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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**SEPTEMBER 11, 2017  
MHRB\_2017-0010**

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**OWNER:** SPRING POND PROPERTIES, LLC  
44250 GORDON LANE  
MENDOCINO, CA 95460

**APPLICANT/AGENT:** MENDOCINO LAND TRUST  
PO BOX 1094  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to construct a wooden gabled-roof over a new electric vehicle charging pedestal; construct and paint two off-street parking spaces; and relocate water tower, shed, power meter, and fence. Note: Mendosa's Store is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I Landmark resource.

**STREET ADDRESS:** 10501 LANSING STREET, MENDOCINO (APN: 119-150-44)

**PARCEL SIZE:** 1.09-ACRES

**HISTORIC STRUCTURES:** On Site: Category I Mendosa's Store  
North: Category I Williams House  
South: Category IIa Historic Dwelling  
East: Category IIa Paddleford House  
West: Category IIa, IVb Historic Resources

**CEQA STATUS:** A Class 31 Categorical Exemption from the California Environmental Quality Act for restoration of a historical resource following the Secretary of the Interiors Guidelines for Preservation and Restoration of Historic Resources.

**PAST MHRB PERMITS:** 2008-34 Roof and gutters; 2004-10 parking lot , exterior alteration to warehouse and Paddleford, new sign; 2006-27 rebuild garage; 2006-43 driveway, water tank, roof equipment; 2007-32 light and sidewalk; 2007-51 parking and building alterations; and others.

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

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

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Reconstructions (Page 9), Demolition (page 10).

**APPLICABLE ZONING CODES INCLUDE:** MCC Section 20.760.045 Activities in All Historical Zoning Requiring Approval.

**STAFF NOTES:** The applicant has received a grant to install a vehicle charging station and proposes to locate it in the parking area adjacent to Mendosa's Warehouse and having access from Howard Street. Two parking spaces would be constructed. Each charging station would be concealed with a wooden

gabled roof. The project would include relocating an existing water tower, shed, power meter, and fence. See application project description questionnaire and plans submitted for additional details.

**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.

**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 has 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. To establish that site-work satisfies the requirements of MHRB Permit 2017-0010 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 2017-0010 have been satisfied.
6. Any Building Permit request shall include MHRB Permit #2017-0010 (attached to or printed on the plans submitted).

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-2017-0010  
Date Filed 08-01-2017  
Fee \$ 2,179.00  
Receipt No. PDJ-016779  
Received by WALDMAN, J. (J)

Office Use Only

**MHRB APPLICATION FORM**

Name of Applicant <u>Mendocino Land Trust</u>	Name of Property Owner(s) <u>Spring Pond Properties LLC</u>	Name of Agent <u>Mendocino Land Trust</u>
Mailing Address <u>P.O. Box 1094 Mendocino, CA 95460</u>	Mailing Address <u>44256 Gordon Lane Mendocino, CA 95460</u>	Mailing Address <u>P.O. Box 1094 Mendocino, CA 95460</u>
Telephone Number <u>(707) 962-0470</u>	Telephone Number <u>707-813-7754</u>	Telephone Number <u>(707) 962-0470</u>
Assessor's Parcel Number(s) <u>119-150-44-00</u>		
Parcel Size <u>1.09</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres		Street Address of Project <u>10501 Lansing St.</u>

**TYPE OF DEVELOPMENT**  
(Check appropriate boxes)

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

**RECEIVED**

**AUG 01 2017**

**PLANNING & BUILDING SERV  
FORT BRAGG CA**



# 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.

### CONSTRUCTION DESCRIPTION (SEE ATTACHED PLANS)

- Relocate water tower, shed and power meter, and fence according to owner.
- Construct two-car parking spaces for electric vehicles, divided by a "no parking zone." Parking spaces will be made of 6" 2500 psi concrete. Paint for parking spot labeling will be white. There will be concrete wheel stops at the ends of both spots. The grade around the new lot will be made of class II crushed aggregate base.
- Construct charging pedestal for EVs at end of lot between two car spaces. The 44-inch high pedestal will be covered by a 65.25 inch structure. 3x3" steel tubes will provide support for the redwood shingled roof.

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

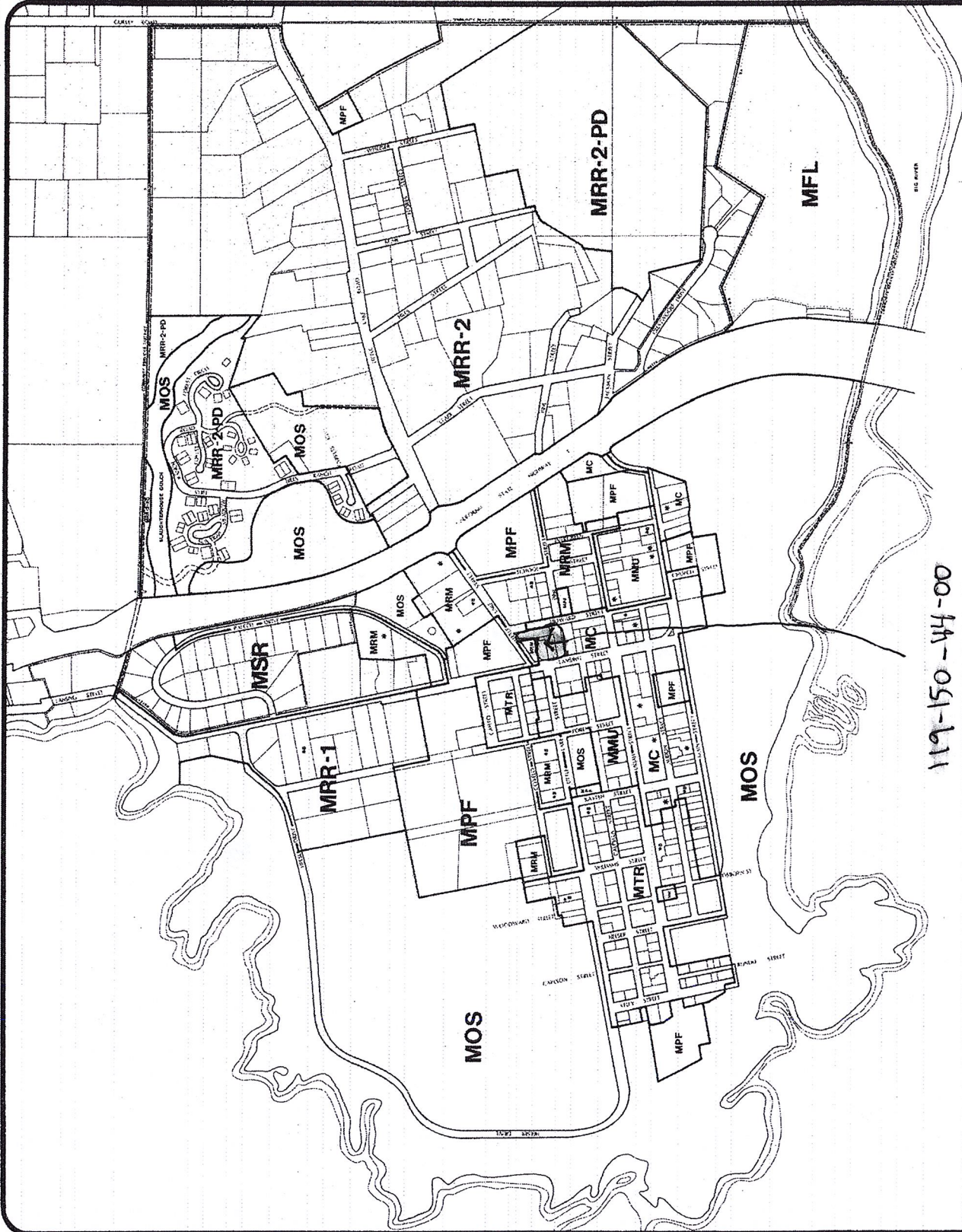
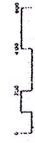
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 105 sq. ft.
- What is the total floor area (internal) of all structures on the property? 66 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? 0 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



00-44-051-611

**Figure 3. Parking Layout**

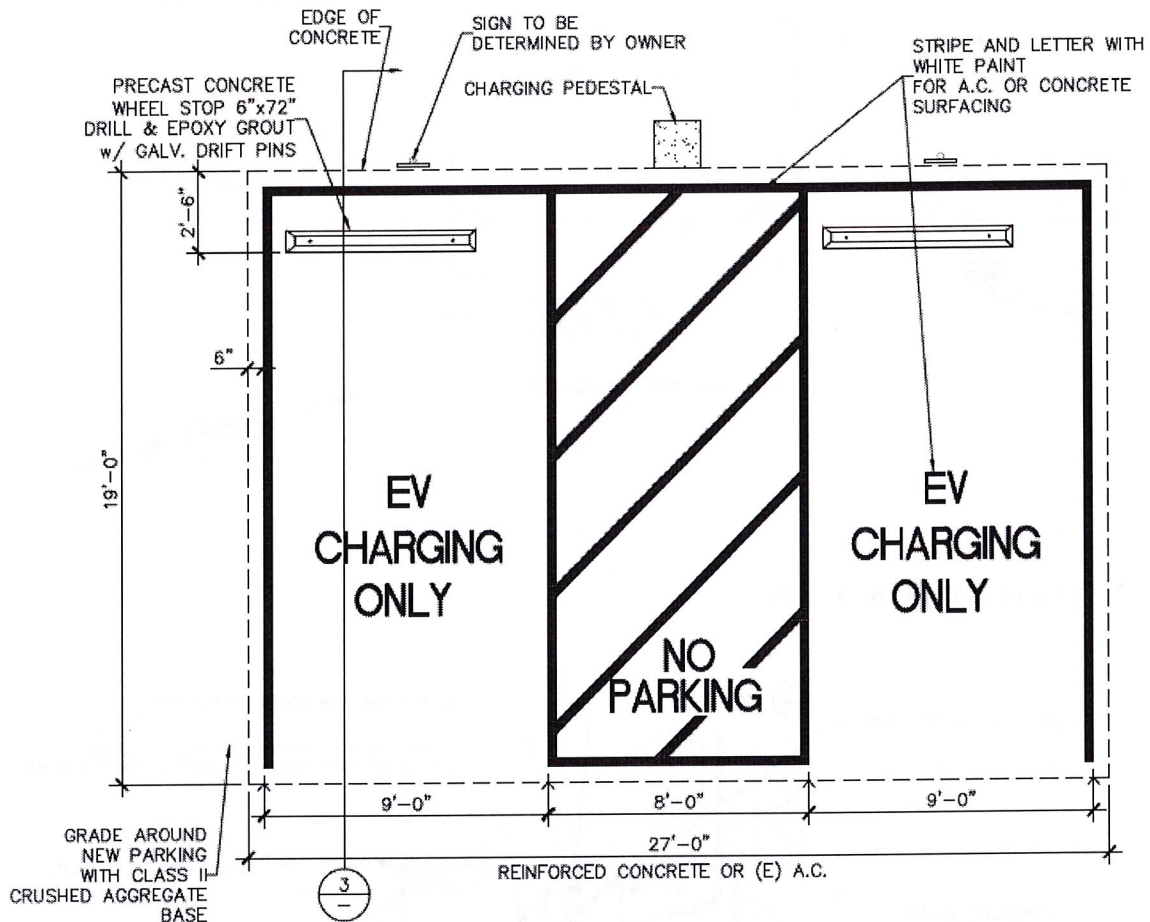
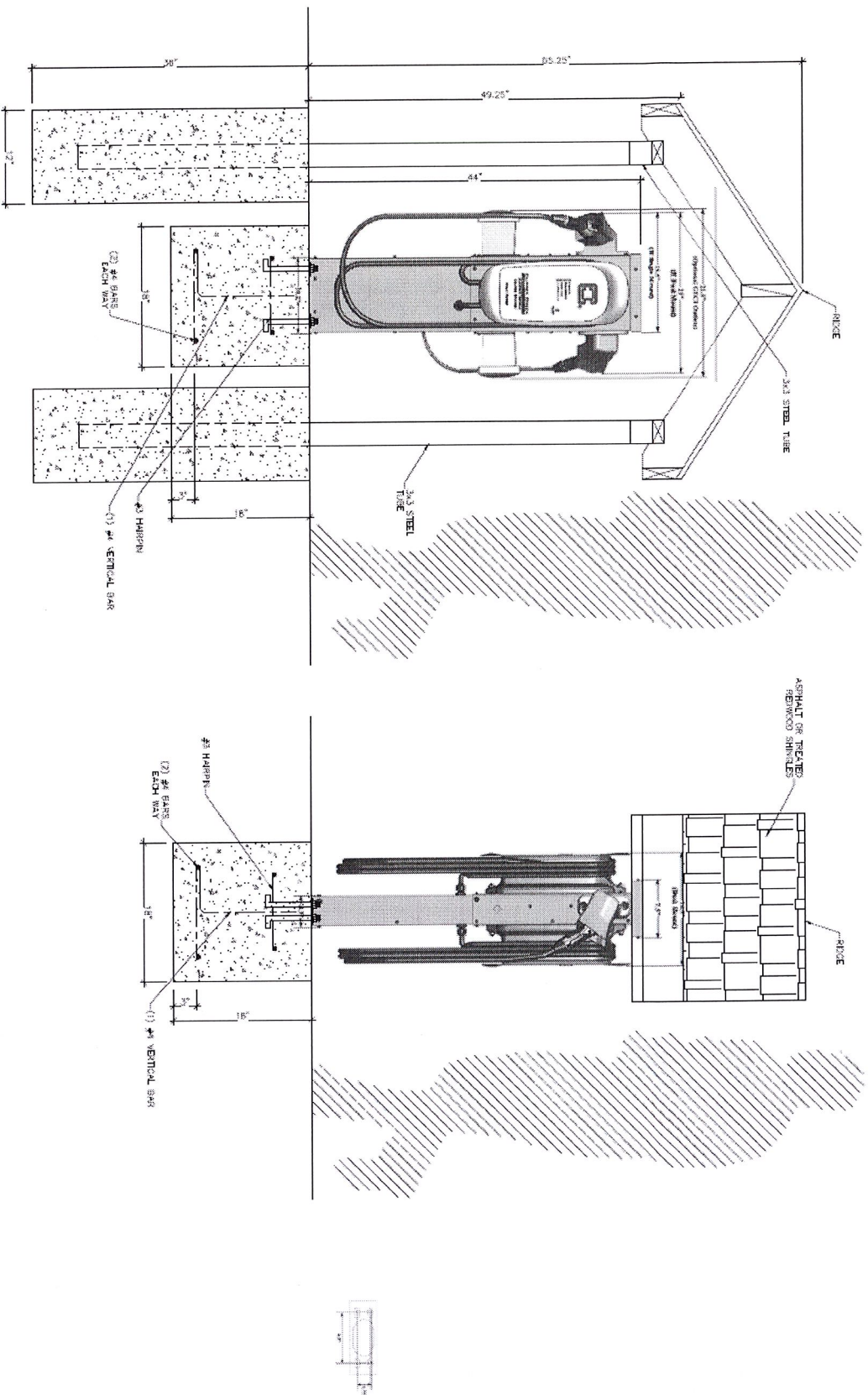


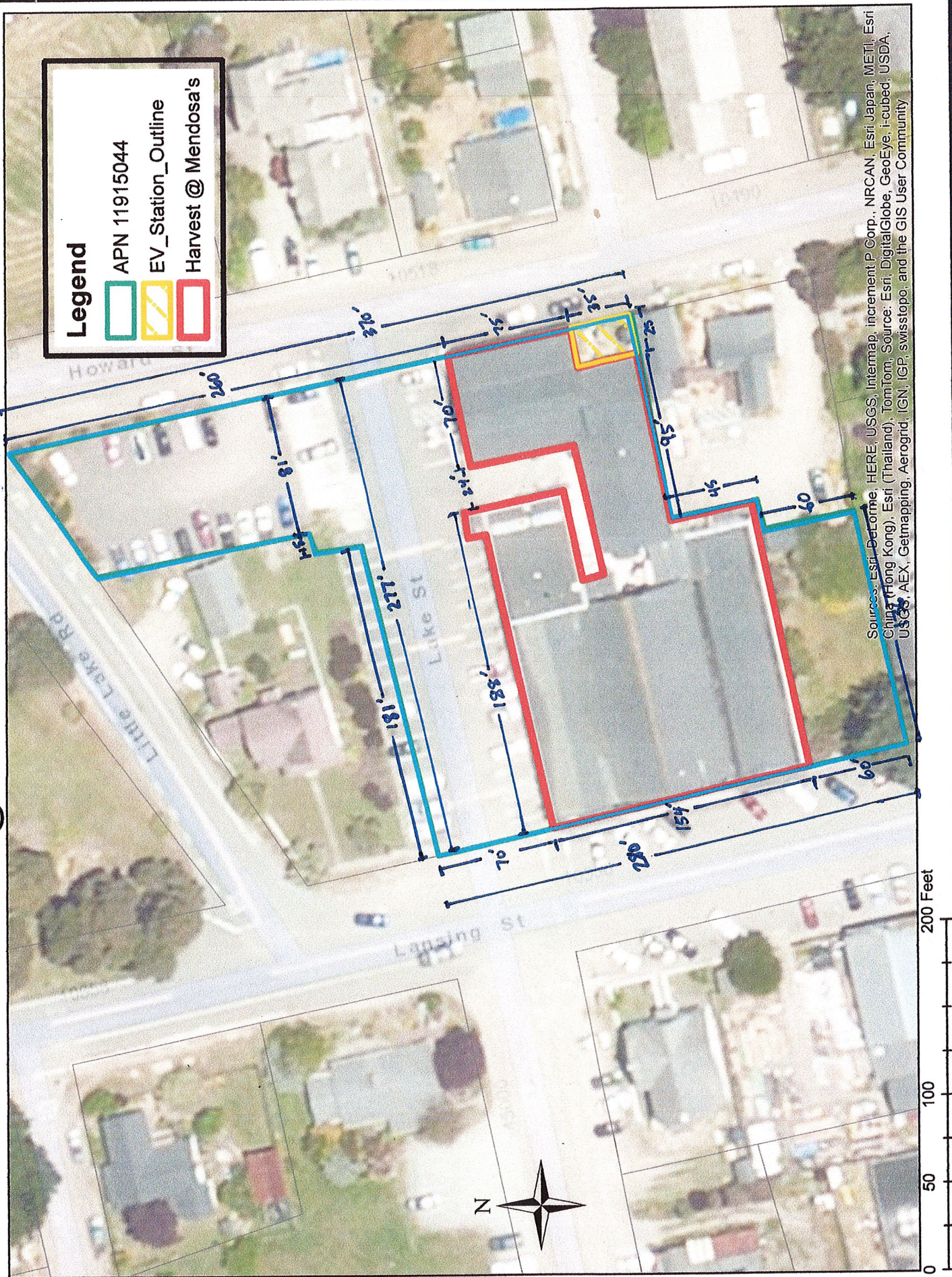


Figure 4. EV Charging Station with Roof Cover





# Harvest @ Mendosa's EV Station Plot Plan

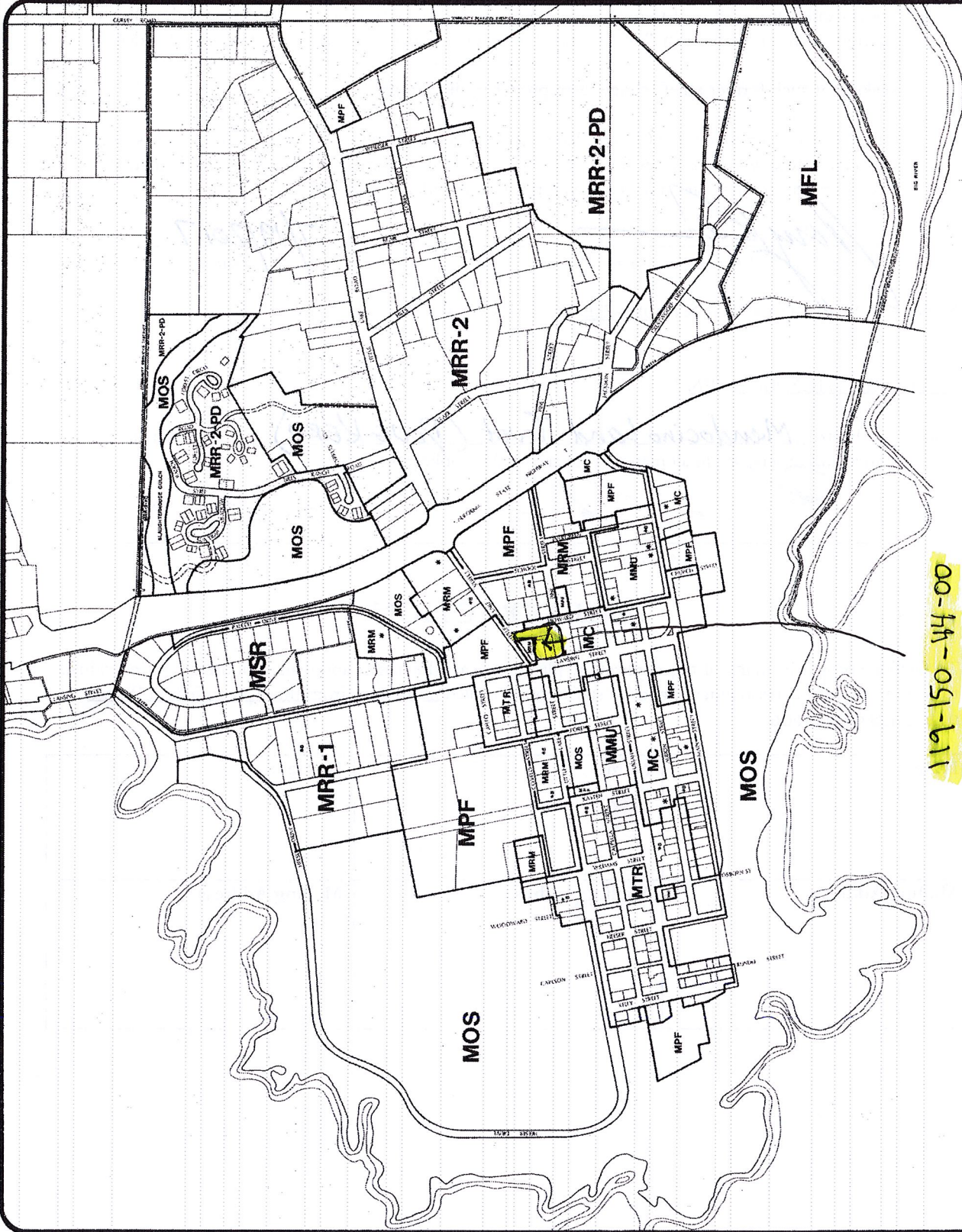




# MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS  
January 29, 1998

This Ordinance was adopted by the Board of Supervisors of Mendocino County, California, on January 29, 1998, and is hereby published for public information. The Ordinance is effective on the date of its adoption.



119-150-44-00

Per Eleanor F. Sverko Oct. 1997

APN: 119-150-04

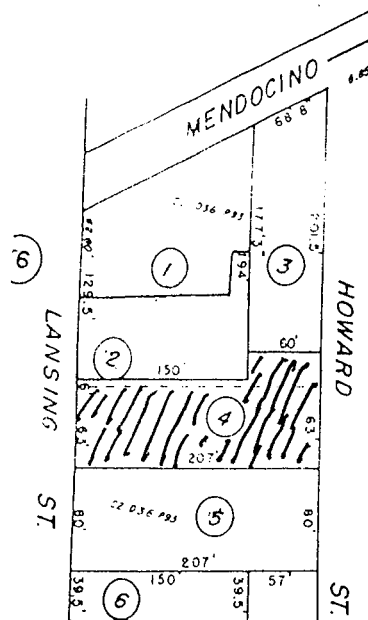
MHR: E-40 Landmark No. I  
10501 Lansing Street

**MENDOSA BROS. STORE**  
(since 1909)

*The history of Mendosa's Store is written up in the Mendocino Beacon issue of Oct. 18, 1984, and of the Mendosa family/store in the book "Early Portuguese Families of the Town of Mendocino", page 369.*

*This building was surveyed for the State Office of Historic Preservation by the writer in July, 1987.*

Frank J. Mendosa (from the Azore Islands) lost an arm just above the elbow in 1902 at the Mendocino Lumber Mill. He already owned a lot with a small building on it on Lansing Street, and there he opened a saloon and "chop house" assisted by his daughter, Mary. In 1909, prohibition closed the saloon and Mendosa opened a grocery store, expanding the building another 30 feet.



Mendocino Beacon, Sept. 2, 1916, notes Mendosa has considerably enlarged his store.

Beacon issued, 9/7/1920, 9/25/1920, 10/16/1920, and 11/6/1920 reference Mendosa's big new store, (see file) and a cement sidewalk installed in front with light posts at each end.

In January, 1926, Mendosa added 20x30 feet to his warehouse in the rear of the store.

In September, 1923, Mendosa added a large water tank in the rear of their store as a protection against fire. (This water tower was permitted by the California Coastal Commission to be razed in July, 1983, despite an appeal by local activists.)

In September, 1951, Mendosa's store underwent major improvements and a new warehouse was built at the rear of the store. The portion formerly used for feed and storage has been enlarged ....

In September, 1968, a county building permit was issued to Mendosa's to repair fire damage in the amount of \$2000.



Mendoza's con't.

Beacon issue, Sept. 25, 1980, Mendoza's store undergoing remodeling. (*If memory serves the writer correctly, this is when they separated the "old store" from a new supermarket style store on the north side*).

Expansion to south side of main store ??? In 1982, Mendoza's rented space in the south side of the building to "Deja Vu" and also to "Fine Line Gallery".

In October, 1980, Mendoza's applied for an expansion of the north side of the store, 30 feet northerly into the parking lot, and expanding the parking lot to within five feet of the south wall of the historic "Williams House", 119-150-01 and were granted a permit by MHRB. This expansion was appealed to the County Board of Supervisors by Sylvia Coddington and the permit was denied.

In 1989, Mendoza's applied for a Coastal Commission permit to expand the parking lot 15 ½ feet north into parcel 119-150-01 and were granted permission.

See File 119-150-02 and 03 for additional info on Mendoza parking lots.



# HISTORIC RESOURCES INVENTORY

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

## IDENTIFICATION

1. Common name: MENDOSA'S
2. Historic name: Mendoza's General Store
3. Street or rural address: 10501 Lansing Street  
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-150-04 MHR # E-40
5. Present Owner: Mendoza Bros. Address: P. O. Box 85  
City Mendocino Zip 95460 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: General Store Original use: Saloon/Restaurant/Store

## DESCRIPTION

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

Started as saloon, expanded floor space to include small restaurant, expanded again and changed to general store, there have been continuous remodeling and expansions up through the years.

The "old side" to the south is now hardware, furnishings, school supplies, electrical appliances etc. The "new side", (north) is a super market type grocery store.

Two story gable with extensive Greek Revival Facade (Temple Style) false front. Siding is Redwood shiplap and wood shingle, plus vertical tongue & groove 1 x 4' redwood. Roof is composition shingle. Additions to north and south and extensive alteration to front (west).

Attach Photo(s) Here

8. Construction date:  
Estimated \_\_\_\_\_ Factual 1909
9. Architect \_\_\_\_\_
10. Builder \_\_\_\_\_
11. Approx. property size (in feet)  
Frontage 63 Depth 207  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
July, 1987

13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: numerous through the years
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings X Densely built-up \_\_\_\_\_  
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Parking lot north, vacant parcel south, warehouse in rear of store to the east.

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

"Book "Mendocino" Stebbins/Bear, 1973) Frank J. Mendosa was born in 1851 on the Island of Flores in the Azores.... he came to California in 1871, was employed in logging operations and the mill in Mendocino ... he married Isabel Lopes and raised eight children "Antone, Mary, Frank, John, Joseph, William, August and Alex". The father lost his right arm in a mill accident.. and owning a lot on Lansing Street with a small building on it, and with the help of his oldest son Antone, started a saloon - business improved and with the help of Mary he opened a Chop House.... Frank Mendosa died in 1924. The general store was operated co-operatively by the boys; William, August, Joseph, John, who worked in the store daily. They were joined in the 1930's-40's by Isabel (Lewis) Sandbothe, dau of Mary, and her husband Raymond Sandbothe, and later by Alvin Mendosa and wife Jeanette (son of Joseph). After 78 years, the Mendosa family continues to operate the business. Alvin & Jeanette have in recent years established their own Mendocino Market on Ukiah Street.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture X Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

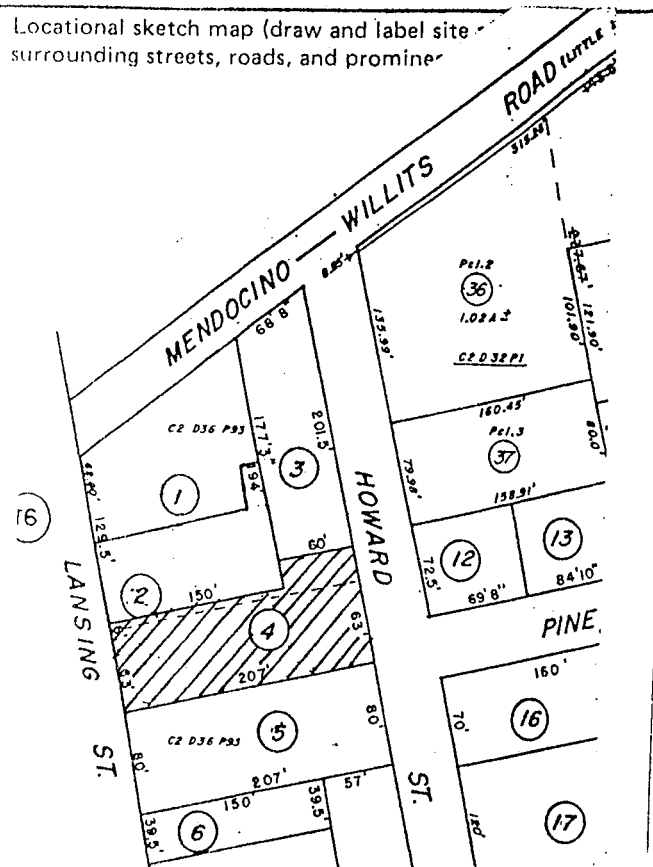
#### Mendocino cultural history.

21. Sources (List books, documents, surveys, personal interviews, and their dates).

Mendo Hist Research files,  
Book "Mendocino"  
Eleanor Sverko personal knowledge  
Leventhal, archi & Fletcher

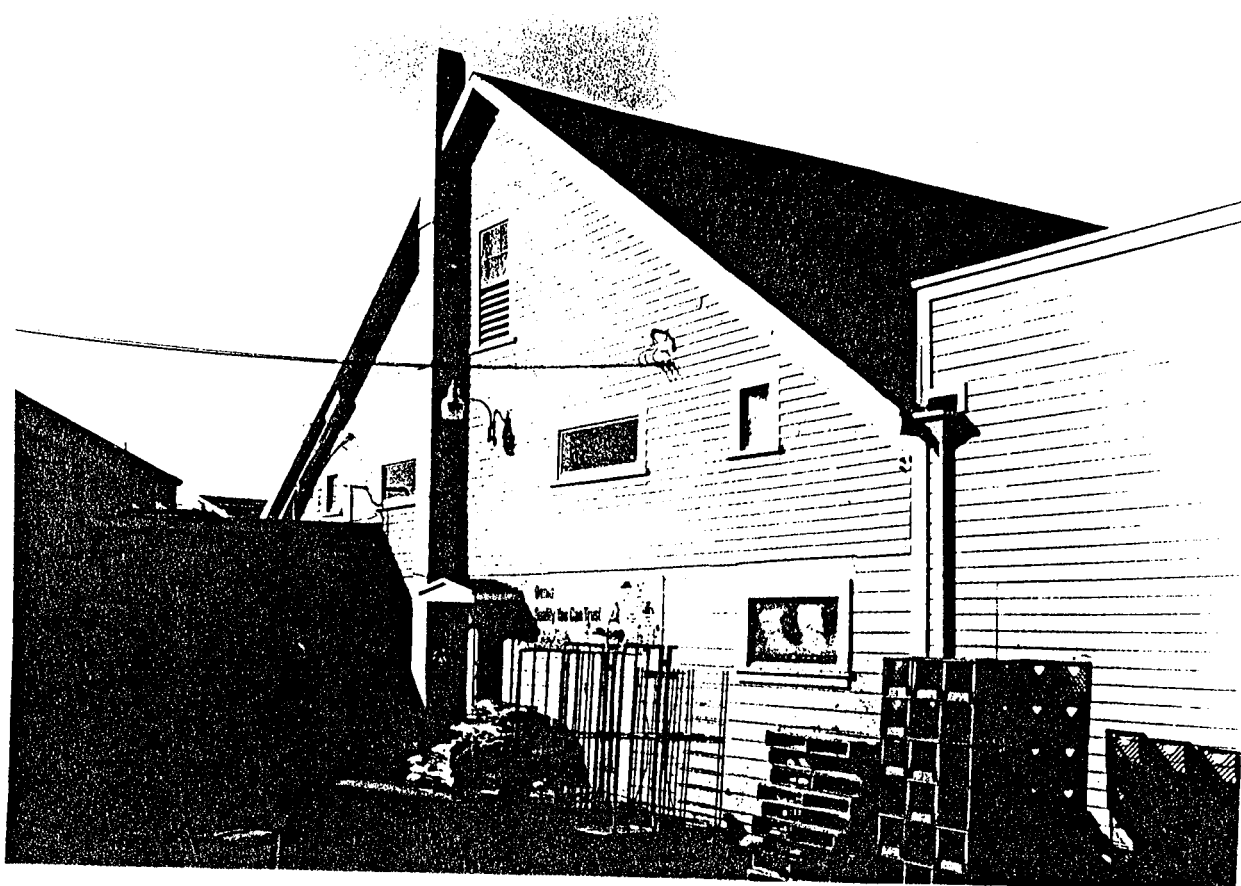
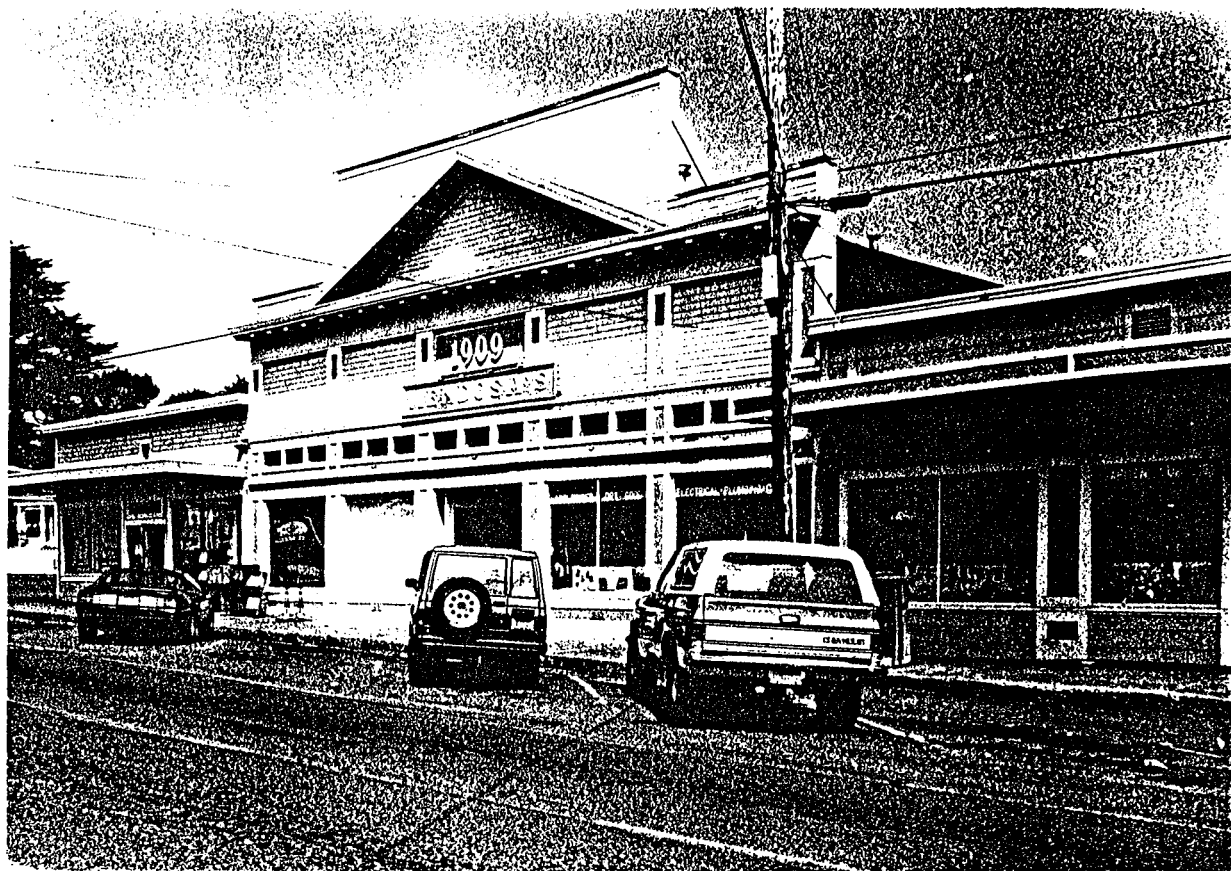
22. Date form prepared Sept. 20, 1987  
By (name) Eleanor Sverko, co-ordinator  
Organization County of Mendocino  
Address: 10511 Wheeler St.  
City Mendocino Zip 95460  
Phone: 707-937-5974

Locational sketch map (draw and label site, surrounding streets, roads, and prominent features)





E-40 Mendosa Store 1909  
10501 Lansing St.



# Mendosa's store 75 years old this month

119-150-04

BY ROB FOWLER

"Frank Mendosa had his right arm cut off at the Mendocino Mill yesterday afternoon. He was at work at the mill saw, and had just thrown in gear the lever that works the overhead rope with which the logs on the mill saw carriage are handled. It seems he must have stepped into the rope coiled upon the floor, for he was thrown from his feet and his right arm was caught in a loop of the rope. Mendosa was drawn to the floor through which the rope passes. The rope was instantly tightened and the unfortunate man's arm was cut in two almost as neatly as though it had been done with a knife. The cut was just above the elbow."

Mendosa is an old and well-known mill hand who is well liked by everybody. He has a large family, which makes his accident all the more regrettable."

Reprinted from the Mendocino Beacon, June 14, 1902

The accident, so graphically described in the pages of the past, served as the catalyst for the general merchandise store which was stated in October, 75 years ago.

With one less limb to work with, Frank Mendosa knew instantly his life-long work in the lumber industry was over.

He was born in 1851 on the island of Flores in the Azores. Wrote son William Mendosa in 1972:

"As a youth, he embarked on a whaling vessel and made several trips around Cape Horn. However, finding this life very strenuous, he landed in Boston where he worked as a longshoreman; and then decided to go to California... (where) he secured employment in the Caspar woods as a whistle boy,

and later as a bull team driver in their logging operations."

Once he had earned money, he bought passage for his three sisters and father, and married Isabel Lopes, who had recently arrived from the Azores.

After working in the Mendocino Mill, however, the accident which took his arm forced the family to look elsewhere for survival. They owned a lot with a small building on Lansing Street. So, with the help of his oldest son, Antone, he decided to open a saloon.

"The first day in the business he sold one glass of beer for 5 cents," recounts William. "But in time business improved, and he opened a 'Chop House'" (restaurant) where Mary (his daughter) cooked.

But in 1909 prohibition acted almost as cruelly as the mill accident, closing his saloon. He opened a small grocery store by borrowing money. The older sons now worked the mill and turned their checks over to pay the debt. At that time, "Jarvis & Nichols" was the major general merchant in Mendocino while a number of smaller stores operated.

Starting a store did not make life easy.

"All merchandise for Mendocino arrived via boat to the Point and had to be hauled (uphill) in a two-wheel handcart to the store... (Frank Mendosa) could neither read nor write... When alone in the store waiting on a customer, he made a mark in the day book for each item he sold, and later told the boys from memory exactly what it was and the price," William wrote.

Mendocino columnist Don Burleson recounted more about the advancement of the store in a 1977 Mendocino Memories.

"Pretty soon every inch of space was crowded with pots, pans all manner of merchandise. In fact, merchandise was hung from the rafters and hooked poles were used to lower desired items."

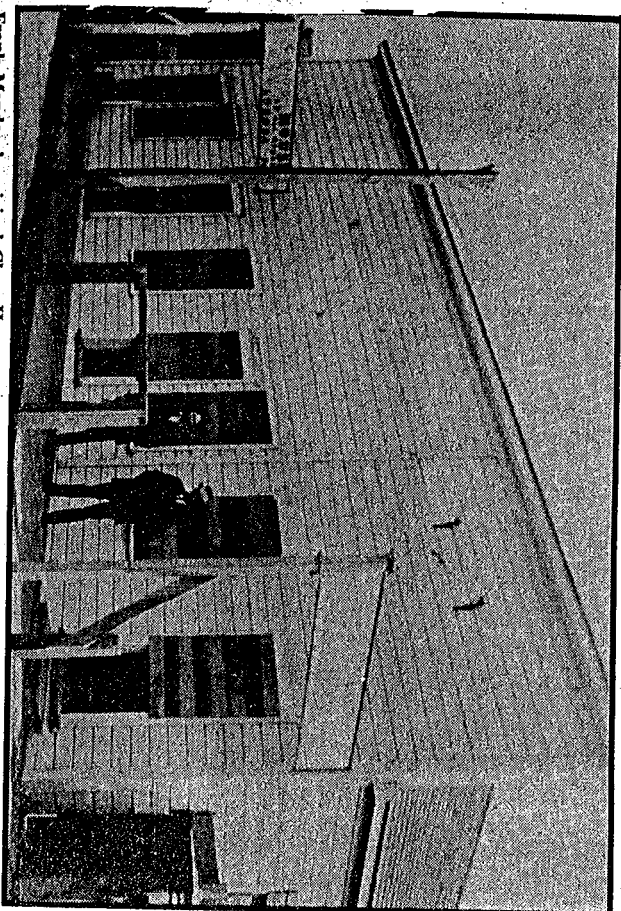
"The store was extended another 30 feet on to the lot

"The upstairs, outlasted all the other established mercantile businesses which controlled the trade back when Frank Mendosa lost his arm... Frank Mendosa's cloud certainly turned out to have a silver lining," Burleson wrote.

The business is still managed by the family and owned by

Bradley. Bradley began full management of the entire store this year after having worked in management for several years for the business.

The most noticeable changes include: a complete new paint job, remodeling the front en-



Frank Mendosa's original Chop House

(looking like a tunnel). Eventually, the 900 square feet became as crowded as the original 450 and the family decided on a novel experiment of enlargement... They hired Raymond Valentine to build what is still known as "The Main Store."

When the sons returned home from World War I in 1919, the store became a partnership known as Mendosa's, as it is today.

several original members who live in Mendocino or have since moved.

During the past five years Mendosa's has undergone an estimated \$100,000 worth of structural and esthetic renovation

the first extensive work on the building in approximately 30 years. Plans to expand the store further are being considered, but are uncertain at this point, according to general manager Robert

trance way to the style of the earlier store; remodeled cashier booths; a new produce case; and expanded meat market, beverage area and wine section.

The changes in operating hours to earlier and later hours, which began this summer, are expected to continue until it is infeasible and an interior paint job is planned for this winter.

Mendocino Beacon

9/25/1920 .. J. R. Smith of East Mendocino is engaged the past week laying a cement sidewalk in front of Mendosa's new store on Lansing St.

Beacon, 10/16/1920 F. J. Mendosa's fine new store is being painted this week. E. D. Woodworth and Ray Valentine of East Mendocino are doing the work.

Mendocino Beacon  
Nov. 6, 1920

**MENDOSA'S BIG STORE  
NOW FULLY-COMPLETED**

The big new store of Frank J. Mendosa received its finishing touches this week and is now complete as far as the exterior is concerned. The front of the store is practically all plate glass, it covering a space of some forty feet and the two large display windows add greatly to the appearance of the store. These were skilfully installed by Ray Valentine.

A broad cement walk extends the entire front of the building and is a big improvement that helps out the general ensemble. Mr. Mendosa has placed a traffic post with lights at either end of the walk.

The interior of the store is finely lighted with subdued lights, installed by E. B. Miller of East Mendocino. The woodwork of the interior of the store has been stained or painted by Elmer Woodworth.

The new store is indeed, an addition to our town and a credit to Mr. Mendosa and those who constructed it.

Beacon, 8.7/1920

**STORE NEARING COMPLETION**

Frank J. Mendosa's big new store is fast nearing completion under the direction of Ray Valentine who has the construction work in charge. The exterior of the building has been painted which adds materially to its appearance.

Beacon, 8/28/1920 Alex Mendosa arrived home this week from S.F. where he will join his brothers in the store. He has just completed a course at Heald's Business College.

**Beacon, 9/4/1920 MENDOSA'S STORE  
NEARING COMPLETION ..**

The new store being erected by F. J. Mendosa is fast nearing completion and during the past week the entire stock of his former store has been moved into the larger building. The store is a very creditable addition to the town and Mr. Mendosa and his sons are to be complimented for their enterprise. Ray Valentine has been in charge of the construction.

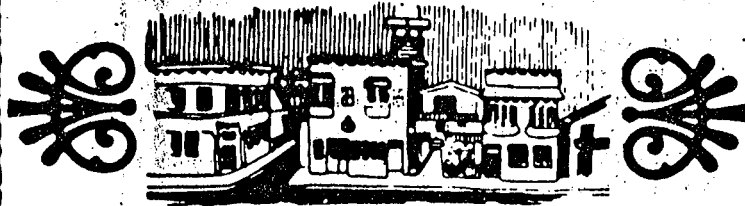
Beacon, 1/23/1926

**ENLARGES WAREHOUSE**

The Mendosa firm are making an addition to their warehouse 20x30 feet in extent to accomodate their large stock of grain and feed which they are now carrying.



# JACK'S CORNER



By JACQUES HELFER

After five years on the coast Lt. Jay Miller of the Sheriff's department is being transferred to Ukiah. He will be replaced here by Sergeant Tony Craver and Sergeant Robert Smyth.

places of special ecological interest.

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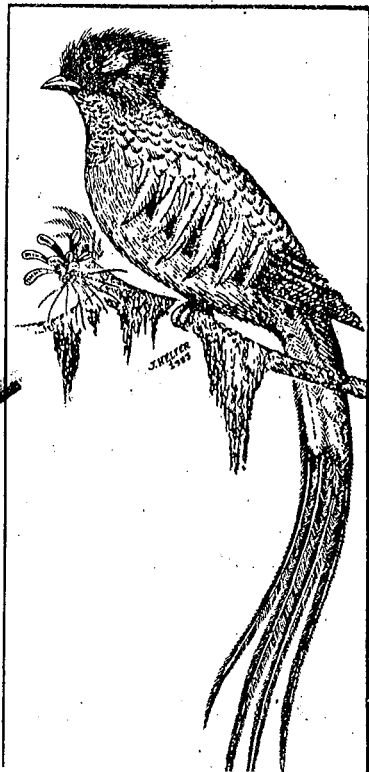
After all the hoo-hah died away the final Coastal Commission permit was obtained and the decrepit Mendosa water tower was pulled down by a tow truck. Scarcely anyone except immediate neighbors seemed to notice.

Interference by local activist buttinskies added about \$800 to the expense of getting rid of that dangerous structure.

\*\*\*

I was amused by the picture of the three smiling MCA activists on the Beacon front page last week. Only one of the three owns a home in Mendocino. Grail Dawson rents and Jan Desipio used to rent here but now lives elsewhere.

Their unsubstantiated boast of a "200-person support



9-15-1983

119-150-04

The Mendosa's have erected  
a large water tank in the  
rear of their mercantile establishment  
as a protection against fire.

chuckholes!

amphibians were seen. Bell

for

s and fea-  
Americans.  
napter pro-  
serve their  
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and health  
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Sept. 9

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# A Backward Glance Through Early Files

February 13th, 1897  
Railroad For Lake

The Lake County supervisors have granted the Clear Lake Electric Power Company a franchise to construct and operate a railroad, telegraph telephone, and electric light line for a period of 50 years. Under the condition of the franchise the building of the railroad must be commenced within three years. Five thousand dollars must be spent the first year and \$10,000 in two years or the franchise will be forfeited. The road is to run from Clear Lake to Vallejo.

## The Mail Route

The irregularity with which the mail has been arriving during the past ten days demonstrates that a change is needed somewhere in the mail route, and the consensus of opinion is that if the old Cloverdale route was reopened we would not have the delay with the mail that we now experience. With the Cloverdale route was reopened would have almost if not quite as convenient communication with Ukiah as now, and it would probably be much more satisfactory.

## A Spotted Calf

A curiosity and one of the prettiest things yet discovered in the sheep family is owned by C. M. Iverson, of Iverson. It is a lamb covered with red and white spots. The end of the tail is white, then there is red, then white and so on until the nose is reached, which is black. The lamb with its spotted coat attracts much attention.—Record.

## Death of an Aged Resident

On last Sunday morning Caroline, wife of Peter Hanson, died at her home in this place at the ripe age of 82 years. She had been an invalid for a number of years and lately had become quite helpless, and her faculties had become somewhat im-

government experts have now discovered that many of these reputed amounts were never paid by Yates.

September 22nd, 1951  
Golden Jubilee Observed  
By Local Chapter Of  
SPRSI State Officers Attend  
Sunday, September 16th, was an auspicious occasion for members of Council No. 41, S.P.R.S.I., for on that day the members were celebrating the 50th anniversary of the organization.

Only two chapter members remain from the original group. Mrs. Marian Pimentel of this place, and Mrs. John Silva of Oakland. Mrs. Silva was unable to be present and sent her regrets.

A Grand meeting was held in which three Grand Officers presided. Present for the golden anniversary were Supreme President Mrs. Marie Rose of San Diego; Past Supreme President Mrs. Marie Machado of Hayward and Mrs. Mamie Silvey of Concord, Past Supreme President and Deputy of the above named Council.

A sumptuous dinner, with baked ham as the entree, was served at noon with Mrs. Elsie Fraga and Mrs. Clara Madiera making all arrangements and cooking the dinner.

Speeches made by the Grand Officers were appropriate to the occasion and roundly applauded.

Much credit is due Mrs. Fraga and sister, Mrs. Madiera for their untiring efforts in making the affair the success that it was.

## Major Improvements

At Mendosa's  
Mendosa's Store on the main highway, is undergoing

extensive improvements, and the first step is a new warehouse at the rear of the store. The portion formerly used for feed and storage has been enlarged to take care of the ever increasing business of this Mendocino firm.

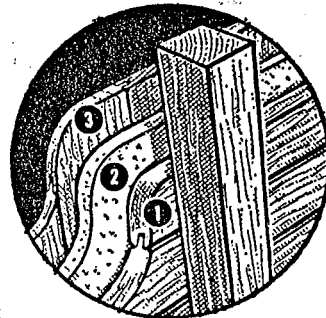
According to Bill Mendosa "this is just a start" and the improvements contemplated will take a period of over six months to complete.

Bill Bartle, local contractor, is in charge of the improvements.

## Bad Fall From Ladder

Twelve year old Charles York, son of Mr. and Mrs. Taylor York, of Point Arena, had a fall from a ladder Tuesday evening landing on some broken glass. He was rushed to Fort Bragg where six stitches were taken in his wrist and he was brought home again. Glad it was no worse.

## Overbuilt?



Our unique cross-banded wall system: 1-INTERIOR: 1½x6 T&G Redwood; 2-INSULATION; 3-EXTERIOR: 1x8 T&G Redwood — combined with Post & Beam framing and brilliant design. A No-maintenance home of rustic beauty, built the old way.

**PACIFIC FRONTIER HOMES**  
Manufacturers/Builders.  
275 So. Main, Fort Bragg  
(707) 964-4462  
Blueprint Service  
Truck, rail or container shipments

FOR LAND'S SAKE

## Mendocino Memories

from  
Beach  
Don B

### 25 YEARS AGO

July 25, 1958

"The new addition to Mendosa's store on the Main Highway (which then was Lansing Street) is progressing nicely and within a week or so carpenters will start work on the interior of the building. The new addition, on the south side of the building will be 34 feet by 110 feet and will be used to house the new furniture department and also accommodate the large electrical appliances and hardware. The new annex will be opened during the fall."

September, 1968 Building permits issued

Mendoza's Repair Fire Damage, Mendocino \$2000

Beacon, 9/25/1980

Mendoza Store remodeling, 119-150-04  
new flooring, etc.

Mendoza Bros. (Robert A. Bradley)

83-04 dismantle water tower  
Jan. 4, 1983 Approved

81-72 replace grocery doors with wider wood  
doors at 10501 Lansing St.  
Dec. 7, 1981 Approved

Katherine A. Henderson

82-08 sign "Deja Vu" at 10501 Lansing St.  
March 1, 1982 Approved

82-07 sign "Deja Vu" at 10501 Lansing St.  
Feb. 1, 1982 Approved

119-150-04

Hap Tellman

82-19 paint storefront (Mendoza's #16) and  
erect sign for Fine Line Gallery  
June 7, 1982 Approved

119-150-04



sage to San Francisco, \$6 cabin and \$4 steerage; freight \$2 per ton.

### MARINE INTELLIGENCE Bear Harbor

Arrived—  
Aug. 22 — Stmr. Westport, Jacobs.  
Aug. 25 — Stmr. Cleone, Urry.  
Sailed—  
Aug. 24 — Stmr. Westport, ties, San Pedro.  
Aug. 25—Stmr. Cleone, Usal

Arrived—  
Aug. 30—Stmr. Therese.  
Sailed—  
Sept. 1—Stmr. Therese, tan bark, S. F.

### Caspar

Sailed—  
Aug. 29—Schr. Maxim, lumber, S. F.

### Westport

Arrived—  
Aug. 29—Stmr. Whitesboro, Johnson.  
Aug. 30—Stmr. Caspar, Anfindsen.  
Sept. 1—Stmr. Record, Jensen.  
Sailed—  
Aug. 24—Stmr. Whitesboro, ties and posts, S. F.  
Sept. 1—Stmr. Caspar, ties, San Pedro.  
Sept. 3—Stmr. Record, bark, S. F.

### September 2, 1916

Captain Edward Jahnsen, known as the "father of the steam schooner business," died at Astoria last Wednesday. Some thirty years ago, when the project of putting steam power into coast-wise lumber vessels was first proposed, Captain Jahnsen was in the employ of the L. E. White Lumber Company. He designed and supervised the construction of the Whitesboro and Greenwood, and later was in command of both vessels. He was also, at one time, master of the steamer Point Arena which plied between this port and San Francisco.

The warehouse of the Mendocino Farmers' Club, which is located in Eugene Brown's store building on Main Street, was the scene of considerable activity this week.

The first consignment of fruit shipped by the Farmers' Club will leave here on the Sea Foam today for San Francisco, and will consist of over 100 boxes of apples, twenty-five of pears and 15 boxes of French prunes. Most of the fruit comes from orchards in

the Comptche section.

The Northwestern Compo Board Company, an Oregon concern, has acquired a site at Fort Bragg for the manufacture of compo board, which is used a great deal in the East for the finishing of the interior of houses. Redwood waste is to be used in the manufacture of this product and the entire refuse of the Fort Bragg mill will be utilized. The plant will be the first one of its kind to be installed in California.

The Navarro Ridge School opened last week with Miss Felicitas Rafter as teacher. This is Miss Rafter's fourth term teaching here, and she is very successful. Eighteen pupils in attendance.

Albert F. Hanson, of Mendocino, and Bertha Haskett, of Fort Bragg, who are attending the University of California, are among the junior and seniors in the College of Letters and Science whose work has been of such high quality as to win them the opportunity of registering as "Candidates for Honors."

Among our new advertisements this week is that of Frank J. Mendosa, dealer in general merchandise.

Mr. Mendosa's store on Lansing Street has recently been enlarged to a considerable extent. This enables him to carry an extensive stock of goods,

and he now intends, through the Beacon's advertising columns, to solicit the patronage of the people of Mendocino and vicinity, by informing them of the nature and quality of his goods and the bargains he is prepared to offer them.

Mr. and Mrs. C. B. Mallory, Misses Ethel and Hazel Mallory and Wallace Mallory left Thursday for an auto tour of the central part of the state and a visit to the State Fair at Sacramento.

After two weeks' visit here with relatives, Miss Carrie Marshall left Saturday to resume her duties at the Fairmont hospital in San Francisco.

Leslie Woodworth left on the Sea Foam Saturday for Oakland, where he will make his future home.

### September 7, 1946

On September 3rd, the Mendocino high school began its new term with a much larger attendance than last year. With the addition of Junior high students from the local and neighboring elementary schools, the enrollment is now around ninety students.

Two new teachers are added to the faculty: they are Miss Wood, who teaches music and Miss Young who handles the Home Economics department. Mrs. Genise, Miss House, Mr. Fry, Mr. McCormick and Mr. Lieftrick as Principal,

complete the faculty.

A 7 lb. 11 oz. son was born at the Redwood Coast Hospital at Fort Bragg on September 3rd to Mr. and Mrs. Henry Stormetta of Point Arena. This is the first child for the couple. The little man has been named Toby Leon.

John Prien, of South Fork, Humboldt County, had a very close call last week when the car he was driving went over the bank near Westport and fell 300 feet before coming to a stop. Prien was brought to the Redwood Coast Hospital where he stayed for a day and was then discharged. The only injuries he received was a severe shanking up.

Prien was driving south and met Bill Simpson driving north. The aged man did not know the road and pulled out sharply to let Simpson pass. When he pulled out, the car hit a soft shoulder and plunged down the cliff. Simpson immediately went down the bluff and succeeded in getting Prien out of the wrecked car. He was assisting the man to the road when Deputy Sheriff Ward

Reis arrived and brought Prie to the local hospital.

Mr. and Mrs. Charlie Cooper of Walnut Creek, spent the weekend here as guests of Mr. and Mrs. Robert Enckha.

Mr. and Mrs. Frank Webb of San Francisco have been in Mendocino for several of this week visiting with relatives and friends.

Mrs. Marie Connolly of Los Angeles is here visiting Mr. and Mrs. Victor Biaggi for couple of weeks.

### Albert R. Mertle

LICENSED  
General & Masonry  
CONTRACTOR  
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Free Estimates  
Phone 964-2086  
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FORT BRAGG, CALIF.



Better Service  
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BOONVILLE, CALIF. 895-3381

# NO MONEY DOWN

Take months to pay!

It's easy to  
own America's  
"most asked for  
by name" tire

Drive in TODAY  
Get our low price  
on your size!

The World Famous  
**Firestone**

Why buy  
just any

6. NEW APPEAL. See AGENDA HEADINGS description on page 21.

- a. Appeal No. A-3-SMC-89-13 (Gabbert, San Mateo Co.) Appeal by Merrill Harwood Bickford from decision of San Mateo County granting permit to Scott & Cathy Gabbert to legalize 4.61-acre lot, on Pescadero Creek Road near Dearborn Park Road, Pescadero, San Mateo County. (JS-SC)

7. COASTAL PERMIT APPLICATION. See AGENDA HEADINGS description on page 21.

- a. Application No. A-3-SMC-89-74 (Parallon Vista, San Mateo Co.) Application of Parallon Vista Associates for two community water wells, two monitoring wells, 240 sq.ft. pumphouse, 2,600 linear feet of 4" or 6" water line and 540,000-gallon water tank, in Princeton/Moss Beach areas, San Mateo County. (DSL-SC)

NORTH COAST AREA8. ADMINISTRATIVE PERMIT APPLICATIONS. See AGENDA HEADINGS description on page 21.

- a. Application No. 1-89-34 (Rubino, Mendocino Co.) Application of Joseph Rubino for mobile home for farmworker housing on 43-acre lot, at 26600 Highway 1, south of Point Arena, Mendocino County. (BJS-E)
- b. Application No. 1-89-98 (Raymond, Mendocino Co.) Application of Robert & Loisjean Raymond to remodel & convert single-family home into commercial use, at 45040 Main Street, Town of Mendocino, Mendocino County. (JSG-E)

9. CONSENT CALENDAR. See AGENDA HEADINGS description on page 21.

119-150-025

- a. Application No. 1-88-241 (Mendoza, Mendocino Co.) Application of Mendoza Brothers to expand parking lot, and reconstruct part of warehouse, at Mendoza Market at 10501 Lansing Street, Town of Mendocino, Mendocino County. (LL-E)
- b. Application No. 1-88-254 (Silva, Mendocino Co.) Application of Bill & Margaret Silva for trailer, trail to beach, power pole for drip irrigation, brickwork, pumphouse, pond, deck & fence, at 1100 Navarro Bluff Road, Navarro, Mendocino County. (JSG-E)
- c. Application No. 1-89-13 (Marin Co. Parks excavation) Application of Marin County Parks, Open Space, and Cultural Services Department to excavate 2400 cu.yds. from Pine Gulch Creek and excavate 2,000 cu.ft. from artificial berm at Pine Gulch Creek, Bolinas area of Marin County. (LL-E)
- d. Application No. 1-89-77 (Merrill & Pollard, Mendocino Co.) Application of Peggy Merrill & Donald Pollard for single-family home, garage, driveway, pumphouse, well & septic system, at 7455 North Highway 1, Little River, Mendocino County. (JSG-E)
- e. Application No. 1-89-81 (Sears, Mendocino Co.) Application of C.E. & B.N. Sears for 8-unit inn, at 44840 Main Street, Mendocino, Mendocino County. (JSG-E)
- f. Application No. 1-89-97 (Eureka riprap) Application of City of Eureka Department of Public Works to install riprap and remove fence at shoreline northeast of Dock B, near Waterfront Drive, Eureka, Humboldt County. (LL-E)
- g. Application No. 1-89-99 (Gibson, Mendocino Co.) Application of Westby Gibson for guest cottage & connection to well & septic system, at 32679 Atkins Way, Fort Bragg, Mendocino County. (FVF-E)
- h. Application No. 1-89-106 (Crescent City waterfront path) Application of City of Crescent City for pedestrian & bike path, access ramp & overlook with sidewalk, parking & street improvements, at Battery Point Lighthouse, B Street Pier waterfront area of Crescent City, Del Norte County. (JHM-E)

## Expansion appealed

Expansion of Mendosa's market, recently approved by the Mendocino Historical Review Board, is being appealed to the Mendocino County Board of Supervisors. The matter will be discussed at that board's Oct. 27 meeting in Ukiah.

Appealed by Mendocino resident Sylvia Coddington, the approval granted by the Review Board during their meeting last month would allow the market to add 3000 square feet of floor space to the north side of the building by extending the structure 30 feet further into the existing parking lot.

In the appeal Coddington contends the project is an "intrusion on

Continued on Page 2

## Appeal

Continued from Page 1

historic structure i.e., the store and the residence at the corner of Little Lake and Lansing Street."

Coddington is also contending the owners of Mendosa's did not follow California Environmental Quality Act requirements adequately by moving the intersection and increasing traffic problems.

As currently planned extending the building 30 feet further north would force parking vehicles to within five feet of an identified Priority 1 house.

Last month a "negative declaration" was approved by the Review Board making an Environmental Impact Statement unnecessary. The negative declaration was recommended by Daryl Mitchell of the County's Planning Department, because, he said, the proposed changes to the structure would be insignificant and would not seriously affect the surrounding environment.

3-13-1986

to the following BANK OF NATIONAL SAVINGS FIDELITY UNION, 3800 WEST AVENUE, CA 92666. date of the in- cation of this Sale, the total of the unpaid of the note(s) the above Deed with interest, as n the note(s), plus if any, under the he Deed of Trust, fees, charges and of the Trustee, is 1.17. ame, street, address phone number of tee or other person ing the sale is: (MENTAL AUX- COMPANY, 3800 Chapman Avenue, oor, Orange, CA (714)385-6083. a Norris for Trustee : March 6, 13, 20,

# **BLIC NOTICE**

**OUNCEMENT**  
Community ment Commission docino County is ng its 1986 ation program for come homeowners ties of Ukiah and ena. The program designed to utilize sed contractors to ovation of repairs. . will provide ., prepare con- vide plans and ons for each job, an active role in project manage-

s a considerable work available in of building trades. the first units is l to begin in ontracts will be

awarded through com- petitive bidding with each unit contracted separately.

If you have an interest in being included on the list of eligible contractors contact: **COMMUNITY DEVELOPMENT COM- MISSION, 405 W. Perkins Street, Ukiah, Ca 95482, (707)462-1901.**

Publish: March 6, 13, 1986.

## **PUBLIC NOTICE**

### **NOTICE OF WITHDRAWAL FROM PARTNERSHIP**

TO WHOM IT MAY CONCERN

PLEASE TAKE NOTICE that MAMIE E. MENDOSA, ALVIN MENDOSA, and LILA MENDOSA LONGO have withdrawn from the MEN- DOSA BROTHERS PARTNERSHIP, a part- nership formerly composed of MAMIE E. MENDOSA, ALVIN MENDOSA, LILA MENDOSA LONGO, ALMA MENDOSA, FLORENCE MENDOSA, JOHN A. MENDOSA, JEANETTE HANSEN and ISABELLE SANDBOTHE and FRANK LEWIS, and which does business at Post Office Box 85, Mendocino, California, effective December 31, 1985.

ALMA MENDOSA, FLORENCE MENDOSA, JEANETTE HANSEN, ISABELLE SAND- BOTHE, JOHN A. MEN- DOSA, and FRANK LEWIS now hold all of the property and assets in the former partnership and have assumed all present and future obligations and liabilities of the business.

Each of the undersigned certifies under penalty of perjury that the above is true and correct and that this Certificate was ex- ecuted on this 5th day of March, 1986 at Mendocino, California.

s/MAMIE E. MENDOSA  
STATE OF CALIFORNIA

## **COUNTY OF MEN- DOCINO**

On this 5th day of March, 1986, before me, the undersigned notary public in and for the above county and state personally appeared MAMIE E. MENDOSA, personally known to me to be the per- son whose name is subscrib- ed to the within instrument and acknowledged to me that she executed it.

WITNESS MY HAND AND OFFICIAL SEAL.

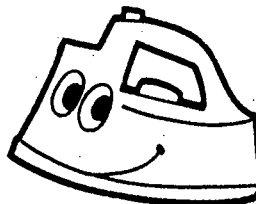
s/Sharon D. Pierce  
Publish: Mar. 13, 20, 27, April 4, 1986.

## **PUBLIC NOTICE**

### **NOTICE OF APPLICATION FOR CHANGE IN OWNERSHIP OF ALCOHOLIC BEVERAGE LICENSE**

To Whom It May Con- cern: MacCallum House is (are) applying to the Department of Alcoholic Beverage Control for On Sale General Eating Place to sell alcoholic beverages at 45020 Albion St., Men- docino.

Publish: March 13, 1986.



**YOU GET WRINKLE-FREE RESULTS WITH THE CLASSIFIEDS!**

If you're hard-pressed for cash, put the Classifieds to work for you. Sell those odds and ends to someone who really wants them.

Buying or selling is never a chore when you plug into the Classifieds for help!

Buyers and sellers agree that the Classifieds are a bargain.

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119-

Mendocino  
Pcl. Map C2 D32 P1

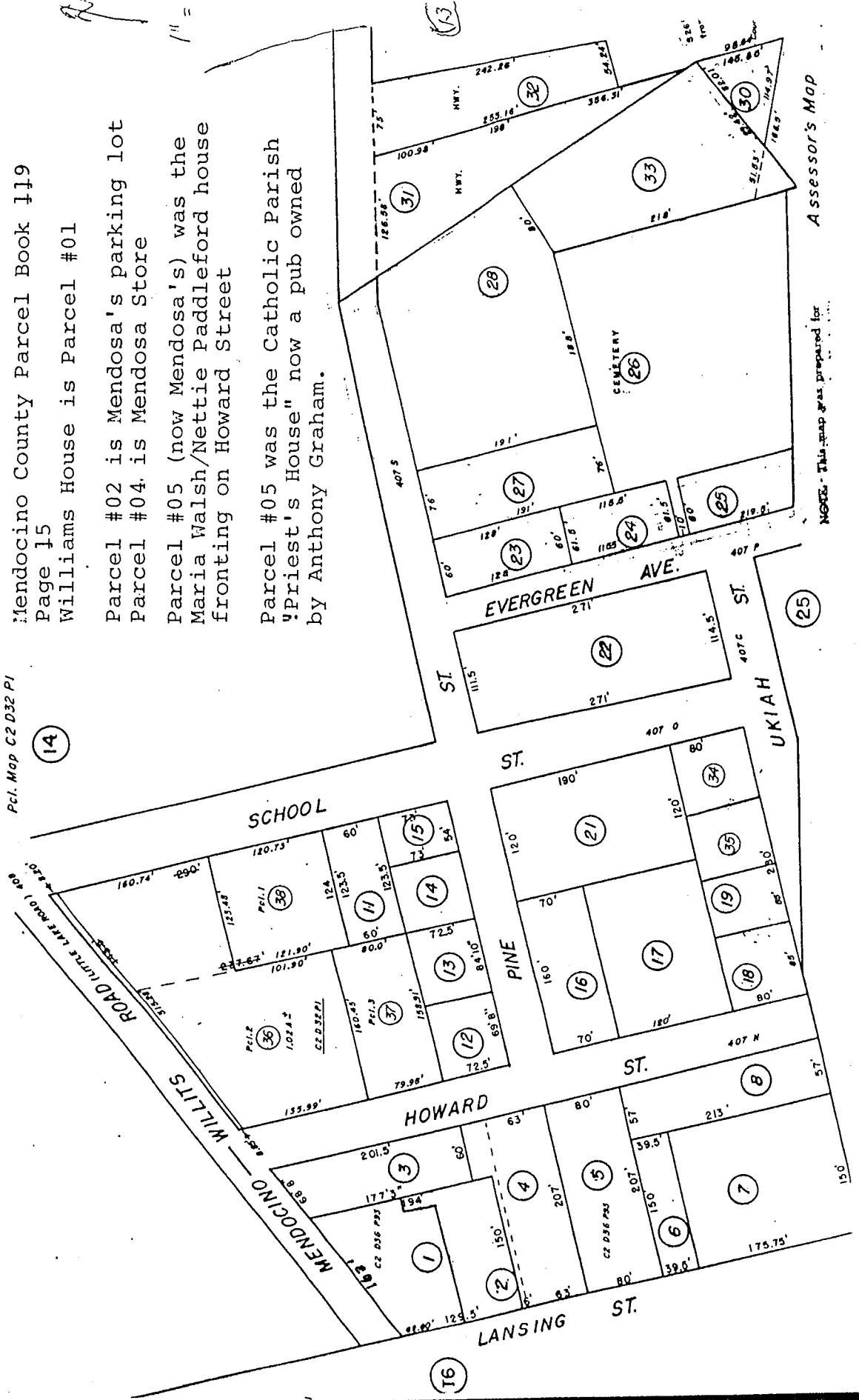
Mendocino County Parcel Book 119  
Page 15

Williams House is Parcel #01

Parcel #02 is Mendosa's parking lot  
Parcel #04 is Mendosa Store

Parcel #05 (now Mendosa's) was the  
Maria Walsh/Nettie Paddleford house  
fronting on Howard Street

Parcel #05 was the Catholic Parish  
"Priest's House" now a pub owned  
by Anthony Graham.



8-28-1922 119-150.04 or 05  
Nettie May Paddleford To Frank J. Mendosa

Beacon, 9/9/1922

F. J. Mendosa this week purchased the lot directly east of their store from Miss Nettie Paddleford. It is Mr. Mendosa's intention to close the present foot-path south of the store and to continue their driveway just north of the store, through to the other street, thus affording a way for pedestrians as well as for their own convenience.

119-150.04

MENDOSA'S STORE

E-40

1987

2 STORY GABLE WITH EXTENSIVE GREEK REVIVAL  
FACADE (TEMPLE STYLE) FALSE FRONT

SIDING REDWOOD SHIPLAP + WOOD SHINGLE +  
VERTICAL TONGUE & GROOVE 1x4 REDWOOD  
ROOF COMPOSITION SHINGLE

ADDITIONS TO NORTH AND SOUTH + EXTENSIVE  
ALTERATION TO FRONT (WEST)

CONDITION - GOOD