

RAMUS BOARDING HOUSE c 1875  
45160 Main Street

Sverko, March 31, 1999  
APN: 119-237-03  
MHR: #8 1Va

Estimated date of construction of this building per Stebbins/Bear is c 1875 .. However, it could date back even further than that. Manuel Thomas Ramus appeared on the Mendocino County 1870 census as Manuel Thomas, age 36. His wife, Mary Julia Ramus, age 15, came around Cape Horn to Mendocino in 1869, a mail order bride never having seen this man she was to marry.

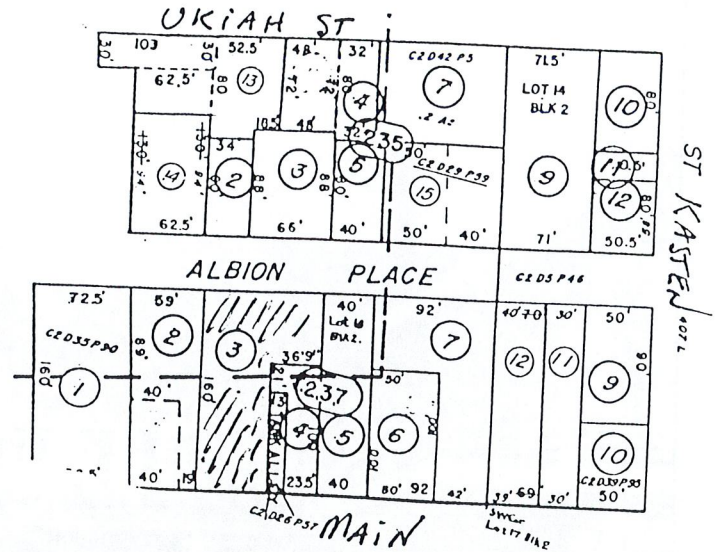
The building as it was under the Ramus family no longer exists as such.

Deeds, 8/8/1882, Bk 27, Pg 409, J. D. Murray to Gilbert Shore, \$475.00 describes a parcel only 20' on Main st by 76'8" deep, with the east line adjoining Tank Alley, marked a part of Lot 20, Blk 2..on Wm. Heeser map of 1868. Deeds, 12.15.1882, Bk 29, Pg 265, Gilbert Shore to Manuel Thomas Ramus, \$900 describes the same 20' x 76'8" as above.

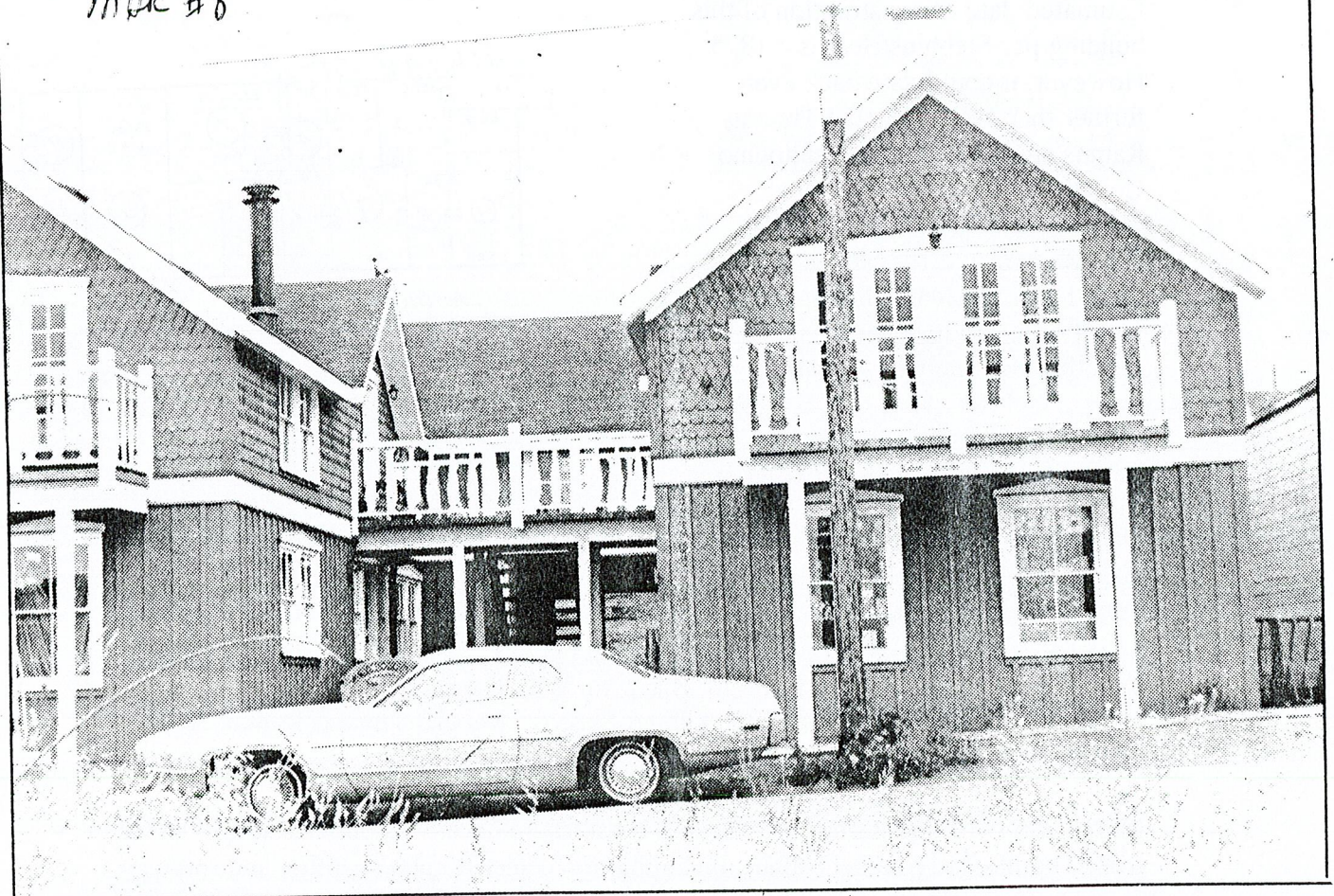
March 29, 1919, the Ramus property on West Main Street was purchased by Ah Hee from Thomas and Manuel Ramus, including the former Ramus boarding and rooming house and also the small building just west of it. Mrs. Ramus and two sons now reside in Fort Bragg. Loretta Hee McCoard and her husband lived here following their marriage.

In 1975, Frank Roberts owned the property and proposed to remodel the existing structure, build another one alongside and connect the two with a staircase to the upper floor. This project was completed in 1976, and houses offices. Roberts had also proposed to build a four plex on Albion Street, but was denied, and the Main Street property was found to need additional parking spaces, so the Albion Street side parking area was created to meet the conditions of the permit approval.

House to house survey, 1989, the property was owned by Marchini/or ABC&J Investment Co with one residential unit plus shops & offices.



119-737-03  
MUR #8



**RECENTLY OPENED**—Frank and Bette Roberts' recently completed partly-expanded partly-new building on Main Street, Mendocino, soon will house many shops, businesses and offices. Already in the building are their own Mendocino Dry Goods store, the Color Phorme shop,

and offices of ophthalmologist Dr. George Lauren. Upstairs offices soon will be occupied by psychiatrist Dr. Tom Harper and attorneys Hugh Henes and Anthony Graham.

[Coast Beacon Photo]

8/1/1882, Bk 27, Pg 409, Portion of 119-237-03, 45160 Main Street,  
J. D. Murray to Gilbert Shores, \$475.00, rec'd 8/7/1882

POB: North line of Main Street being NW corner of Tank Alley, distant 168'6" west  
from SE corner of Rundle lot, now Eugene Brown.

Then S  $77\frac{1}{2}$  deg W on North line of Main Street, 20'

Then N  $12\frac{7}{8}$  deg W, 76'8" to south line of alley 4' wide

Then E & W dividing the lands of Murray from Manuel Thomas Ramus,

Then on South line of said alley, N  $77\frac{1}{2}$  deg E, 20' to west line of Tank Alley,

Then on West line of Tank Alley, S  $12\frac{5}{8}$  deg E, 75' to POB and being a part of Lot  
#20, Block 2.

J. D. Murray  
to  
G. Shore -

This Indenture made and entered into this first day of August in the year one thousand eight hundred and eighty two (1882) between J. D. Murray of the County of Mendocino and State of California of the first part and Gilbert Shore of said County and State of the second part. Witnesseth that the said party of the first part, for and in consideration of the sum of Four hundred and seventy five dollars to him in hand paid by the said party of the second part the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever. All that certain lot or parcel of land, lying being and situate in the town of Mendocino County of Mendocino and State of California, bounded and bounded as follows to-wit: Commencing at a point on the northern by line of Main Street, it being the North west corner of Main Street and Pauls Alley, distant one hundred and sixty eight feet and six inches westerly from the South east corner of the Ruddle Lot, now owned and occupied by Eugene Brown, thence running from said point of beginning, S 77 $\frac{1}{2}$ ° W on the northern line of Main Street twenty (20) feet, thence N 12 $\frac{1}{2}$ ° W seventy six feet and eight inches (76 $\frac{1}{2}$ ) more or less feet, and to Southern line of Alley, four feet wide, running easterly and westerly and dividing the lands of the party of the first part from those of Manuel Thomas Ramus, thence on the northern line of said alley N 77 $\frac{1}{2}$ ° E twenty (20) feet, more or less, to the western line of Pauls Alley, as laid out on the official plat of said town, thence on the Western line of said Pauls Alley S 12 $\frac{1}{2}$ ° E seventy five (75) feet more or less to the point of beginning and being part of Lot twenty (20) in Block two (2) of said town, together with the buildings and improvements thereon and the privileges and appurtenances thereto belonging. Do have and to hold the same 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

B37 P409

set his hand and seal the day and year first above written.  
Signed in presence of W<sup>m</sup> Heiser. J. D. Murray. Seal  
State of California }  
County of Mendocino }

On this 2<sup>nd</sup> day of August in the year 1882 before me William Heiser, a Notary Public in and for said County personally appeared J. D. Murray, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

W<sup>m</sup> Heiser, Notary Public

Recorded at request of J. D. Murray Aug 7<sup>th</sup> 1882 at 10 min past 8 AM  
J. J. Morrow Recorder.

I, Hugh Donahue of Mendocino County in the state of California for and in consideration of even hundred and fifty dollars to me paid as the purchase money therefor, do hereby grant and convey unto John Mannix of said County and State and to his heirs and assigns forever, the undivided one half part of the lands and real property, situated lying and being in said County and State, and known and described according to the surveys made by or under the authority of the government of the United States and the official map made in pursuance thereof, as the North East quarter of the North West quarter, the South West quarter of the North East quarter and the North Half of the North East quarter of Section thirty four (34) in township sixteen (16) North Range Sixteen (16) West of Mount Diablo Base and Meridian with the privileges and appurtenances thereto belonging. In Witness Whereof, I have hereunto set my hand and seal this fourth day of August AD 1882.

Signed in presence of W<sup>m</sup> Heiser Hugh Donahue Seal  
State of California }  
County of Mendocino }

On this fourth day of August in the year 1882 before me William Heiser, a Notary Public in and for said County personally appeared Hugh Donahue, known to me to be the person, whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

W<sup>m</sup> Heiser, Notary Public

Recorded at request of W Heiser Aug 7<sup>th</sup> 1882 at 8 min past 8 AM

J. J. Morrow Recorder.

12/15/1882, Bk 29, pg 265, SE portion of 119-237-03, 45160 Main Street  
Gilbert Shore to Manuel Thomas Ramus, \$900.00, rec'd 12/16/1882

POB: NW corner of Main Street and Tank Alley, distant 168'6" West from SE corner of  
Rundle (now E. Brown)

Thence S  $77\frac{1}{2}$  deg W on north line of Main St. 20'

Then N  $12\frac{7}{8}$  deg W 76'8" to south line of alley four feet wide,

Then on south line of alley, East 20' to west line of Tank Alley

Then on West line of Tank Alley, S  $12\frac{7}{8}$ deg E, 75' to POB and  
being a portion of Lot 2, Blk 2.

Subscribed to the within instrument and acknowledged to me that he executed the same.

A. Hecser, Justice of the Peace  
Big River Township.

Recorded at request of S. H. Haggan, Nov 15-1882 at 30 min past 9 o'clock.  
J. Morrow Recorder.

Gilbert Shore  
to  
M. P. Ramos

I, Gilbert Shore of Men county and State of California for and in consideration of Nine hundred dollars to me paid by Manuel Thomas Ramos of said County and State the receipt whereof is hereby acknowledged have bargained and sold and do hereby grant and convey unto said Manuel Thomas Ramos, and to his heirs and assigns forever the parcel of land lying being and situate in the town of Mendocino, in Mendocino County, and State of California and bounded and described as follows, to wit: Beginning at a point it being the North west corner of Main Street and Tank Alley, and said point of beginning being distant on bearings and sixty eight feet and six inches westerly, from the South east corner of the Rundle lot, now owned and occupied by Eugene Brown thence from said point of beginning running S 77° 11' W on the Northern line of Main Street twenty 120 feet, thence N 12 7/8° W seventy six feet and eight inches to the Southern line of an alley four feet wide and running easterly, and westerly thence on the Southern line of such alley easterly twenty (20) feet to the western line of Tank Alley, as laid out on the official plat of said town, thence on the western line of said Tank Alley S 12 7/8° E seventy five (75) feet to the point of beginning, and being a portion of lot twenty (20) in Block two (2) of said town, and being the premises lately conveyed to me by J. D. Murray by a deed now of record, in said County, together with the buildings and improvements thereon and the privileges and appurtenances thereto belonging. The words "Seventy five 75 feet" were interlined to insert into the twenty third line of this page before the word "to" before the execution of this instrument.

In witness whereof I have hereunto set my hand and seal on this fifteenth day of December A. D. 1882

Signed in presence of  
Wm Hecser

G. Shore Seal

State of California  
County of Mendocino

On this fifteenth day of December in the year 1882 before me William Hecser a Notary Public in and for said County personally appeared Gilbert Shore known to me to

Vol 1327 p. 265

be the person whose name is subscribed to the within instrument and acknowledge to me that he executed the same

*(Seal)*

Wm Hooser

Notary Public

Received at request of W Hooser Dec 16 1882 at 5 min past 7 PM

J J Morrison Receiver.

Eduard Lindig  
to  
Lewis Anerson  
A. S. E.

This instrument made the 13<sup>th</sup> day of December in the year of our Lord One thousand eight hundred and eighty two Between Eduard Lindig of the County of Mendocino State of California the part of the first part and Lewis Anerson of the same place the part of the second part Intendeth that the said party of the first part for and in consideration of the sum of Three thousand (3000) dollars gold coin of the United States of America to him in hand paid by the said party of the second part the receipt whereof is hereby acknowledged does by these presents grant bargain sell and convey unto the said party of the second part and to his heirs and assigns forever All that certain piece and parcel of land being and lying in the County of Mendocino State of California particularly described and designated as follows to wit: The South east quarter of Section No Seven (7) in Township No 13 North of Range No 16 West Mount Diablo Meridian, containing One hundred and sixty 160 acres more or less. Together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversions and reversion remainders and remainders rents issues and profits thereof. To have and to hold all and singular the said premises together with the appurtenances unto the said party of the second part and to his heirs and assigns forever.

In witness whereof the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed sealed and delivered *(Signature)* Eduard Lindig *(Seal)*  
in the presence of, on him &

Eduard was attired to Eduard before signing the doc. Alfred A Engquist

State of California  
City and County of San Francisco

On this Thirteenth day of December A D One thousand eight hundred and eighty two Before me Alfred A Engquist a Notary Public in and for said said State and County personally appeared Eduard Lindig known to me to be the person named in a certain instrument of writing

Jan  
J 76



**PUBLIC NOTICE**



*119-237-03  
MNR #8*

1. Variance: #V 5-76  
Applicant/Owner: FRANK ROBERTS III, et ux  
Request: Exception to front and side yard requirements  
Location: In the town of Mendocino, bounded on the N by Albion Place (CR #407D), and bounded on the S by Main Street (CR #407E), and extending between 250+- ft to 350+- ft W from Kasten Street (CR #407L); being a portion of Sec. 30; T17N, R17W
2. Variance: #V 8-76  
Applicants: Dan Ahart and Jim Orosco

**PUBLIC NOTICE**

*4/178*

**FICTITIOUS BUSINESS NAME STATEMENT**

The following persons are doing business as:

Deerfield Inn, Rooms for Rent (formerly "450" Albion Street), 10453 Albion Street, Mendocino, CA. 95460.

Full name of Registrant:

Fred Stafford Higdon, Jr., 10453 Albion Street, Mendocino, CA. 95460; and Charan Ann Homanick, 10453 Albion Street, Mendocino, CA. 95460.

This business is conducted by an individual.

Signed Fred S. Higdon.

This statement was filed with the County Clerk of Mendocino County on April 7, 1978.

File No. 78-D-4

4/20, 27; 5/4, 11

From the Board of  
**Supervisors**

BEACON  
3/30/1978

119-237-03

## Mendocino apartments denied

By Pam MacLean

Supervisors Monday, meeting on planning matters, denied a request to build a four-plex on Albion Street, Mendocino, across from the Chinese temple (Joss House).

The board unanimously rejected to appeal by builder Frank Roberts. His plan earlier had been denied by the Mendocino Historical Review Board.

Neighbors argued the building was out of scale, would block views of Joss House and would create parking problems on the narrow street.

Tim Aguilar, member of the review board, said the property already had development on the Main Street side and this proposal was like "building an apartment in the back yard."

The board heard a letter from Nannie Escola, of Mendocino, who said the Joss House is the only visible evidence of the Chinese contribution to Mendocino.

After lengthy discussion, Dick Steele, a county planner, told supervisors Roberts would have to seek a parking variance because he could not supply enough off-street parking to meet requirements.

He said his office would recommend against granting that variance.

Supervisor Ernie Banker said development is inevitable in the town and told residents: "If you don't want us to plan the town, incorporate."

(Roberts said Tuesday he intends to come back with plans for a smaller project.)

**STREET VENDING** — An amended ordinance outlawing street vending of handcrafts in Mendocino was introduced Tuesday and will be voted on next Tuesday.

The only change made by the board was to allow the distribution of printed matter, either free or for sale. It would still abolish vending.

**POINT OF VIEW ESTATES** — The board ordered planning commissioners to initiate procedures to begin public hearings on the question of removing Point of View Estates from the requirements of the Mendocino Historical Review Board.

**NAVARRO GRADE** — Charles Mack, coast resident, asked that dangerous curves on the Navarro Ridge grade on Highway One be improved.

He cited a number of accidents in which trucks have gone over the bank because they could not negotiate the tight turns on that part of the road.

He said there had been two accidents this month. Supervisor Ted Galletti, who had a milk truck overturn there a few weeks ago, agreed, and said the county would urge CALTRANS to improve the road.

119-237-03  
450 Main St.

- 2/3/75 Frank Roberts sign 2'10" x4' "Mendocino Dry Goods"  
fabrics, yarn, accessories .. app'd
- 2/3/75 Sign "Raymond & Stanton - lawyers" 18"x36" app'd

MHR # IVa Ramus Bdg Hse cl875 AP #119-237-3  
reblt into Shops & 45160 Main Street  
Offices (Frank Roberts Building) 532 Main St.

Frank Roberts, to remodel existing structure and  
duplicate that structure with another one alongside.  
app'd - request for parking lot tabled pending 10/9/75  
Regional Coastal Commission hearing.

2/11/76 Roberts, add rear stairway for fire safety, app'd

4/5/76 Roberts, paint exterior green-brown (bronze) with  
white trim. app'd

9/13/76 sign, directory, six businesses, 4' x 30" on  
grounds at front of building 45160 Main St. Frank Roberts.  
(512 Main St.) app'd

10/4/76 move "Kolor-Phorme sign to directory and replace  
with 5"x67" sign "Men's Attire & Gifts" and change  
existing sign on post from "Kolor-Phorme/Circa" to "Circa"  
Men's and Women's Apparel". Glen Ricard - con't 30 days  
11/1/76 app'd

119-237-03 ?  
450 Main St.

4/5/76 Donald Miller, sign "Gallery 999" to replace  
sign for Roberts' Dry Goods Shop. 3½'x1½'. app'd

Beacon, 3/11/1976 Jack's column

Frank Roberts building project on Main  
Street making progress. Framing is now  
completed with rafters in place, etc.

119-237-03 MHR #8

MHRB - 6-5-78

Sign - Bart Kromfeld Atty

45160 main st

119-237-03

Nicky Boehme

82-42 signs for Nicky Boehme Gallery at  
45160 Main St. #3  
Oct. 4, 1982 Approved, modified

Nan and Ward Sharrer

82-33 sign "Kolor-Phorme Toys" at  
45160 Main St. #2.  
Sept. 13, 1982 Approved

Julia Ayers

81-69 sign "The Ayers Britton Gallery"  
at 450 Main St.  
Nov. 2, 1981 Approved

119-237-03

Sept 1988

per Sam Costa & Eleanor Sverko

Eleanor: in 1986, 119-237-03 was owned by John F. Marchini, et al P. O. Box 1608, Zephyr Cove, Nv 89448.

Sam: this was the old Hee house ..

Eleanor: Frank Roberts bought this property and expanded structure, also adding second story and it is now offices of Maggie O'Rourke, atty, Dr. Jolliffe, dentist, etc.

Sam: In between the old Lemos store (119-237-02) <sup>and the Hee house</sup> there was an old barn where boats were built. Bill Perry and old man Burbeck built boats there .. lots of them were built .. and launched them down by the old Big River Bridge. Sam took first ride out to Bell Buoy with Burbeck in launch (about 35') when a young man and got very seasick and had no desire to go out again.

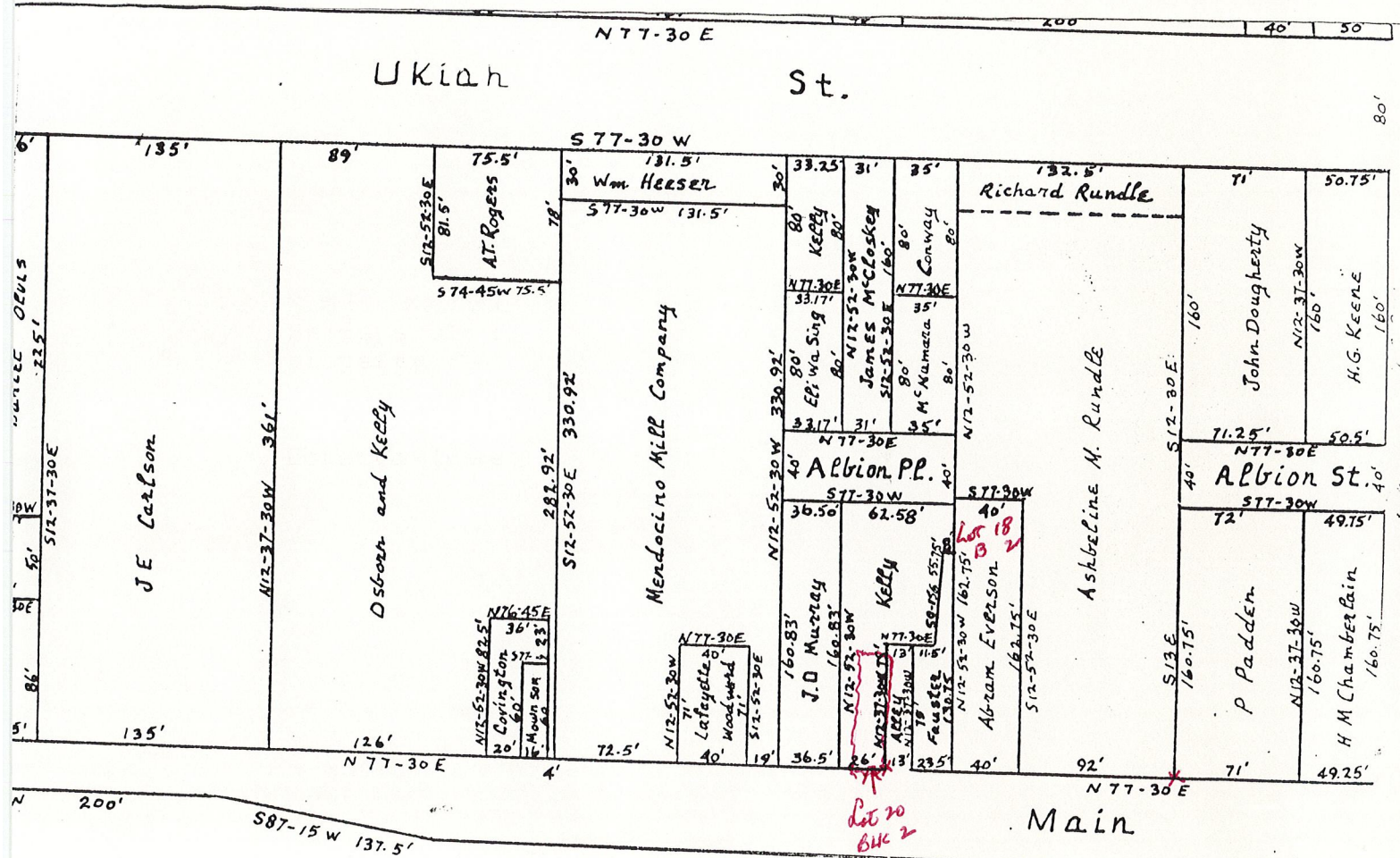
Burbeck was father to Clarenee Burbeck of Fort Bragg and the wife of Gordon Dixon, former music teacher at Mendocino High School, .... Burbeck's lived east of Selders on Little Lake Road and Dixon now owns that property.

Loretta (Hee) McCoard lived in the old Hee house when first married ... in 1952-53 Bob Defer's folks were living there.

When the Defer's moved on, Bob (still in High School) elected to stay in Mendocino and put down roots. Until he finished high school, he lived with (blind) teacher Bob Slauson on Little Lake & Gurley Sts .. when he graduated and went to work he married Shirley Lucas daughter of Mendocino, and she died of cancer before her children were grown.

8/1/1882 J. D. Murray to G. Shores \$ 475.00 Bk 27, pg 409  
 \$ 475.00

Point of Beginning: North line of Main Street, it being the northwest corner of Main Street and Tank Alley, 168'6" west from the southeast corner of the Rundle lot now owned and occupied by Eugene Brown; thence running from said point of beginning, 77 1/2 degrees west on the north line of Main Street 20'; thence north 12 7/8 degrees west, 76'8" and to the south line of alley four feet wide running east and west and dividing the lands of J. D. Murray from Manuel Thomas Ramus; then south on south line of alley, east 20' to the western line of Tank alley, East 75' to Point of Beginning, being Lot 20 in Block 2.



Wm. Heeser subdivision map - 1868

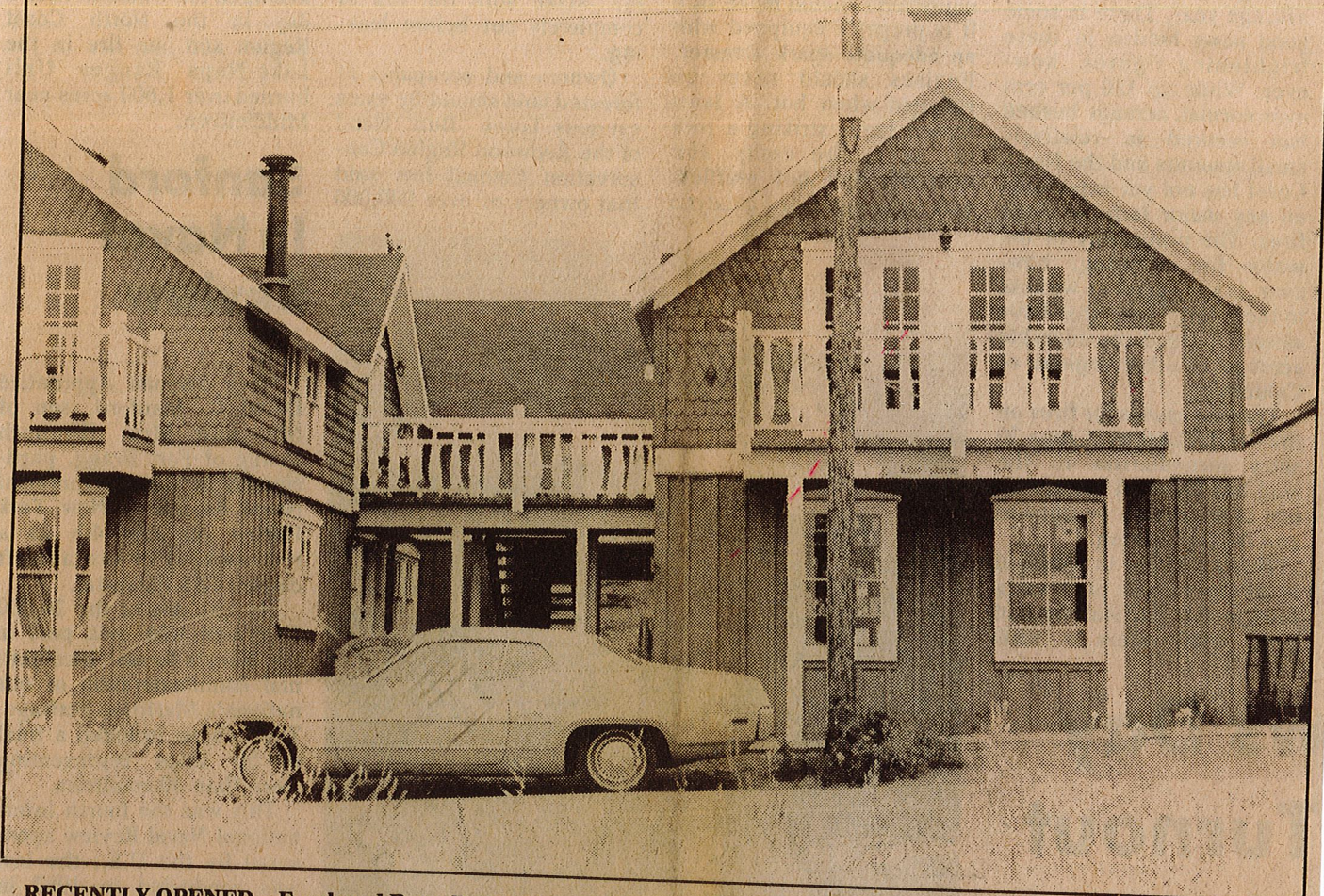
12/15/1882 G. Shores to M. T. Ramus, Bk 29, pg 265, \$900.00

Same parcel as described above.

Mendoc.

Portion of 119-237-03

119-237-03  
MHR #8



**RECENTLY OPENED**—Frank and Bette Roberts' recently completed partly-expanded partly-new building on Main Street, Mendocino, soon will house many shops, businesses ready in the building are their store, the Color Phorme shop,

and offices of ophthalmologist Dr. George Lauren. Upstairs offices soon will be occupied by psychiatrist Dr. Tom Harper and attorneys Hugh Henes and Anthony Graham.

[Coast Beacon Photo]

...tion and has accep  
tion as stenographer for the  
sales manager of Geo. Haas &  
Son of San Francisco.

**Goes to Soldier's Home**

Wm. Lewis, veteran of the Civil War and an old-time resident of Little River, departed this week for the Soldier's Home at Yountville, Napa county, where he will spend his remaining years. 3-29-1919

**Ramus Property is Bought By Ah Hee**

The Ramus property on West Main Street has been purchased by Ah Hee from Thomas and Manuel Ramus. This includes the former boarding and rooming house conducted for many years by the late Manuel Ramus, Sr., and later by his widow and also the small building just west of it. Mrs. Ramus and two sons are now residing in Fort Bragg. The new owner and his family will occupy the property.

6-3-1916

Tom Ramus was stage  
dispatcher at the Mendocino  
post office each morning to help  
the ladies with their baggage.