate of Virginia Grace Hodghead, the above-named minor, that pursuant to the authority conferred on her by law, the said guardian will, on or after Monday the 24th day of October, 1921, as such guardian, sell at private sale, in one parcel, to the highest bidder upon the terms and conditions herein mentioned, and subject to confirmation by said Superior Court, the undivided one-half interest of said minor in and to the following described real property belonging to the estate of said minor, to wit:

Beginning at a point in the northerly line of Main street in the village of Mendocino, County of Mendocino, State of California, which point of beginning is distant 53 feet easterly from the SE corner of Lot No. 7 in Block No. 1, as such street line and lot are designated on the official plat and are described in the official field notes of the subdivisional survey of the land entered as the townsite of Mendocino, they being the plat and field notes filed as records in the office of the Recorder of said County, thence from such point of beginning, running westerly on the said northerly line of said street 23 feet; thence at right angles northerly 80 feet; thence easterly parallel with said street line 23 feet; thence at right angles southerly 80 feet to the point of beginning.

Beginning at a point on the northerly line of Main street as laid down on the official map and field notes of the survey of said village of Mendocino, County of Mendocino, State of California, now on file in the office of the County Recorder of said county, said point of beginning being distant 53 feet easterly from the SE corner of the lot of land formerly belonging to A. Berg, which is described on the said map and field notes as Lot No. 7 in Block No. 1, thence from said point of beginning running northerly and at right angles with said northerly line of Main street a distance of one hundred and sixty (160) feet to the southerly line of Albion street; thence easterly on the southerly line of said Albion street a distance of twenty-five (25) feet; thence southerly and at right angles with the northerly line of Main street, a distance of one hundred sixty (160) feet to the said northerly line of Main street; thence westerly on the northerly line of said Main street a distance of twenty-five (25) feet to the point of beginning.

Terms and conditions of sale: cash, in gold coin of the United States, upon confirmation of said sale by said Superior Court.

All bids or offers for the said property must be in writing and may be left with the undersigned guardian at her residence in the City of Fort Bragg, Mendocino County, California, or may be filed with the Clerk of said Court before the date of sale.

Dated September 30, 1921.
DOLLY GOWELL,
Formerly Dolly Hodghead, guardian of the person and estate of Virginia Grace Hodghead, a minor. 2-3t.

Parents or guardians must go to the school house and give the necessary data to the teacher, for the registration of every minor over 3 and under 18 years

FOR S
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a very n
Brown.

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me, I w
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Dated

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