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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

**FEBRUARY 6, 2023  
MHRB\_2022-0008**

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**OWNER/APPLICANT:** MAIN STREET MENDO LLC  
PO BOX 777  
FERNDALE, CA 95536

**AGENT:** KELLY GRIMES  
PO BOX 598  
LITTLE RIVER, CA 95456

**PROJECT DESCRIPTION:** Request for a Mendocino Historical Review Board Permit to replace a water tower staircase with a new enclosed staircase structure, reroute an existing wooden pathway, and construct a wooden ramp. An existing water storage tank located behind the structure would remain in place. Note: The site is listed as a category IVb non-historic resource in Appendix 1 of the Mendocino Town Plan ("deli and restaurant").

**STREET ADDRESS:** 45040 Main Street, Mendocino; APN: 119-238-10.

**PARCEL SIZE:** 0.22± Acres

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**HISTORIC STRUCTURES:** On Site: Category IVb "deli & restaurant, dwelling on Albion St."  
North: Category I "MacCallum House" 1882/1908  
South: Category I "Ford House" 1854  
East: Category I "Kelley Rental" 1870s  
Category I "Kelley Pond"  
Category I "Kelley House" 1861  
West: Category S/IIb "Site of Alhambra Hotel"

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**PAST MHRB PERMITS:** MHRB\_2016-0026 to install the Bloom sign, MHRB\_2013-0016 to install several signs including the Flow sign, MHRB\_2009-0023 for a propane tank and hand railings, MHRB\_2009-0013 to install the Origin sign, #2005-59 for the Europa signs, #2008-39 for the Mendocino Bath Company signs, MHRB\_2003-0013 to install or replace several signs, and #95-46 to install a sign. On November 3, 1975 the water tower was approved for dismantling at its location on Lansing Street by MHRB. On December 1, 1975 MHRB granted permission for the tower to be reconstructed on the Main Street property.

**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
- ✓ Relationship of Building Masses and Open Spaces
- ✓ Relationship to Surrounding Structures
- ✓ Materials and Textures
- ✓ Architectural Details and Style
- ✓ Facade Treatment
- ✓ Roof Shape
- ✓ Color(s)
- ✓ Sign Size
- ✓ Number of Signs
- ✓ Placement/Location
- ✓ Lighting

- ✓ Proportions of Windows and Doors
- Landscaping

Paving/Grading

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** VII – Structural Guidelines, Building Design (pages 7-9) & Sidewalks and Driveways (page 9); VIII – Non-Structural Guidelines, Exterior Painting (page 11).

**PROJECT DESCRIPTION:** Per the revised application, the proposed project would:

- *Remove the water-tower staircase*
- *Construct new staircase structure, enclosed, with accessible lift (see elevations for material callouts)*
- *Reroute wooden pathway around building*
- *Construct ramp with handrails and wheel stops for access to raised deck (7" step)*
- *Construct new drainpipe under sidewalk*

**STAFF NOTES:** In response to discussion at the December 5<sup>th</sup> Review Board meeting, the applicant submitted revised plans on December 15<sup>th</sup>, 2022. According to the revised plans, the proposed work would include the following features:

Proposed Feature	Material	Color
Rerouted walkway	Wood	N/A
Handrails	Copper mounted on redwood posts	N/A
Ramp	Wood	N/A
Existing water tank	Wrapped in wood	N/A
Stairwell siding	Cedar shingles	Clear oil finish
Upper deck railings	Redwood	Clear oil finish
Faux water tank	Clad in redwood	N/A
Sliding windows	Wood framing	TBD <sup>1</sup>
Doors	Glass and wood framing	TBD
Horizontal siding	To match existing structure	To match existing structure

Per Mendocino County Code (MCC) Section 20.716.010(B), the proposed project is considered continuation and maintenance of a nonconforming structure, and the proposed replacement structure conforms to the Local Coastal Program (LCP). Use of the structure would not change. The proposed addition conforms to applicable development regulations of the Mendocino Commercial (MC) zoning district, including minimum yard setbacks and maximum building height (see table below).

Requirement		Existing	Proposed
Minimum Lot Area	12,000 square feet	9,600 square feet	9,600 square feet
Minimum Setbacks	None	N/A	N/A
Maximum Building Height	28 feet	35± feet	28 feet
Maximum Lot Coverage	25%	66.7%	67.1%

On December 15, 2022 staff contacted the Kelley House Museum requesting additional information regarding the history of the water tower structure. On December 22, the Kelley House Museum provided the attached historical information (see Attachment E). In brief, the water tower was originally constructed on the Mendosa Store property in 1904. In 1923, the windmill was removed from the tower and a larger water tank installed. In 1975 the water tower was approved by MHRB to be removed from the Mendosa

<sup>1</sup> Per architect’s letter dated December 15, 2022, “we are still discussing the paint colors for the trim around windows and doors and the actual units themselves. The shakes and cantilevered deck area all to have a clear oil finish.” (see attached *Architect Letter*).

property. In 1976, the water tower was rebuilt on the Main Street property. It was constructed in the same design and most of the original beams were used in the construction. Some of the beams could not be used due to rot, and the reconstructed tower was 6 feet shorter than the original.

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

- (A) Pursuant to MCC Section 20.760.065(A), the exterior appearance and design of the proposed stairwell, walkway, and ramp is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing restaurant structure to which the stairwell would be attached; and
- (B) Pursuant to MCC Section 20.760.065(B), the appearance of the proposed stairwell, walkway, and ramp will not detract from the appearance of other property within the District; and
- (C) Pursuant to MCC Section 20.760.065(C), the proposed work will not unnecessarily damage or destroy a structure of historical, architectural, or cultural significance. The existing stairwell to be demolished and the existing structure to which the proposed stairwell would be attached are not considered to be historically, architecturally, or culturally significant per Appendix 1 of the Mendocino Town Plan. The existing water tower structure was relocated from the Lansing Street property and reconstructed on the Main Street Property in 1976. The proposed stairwell is in harmony with the design of historic water towers in the Town of Mendocino.

**RECOMMENDED FINDINGS FOR DENIAL:** The Review Board may make such findings or determination as is required by MCC Chapter 20.760 and deny the application if:

- (A) The application cannot be conditioned by adequate requirements to ensure compliance with this chapter; or
- (B) The proposed development cannot be modified to conform with this chapter; or
- (C) The proposed development would adversely affect a landmark structure.<sup>2</sup>

Note: Per MCC Section 20.760.080, *"No application which has been previously denied and is not substantially changed, will be accepted by the Review Board for a period of six (6) months from the date of denial."* The Review Board may make appropriate findings and deny the project without such prejudice, thus allowing a substantially changed design to be submitted prior to expiration of the six (6) month period.

**RECOMMENDED CONDITIONS FOR APPROVAL:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit have been completed prior to its expiration.
2. The application along with supplemental exhibits and related materials shall be considered elements of this permit, and compliance therewith is mandatory.

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<sup>2</sup> "Landmark Structure" is defined in MCC Section 20.608.031 as *"any structure that is listed in the Inventory of Historic Buildings (Appendix 1 of the Mendocino Town Plan), where the construction date has been identified, its history has been substantiated, and only minor alterations have been made in character with the original architecture."*

3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. A final judgement 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 2022-0008 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 2022-0008 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2022-0008 printed on or attached to the plans submitted.
7. 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.
8. 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. New doors and windows shall be wood framed.
9. Prior to issuance of a demolition permit, the existing water tower structure shall be photographed to document its appearance as an example of a water tower constructed in 1904, altered in 1923, and reconstructed with some alteration in 1976. Photographs shall be submitted to the Department of Planning & Building Services.

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The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten (10) day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$2,620.00 (Check payable to County of Mendocino).

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

**ATTACHMENTS:**

- A. MHRB\_2022-0008 Revised plans
- B. Historical Information
- C. MHRB Policy Exterior Paint Colors
- D. Architect Letter
- E. Kelley House Museum Information
- F. Public Comment – Deirdre Lamb

*A New Accessible lift and staircase for:*

**Main Street Mendocino, LLC**  
 45040 Main Street  
 Mendocino, California  
 95460

**ABBREVIATIONS**

@	AT
(E)	EXISTING
(N)	NEW
RDWD	REDWOOD
SHT	SHEET
TBD	TO BE DETERMINED
TYP	TYPICAL
W/	WITH

PROPERTY LINES SHOWN REPRESENT A 60'x160' PARCEL, BUILDING LOCATIONS ARE APPROXIMATE

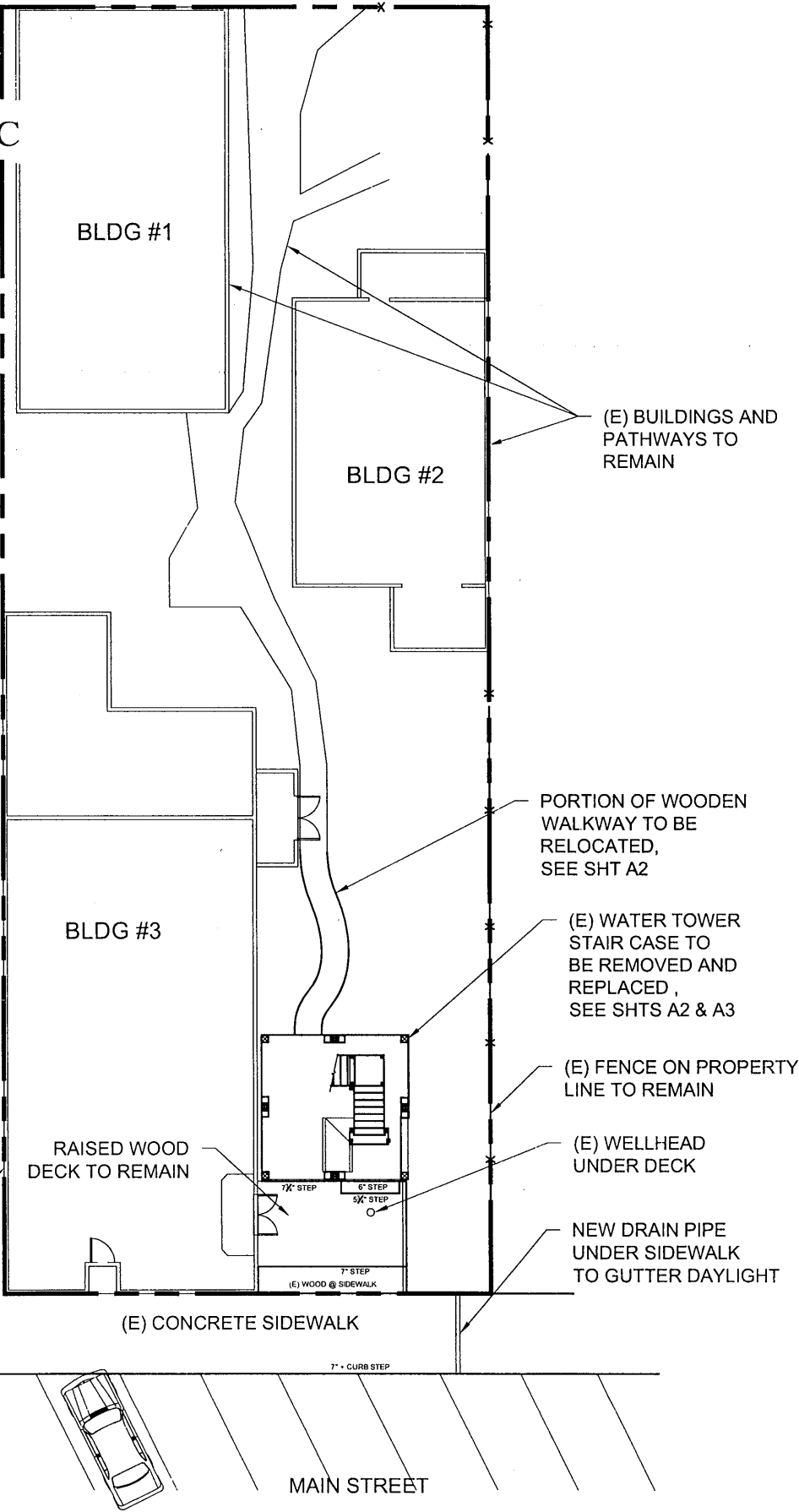
**PROJECT DATA:**

A-2 OCCUPANCY, ASSEMBLY  
 CONSTRUCTION TYPE V-B, LIGHT WOOD FRAMED

LOT SIZE 9600 SQFT

**LOT COVERAGE**

BLDG #1	1328 SQ. FT.
BLDG #2	1062 SQ. FT.
BLDG #3	2437 SQ. FT.
WATERTOWER	325 SQ. FT.
	(NEW TOWER 368 SQ. FT.)
<b>WOOD DECKS &amp; PATHS</b>	
	1250+ SQ.FT.
(E) TOTAL	6402 SQ. FT.
(N) TOTAL	6445 SQ. FT.



**(E) SITE PLAN**  
 SCALE: 1" = 20'-0"

**NEW ACCESSIBLE LIFT AND STAIRS FOR:**  
**MAIN STREET MENDOCINO, LLC**  
 45040 MAIN STREET  
 MENDOCINO, CA 95460

A.P. # 119-238-10-00

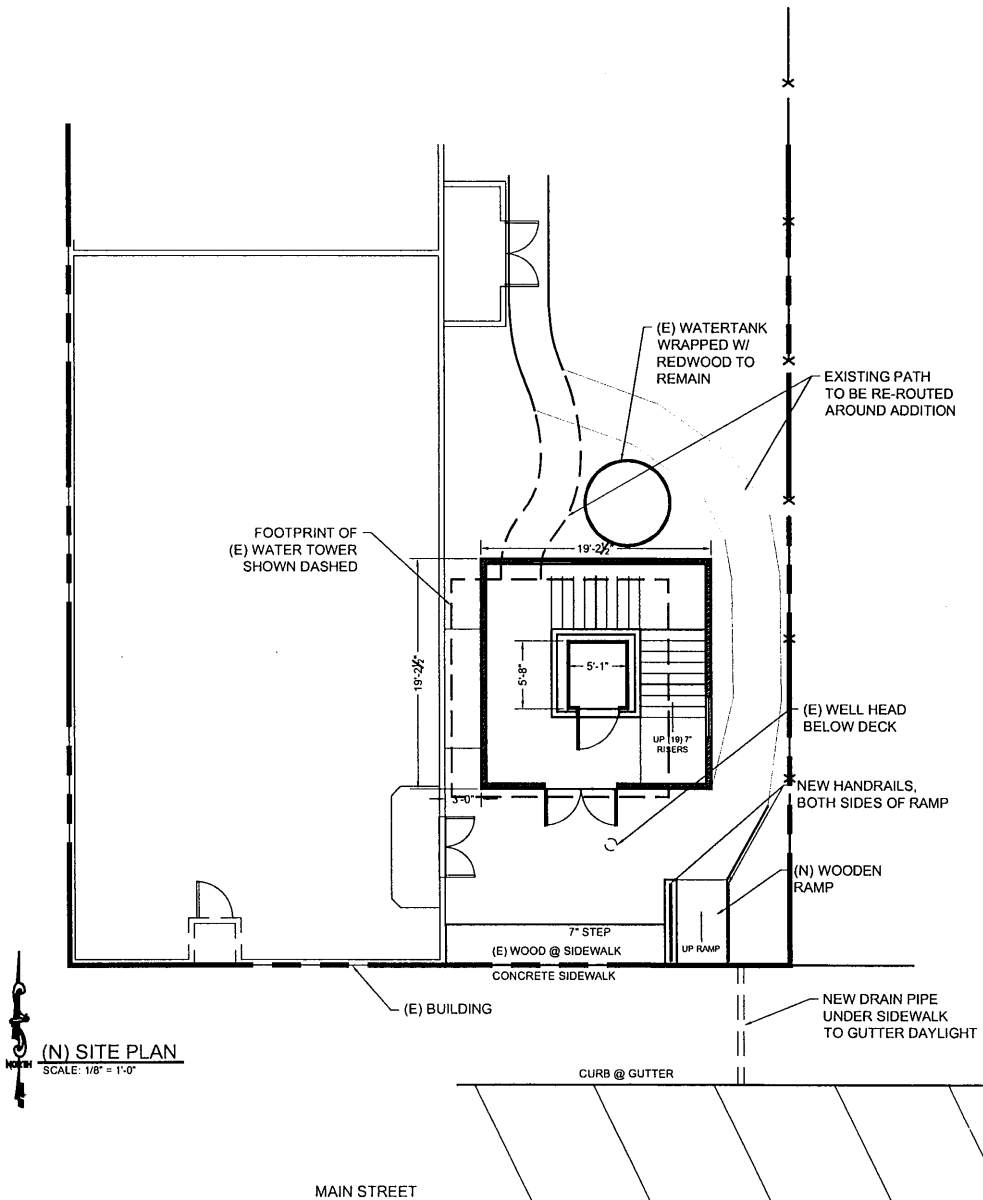
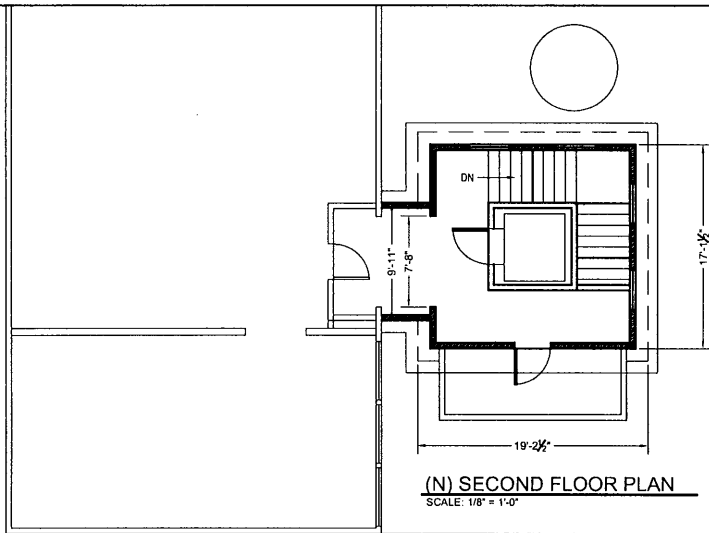
**NOTES**

SHEET NAME:

**SITE PLAN**

DATE:	DECEMBER 12, 2022
SCALE:	AS NOTED
DRAWN BY:	KBG
JOB:	STEELE-WATERTOWER
SHEET NO.:	<b>A1</b> OF -

*Kelly B. Grimes, Architect*  
 P.O. Box 398  
 Little River, CA 95456  
 707-937-2904



NEW ACCESSIBLE LIFT AND STAIRS FOR:  
**MAIN STREET MENDO, LLC**  
 45040 MAIN STREET  
 MENDOCINO, CA 95460

A.P. # 119-238-10-00

NOTES:

SHEET NAME:

**(N) FLOOR PLANS**

DATE: **DECEMBER 12, 2022**

SCALE: **AS NOTED**

DRAWN BY: **KBG**

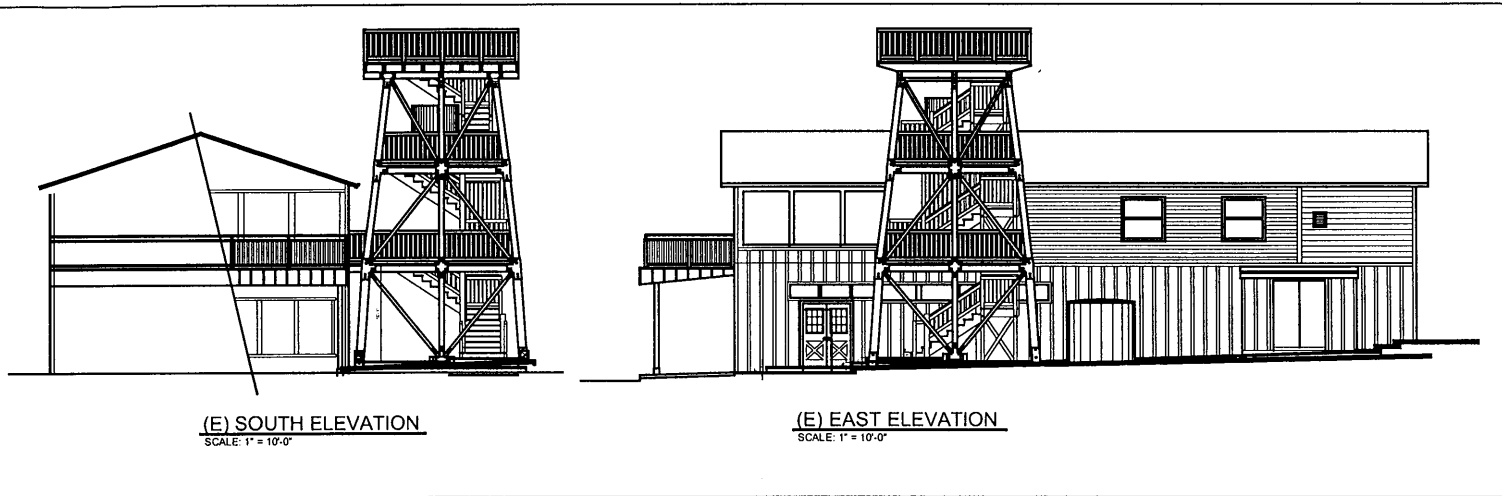
JOB: **STEELE-WATERTOWER**

SHEET NO: **A2** OF -

*Kelly B. Grimes, Architect*

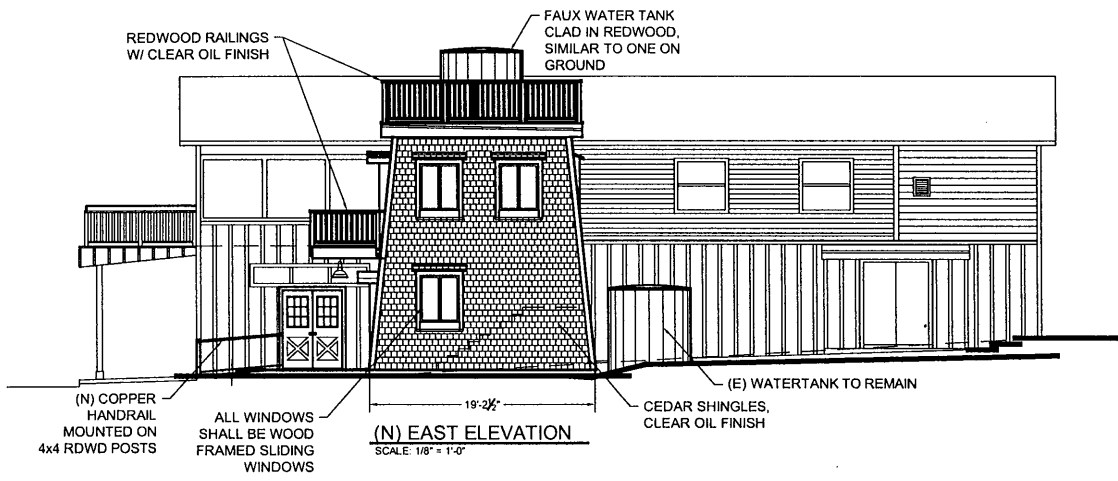
P.O. Box 598  
 Little River, CA 95456  
 707-937-2904





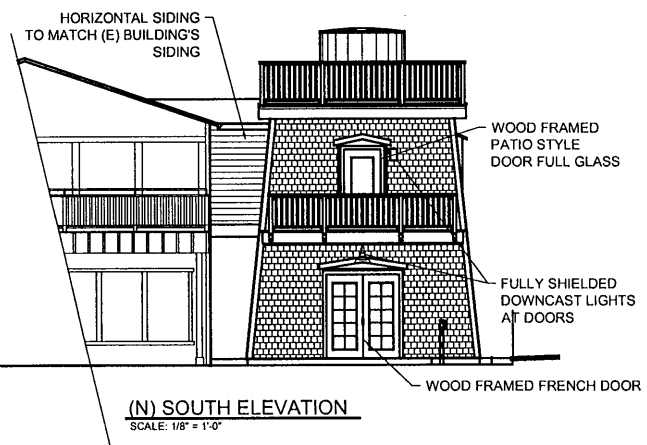
(E) SOUTH ELEVATION  
SCALE: 1" = 10'-0"

(E) EAST ELEVATION  
SCALE: 1" = 10'-0"

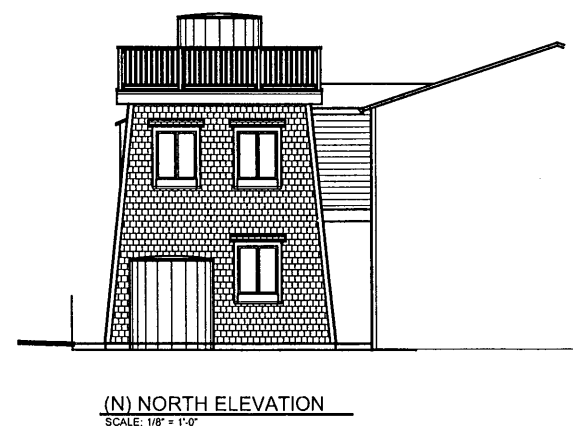


(N) EAST ELEVATION  
SCALE: 1/8" = 1'-0"

REDWOOD RAILINGS W/ CLEAR OIL FINISH  
 FAUX WATER TANK CLAD IN REDWOOD, SIMILAR TO ONE ON GROUND  
 (N) COPPER HANDRAIL MOUNTED ON 4x4 RDWD POSTS  
 ALL WINDOWS SHALL BE WOOD FRAMED SLIDING WINDOWS  
 19'-2 1/2"  
 (E) WATERTANK TO REMAIN  
 CEDAR SHINGLES, CLEAR OIL FINISH



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



(N) NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

NEW ACCESSIBLE LIFT AND STAIRS FOR:  
**MAIN STREET MENDO, LLC**  
 45040 MAIN STREET  
 MENDOCINO, CA 95460

A.P. # 119-238-10-00

NOTES:

SHEET NAME:  
**EXTERIOR ELEVATIONS  
 EXISTING AND NEW**

DATE: DECEMBER 12, 2022  
 SCALE: AS NOTED  
 DRAWN BY: KBO  
 JOB: STEELE-WATERTOWER  
 SHEET NO: **A3** of -

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

HEISEL BOOT SHOP and  
HOMER'S MARKET and  
Kelley Pond Cottages  
45040 Main Street

Sverko, April 10, 1999  
APN: 119-238-10

MHR: #25, 1Vb

Te Kelley Pond Cottages,  
Medina Bldg, T-Shirt shop  
were surveyed for the State  
Office of Historic Preservation  
and the National Park Service  
in 1987 by the writer.  
They were extensively remodeled  
in 1981.

Deeds, 7/8/1876, Bk 14, Pg 40,  
W. H. Kelly to F. Estel,  
describes the easterly 25'x80'  
of this parcel.

10/27/1881, Frederick Estel to  
America Jane Elliott, Bk 26, Pg  
114, describes same as above.

1/9/1885, Bk 34, Pg 396,  
America Jane Elliott, to John D.  
Murray, \$1560.00, describes  
southeast 25'x80' of this parcel.

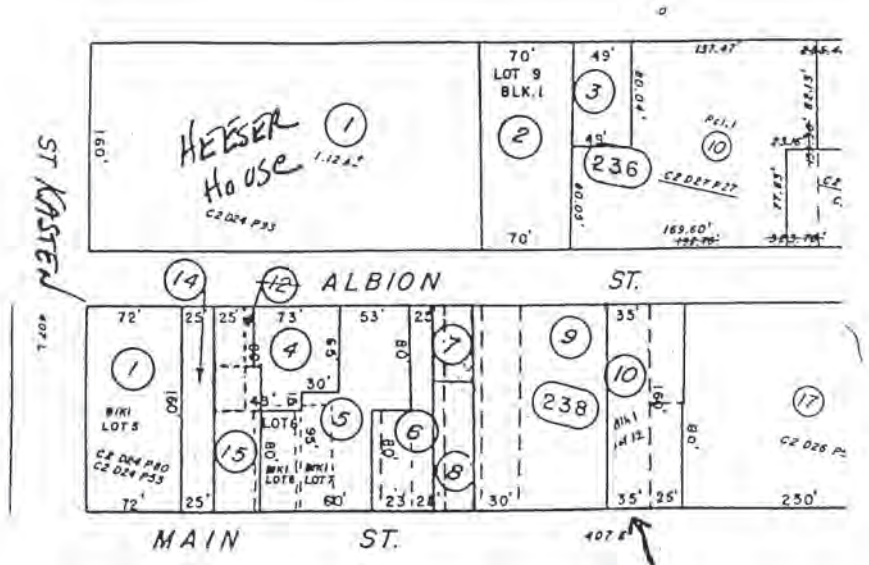
5/10/1902, Wm Heisel advertised Custom Made Boot & Shoe Factory.

Sverko note: There must have been another building between the Alhambra Hotel  
and this building.

?? 3/7/1908, Mrs. Jensen has sold her Main St property immediately east of the  
Alhambra Hotel. John Burbeck had the building moved to the rear of the lot this week.  
George Mann is superintendent of the work. ???

1/25/1913, Mrs. Munroe has had the building next to the Alhambra Hotel moved back  
from the street this week and intends to replace it with the rear portion of the hotel  
building thwen this is remodeled and a new front put on it will add considerably to the  
appearance of the hotel.

4/9/1913, Mrs. Kate Munroe has had the building next to the Alhambra Hotel rebuilt and  
there is a report that it is to be used for a motion picture hall.





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4/26/1913, A. Salles has opened a barbershop in John Burbeck's building next to the Alhambra Hotel.

3/22/1941 The Jansen house is being fitted up in elegant style by H. B. Seavey. He has rented the jansen house adjoining the Alhambra Hotel and will add it to his hotel for sleeping apartments.

\*\*\*\*

3/23/1912, Beacon, Wm. Heisel has purchased the Murray property on Main Street from heirs of the estate and has carpenters at work putting a new foundation under it and shingling it.

4/20/1912, Beacon, Wm. Heisel is advertising clothing house and suits made to order in the former Murray building, north side of Main Street, east of the Alhambra Hotel.

2/22/1913, Joe Heisel has reopened the shoe store of the late Wm. Heisel and has employed a first class shoemaker to make repairs.

Beacon, April 15, 1933, Joe Heisel found dead in his shoestore. Joe was a brother of Wm. Heisel.

1/25/1941, Dr. G. T. Barcklow will open his new office just east of Dr. Whited's dental office on Main Street in Mendocino on Feb. 6, 1941.

10/8/1941, Don Fenn is making progress in the wrecking of the old Heisel store on Main Street which he plans to replace with a smaller, more modern building which he will use as a barbershop. (Fenn's barbershop for several years was located in the Kelly Store building on the corner of Lansing & Main Streets).

1947, Homer & Lillian Drinkwater purchased this property from Edith B. Dixon and will open a cash and carry grocery store. (Homer & Lil did not encourage charge accounts).

Nov. 29, 1947 **NEW STORE BUILDING**, Large plate glass windows are being installed in the new store building going up for Homer Drinkwater on Main Street. (Homer & Lil had their store downstairs and their living quarters upstairs).

The Drinkwater's retired about 1972-73.

I believe the property then passed into the hands of Barry Cusick and Jim Coupe.

In 1975, Sandra Nelson/Burton Parsons had a sign app'd "The Deli", which operated downstairs, the upstairs was "Edmeades Vineyard Tasting Room". Drinkwater's sold the property o Jim Coupe in 1975.

MHRB: 12/1/1975, Brenda and Jim Coupe to reconstruct the old Mendosa water tower appl'd for dismantling on 11/3/1975, on the Deli property to also serve as second

Con't

119-238-10, page three

story entrance on the east side of existing Deli building, app'd. 12/1/1975, Jim Coupe given permission to renovate the old Homer's market building.

5/3/1976, Eleanor Edwards for Jim Coupe, remodel roof. App'd, Beacon, 7/15/1976, the front portion of the upstairs had been used as a solarium by Homer Drinkwater and had a shed roof... the remodeling consisted of taking it off and extending the gable roof that covered the back part of the building to the front.

5/26/1976, the floor of the observation deck atop the water tower at the Deli was completed last Friday.

In July 1976, the old Mendosa water tower was in place at the Deli, with a new redwood tank recently installed. The second level will lead into a proposed wine tasting shop above the Deli.

12/6/1976, MHRB: sign on water tower: "Mendocino Wine Guild; Winery tasting Room", app'd.

12/24/1992, a new foundation was put under the water tank tower.. 12 years ago, Barry Cusick used 21 yards of concrete but the redwood underpinning had rotted .. This time Terry Casey and crew used 21 yards of concrete.

**COTTAGE ON ALBION STREET.** There's another building on the Albion Street side of this lot, that may have been the one John Burbeck moved to the back of the lot. 11/1/1976, Jim Coupe, add loft and new roof, plus 528 sq ft addition. Jim Coupe and family lived in this cottage for several years.

#25a Medina Bldg  
1870's 4504 Albion St.  
Maid





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

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

BRENT SCHULTZ, DIRECTOR  
 PHONE: 707-234-6650  
 FAX: 707-463-5709  
 FB PHONE: 707-964-5379  
 FB FAX: 707-961-2427  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

**EXTERIOR PAINT COLORS IN TOWN OF MENDOCINO POLICY**

**PURPOSE:** Provide guidelines for over-the-counter approval of exterior paint colors for use within the Town of Mendocino based on a select palette of colors approved by the Mendocino Historical Review Board.

**GOALS AND OBJECTIVES:** Coastal Element Chapter 4.13, *Mendocino Town Plan*, Subsection 4.3, *Mendocino Town Design Guideline Policies* includes Policy DG-1 which states, "All new development shall be designed to be compatible with the historical design character of the Town."

**AUTHORITY:** The authority for this procedure is contained in Title 20, Division III of the Mendocino County Code (MCC) Chapter 20.760 *Historical Preservation District for Town of Mendocino*. MCC Sections 20.760.030(H) and 20.760.035 identify work in Historical Zones A and B requiring Mendocino Historic Review Board approval. Pursuant to MCC Section 20.760.030(H), changing the exterior color of a structure in Historical Zone A, requires Review Board approval, except as provided by Section 20.760.040(I) which exempts "routine maintenance repainting of any building or structure in the same basic shade of color." Per MCC Section 20.760.035, any non-exempt work in Historical Zone B that would be visible from Historical Zone A requires Review Board approval.

**POLICY:** Pursuant to MCC Section 20.760.030(H), the Review Board has considered exterior paint colors and found certain Benjamin Moore color collections to be compatible with the circa 1900 colors and historical community character in the Town of Mendocino. Based on this review, the Review Board approves the following combination of exterior building colors, trim colors, and door colors:

- ✓ *Off-White Collection* paint colors applied to exterior building, trim, and doors; or
- ✓ *Off-White Collection* paint colors applied to exterior body with *Historical Collection* paint colors applied to exterior trim and doors (color applied to trim and doors must be the same color).

The Benjamin Moore color palettes are as published in 2019 and are available for review at the Coastal Office of the Mendocino County Department of Planning and Building Services in Fort Bragg or via:

<https://www.BenjaminMoore.com/en-us/color-overview/color-palettes/historical-collection>

<https://www.BenjaminMoore.com/en-us/color-overview/color-palettes/off-white-collection>

Note: Alternative paint brands may be used if the colors are identical to those in the above-referenced Benjamin Moore collections.

**PROCEDURE:** Exterior paint colors are selected by the property owner. Prior to changing exterior paint colors, property owners shall contact Planning and Building Services and provide proposed color chips and identify, in writing, the proposed color scheme as applied to various building components (body, windows, trim, architectural features, doors, fences, etc.). Planning and Building Services Staff will review the proposal to determine whether proposed colors match previously authorized exterior colors, including the 2019 Benjamin Moore *Off-White Collection* or *Historical Collection*. If the property owner proposes to replicate previously approved colors consistent with MCC Section 20.760.040(I) or will use no more than two exterior colors consistent with the above Policy; then an MHRB Permit shall not be required and a notation will be placed in PBS Address File regarding the authorized exterior paint colors and where the paint would be. All other exterior painting shall require approval by the MHRB.

*Policy Initiated By: Mendocino Historical Review Board Paint Subcommittee.*

Policy Approved:  Date: 1/31/20  
 Chair Dan Potash, Mendocino Historical Review Board

Policy Approved:  Date: 2/3/20  
 Director Brent Schultz, Planning and Building Services

*Kelly B. Grimes, Architect*

PO Box 598 Little River, CA 95456

707-937-2904

December 15, 2022

Liam Crowley  
Planner I  
County of Mendocino  
Dept of Planning and Building Services  
860 N. Bush Street  
Ukiah, Ca. 95482

re: 45040 Main St. MHRB 2022-0008 RESUBMITTAL

Hi Planner Crowley,

Attached with this letter please find our revised drawing packet for the February MHRB meeting. We are still discussing the paint colors for the trim around windows and doors and the actual units themselves. The shakes and cantilevered deck are all to have a clear oil finish.

I will get you the color info as soon as I know.

Respectfully,



Kelly B. Grimes  
Architect

**Mendoza Store Water Tower**  
**10501 Lansing Street**  
**APN: 119-150-04**

- ❖ The *Mendocino Beacon* reported that the water tower for Frank Mendoza was completed in 1904. It is presumed that this is the tower on the Mendoza Store property. (*Mendocino Coast Beacon*, 24 Sep. 1904, page 6).
- ❖ In 1920 Ray Valentine built a new store building for the Mendosas. There is no evidence that there were any changes made to the water tower at this time. (*Mendocino Coast Beacon*, 27 March 1920, page 1).
- ❖ In 1923 the tower on the store property was altered. Photographs from before and after show that the windmill was removed, and the existing tank was replaced with a larger water tank. However, comparing the 1909 and 1929 Sanborn Maps show that the location and height of the tower did not change, nor was there a second tower built. (*Mendocino Coast Beacon*, 15 Sep. 1923, page 5).
- ❖ In 1975 the water tower was deemed unsafe and owners Alvin Mendoza and Raymond Sandbothe received permission from the MHRB to take it down and install a ground-level steel tank. But it was instead purchased by Jim and Brenda Coupe to be taken down and reinstalled at their Deli on Main Street. (*Mendocino Coast Beacon*, 20 Nov. 1975, page 1).
- ❖ The rebuilding of the tower was completed in time for the 4<sup>th</sup> of July 1976 bi-centennial parade. It was constructed in the same design as the original and most of the original beams were used in the reconstruction though a few feet had to be cut off due to rot causing the tower to be 6 feet shorter than the original. The reconstruction included adding a new 1,000-gallon redwood tank and ensuring the structure met modern building codes. Owner Jim Coupe said it was a “98 percent original.” (*Mendocino Coast Beacon*, 23 July 1976, page 1).

**Mendoza/Stauer Water Tower**  
**10483 Lansing Street**  
**APN: 119-150-07**

- ❖ This property was owned by the Mendosas in 1983 but formerly belonged to the Stauers. The Stauers built a water tower on the property in either 1925 or 1926. It was the water tower the Stauers built c. 1926 that was approved for demolition and taken down in 1983. (*Mendocino Coast Beacon*, 24 March 1983, pages 1 & 3).

**William Mendoza Water Tower**  
**44760 Little Lake Road**  
**APN: 119-140-17**

- ❖ William Mendoza purchased this property in August 1921. (*Mendocino Coast Beacon*, 16 Sep. 1921, page 6)
- ❖ Ray Valentine built the water tower and tank on the property in 1923. (*Mendocino Coast Beacon*, 12 May 1923, page 1).

Notes on the attached photos.

In 1975 the Mendosa watertower was purchased for \$1.00 from the Mendosas. It used to be at the end of Pine Street in the notch in the warehouse behind the store. It was located behind store warehouse and over the well that is still there. The hand dug well is a great producer and in the drought going on at that time water could be seen flowing through the well.

The deal was that the watertower was sold for \$1. but we had to insure it, take it down and remove it from the property. All was fine until we drained the tanks at the top of the tower. The weight of the water had held the tower in place. It started to sway as we were climbing the tower to take it down from the top. (I should ad that we did not have the money to pay for insurance so we were operating on our .....) To stabilize the tower we bought 2X4s from Spencer Thompson and scabbed them to the tower as we worked our way up. These provided shear that had been lost by the weight of the water holding up the tower. By the time we got to the top of the tower it was mid-November. The top deck was frozen. The tanks had been leaking for years so the moss covered the deck was slick and frozen. It was our intention to salvage the tanks. Unfortunately the tanks had "conc rot" This was a common problem with redwood tanks. The inside of a stave would look good, the outside would look good but the middle would be rotten.

We bundled up a few of the very heavy, wet staves and pushed them over the side of the tower, I was hanging onto the rope. I had nailed a cleat into the deck of the third level of the tower to hold me as I held the rope attached to the bundle of the staves. Jim Coupe and Gus Costa kicked the bundle over, the cleat gave out because the deck was rotten and I went skidding across the frozen deck to the edge and just before getting to the edge I let go of the rope, sending the staves crashing to the ground. With the conk rot they split apart when they hit the ground. With out attempting to save the tanks or decks the process of taking down the tower went much faster.

In the picture of the ground breaking, Jim Coupe is to the left and I am to the right. The Mendosa tower is stacked up behind us. The building in the back I later restored with Douglas McClelland. The floor joists from this building are the beams in the wine cellar under the Watertower at village farm at Pine and Evergreen. Note that Jim is holding a cigarette in his right hand. From the fist day I met him this never left his hand until he died of cancer.

We poured the foundation to the tower, 14 yards of concrete. When I started to tower, the first thing I had built in my life, I had a pocket calculator carpenters protractor and chain saw laid out to make the first cut. Jim O'Donnell of MacCallum House fame etc came by. He had glasses as thick as coke bottles, a cane and was hunched over nearly as far as Harold Reep, he stopped, looked at the beams, my calculator and square and asked, "what are you doing young man?" I think he was in his late 80's at the time. I told him about buying the Mendosa tower, and moving it. I further explained how I was going to calculate the compound cut I had to make for a tower that slants inward from two directions at an angle of 1:10. He said: go by a carpenters square at Medonsas and come

right back". I did, on a run. He took the square, marked a line a foot from the end of the beam, (the beams were rotten at each end so they are each one foot shorter at each end or the tower is six feet shorter the original), He scribed the line with half an inch on the short side of the square, and ten inches on the long side of the square. Same scribe for the second half the compound cut. "There you go", he said a minute later. I asked him how he knew all this, he said: "I built this tower in the first place, put it up in three days, lets see how fast you can put it up". He came by ever day to check on progress.

It was finished for 4<sup>th</sup> of July 1976 for the bi-centennial parade. The same year the Hotel got rebuilt, the sewer system opened and the Mac House opened as an inn. Big year.

The picture of the tower next to the original building: It had been Homers Market before Flury and Peter bought it from Homer and Lillian Drinkwater, and made it into a deli before selling it to Jim Coupe.

Most of the time building the tower was spent on the stairway and the decks with plywood shear. The plywood shear had to be covered with tar paper and tar. Not having any money we heated the tar in a 55 gallon barrel over a wood fire until boiling hot. We poured it into galvanized buckets and hauled them up three stories to the top level and spread it onto the deck with a broom. We had the tar so hot it caught the brooms no fire that were spreading the tar with. Job done, no life lost no fires.

At that time I was a daily runner in the woods. On one run I found the old wood pipe line that went from water spout gulch to the mill and town. I brought back a section of pipe and put it over the door to the restaurant.

The first tenant was not a restaurant but the Mendocino Wine Guild. This was a common tasting for Ted Bennett, (Navarro), Daren Edmeads, (Edmeads) and Tony Husch, (Husch). The partnership did not last long. The old sign I gave to Ted a few years ago.

The change in the roof line, addition to north of the building and deck over the side walk was later, but that is another story.

Barry



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# Kelley House Pond – THEN and NOW

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## KELLEY HOUSE POND – THEN AND NOW

THEN: Looking west towards the Kelley House pond, April 1975. Homer Drinkwater operated a market in the building in the background from 1947 to 1974.

In April 1975, Robert Peterson, founder of the Jack in the Box fast-food chain and owner of the Mendocino Hotel, presented the deed to the Kelley House property to Mendocino Historical Research, Inc. (later, the Kelley House Museum), for its restoration and preservation efforts. Peterson's roots were in early Mendocino. His father was born here, and his grandfather worked in the mill for 22 years.





NOW: August 2022. In 1976, the Mendosa water tower, located at the end of Pine Street behind their grocery store, was dismantled and rebuilt on the east side of the market building. A staircase was constructed within its structural members to provide an entrance to businesses that occupied the second-floor space. These have included Edmeades Vineyards Tasting

Room (aka Mendocino Wine Guild), Bay View Cafe, Brannon’s Whale Watch Restaurant, and Flow Restaurant.

*Two events in one day! Sunday, August 14. The “Stump to Ship” walking tour to learn about Mendocino’s logging history at 11 am. At 3:30 pm, Katy Tahja leads a “Sunday Afternoon with the Illustrators” discussion about cartoonists of the 70’s and 80’s on the coast. Call 707-937-5791 for more info.*

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By [Carol Dominy](#) | August 8, 2022

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## Our Mission

The mission of  
Kelley House  
Museum is to  
collect, preserve,  
protect and share  
the rich history of  
the Mendocino  
Coast.  
*The Kelley House*

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*it resides is the  
traditional land of  
the Pomo and  
Yuki peoples.*

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January 2, 2023

Comment regarding: MHRB permit 2022-0008

To Whom it May Concern:

The iconic water tower at 45040 Main Street in Mendocino represents a good part of the history of the town of Mendocino. Many water towers were demolished or destroyed prior to the Mendocino Historic District becoming designated as protected.

The water tower which Jim Couple painstakingly built as a replica in 1975 to replace the historic water tower that was there in the beginning represents a good part of the history of Mendocino. It was built with old timbers, the same as many of the original water towers.

The new design in which the water tower is encased does not provide the same characteristics and charm of the current Mendocino water tower. There are no timbers, the box design is so far from the original water tower it is a surprise the MHRB board would even consider the change.

In my opinion, accordingly this project should not be approved.

Thank you,

Deirdre Lamb

Mendocino town resident and former MHRB Board member