



---

**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

---

**SEPTEMBER 11, 2017  
MHRB\_2017-0011**

---

**OWNER** JARVIS NICHOLS BUILDING PARTNERSHIP  
PO BOX 44  
MENDOCINO, CA 95460

**APPLICANT:** JUSTINE BATTERSBY  
PO BOX 1818  
MENDOCINO, CA 95460

**AGENT:** RICK SAKS / THE SIGN SHOP  
43197 ROAD 409  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request for a double-sided 4-square-foot wooden sign painted white, light blue, and dark blue colors with "Indigo clothing blankets body care." Note: the Jarvis Nichols Building is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I Landmark resource.

**STREET ADDRESS:** 45098 MAIN ST., MENDOCINO (APN: 119-238-01)

**PARCEL SIZE:** 0.375-ACRES

**ENVIRONMENTAL DETERMINATION:** Class 11 categorical exemption for accessory structures such as on-premise signs. Categorically Exempt

**HISTORIC STRUCTURES:** On Site: Category I Jarvis Nichols Building, facade easement  
North: Category I Hesser House  
South: Mendocino Headlands State Park  
East: Category IIa Drug Store-Toggery  
West: Category I Bank of Commerce  
Category I Bank House

---

**PAST MHRB PERMITS:** Various - MHRB 2013-10, MHRB 2000-27 & 2006-4 & 2006-29 approved signs at this building location; 2008-23 approved signs and misc. alterations.

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

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
Landscaping	

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Signs (page 10).

**APPLICABLE SECTIONS OF MCCZC Div. III:** Chapter 20.712 *Signs* and Section 20.760.050 (A)(8) *Signs*.

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

1. The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
2. The appearance of the proposed work will not detract from the appearance of other property within the District; and
3. Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 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 material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
5. This permit for this sign is valid only for as long as this business is conducted at this location. The Review Board reserves the right to consider all aspects of any future changes to the sign, including size.

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.

**COUNTY OF MENDOCINO  
DEPT. OF PLANNING & BUILDING  
SERVICES**

**120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427**

Case No(s) MHRB-2017-0011  
Date Filed 8-16-17  
Fee \$ 890<sup>00</sup>  
Receipt No. P RJ-017037  
Received by (77) WALDMAN

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <b>Justine Battersby</b>	Name of Property Owner(s) <b>Barry Cusick Jarvis Nichols Partner- Ship Building</b>	Name of Agent <b>The Sign Shop</b>
Mailing Address <b>Box 1818 MENDO</b>	Mailing Address <b>Box 44</b>	Mailing Address <b>43197 Rd. 409</b>
Telephone Number <b>357-1159 or 397-1616</b>	Telephone Number <b>937-5822</b>	Telephone Number
Assessor's Parcel Number(s) <b>119 238 01</b>		
Parcel Size <b>460</b> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <b>45098 MAIN ST.</b>	

**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.

**RECEIVED**

**AUG 16 2017**

**PLANNING & BUILDING SERV  
FORT BRAGG CA**

4870

# 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.

INSTALL DOUBLE FACED 4 SQ. FT. (16"X 36") SIGN  
HANGING FROM METAL BRACKET ABOVE ENTRY  
SIGN TO HAVE WHITE FRAME, LIGHT BLUE  
TEXTURED BACKGROUND, DARK BLUE TEXT,  
PALE DOTS. THIS SIGN WILL BE PAINTED WOOD

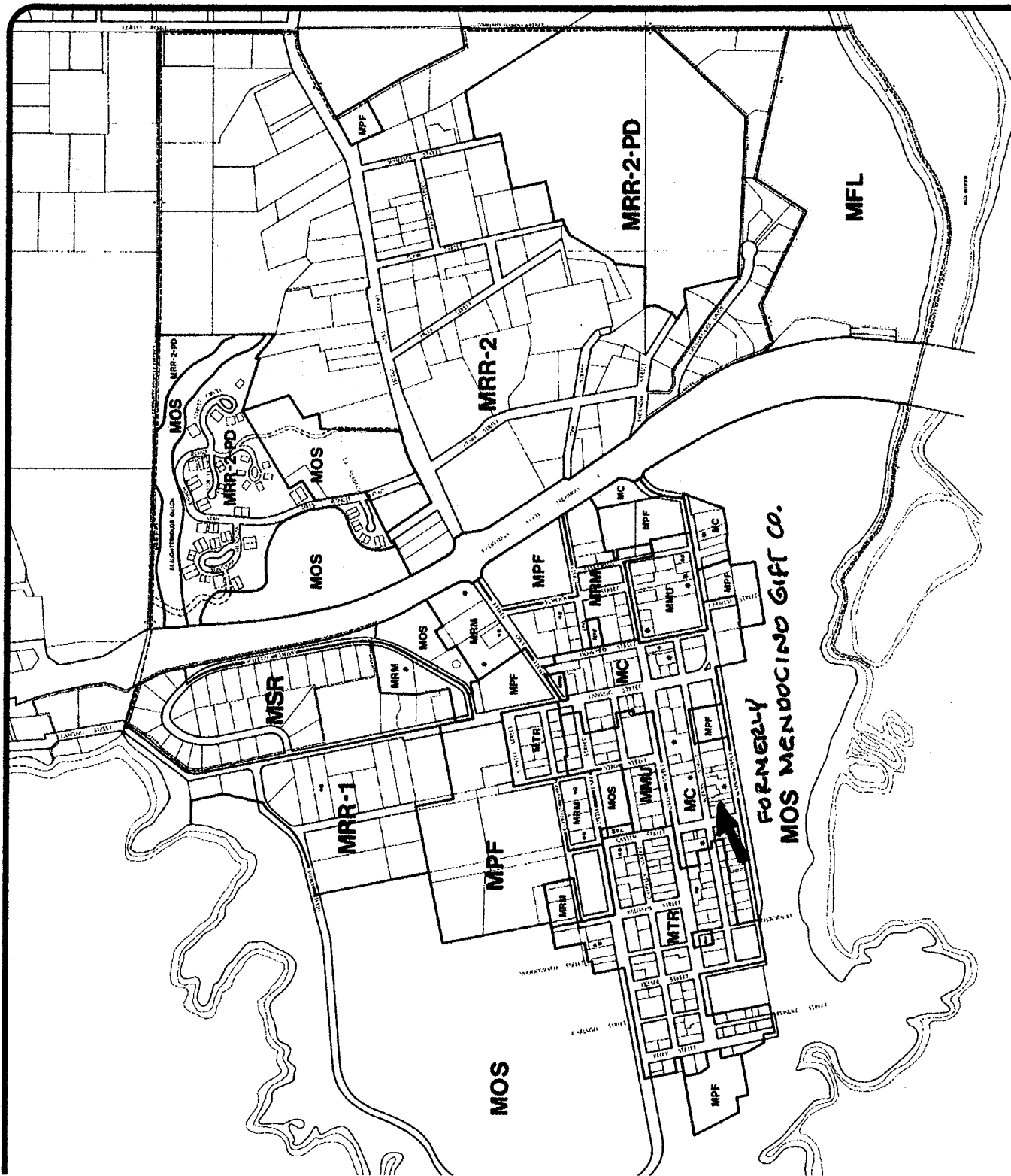
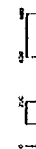
## 2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? \_\_\_\_\_ sq. ft.
- What is the total floor area (internal) of all structures on the property? \_\_\_\_\_ 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*

ADOPTED BY THE BOARD OF SUPERVISORS  
January 23, 1995

ADOPTED BY THE BOARD OF SUPERVISORS  
January 23, 1995



**SUBMIT ONLY ONE COPY**

## **INDEMNIFICATION AND HOLD HARMLESS**

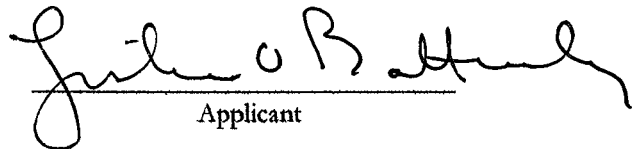
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### **INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: \_\_\_\_\_

8/16/17

  
Applicant

SUBMIT ONLY ONE COPY

## CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.


X   
Owner/Authorized Agent

  
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

### AUTHORIZATION OF AGENT

I hereby authorize THE SIGN SHOP to act as my representative and to bind me in all matters concerning this application.

X   
Owner

  
Date

## MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name Justine Battersby	Name Barry Cusick <del>Don</del>	Name The SIGN SHOP
Mailing Address Box 1818 MENDO	Mailing Address Box 44 MENDO	Mailing Address 43197 Rd. 409 MENDO



43197 Road 409  
Mendocino

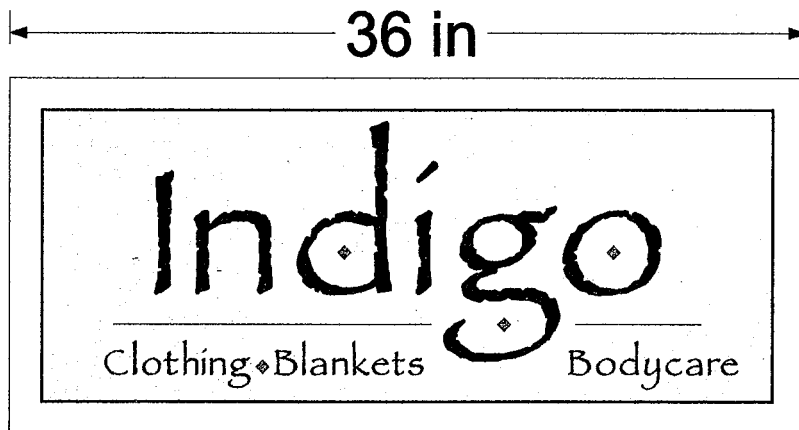
phone.. 707-964-0608  
fax..

rick@mendosign.com  
cont. lic.527921

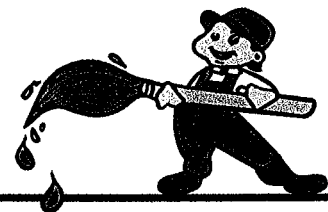


Proposed double faced sign  
hanging from bracket  
above front entryway.

4 square foot sign  
with white frame  
and indigo blue text.



16 in



This is an original unpublished drawing created by THE SIGN SHOP. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, or exhibited in any fashion without expressed written permission from THE SIGN SHOP. Right to use designs for anything other than the subject sign is a violation of copyright laws.

The design rights are sold separately for other uses.



119-250-29 C1880

CAVANAUGH House  
44801 (991) MAIN ST

E. 4

W of 50' easement which  
is west of Louis Ditt's

1987

Front of House faces the Bay  
on old Coast Road

Front facade easement on west +  
arch elevations to MHR 1970's

Ojendyek ALTERATIONS? Still Landmark # I?

SIMPLE GABLE

1 STORY WITH DEVELOPED ATTIC AND HIPPED PORCH

SIDING REDWOOD SHIP LAP

ROOF WOOD SHINGLE

COMPLETE STRUCTURE REBUILT - QUESTION IF ANY  
ORIGINAL WORK REMAINS

CONDITION - EXCELLENT

Beacon, 10/8/1921

Miss Lizzie Cavanagh returned to Mendocino  
last week from Fort Bragg to take up her  
residence in the old home here. She has  
traded her Fort Bragg property to her  
brother, William, for the home place here.  
Mr. Wm. Cavanagh has been here the past week  
making some needed repairs on the local  
property.

119-250-29

Jan. 1986

TOWN OF MENDOCINO, Facade architectural easements  
granted to Mendocino Historical Research, Inc.

- #1: Beacon Building - 1872 - APN: 119-233-09 45064 Ukiah Street  
Front, south facing, facade granted to Mendocino Historical  
Research, Dec. 28, 1976 by Biage & June T. Quattrocchi  
Recorded by County Recorder, Dec. 30, 1976, Book 1069,  
pg 525, #37349.  
Facade easement granted in perpetuity.
- #2: replaced by #3.
- #3: Jarvis-Nichols Building, c1871, 45080 Main Street  
APN: 119-238-01  
"all portions and facades of the Jarvis-Nichols Building  
fronting upon Main Street, Mendocino" (south facing facade)  
granted by Lois B. & Robert L. Raymond, in perpetuity to  
Mendocino Historical Research, Inc., Sept. 13, 1978 and  
recorded by County Recorder, Dec. 8, 1978, Book 1183,  
page 741, #25933.
- #4: Cavanaugh House, c 1860, 44801 Main Street APN: 119-250-29  
North and west facades granted to Mendocino Historical  
Research, Inc., for thirty years from Dec. 3, 1979, by  
Gary F. & Lana Ojendyk ... and re corded by County  
Recorder, Dec. 10, 1979, Book 1240, Page 64, #22593.
- #5: MacCallum House, 1882/1908 45020 Albion St. APN: 119-236-10  
"frontal portion of the building" granted by William J. Norris  
and Susan Norris, in perpetuity, on Jan. 3, 1980 and  
recorded by County Recorder on Jan. 11, 1980, Book 1243,  
page 518, # 603.
- #6: Red Baptist Church Building, 1897, 45015 Ukiah St. APN 119-236-11  
"frontal portion of the building" granted by William F. Norris  
and Susan J. Norris Jan. 3, 1980, and recorded by County  
Recorder Jan. 11, 1980, Bood 1243, pg 521 #604. "in perpetuity"

Town of Mendocino, Facade architectural easements  
granted to Mendocino Historical Research, Inc.  
page two - Jan. 30, 1986

- #7: Bettencourt House, c1887 45320 Ukiah St. APN: 119-215-01  
"all facades of the outbuilding located on the property"  
granted by Jason Trent & Carol Trent, in perpetuity,  
to Mendocino Historical Research, Inc., Dec. 23, 1980  
and recorded in county records Dec. 26, 1980, Book 1287,  
page 433, #19983. "Outbuilding" described as a tank  
house and underlying workshop.
- #8: Gregory House, 1875, 45132 Ukiah St. APN: 119-232-06  
"frontal facade of the building" granted by J. Julian  
Bartee and Marie L. Bartee, in perpetuity to Mendocino  
Historical Research, Inc.. on Sept. 15, 1981 and  
recorded in County records: Book 1324, pg 477, Oct. 1, 1981,  
#15160.

CAVANAGH HOUSE  
44801 (991) Main Street

Sverko, May 5, 1999  
APN: 119-250-29  
MHR; E-4 Landmark No. 1

This house was surveyed by the writer for the State Office of Historic Preservation in 1987. Sources of information include Mendocino Historical Research Inc., files and Neva Cannon, grand-daughter of Chas. Cavanagh.

The house was built in 1863, by Charles and Elizabeth (Knowland) Cavanagh, who came from Ireland via Boston to Cuffey's Cove and then to Mendocino.

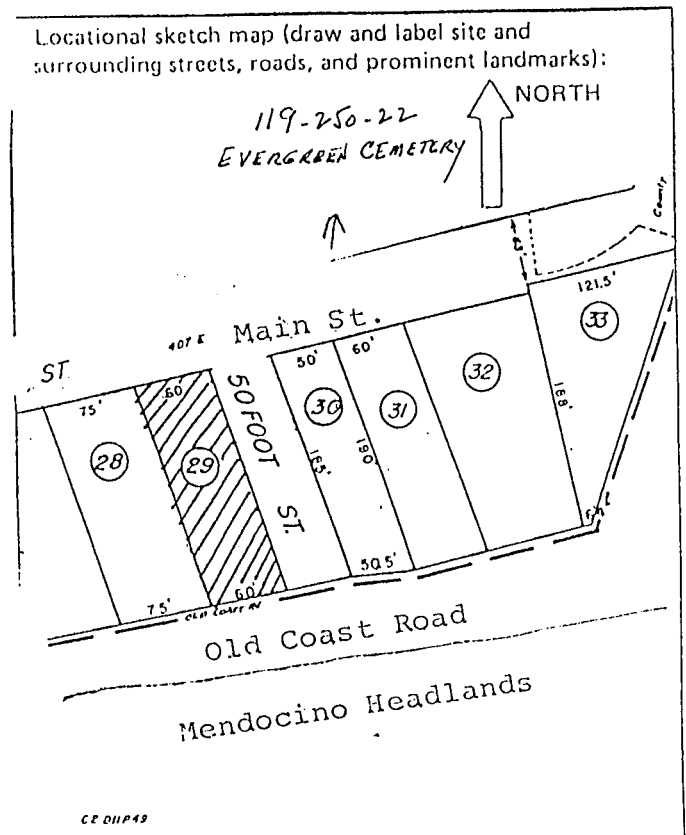
It is believed that Cavanagh acquired this property from G. Canning Smith. Smith also owned parcel 119-250-28, now a part of the Presbyterian Church holdings. I don't have research done on earlier deeds.

12/3/1979, A FACADE EASEMENT was granted by owner Gary Ojendyk on this house, west and south elevations, for thirty years to Mendocino Historical Research, Inc. County Records, Bk 1240, Page 64, #22593.

The south end of his house is the front, facing the bay and what was once the old Coast Road. The rear of the house fronts on the Main Street side.

Deeds, 10/25/1882, Bk 29, Pg 80, Kate B. Rothchild, Julia W. Morrow & Helen Lansing to Chas Cavanagh, describes a lot 64' on Main Street south to land of Cavanagh. (Evidently previously acquired.)

The Cavanagh's raised five children here: Charles, Sarah, William, Lizzie & Edward. Edward was the father of Neva Cannon.



Con't

E-4

CAVANAGH House

119-250.29

44801 (991) Main Rd

west of 50' easement

west of Luisi Drive

60 x 180' approx

~~Marina~~ - Gjindych - was

MARIN Convalescent Hosp

Box 1004

Belvedere Ca 94920

# HISTORIC RESOURCES INVENTORY

## IDENTIFICATION

1. Common name: CAVANAUGH House 119-250-29
2. Historic name, if known: CAVANAUGH House
3. Street or rural address: 991 Main Street  
City: Mendocino ZIP: 95460 County: Mendocino
4. Present owner, if known: Gary Ojanlyk Address: 24182 Vista D'onde  
City: Laguna Niguel CA ZIP: 92677 Ownership is: Public ☐ Private ☒
5. Present Use: Dwelling Original Use: Dwelling  
Other past uses: \_\_\_\_\_

## DESCRIPTION

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

The small bldg at the rear (north) of the house are rented to a printing firm. The front of the house (facing the bay) has a large modern deck just above ground level.

A Grant Facade Easement was made to Mendocino Historical Research, Inc. on the west & south elevations in the late 1970's

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



8. Approximate property size:

Lot size (in feet) Frontage \_\_\_\_\_  
Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_

9. Condition: (check one)

a. Excellent ☐ b. Good ☒ c. Fair ☐  
d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐  
c. Densely built-up ☐ d. Residential ☒  
e. Commercial ☒ f. Industrial ☐  
g. Other ☐ Presbyterian Church

12. Threats to site:

a. None known ☒ b. Private development ☐  
c. Zoning ☐ d. Public Works project ☐  
e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): \_\_\_\_\_

# HISTORIC RESOURCES INVENTORY

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

## IDENTIFICATION

1. Common name: CAVANAUGH HOUSE (Cavanagh ?)
2. Historic name: CAVANAUGH HOUSE
3. Street or rural address: 44801 Main St. (991 Main)  
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-250-29 MHR #E-4
5. Present Owner: Marin Convalescent Hospital Address: Box 1002  
City Belvedere Zip 94920 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Dwelling Original use: Dwelling

## DESCRIPTION

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

The front of the house (facing the bay) has a large modern deck just above ground. The small buildings at the rear (north) of the house are rented to a printing firm.

One story structure with developed attic and hipped porch  
Siding is Redwood shiplap  
Roof is wood shingle

Complete structure has been re-built, archi questions if any original work remains.

Facade Easement Granted to Mendocino Histprical Research 12/3/1979 by Gary F. & Lana Ojendyk, 12/10/79 Book 1240, Pg 64, #22593 County office west & south elevations.

Attach Photo(s) Here

8. Construction date:  
Estimated \_\_\_\_\_ Factual 1863
9. Architect \_\_\_\_\_
10. Builder Charles Cavanaugh
11. Approx. property size (in feet)  
Frontage 60 Depth 185'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
July, 1987

# E-4 Cavanaugh Hse  
c1860 44801 (991) Main  
altered since '76 ?

*Sanborn MAP 1890*



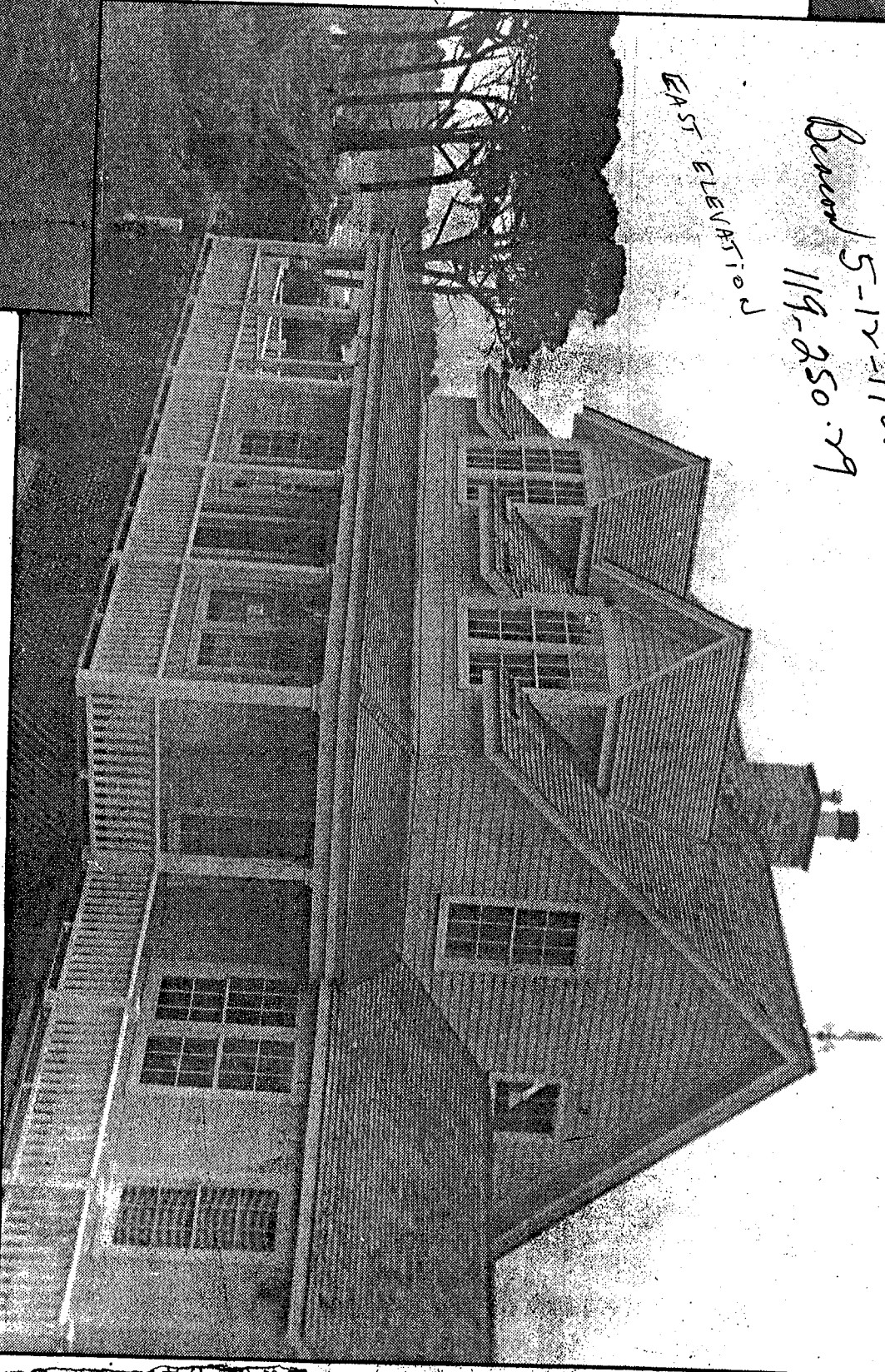
*W. Press*



Currently owned by Herb and built in 1863. It was the loca-  
ing business. Mrs. Wells lived  
ill remembered by some in

Record 5-12-1988  
119-250-79

EAST ELEVATION



The Cavanagh House was built in 1863 by Charles and Elizabeth Cavanagh. They came to Mendocino from Ireland, via Elk. Neva Cannon of Fort Bragg is granddaughter of the Cavanaghs and is a Kelley House docent.

Photograph by Keith McLeod





Beacon, 2/23/1918

BUYS DOYLE PROPERTY

H. R. Cleveland, who has been making his home at this place for some time and who is at present employed at Boyle's camp, has purchased the Doyle property, formerly the home of the late Judge Canning Smith, just east of the Presbyterian Manse. Mr. Cleveland expects to make his home here. His son, Roy Cleveland, arrived here this week from Camp Kearney, where is training, on a three-months' leave of absence which he will spend with his father here.

119-250-78<sup>29</sup>

5-29-1910

For Sale - The Doyle place next to  
Presbyterian Church, lot 80 x 180  
on Main St.

Kate F. Doyle

119-750-78<sup>10</sup>

San Diego

Offered \$350 - who will offer more?



## Kelley House Calendar

By **WALLY SMITH**

One of the homes to be opened to visitors on our May 6 Historic House Tour is the Cavanagh House, which faces Big River and the bay just east of Preston Hall and the Mendocino Presbyterian Church.

Now owned and occupied by Mr. and Mrs. William L. Slocum, the house was built about 1863 by Charles and Elizabeth (Knowland) Cavanagh. He was born in Tipperary, Ireland, and she was born in Dublin. They were the grandparents of Neva Cannon, a retired school teacher and principal of Fort Bragg.

She says five youngsters grew up in Cavanagh house, and her father Edward was one of them.

The original Cavanaghs were married in Ireland but soon settled in Boston, where the first of their five children — Charles and Sarah — were born. Word of an Irish community on California's north coast brought them west in 1862, and they settled in Cuffey's Cove. Within a year or two they had moved once more, this time to the much larger community of Mendocino. They bought the lot from George Canning Smith, whose home stood just about where Preston hall stands today.

Neva Cannon's father was the youngest of the five children, three of whom were born in the Mendocino house, and he became a woodsman. While working as a logger near Usal, he met and married Nettie Cowen. Their first child was born in that remote lumber town — best recalled as the village where shipping baron Robert Dollar got his start up the ladder of success.

Neva's Uncle Charles, the eldest of the five Cavanagh youngsters, was a printer's apprentice and a protégé of the founder of the Mendocino Beacon, William Heeser. It was Heeser who sent him north to

establish the Fort Bragg Advocate when C.R. Johnson set up his lumber mill and built that town's first wharf. Eventually Uncle Charles Cavanagh bought the newspaper from Heeser and built as his print shop and home the structure just north of today's Anchor Ford.

Aunt Sarah Cavanagh was a close friend of Eliza Kelley's and was her companion and helper for a number of years. Neva's Aunt Lizzie was the last Cavanagh to live in the Mendocino house. Neva said last year, when she volunteered to guide visitors through the old home, that it was Aunt Lizzie who repainted the house an ivory color every third year and maintained a large rose and vegetable garden on the east side of the lot.

Other structures to be seen on this year's tour, a major fundraiser for the Kelley House Museum, include Agate Cove Inn, Crown hall, the Albert Brown home, the Louise Ditto home, the Margo Farrar home and the Blair House — which has gained fame as the fictional home of TV's resourceful writer of mystery books, Jessica Fletcher. Actress Angela Lansbury has just signed a contract for a sixth year as the star of the television series, "Murder, She Wrote."

Another home or two may be added to the tour, which this year is tied in with the Fort Bragg Centennial celebration. A number of historic homes in that community will be opened to visitors on Sunday, May 7.

**DON BRUCE**  
Construction  
Inc.

**937-5332**

State Lic. No. 384204

P.O. Box 530

Mendocino, California

MHRB AGENDA 8/20/1979 119-250-29

Gary Ojendyk, Permission to paint main house light blue with white trim.

Pin to 10/25/1882 ✓  
Find deed Rothchild wd  
to G Canning Smith  
to side of Main St  
East of Lansing

119-250-29 44801 Main St

10/25/1882, Bk 29, Pg 80

Kate B. Rothchild, Julia W. Morrow & Helen Lansing to Chas. Cavanaugh, \$25.00 gold coin, rec'd 11/3/1882.

POB: NE corner of lot previously sold to G. Canning Smith, 119-250-28  
Then East on south line of Main St. 64'  
Then South to NE corner of Cavanaugh  
Then West on north line of said lot to SW corner thereof  
Then North to the POB.



179-280-29

E-4

# Whats Going On?

After two years of mutually satisfactory association with Straut Realty, it has been my decision to enter the real estate business under my own name. Therefore, from now on you will be seeing more and more of

# LOVETT Realty

## ON THE LOVELY MENDOCINO COAST

The address and telephone are the same as before. Until the new office is finished, we will be doing business at the same old stand.

Martha "Billie" Ellis (Licensed real estate broker) will continue as saleslady for Lovett Realty.

Gertrude "Trude" Calburn (Licensed real estate broker) from Carmel will become an active associate with Lovett Realty as soon as she and her "B. B." can make final arrangements.

All of you good people who still have your property listed with Straut will be personally contacted in the near future.

For the best in property values and service on the Lovely Mendocino Coast, be sure to contact

# LOVETT REALTY

ROGER A. LOVETT

Licensed Real Estate Broker

2911 Main St., P.O. Box 43

957-5300

Mendocino, California

This indenture, made the twenty-fifth day of  
 October in the year of our Lord one thousand  
 eight hundred and eighty-two, Between  
 Wm. B. Rothchild, now residing by his attorney  
 in fact J. J. Morrow, of the County of Mendocino,  
 State of California, the parties of the first part,  
 and Charles Cavanaugh, the party of the second part,  
 all of the County of Mendocino, State of California, witnesses,  
 That the said parties of the first part for and  
 in consideration of the sum of twenty five  
 Dollars gold coin of the United States of  
 America to them in hand paid by the said  
 party of the second part, the receipt whereof  
 is hereby acknowledged have granted bargained  
 sold conveyed and confirmed unto the said  
 party of the second part and to his heirs and  
 assigns forever, all of that certain lot of land  
 lying and being situate immediately adjoining the  
 town of Mendocino on the East end more  
 particularly bounded & described as follows to-wit  
 commencing at the N.E. corner of a lot of land  
 sold by the parties of the first part begin to  
 G. Canning Smith and running thence East and  
 along the South line of Main Street extended  
 a distance of sixty four feet, thence South to  
 the N.E. corner of the lot of the party of the  
 second part herein, thence West and following  
 the N. line of said lot to the N.W. corner thereof  
 thence South to the place of beginning -  
 Together with all and singular the tenements  
 appurtenments and appurtenances thereunto  
 belonging or in any wise appertaining and  
 the reversion and reversions, remainder and  
 remainders rents issues and profits thereof  
 and also all the estate right title, interest  
 property, possession, claim and demand  
 whatsoever as well in law as in equity of  
 the said parties of the first part, of his or to the  
 said premises and every part and parcel  
 thereof with the appurtenances. Do have and to  
 hold all and singular the said premises

together with the opportunity, into the hands  
 party of the record of said said said said said said  
 by witness whereof the said parties of the said said said  
 have to set their hands and seals the day of the said said said  
 signed sealed & delivered Kate B. Rothchilds Seal  
 in presence of J. J. Morrow Seal  
 J. Canning Smith Seal  
 Helen F. Lansing Seal  
 Julia H. Morrow Seal

State of California }  
 County of Mendocino } On this twenty fifth day of  
 October A.D. one thousand eight hundred and  
 eighty two, before me J. Canning Smith a Notary  
 Public in and for said County personally  
 appeared J. J. Morrow known to me to be the  
 person whose name is subscribed to the above  
 instrument as the attorney in fact of Kate B.  
 Rothchilds, and acknowledged to me that he  
 subscribed the same of Kate B. Rothchilds  
 thereto as principal and his own name as  
 Attorney in fact. Witness my hand and  
 official seal. J. Canning Smith  
 Notary Public

State of California }  
 County of Mendocino } On this twenty fifth  
 day of October A.D. one thousand eight hundred  
 and eighty two before me J. Canning Smith  
 a Notary Public in and for said County  
 personally appeared Helen F. Lansing known  
 to me to be the same person whose name is  
 subscribed to the within instrument, and who  
 acknowledged to me that she executed the same.  
 Witness my hand and official seal.  
 J. Canning Smith  
 Notary Public

State of California }  
 County of Mendocino } On this twenty fifth day  
 of October A.D. one thousand eight hundred and  
 eighty two before me J. Canning Smith a  
 Notary Public in and for said County  
 personally appeared Julia H. Morrow  
 known to me to be the person whose name



is enclosed to the above instrument, described  
as a married woman; but a former explanation  
without the hearing of her husband, I made  
her acquainted with the contents of the  
instrument and thereupon she acknowledged to  
me that she executed the same, and that  
she does not wish to retract such execution  
Witness my hand and official seal

*(Seal)*

J. Canning Smith  
Notary Public

Recorded at request of L. J. Cohen Nov 3rd 1882 at  
5 min past 10 A.M. - I. J. Morrow Recorder  
By Ben H. Day Dep-

John Crawford, who I declare, made the 4<sup>th</sup> day of November  
in this year of our Lord one thousand eight  
hundred and eighty two. Between John Crawford  
of Mendocino County State of California the  
party of the first part and L. M. Ruddick  
of the same County and State the party of  
the second part. Witnesseth that the said party  
of the first part, for and in consideration of  
the sum of ten thousand 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 put in  
hand by three persons, grant, bargain sell  
and convey unto the said party of the second  
part, and to his heirs and assigns forever,  
all of the lot, tract or parcels of Real Estate  
being a portion of the Yokuts Grant or Ranch  
situated in the County of Mendocino and State  
of California and particularly described as follows  
to wit: Beginning at a post marked P 3 at  
the South West corner of land heretofore owned  
by Shelton in a line, thence N 3 1/2° East  
twenty two (22) chains to a post marked H 3,  
thence North 9 1/2° East fourteen (14) chains and  
fifty (50) feet to a post marked H 4 at the  
South East corner of L. M. Ruddick's land,  
thence South 86 1/2° West along said Ruddick's

# Strout Specials

## Retreat

No one will ever find you on this 8 acre early day ranch. Two bedroom home is decorators dream inside. Only mile to town, but what a mile! Lots of trees & views. \$15,500 with good terms.

## Operating Ranch

500 beautiful acres - several large ponds - all year creek - sheds - house - lots of timber. Not far to ocean - river. Ideal for boys camp or retreat. Price and other details in office.

## Big Trees - Extra Land

A really secluded yet accessible vacation or retirement place. Two bedroom home has large fire place and is on 3 beautifully wooded acres. Garage, sheds, good well and all furnishings are included for \$18,500 with terms.

# Strout Realty

**Roger A. Lovett**  
Licensed Real Estate  
Broker — Mgr.

**Billie Ellis**  
Licensed Real Estate  
Broker — Sales Lady

991 Main St.—937-5300

119-50-59  
E-4

# ADS

## SALE

1965 Pontiac V-8, auto., new or best offer. Piccolo. 882-2165. 11-2tp

House, 2 bdrm., nearly finished. finance. \$1,200. 11-2tc

1969 650 Triumph, very low excel. cond. Best 964-4125. 11-2tc

## FOR RENT

FOR RENT: Contemporary - rustic 2 bedroom cottage in wooded setting. Path to the beach. Fully furnished with large fireplace. Rent by the week (\$125) or month \$350 (415-941-1207. 7-tfc

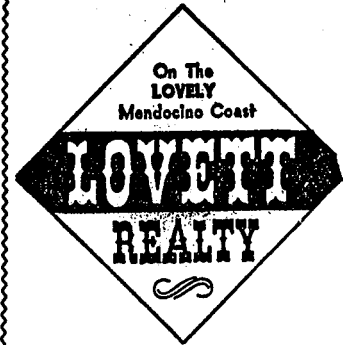
FOR RENT: Small cabin on Little Lake Rd. E. Mendocino for rent as of Dec. 1. \$75 a month. Call 539-2752. 10-tfc

## MISCELLANEOUS

**ATTENTION SHUT-INS**  
If you need a helping hand, a bit of shopping done, or transportation to the doctor, etc. Call 964-5549 or 937-5457 and ask about the new no-cost program offered by people willing to be good neighbors. 21-tfp

**PUBLIC AUCTION**  
10:00 A.M., Nov. 17, at Noyo Machine Shop near Fort Bragg, Calif.  
held by  
CALIF. DIV. OF HIGHWAYS  
3 lathes, 2 drill presses, 1 hydraulic press, 1 bolt machine, 1 metal shaper, 1 air compressor, 1 electric hoist, welding equip. & other items.  
Write P.O. Box 3700 Eureka 95501  
Phone (707) 442-5761 11-1tc

# LOVETT REALTY



On the LOVELY

**WORK WANTED**  
Experienced bookkeeper, full time, references. Please call 937-5559, 7 p.m. 10-tfc

**EMPLOYERS**  
You need extra help? Presses - Dishwashers - Housework - Baby-sitters - etc? Contact capable teenagers Teen Age Placement 937-5293. Sponsor by the Mendocino Rod Club. 16tf

**PAINTING:** Skilled professional work at a reasonable price. Call 937-5841. 43-tfc

**EARN AT HOME** addressing envelopes. Rush stamped, self-addressed envelope EMS, Box 14, Boulder, City. Nev. 89005. 10-4tp

★ **CANDY SUPPLY DISTRIBUTOR** (PART OR FULL TIME) VERY HIGH INCOME

Now available in Mendocino and surrounding areas. All locations are commercial or factory furnished by us. Qualified person will become distributor for our candy (Nestles, Planters, Tootsie Rolls, Milk Duds, etc.). You must have 2 to 8 hrs. per week spare time (days or eves).

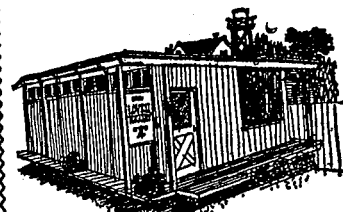
\$1,750 CASH REQUIRED  
For more information write: "DISTRIBUTOR DIVISION No. 131 P.O. Box 1739, Covina, Calif. 91722 Include Phone Number 11-1tp

## FREE

**FREE PUPPIES:** Husky and German Shepherd mix. Call 937-5667. After 5 p.m. 937-5640. 11-ttc

**SUBSCRIBE FOR THE MENDOCINO BEACON**

time.  
If there are any questions be sure and call the school.  
Sincerely,  
David Gross  
Principal



991 Main St. - Mendocino

**ROGER A. LOVETT**  
Real Estate Broker  
Phone 937-5300

MEL GRIFFIN  
Salesman

BILLIE ELLIS  
Salesman

119-250-29  
E-4 #1

MENDOCINO HISTORICAL REVIEW BOARD

NOTICE OF PUBLIC HEARING

Monday, November 4, 1996 7:00 P.M.  
Mendocino Community Center  
School and Pine Streets

APPLICATIONS MAY BE REVIEWED AT MENDOCINO COMMUNITY CENTER

ORDER OF AGENDA

- |                          |                                |
|--------------------------|--------------------------------|
| I. Call to order         | VI. Public Expression*         |
| II. Roll Call            | VII. Determination of Noticing |
| III. Approval of Minutes | VIII. Public Hearing Items**   |
| IV. Correspondence       | IX. Matters from the Board     |
| V. Report From the Chair | X. Matters from Staff          |

\*PUBLIC EXPRESSION- The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.

\*\*PUBLIC HEARING ITEMS

Continued Items

A. 96-15 (Taylor/Stewart/Seagull Property Associates)

This project is a portion of a project previously reviewed by the Board at the June 3, 1996 meeting. At that meeting, the Board took action which authorized: 1) the placement of a 24"x36" double sided, perpendicularly-mounted sign over the building entry to read "Mendo Juice Joint, Fresh Juices, Smoothies, Healthy Snacks, Boutique"; and 2) placement of three exterior lights.

The Board continued action on two additional signs, pending further design details to be provided by the applicant. Revised details of those signs are provided in Board packets. One sign is a freestanding, 32"x20", double-faced sign to be placed in the landscaped area fronting Ukiah Street, and the other is a 12"x18" single-faced sign to be wall mounted under a lamp next to an entryway. Both signs depict a computer monitor with a breaking wave and surfer on the screen and copy reading "CyberCafe" with the double-faced sign also reading "Just up the stairs". The sign background is light blue. Situated at 10481 Lansing Street (APN 119-250-01).

B. 96-25 (Standing/Block)

(Note: The project description, as noticed and agendized for the 10/7/96 Board meeting, is revised below to correspond to the numbering scheme submitted with the applicant's request and to add three items requested by applicants at that meeting.)

The applicants propose to perform renovations to the guest cottage on the property, including 1) replacing a two-light double hung window on the north side of the structure with a 16-light double hung window which is identical in size to existing window (43.5"w x 62"h); 2) replacing two-part door on south side of structure with a 10-light door (30"w x 78"h); 3) replacing window on south side of structure with a six-light window which is identical in size to existing window (30"w x 31"h); 4) replacing a galvanized flue for a wood stove with a 6-inch stainless steel flue with spark arrestor; 5) replacing existing wood foundation with concrete perimeter foundation which will raise the structure less than one foot in height (no MHRB permit required); 6) installation of a non-opening skylight in roof of structure (21" x 27") (item withdrawn by applicant); 7) painting siding and trim to match main house; 8) removing existing shingles and restoring exterior of structure to 7-inch tongue and groove siding; 9) installing vent on roof for bathroom; 10) replacing untreated redwood fence around structure with one matching existing white fence around house; 11) constructing an exterior wooden box to hide electric service panels on west side of structure. Box would be built and finished to match exterior of guest cottage; 12) replacing the three four-light windows on east side of guest house with six-light windows to match other windows in the structure. Situated at 44801 Main Street (APN 119-250-29).

Monday, September 14, 1998 at 7:00 p.m.  
Mendocino Community Center  
School and Pine Streets

*APPLICATIONS MAY BE REVIEWED AT THE MENDOCINO COMMUNITY CENTER*

ORDER OF AGENDA

- |                          |                                |
|--------------------------|--------------------------------|
| I. Call to order         | VI. Public Expression*         |
| II. Roll Call            | VII. Determination of Noticing |
| III. Approval of Minutes | VIII. Public Hearing Items**   |
| IV. Correspondence       | IX. Matters from the Board     |
| V. Report from the Chair | X. Matters from Staff          |

\*PUBLIC EXPRESSION The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.

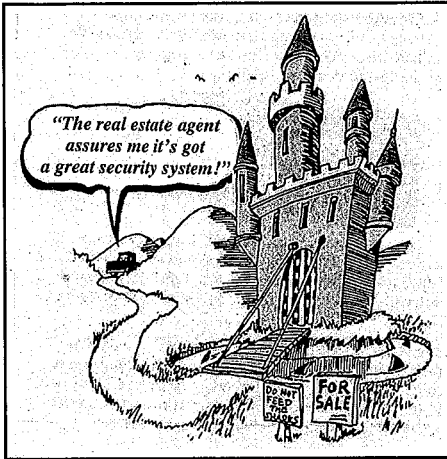
\*\*PUBLIC HEARING ITEMS

- A. **98-15 Chamber of Commerce/ Co. of Mendocino Dept. of Solid Waste.** Replace existing public trash containers in the Mendocino Historic District with 12 new receptacles. Three alternative designs are proposed: (1) 57 gallon oak barrel, 37" high, with metal bands, detachable lid and locking mechanism; 20 gallon liner; (2) Rectangular container, 20" sq. x 32½" high, recycled plastic wood or weathered wood slats with aggregate band on top and bottom; 23 gallon plastic liner; (3) Rectangular container, 18" or 24" sq. x 32" high, exposed aggregate finish with powder coat metal lids; 23 gallon plastic liner. Located throughout Mendocino Village.
- B. **98-20 Fliebsbach/Sweetwater Gardens Spa & Inn.** (1) Repaint exterior of existing painted structures (house, 3 cottages), changing trim color from red to white, with window sashes and front steps of inn (concrete) to be painted green; (2) Add 24"x36" skylight to cottage #2 and cottage #3; (3) Add protective south porch roof to cottage #3; (4) Change existing galvanized pipe railing on front porch of inn (Main Street) to wood railing, painted white. Located at 44840 Main Street (APN 119-250-15).
- C. **98-21 Fanzo/Seagull Property Associates.** Sand carved redwood signs, 36" x 15" ovals, reading "DOWNSTAIRS ON LANSING/CLOTHIERS & FINE CIGARS. Green letters on white panels, white letters on blue panel, 23k gold leaf stripe. Mounted at same locations as existing signs. Also a cigar store Indian to be displayed outdoors each day. Two planter boxes and temporary banners for "GRAND OPENING" and occasionally "SALE" signs. Located at 10481 Lansing Street (APN 119-250-01).
- D. **98-23 Standing/Block.** (1) Change guest cottage siding from v-rustic siding on two sides and vertical beadboard on two sides (as approved by MHRB #96-25) to v-rustic on all sides; (2) On garage, remove existing 22" x 40" window on south wall; install three 36" x 40" windows on south wall; install metal flue (painted black) on west wall; (3) pave upper 10' of parking area to direct storm runoff for drainage purposes. Located at 44801 Main Street (APN 119-250-29).
- E. **98-22 Dill.** Construction of a 2,446 square foot, two-story residence with a maximum height of 28 feet. Construction of a 360 square foot detached garage with a maximum height of 18 feet. Clapboard siding with paint finish, shingles in fish scale pattern; two-light over one-light double hung wood windows; wood french doors; redwood decking; composition shingle roof, brick veneer chimneys. Paint colors, peach, pink, white and "Santa Fe Trail." Brick footpath and patio, crushed rock driveway. Located at 44825 Pine Street (APN 119-150-39).
- F. **98-02 Mendocino Center Associates.** (1) Renovation of existing Warren/Hegenmeyer building ("Green House"). (2) New two-unit, two-story residential building. (3) New commercial/one-unit residential, two-story building. (4) Driveway and parking for 11 cars, trash enclosure, street improvements, landscaping around buildings, and picket fence. Located at 45010 Ukiah Street (APN 119-234-02; -01).
- G. **98-24 Cameron.** On the detached garage structure: (1) Add one plumbing vent; (2) add 14 ½" x 21" electrical panel, housed in wooden covering, on north wall; (3) Add outdoor electrical outlet on north wall; (4) Add low reflective outdoor light on northeast corner, next to doorway. Located at 10650 Lansing Street (APN 119-160-24).

for an exemption, however, an innocent owner must prove either that they had no knowledge of the illegal activity or that they took all reasonable efforts to alleviate it. ☹

## Summer Check List

- ☐ Add root control additive to your septic system (Roebic is one popular brand). This treatment stops the invasion of roots into your septic system's leach fields. During the summer drought this is the only place plants can find water.
- ☐ Cut back brush at least 30 feet from around all structures for fire safety as required by the California Department of Forestry and Fire Protection (CDF).
- ☐ Drip irrigation systems cut back on water usage and are easy to install. Combine with an automatic water timer (battery-powered ones are from \$40-50) and all your summer vacation trips can be worry free.
- ☐ You can remove winter mold buildup from siding with a bleach and water solution.
- ☐ Septic systems should be pumped every 3-5 years. Has yours been pumped lately?



*As a community service I offer a free comparative market analysis, which will tell you the current value of your property.*

## RECENT SALES IN THE MENDOCINO AREA

### RESIDENTIAL

Address	Specs	Sales Price
15071 Caspar Road	Caspar Church	\$144,000
32100 Albion Rdg Rd	2br/2ba 4.9 ac	160,000
5191 N Hwy 1	2 br/1ba 1.14 ac	155,000
44868 Cypress Ct	2br/2ba condo	169,500
33300 Albion Rdg Rd	4br/1ba .97 ac	150,000
44739 Forest Ct	2 br/2ba condo	175,000
44585 LR-Airport Rd	4 br/2ba 4.08	175,000
44900 Gordon Ln	2br/2ba .9 ac	170,000
12051 Oakwood Rd	2br/2ba 1ac	220,000
9955 Warner Ln	3br/2ba 5.2ac	275,000
8155 N Hwy 1	4br/2.5ba 1.3ac	273,000
44915 Jack Peters Crk	3br/2ba 1.84 ac	245,000
6002 N Hwy 1	2br/2.5ba 1.04ac	340,000
45661 Cypress Dr	5br/3ba 1.5ac	380,000

### RESIDENTIAL

Address	Specs	Sales Price
5733 N Hwy 1	3br/3ba 1.19ac	519,000
44801 Main St	2br/1.5ba .25ac	444,000
14231 Pt-Cabrillo Dr	5br/3ba 5ac	485,000
15300 Seadrift Av	2br/2ba 2ac	605,000
13101 N Hwy 1	3br/3ba 23.41ac	687,500

### LAND

32550 Albion "C" Rd	1ac, many redwoods	51,000
40900 LR-Airport Rd	4.79ac, level, sunny	130,000
33901 Carson Hill Rd	5ac, ocean views	173,000
44700 Raven Ln	5ac, trees	169,000
44001 Buckhorn Cv Rd	20.8ac, whitewater views	340,000

*Rec'd 9/1/96 \$75*



**Seascape Realty**  
**Bill Crecelius**

45080 Little Lake Street, P.O. Box 583  
Mendocino CA 95460  
707/937-2121

BULK RATE  
U.S. POSTAGE  
**PAID**  
PERMIT #15  
MENDOCINO, CA 95460

*Address Correction Requested*

David Sverko  
10511 Wheeler St  
Mendocino, CA 95460