



MENDOCINO HISTORICAL REVIEW BOARD STAFF REPORT

MHRB_2018-0001
MARCH 5, 2018

OWNER: ARVIN REED AND ALAN CONE
PO BOX 14
MENDOCINO, CA 95460

APPLICANT: MENDOCINO REALTY
PO BOX 14
MENDOCINO, CA 95460

AGENT: THE SIGN SHOP
43197 ROAD 409
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board request for a 18.3 sq. ft. sign under the north gable on the Fraser House reading "Mendo Sotheby's International Realty"; change the color of the existing 17.2 sq. ft. windmill sign to blue with white trim and change sign to read "Real Estate"; and change the building and sign color to deep royal blue with white trim and letters. Two existing signs, 12 and 5.8 sq. ft. respectively, would be removed. Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category IIa Historic Structure (Fraser House c 1911).

STREET ADDRESS: 44761 Main St., Mendocino (APN: 119-250-33)

PARCEL SIZE: 0.3 ACRES

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

HISTORIC STRUCTURES:

On Site:	Fraser House Category IIa
North:	Evergreen Cemetery Category S
South:	None
East:	None
West:	Henry Ferrill House Category IIa

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: Signs (page 10).

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

PAST PERMITS: MHRB Permit 1984-0074 and MHRB Permit 1986-43B.

STAFF NOTES: The applicant requests a permit to change the building color from red to deep royal blue with white trim. The applicant also requests to remove two existing signs, change sign copy on two existing signs, add a sign, and change the sign color to match the proposed deep royal blue on the Fraser House.

Table 1 provides a chronology of past approved signs and proposed signs on the property. In 1984, MHRB approved Permit 84-74 allowing for two signs (Table 1 Signs A and B). One is 12 square feet and other is 5.8 square feet. The applicant proposes to remove both signs A and B, or 17.8 square feet of sign area.

In 1987, MHRB approved Permit 86-43B allowing for an additional 17.2 square feet of sign area (the Windmill sign or Table 1 Sign G) and an additional 6.9 square foot horizontal sign (Table 1 Sign H). The applicant requests to change the color of the vertical windmill sign (Sign G) and the horizontal sign (Sign H) to deep royal blue with white trim and letters. The sign copy would change from "Mendo Realty" to "Real Estate". The applicant proposes to retain 24.1 square feet of sign area.

The applicant proposes a new 18.3 square foot sign (Table 1 Sign I) under the north facing gable of the Fraser House. Letters would be white and the Sign I copy would be "Mendo Sotheby's International Realty".

The proposal would change the total sign area on site. Total sign area change from 41.9 to 42.4 square feet of sign area on site. The number of signs would change from four (Signs A, B, G, and H) to three (Signs G, H, and I).

Table 1. Chronology of Issued MHRB Sign Permits at 1061 Main Street, Mendocino (APN: 119-250-33) for Mendo Realty.			
Date	Proposed Changes 1984 - 2017	Sign Area / Square Feet	Approval
10-1-1984	MHRB considered application 84-74 proposing signs A - D: A. 36 x 48 (12 square feet) sign under porch & next to entry. B. 9 x ? (6 square feet) sign under gutters "Mendo Realty" C. After-the-fact delete 36 x 48 oval sign or 12 square feet D. After-the-fact delete 12 x ? sign under gable "Mendo Realty"	Total permitted: 18 A. 12.0 B. 5.8 C. removed 1984 D. removed 1984	Approved as submitted Permit 84-74 Signs A & B approved
11-17-1986	MHRB considered application 86-43 proposing signs E - F: E. After-the-fact 25 x 35 sign, or 6 square foot of sign area, on fence "Open-Free Catalog." F. After-the-fact 8 x 28 portable sign at entry, or 1.5 square foot of sign area, with copy "Vacation Rental."		Continued
6-1-1987	MHRB considered application 86-43B proposing signs E - H: E. Remove 6 square foot of sign area "Open-Free Catalog." F. Remove 1.5 square foot of sign area "Vacation Rental." G. Change vertical Windmill sign copy to "Mendo Realty" & change sign width from 28 inches to 20		Continued

Table 1. Chronology of Issued MHRB Sign Permits at 1061 Main Street, Mendocino (APN: 119-250-33) for Mendo Realty.			
Date	Proposed Changes 1984 - 2017	Sign Area / Square Feet	Approval
	inches. H. Change the face of horizontal 18 x 55 sign below sign G.		
7-6-1987	MHRB considered application 86-43B proposed signs E - H: E. Remove 6 square foot of sign area "Open-Free Catalog." F. Remove 1.5 square foot of sign area "Vacation Rental." G. Change vertical Windmill sign copy to "Mendo Realty" & reduce sign area to 17.2 square feet. H. Change horizontal sign to read "Open Free Catalogue." 6.9-square-feet of sign area.	Total on site: 41.9 A. 12.0 B. 5.8 E. removed 1987 F. removed 1987 G. 17.2 H. 6.9	Approved as submitted Permit 86-43B Sign G approved
1-5-2017	Application 2018-0001 filed proposing sign changes, removal, additions: A. Remove 12 square feet of sign area next to entry. B. Remove 6 square feet of sign area under gutters reading "Mendo Realty." G. Change sign copy to "Real Estate," change sign color to deep royal blue with white letters & trim. Retain 17.2 square feet of sign area. H. Change sign color & perhaps sign copy and/or font type. Retain 6.9 square feet of sign area. I. 120 x 22 sign, or 18.3-square-feet of sign area, with copy "Mendo Sotheby's International Realty" & a deep royal blue color with white letters.	Total proposed: 42.4 A. remove B. remove G. 17.2 H. 6.9 I. 18.3	

1. MCC Section 20.712.015 *Sign Standards* states in subsection (E) that no individual sign may exceed six square feet and the total of all signs shall not exceed twelve square feet per site. The applicant proposes continuing use of 17.2 square foot Sign G and 6.9 square foot Sign H, and a new 18.3 square foot Sign I. The site would have a total sign area of 42.4 square feet of sign area, which would be half a square foot more than the 41.9 square feet of sign area present today. MHRB Permit 86-43B approved Signs G and H.

2. MCC Section 20.712.015(L) states that all signs, including indoor commercial self-contained lighted signs visible from a walkway normally used by the public, are subject to the review and approval of the Mendocino Historical Review Board as provided in Chapter 20.760. The Mendocino Historical Review Board may grant an exception to sign standards provided that the granting of the exception is not contrary to the public good and does not detrimentally affect the historical character of the Town. Staff recommends if the Review Board supports an exception to the sign standards, that they consider a motion that they find "that the granting of the exception is not contrary to the public good and does not detrimentally affect the historical character of the Town." See recommended finding (d).

3. MCC Section 20.760.050(8) lists standards for signs as follows: (a) Signs should be made of wood. (b) Only one sign will be allowed per business when one sign will suffice. (c) Use of a "directory" type sign is recommended for buildings containing more than one business and using a common entrance. (d) Size, design and location of sign shall be in harmony with the building and surrounding buildings. (e) Signs shall not block public views or lines of sight. Signs flush to building are preferable; signs perpendicular to building are permitted under special circumstances. (f) Signs advertising businesses outside of the Historic District or advertising local businesses not located on the same property are prohibited.

The applicant proposes wood signs. The applicant proposes three signs. A directory type sign is not requested or applicable. The proposed location of the signs would not block public views or lines of sight. The signs would be flush with the building and the windmill; the signs would not be perpendicular to the building. The business is located within Historic District A.

4. MCC Section 20.760.050(6) states "If sign lighting is required, it shall be indirect, restricted to business hours only, and shall not create a glare or reflection onto adjacent properties or public streets. Neon lighted signs are prohibited. Indoor lighted signs visible to the public from outside the building are subject to the approval of the Mendocino Historical Review Board." Staff recommends including MCC Section 20.760.050(6) as a condition of project approval.

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

- (a) 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
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (c) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.
- (d) The granting of the exception to the sign standards is not contrary to the public good and does not detrimentally affect the historical character of the Town.

STANDARD CONDITIONS:

- 1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. 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.
- 6. To establish that site-work satisfies the requirements of MHRB Permit 2018-0001 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 2018-0001 have been satisfied.

7. Any Building Permit request shall include MHRB Permit 2018-0001 (attached to or printed on the plans submitted).
8. Pursuant with MCC Section 20.760.050(6), if sign lighting is required, it shall be indirect, restricted to business hours only, and shall not create a glare or reflection onto adjacent properties or public streets. Neon lighted signs are prohibited. Indoor lighted signs visible to the public from outside the building are subject to the approval of the Mendocino Historical Review Board.

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-2018-0001
Date Filed 01/05/2017
Fee \$ 890⁰⁰
Receipt No. PRJ-018884
Received by @WALDMANJ

Office Use Only

MHRB APPLICATION FORM

Name of Applicant MENDO REALTY	Name of Property Owner(s) ARVIN REED ALAN CONE	Name of Agent THE SIGN SHOP
Mailing Address BOX 14 MENDO	Mailing Address BOX 14 MENDO	Mailing Address 43197 RD 409 MENDO
Telephone Number 937.5822	Telephone Number 937.5822	Telephone Number 964-0608
Assessor's Parcel Number(s) 119.250.33		
Parcel Size .3 <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project 1001 MAIN ST. 44761	

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

JAN 05 2018

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.

CHANGE EXISTING SIGN TEXT ON WINDMILL FROM MENDO REALTY TO REAL ESTATE and CHANGE COLOR

• CHANGE SIGN OVER ENTRY FROM MENDO REALTY TO MENDO SOTHEBY'S INTERNATIONAL Realty

• REALTY and in the BLUE COLOR with WHITE TEXT and MOVED TO WEST WALL

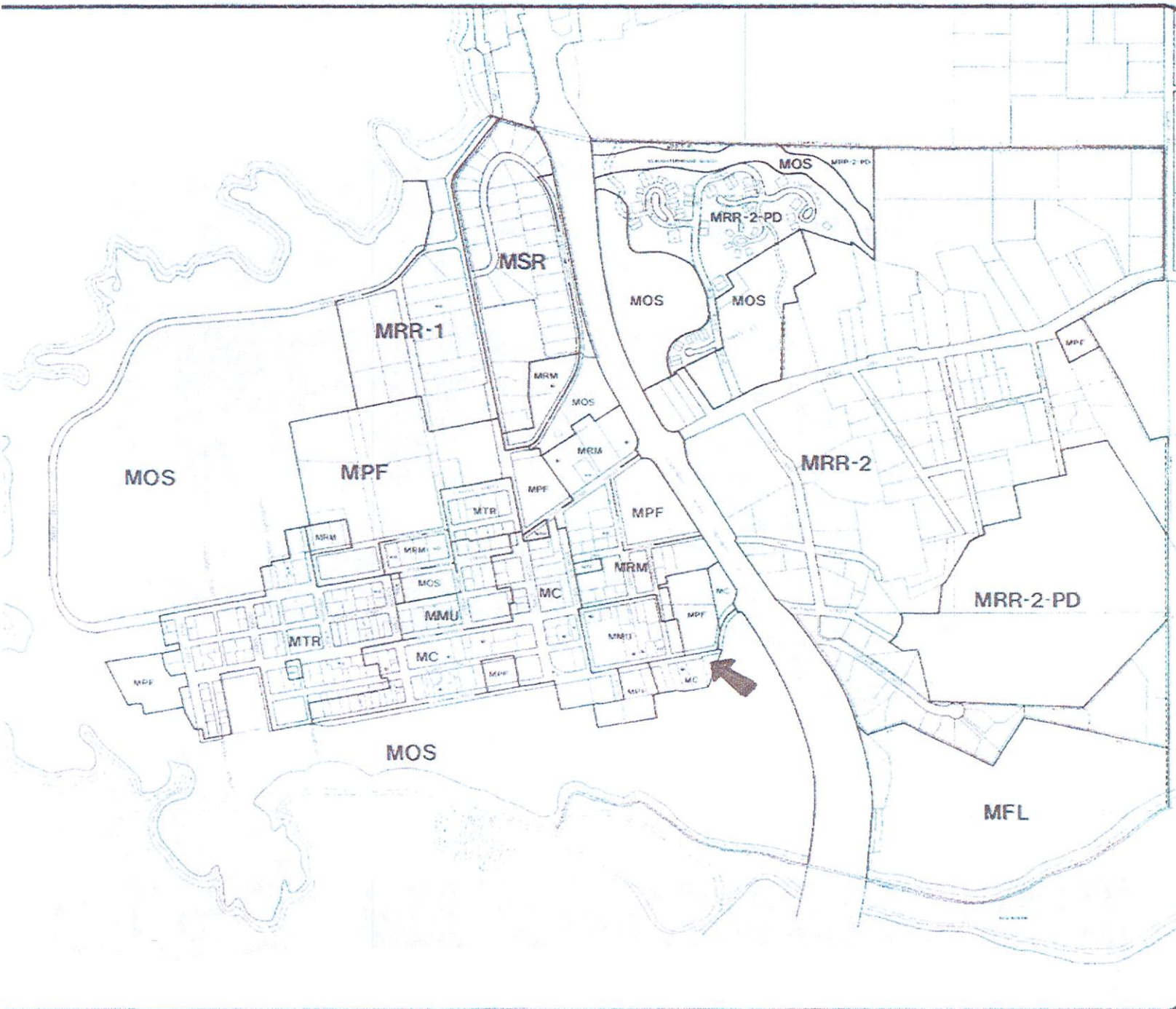
CHANGE COLORS ON BUILDING FROM RED with WHITE TRIM to BEN MOORE 2061-10 DEEP ROYAL BLUE with WHITE TRIM

• CHANGE COLORS ON SIGN ON WALL BY ENTRY TO NEW PROPOSED COLORS

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

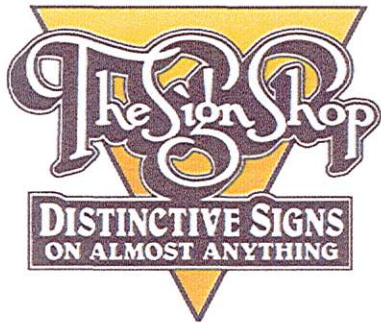


MENDOCINO TOWN ZONING

ADOPTED BY THE BOARD OF SUPERVISORS
January 28, 1999

THE BOARD OF SUPERVISORS AND THE BOARD OF COUNTY CLERKS
DO HEREBY CERTIFY THAT THE ZONING MAP IS A TRUE AND
CORRECT COPY OF THE ZONING MAP AS ADOPTED BY THE
BOARD OF SUPERVISORS AND THE BOARD OF COUNTY CLERKS
ON JANUARY 28, 1999.





43197 Road 409
Mendocino

fone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921



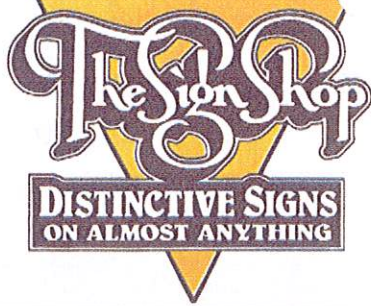
Lettering on wall....120"x22"
18.3 Sq. Ft.

the M in Mendo is 9", which is
the size of the existing letters
by the entryway.



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.

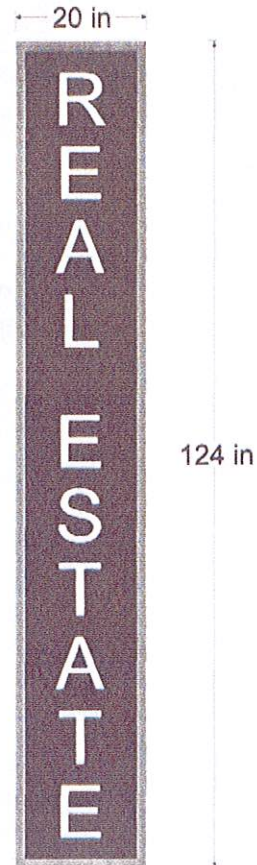
The design rights are sold separately for other uses.



43197 Road 409
Mendocino

phone.. 707-964-0608
fax..

rick@mendosign.com
cont. lic.527921



We want to change the colors on these signs to the dark blue with White text saying "REAL ESTATE" on the vertical sign.



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.





TO

- Charlie Reed
- Box 14
- Mendocino CA 95460

FROM

MENDOCINO HISTORICAL REVIEW BOARD
P. O. Box 744
Mendocino, California 95460 /

APPL.# 84-74

Date: 10 / 1 / 84

AF#

Street No. 1061 Main St. , Mendo Realty Building

REQUEST: 1) 36"x48" sign next to entry door under porch, white letters
on red background

2) Paint 9" red letters under drain gutters over entry porch,
white/trim background, to read MENDO REALTY

3) Delete 3'x4' oval sign on north wall facing Main St.

4) Delete 12" letters (MENDO REALTY) from Eastern wign.

MHRB ACTION: Canclini/O'Brien moved to approve application
as submitted, finding it will not detract from the existing
building or other buildings in the district. CARRIED 5-0.

Approved by:

Eleanor J. Anker

chairman

WORK APPROVAL APPLICATION: SIGNS & LIGHTING

APPLICATION MUST BE SUBMITTED NO LATER THAN Wednesday Noon, Twelve (12) Days BEFORE REGULAR MEETING OF THE BOARD (FIRST MONDAY OF EACH MONTH, 8:00 P.M.) APPLICATION IS REQUIRED FOR "CONSTRUCTION, ERECTION, OR INSTALLATION OF ANY OUTDOOR SIGN, LIGHTED OR UNLIGHTED, OR ANY OUTDOOR LIGHTING, OR ANY INDOOR LIGHTED SIGN VISIBLE FROM OUTSIDE OF BUILDING" ...

Temporary provisional or actual proposed permanent signs may be erected at time of submission of application for approval, pending consideration by the Mendocino Historical Review Board. Permanent sign erection is at the risk of the applicant should that particular sign not be approved.

PLEASE SUBMIT THREE (3) COPIES OF APPLICATION

* * *

APPLICATION IS HEREBY MADE FOR APPROVAL OF WORK TO BE UNDERTAKEN IN THE HISTORICAL PRESERVATION DISTRICT OF THE TOWN OF MENDOCINO - (Ordinance No. 1057A), Article XLIII of Chapter 20 of the Mendocino County Code). STATEMENTS MADE BELOW SHALL BE CONSIDERED THE TERMS AND CONDITIONS OF ANY APPROVAL GRANTED.

1. LOCATION AND DESCRIPTION OF PROPERTY: 1061 Main Street
Commercial Office Building

Present Use of Property: Real Estate Office
OWNER NAME Charlie Reed, P.O. Box 14 Mendocino, CA 95460
& ADDRESS _____

2. DESCRIBE SIGN IN DETAIL, INCLUDING WORDING, DIMENSIONS & MATERIALS:
See attached addendum and drawings

3. WHERE IS SIGN TO BE PLACED? See attached

4. The following evidence is submitted as part of this application:
SKETCH X PHOTOGRAPHS X OTHER _____

5. I hereby state that the foregoing statements and answers and all data, information and evidence submitted herewith are in all respects true and correct to the best of my knowledge and belief.

Signed Charlie Reed Date 9-11-84
TYPED OR
PRINTED NAME: Charlie Reed Phone 937-5822

Applicant's mailing
address: P.O. Box 14, Mendocino, CA 95460

Note: IN ORDER TO ANSWER QUESTIONS THAT MAY NOT BE COVERED IN THE FORM, THE APPLICANT OR A REPRESENTATIVE IS ASKED TO APPEAR AT THE PUBLIC HEARING.

RE: Mendo Realty MCRB sign application, attached.

Description of proposed sign changes

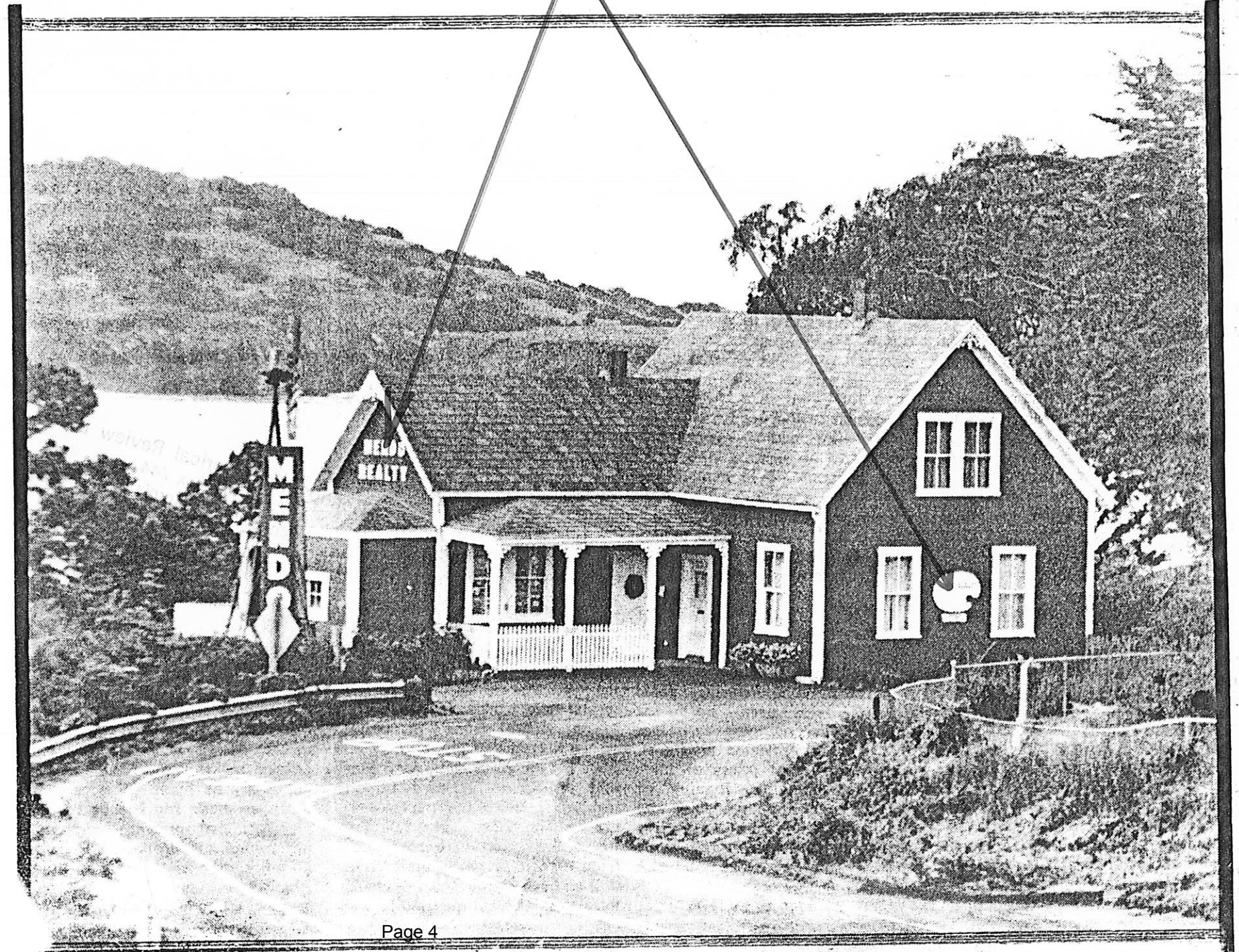
- 1) Delete 3'X 4' oval sign on north wall facing Main St.
- 2) Delete 12" letters (MENDO REALTY) from Eastern wing.

See attached photo of building prior to remodel for visual reference of items 1 & 2, above.

- 3) Add 9", red (same as building) letters under drain gutters, over entry porch as per attached sketch (white/trim background).
- 4) Add 36" x 48" sign next to entry door under porch, (white letters on red background)

Mendocino Historical Review Board
P. O. Box 744
Mendocino, California 95460

84-74



Mendocino Historical Review Board

c/o Planning & Building Services

153 W. Spruce St.

Fort Bragg, CA 95437

964-5379



July 16, 1987

Mendocino Property Associates
P. O. Box 14
Mendocino, CA 95460

Re: MHRB Case No. #87-43B

Dear Mr. Reed:

On Monday, July 6, 1987, your application for architectural approval for removing two commercial signs and changing existing windmill sign was heard by the Mendocino Historical Review Board. The Board approved your application as submitted.

Before the actual work can be started, a ten day waiting period is required. If an appeal is received concerning your case, you will be notified immediately.

In your case, as with most MHRB cases, a County building permit is required before you can begin construction. Please come into the Coastal Office for building permit applications and procedures. It may be necessary for you to submit additional information to the Building Inspector before your building permit can be issued. Once a building permit is obtained, you may usually begin the actual work for your project. It is not necessary for you to receive approval from the California Coastal Commission for your proposed project.

If you have any questions regarding this matter, please do not hesitate to contact this office during business hours.

Yours sincerely,

Scott Cochran
Planner I (Coastal)
For: Raymond Hall, Director
MHRB/Form2

STAFF REPORT FOR MHRB PERMIT
Agenda Item #1MHRB #86-43B
July 6, 1987

OWNERS/APPLICANTS: Mendocino Property Assoc.
P. O. Box 14
Mendocino, CA 95460

AGENT: Charlie Reed
P. O. Box 14
Mendocino, CA 95460

PROJECT DESCRIPTION: Remove "Open - Free Catalogue" and
"Vacation Rentals" signs, existing
windmill sign will be changed to read
"Mendo Realty" and change the face of
existing sign under windmill sign.

STREET ADDRESS: 44761 Lansing Street

PARCEL SIZE: 12,000 sq.ft./ .27 acre ±

ASSESSOR'S PARCEL NO.: 119-250-33

EXISTING ZONING: C2R

ADJACENT ZONING: North: C2R South: R-R
East: R-R West: C2R

EXISTING USES: Real Estate Office

ADJACENT USES: North: Cemetary
South: Open space
East: Open space/Hwy 1
West: residential

PROPOSED MENDOCINO TOWN PLAN: C

ADJACENT MENDOCINO TOWN PLAN: North: PF South: o/s
East: o/s West: C

GOV. CODE 65950 DATE: November 20, 1987

CEQA STATUS: Categorically Exempt Class II

HISTORIC STRUCTURES: Fraser House 1911, Category IIa

REQUIRED FINDINGS: The Review Board shall not approve or conditionally
approve any application for proposed work unless it affirmatively finds:

(a) That the exterior appearance and design of the proposed work is in
harmony with the exterior appearance and design of existing structures within
the District and with that of the existing subject structure, if any;

(b) That the appearance of the proposed work will not detract from the
appearance of other property within the District; and

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Page Two

MHRB #86-43B

(c) If the proposed work consists of alterations or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

MENDOCINO TOWN PLAN CONSISTENCY:

The request is in conformance with the applicable goals and policies of the Mendocino Town Plan.

EXISTING ZONING CONSISTENCY:

The application is consistent with the existing zoning ordinance.

STAFF COMMENTS:

Application 86-43 is in violation of Mendocino County Code, Sec. 20-115(d), construction and erection of commercial signs prior to Review Board approval. Applicant has responded to complaint and is attempting to resolve the violation. At the June 1, 1987 meeting applicant was not present and board member Coddington had a problem with applicant not being present and item was continued to the July 6, 1987 meeting.

Appeal Fee: \$125.00 (check payable to the County of Mendocino)

Appeal Period: 10 days

SC:am

Mendocino Historical Review Board

c/o Planning & Building Services

153 W. Spruce St.

Fort Bragg, CA 95437

964-5379



June 8, 1987

Mr. Charlie Reed
P. O. box 14
Mendocino, CA 95460

Re: MHRB Case No. #86-93B

Dear Mr. Reed:

On Monday, June 1, 1987, your application for architectural approval for a commercial sign was heard by the Mendocino Historical Review Board. The Board continued your application with the following Motion:

MOTION: Coddington/O'Brien to continue 86-43B because one of the Review Board members has a problem with the applicant not being present and that questions could be asked of the applicant. O'Brien passed the gavel. Motion carried 3-1, Donovan opposed to continuance.

If you have any questions regarding this matter, please do not hesitate to contact this office during business hours.

Yours sincerely,

Scott Cochran
Planner I (Coastal)
For: Raymond Hall, Director
MHRB/Form2

STAFF REPORT FOR MHRB PERMIT
Agenda Item #1MHRB #86-43B
June 1, 1987

OWNERS/APPLICANTS: Mendocino Property Assoc.
P. O. Box 14
Mendocino, CA 95460

AGENT: Charlie Reed
P. O. Box 14
Mendocino, CA 95460

PROJECT DESCRIPTION: Remove "Open - Free Catalogue" and
"Vacation Rentals" signs, existing
windmill sign will be changed to read
"Mendo Realty" and change the face of
existing sign under windmill sign.

STREET ADDRESS: 44761 Lansing Street

PARCEL SIZE: 12,000 sq.ft./ .27 acre ±

ASSESSOR'S PARCEL NO.: 119-250-33

EXISTING ZONING: C2R

ADJACENT ZONING: North: C2R South: R-R
East: R-R West: C2R

EXISTING USES: Real Estate Office

ADJACENT USES: North: Cemetary
South: Open space
East: Open space/Hwy 1
West: residential

PROPOSED MENDOCINO TOWN PLAN: C

ADJACENT MENDOCINO TOWN PLAN: North: PF South: o/s
East: o/s West: C

GOV. CODE 65950 DATE: November 20, 1987

CEQA STATUS: Categorically Exempt Class II

HISTORIC STRUCTURES: Fraser House 1911, Category IIa

REQUIRED FINDINGS: The Review Board shall not approve or conditionally
approve any application for proposed work unless it affirmatively finds:

(a) That the exterior appearance and design of the proposed work is in
harmony with the exterior appearance and design of existing structures within
the District and with that of the existing subject structure, if any;

(b) That the appearance of the proposed work will not detract from the
appearance of other property within the District; and

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Page Two

MHRB #86-43B

(c) If the proposed work consists of alterations or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

MENDOCINO TOWN PLAN CONSISTENCY:

The request is in conformance with the applicable goals and policies of the Mendocino Town Plan.

EXISTING ZONING CONSISTENCY:

The application is consistent with the existing zoning ordinance.

STAFF COMMENTS:

Application 86-43 is in violation of Mendocino County Code, Sec. 20-115(d), construction and erection of commercial signs prior to Review Board approval. Applicant has responded to complaint and is attempting to resolve the violation.

Appeal Fee: \$125.00 (check payable to the County of Mendocino)

Appeal Period: 10 days

SC:am



Mendocino's Oldest Real Estate Firm

Twenty-one years in this location

April 6, 1987

RECEIVED
APR 9 1987

Mendocino Historical Review Board
P.O. Box 744
Mendocino, California 95460

PLANNING & BUILDING SERV.
FORT BRAGG, CA

RE: MHRB Case #86-43

I enclose a copy of my letter of December 23 in which I relate my solution to the "sign" violation and request an indication from the Board that a reasonable length of time would be allowed to complete the necessary changes.

Pursuant to that letter I received another notice of violation and a verbal request to indicate my proposed changes. While I do not see the necessity in this, I am submitting this letter and a drawing of a new sign design to let you know that work is in progress. I expect the new signs to be in place by May 1 at the very latest.

For your information, following I detail our plans:

- 1.) As requested, we will dispose of the "Open-Free Catalogue" and "Vacation Rentals" signs.
- 2.) The "Windmill" signs will be changed as per the enclosed drawing with the vertical signs remaining the same height as they have always been but 20" wide instead of 28". The bottom, horizontal sign will remain exactly the same size as the existing one.

As mentioned in my December 23 letter, we intend to incorporate the use of a 36" x 48" sign under the porch, next to the entryway as permitted previously. As of this date I am not certain what terminology will be placed on the sign but "Vacation Rentals" will be highlighted.

Thank you for your patience in this matter. Now that decent weather is here this work will be accomplished as soon as possible.

Sincerely,

Charlie Reed
MENDO REALTY OF MENDOCINO, INC.

cc: Scott Cochran



*Mendocino's Oldest Real Estate Firm
Twenty-one years in this location*

December 23, 1986

Mendocino Historical Review Board
P.O. Box 744
Mendocino, California 95460

RE: MHRB Case #86-43

Pursuant to our discussions at the meeting on November 17, 1986, I am hereby withdrawing application for approval of the two, portable signs which were the subject of your concerns.

For your information, I have determined that the advertising necessary in using these signs can be accomplished by utilizing the existing, "Wind Mill" signs with changes in wording combined with utilizing the 36"x48" sign next to the entry door as permitted on October 1, 1984. For your convenience, I enclose a copy of that permit.

In reviewing the previously granted permit, I believe you will be able to understand my contention that while not permitted for the exact locations or shapes, we have been utilizing less sign "surface" than we have been legally permitted for. On the other hand, I do agree wholeheartedly that, "Grandfathered" or not, if everyone in town had as many signs as we do, irregardless of location and surrounding circumstances, results would be totally out of hand.

In making the necessary changes to the existing Wind Mill sign and construction of the entry way sign, I expect to incur quite a little expense and problems with timing depending on the weather. Therefore, I request a reasonable length of time to be able to continue utilizing the signs in "question" and would appreciate a letter of confirmation from you.

Sincerely,

Charlie Reed
MENDO REALTY OF MENDOCINO, INC.

cc: Scott Cochran
Department of Planning & Building Services



RAYMOND HALL
DIRECTOR

TELEPHONE
(707) 964-5379

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

MAILING ADDRESS:
153 WEST SPRUCE STREET
FORT BRAGG, CA 95437

December 19, 1986

Charlie Reed
P. O. Box 14
Mendocino, CA 95460

Re: MHRB Case No. #86-43

Dear Mr. Reed,

On Monday, November 17, 1986, your application for architectural approval for two commercial signs was heard by the Mendocino Historical Review Board. The Board continued your application with the following Motion:

MOTION: Weaver/Donovan to continue 86-43 to the January 5, 1987 meeting. Approved 5-0.

If you desire to submit additional information about your project for MHRB consideration for the next meeting, this information must be submitted to the Coastal office no later than 12 noon, *Dec. 24.*, 1986.

In your case, as with most MHRB cases, a County building permit is required before you can begin construction. Please come into the Coastal Office for building permit applications and procedures. It may be necessary for you to submit additional information to the Building Inspector before your building permit can be issued. Once a building permit is obtained, you may usually begin the actual work for your project. It is not necessary for you to receive approval from the California Coastal Commission for your proposed project.

If you have any questions regarding this matter, please do not hesitate to contact this office during business hours.

Yours sincerely,

Scott Cochran
Planner I (Coastal)
For: Raymond Hall, Director
MHRB/Form2

STAFF REPORT FOR MHRB PERMIT
Agenda Item #1

MHRB #86-43
November 17, 1986

OWNERS/APPLICANTS: Mendocino Property Assoc.
P. O. Box 14
Mendocino, CA 95460

AGENT: Charlie Reed
P. O. Box 14
Mendocino, CA 95460

PROJECT DESCRIPTION: Seeking approval for two existing commercial signs; sign no. 1 is 25"x35" "Open-Free Catalog" and sign no. 2 is 8"x28" "Vacation Rental".

STREET ADDRESS: 44761 Lansing Street

PARCEL SIZE: 12,000 sq.ft./ .27 acre ±

ASSESSOR'S PARCEL NO.: 119-250-33

EXISTING ZONING: C2R

ADJACENT ZONING: North: C2R South: R-R
East: R-R West: C2R

EXISTING USES: Real Estate Office

ADJACENT USES: North: Cemetary
South: Open space
East: Open space/Hwy 1
West: residential

PROPOSED MENDOCINO TOWN PLAN: C

ADJACENT MENDOCINO TOWN PLAN: North: PF South: o/s
East: o/s West: C

GOV. CODE 65950 DATE: April²² 1987

CEQA STATUS: Categorically Exempt Class II

HISTORIC STRUCTURES: Fraser House 1911, Category IIa

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively finds:

(a) That the exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure, if any;

(b) That the appearance of the proposed work will not detract from the appearance of other property within the District; and

-OVER-

MHRB STAFF REPORT
Page Two

MHRB #86-43

(c) If the proposed work consists of alterations or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

MENDOCINO TOWN PLAN CONSISTENCY:

The request is in conformance with the applicable goals and policies of the Mendocino Town Plan.

EXISTING ZONING CONSISTENCY:

The application is consistent with the existing zoning ordinance.

STAFF COMMENTS:

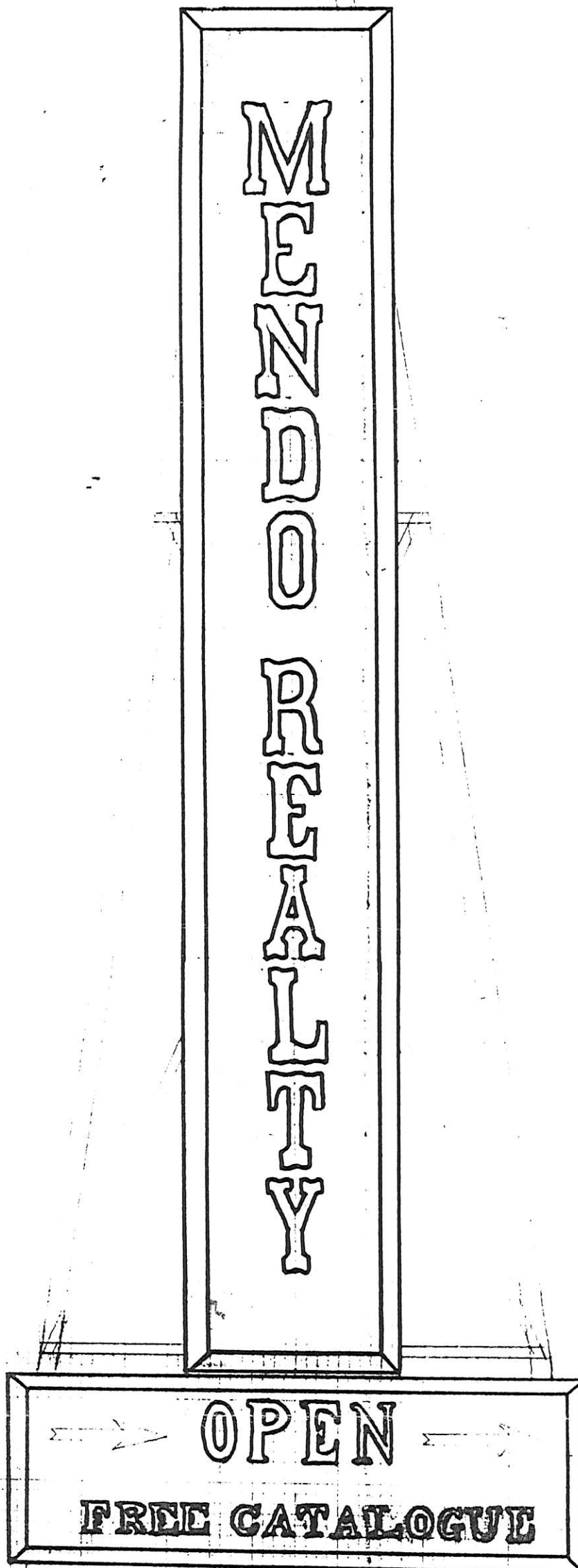
Application 86-43 is in violation of Mendocino County Code, Sec. 20-115(d), construction and erection of commercial signs prior to Review Board approval. Applicant has responded to complaint and is attempting to resolve the violation.

Appeal Fee: \$125.00 (check payable to the County of Mendocino)

Appeal Period: 10 days

SC:am





— APPROX. HT. of
picket fence

SIMON FRASER HOUSE - 1911
44761 (1061) Main Street

Sverko, June 8, 1999

APN: 119-250-33

MHR: E-9 11a

This triangular lot, measuring just six feet four inches at the south west corner by 121' 6" on Main Street was originally sold by Kate B., Helen F. Lansing & Julia Morrow to W. H. Norton, \$125.00, 9/23/1879, Bk 21, Pg 320.

9/5/1879, W. H. Norton to Geo. Wheeler, \$125.00, Bk 21, Pg 322.

What then? Research is incomplete. Wheeler to Keller ???

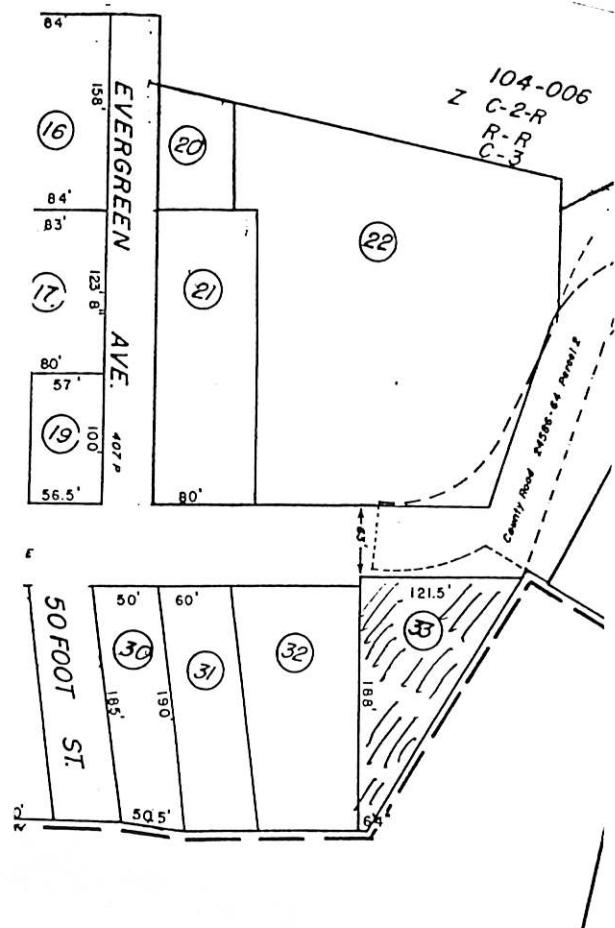
9/13/1909, Willis Keller to Simon Fraser, \$500 gold coin, Bk 111, Pg 127.

Beacon, 3/4/1911, Simon Fraser has the foundation laid and a good part of the framework up on his new home on East Main St.

Prior to 1920, Mrs. Lizzie Hendrickson of Comptche, married Wm. Shaw of Mendocino, and this was her home for many years. (Her son, Jalmer Hendrickson owned the sw corner of Kasten & Little Lake Street).

2/26/1921, Mrs. Lizzie Shaw offered this property for sale. 2/15/1930, it was again offered for sale by Mrs. Lizzie Bates.

During the 1950's it was occupied by Cletus & Katherine Byrnes and their two children. 7/12/1963, the property was leased to Phil Manning, who opened the coast branch of the Mendo Realty & Investment Company of Ukiah here. 12/28/1964, Katherine Byrnes to Phil Manning.



Con't

119-250-33 Page Two

Beacon, 9/29/1967, New owners of Mendo Realty are Bill Dunbar and Geo Tibbens who have purchased the business along with the property.

2/2/1968, Ruth Tibbens opened public stenography, mimeographing and notary public work in this office.

7/9/1968, transfer from Geo. A. Tibbens to Wm. H. Dunbar, et ux.

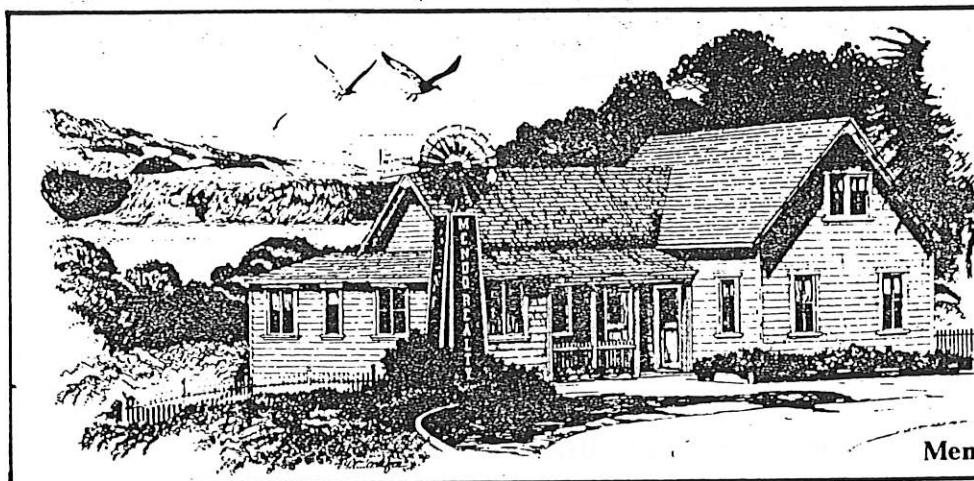
In August, 1968, Lonnie P. Green was conducting business in this building under the name Arlon Company, Business Counseling.

By May 3, 1974, Bill Dunbar had been joined in the Mendo Realty business by Charlie Reed and Bud Kamb.

In 1987, Charlie Reed, broker, staff included Bud Kamb, Jim McCummings, Ina Karish, Harry Perkins, Ruth Olmstead, Peggy Merrill, Jerry Vineyard, Barry Cusick, and Frank Faiella.

At this writing, this property continues to operate as Mendo Realty.

?? Has there been extensive remodeling of this building since it was built ?? Or since the history is now established, should it be changed to Category Landmark No. I ??



MENDO REALTY

1061 Main St., P.O. Box 14,
Mendocino, CA 95460

937


————— EVENING TELEPHONE

Jim McCummings	937-0095	Ina Karish
Harry Perkins	937-5209	Jerry Vineyard
Bud Kamb	937-0241	Barry Cusick
Ruth Olmstead	937-4050	Frank Faiella
Peggy Merrill	937-4009	Charlie

Mendocino's Oldest Real Estate Firm Serving the

1987

119-250-33



MENDOCINO REALTY

1061 Main St., P.O. Box 14,
Mendocino, CA 95460

937-5822

EVENING TELEPHONES

Jim McCummings	937-0095	Ina Karish	964-8661
Harry Perkins	937-5209	Jerry Vineyard	937-4765
Bud Kamb	937-0241	Barry Cusick	937-4010
Ruth Olmstead	937-4050	Frank Faiella	937-2054
Peggy Merrill	937-4009	Charlie Reed Broker	

Mendocino's Oldest Real Estate Firm Serving the Coast For Over 24 Years

9/5/1879, Bk 21, Pg 322, 119-250-33, 44761 Main St
W. H. Norton to Geo Wheeler, \$125.00, rec' 9/23/1879

“Commencing at a point distant thirty eight feet eight inches easterly from the NE corner of land now owned and occupied by August Rueckert ... and on a line with the south line of Main Street .. Said street being also distant sixty three feet from the front or south line of fence enclosing the cemetery .. Then along the east side of a small street running along the east side of said lot of land of Rueckert, said street being thirty eight feet, eight inches wide, a distance of one hundred and eighty eight feet, Thence six feet four inches to the east side of Pine tree, thence on the easterly and following a picket fence on the west side of a gulch, a distance of two hundred and seventeen feet, thence westerly one hundred twenty-one feet six inches to place of beginning.

B21 P320

320

N.B. & F.F. This Indenture made the twenty fifth day of July in the year of our
 Lord, one thousand eight hundred and seventy nine Between Kate B.
 Louising and Julia W. Morrow. all of the County
 of Mendocino State of California the parties of the first part and William
 H. Norton. of the same County and State the party of the second part
 Witness: That the said parties of the first part for and in consideration
 of the sum of One hundred and 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 and sold, conveyed and confirmed, and by these
 presents doth grant, bargain and sell, convey and confirm unto the
 said party of the second part, and to his heirs and assigns forever all that
 piece or parcel of land lying and being situated in the County of Mend-
 ocino, State of California and being in the town of Mendocino and more
 particularly bounded and described, as follows to-wit: Commencing at
 a point distant thirty eight feet eight inches Easterly from the N.E. Corner
 of the lot of land owned and now occupied by August Ruechert in
 the town of Mendocino and on a line with the South line of Main
 Street in said town, said point being also, distant sixty three
 feet from the front or South line of fence, enclosing the Cemetery in
 said town, running thence and along the East side of a small street
 running along the East side of the said lot of land owned by the said
 August Ruechert said street being thirty eight feet eight inches
 wide, a distance of one hundred and eighty eight feet, thence six feet
 four inches to the East side of a Pine tree, thence north Easterly and
 following a picket fence on the West side of a gulch a distance of
 two hundred and seventeen feet: thence Westerly One hundred and twenty
 one feet six inches to the place of beginning, Together with all and
 singular the tenements hereditaments and appurtenances thereto be-
 longing or in anywise appertaining, and the room and recesses
 remainders and remainders rents issues and profits thereof, and 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 in or to the said premises and every part and parcel thereof -

with the appurtenances. To have and to hold, all and singular the said premises, together with the appurtenances unto the said party of the second part his heirs and assigns forever.

In Witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered,
in presence of

G. Canning Smith

State of California

County of Mendocino

Kate B. Lansing,

Julia W. Morrow,

Heleen F. Lansing.

Seal
Seal
Seal

On this 25th day of July AD one thousand eight hundred and seventy nine before me G. Canning Smith a Notary Public in and for said Mendocino County, personally appeared Kate B. Lansing and Heleen F. Lansing known to me to be the same persons whose names are subscribed, to the annexed, instrument and who severally acknowledged to me that they executed the same.

Seal

Witness my hand and official seal

G. Canning Smith, Notary Public

State of California

County of Mendocino

On this twenty fifth day of July AD one thousand eight hundred and seventy nine before me G. Canning Smith a Notary Public in and for the said County of Mendocino, personally appeared Julia W. Morrow, wife of J. J. Morrow known to me to be the person whose name is subscribed, to the annexed, instrument, described as a married woman and upon examination without the hearing of her husband, I made her acquainted with the contents of said instrument and thereupon she acknowledged to me that she executed the same and that she does not wish to retract such execution.

In Witness whereof, I have hereunto set my hand and affixed my official seal at my office in the said County of Mendocino the day and year in this certificate first above written.

Seal

G. Canning Smith,

Notary Public.

Recorded at request of Geo Wheeler Sept 23 1879 at 1 min part 11

Burt W. Day, Recorder.

322

W.H. Norton to Geo Wheeler. This Indenture made the fifth day of September in the year of our Lord one thousand eight hundred ^{and} seventy nine, Between William H. Norton of the County of Mendocino, State of California the party of the first part ^{and} George Wheeler 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 One hundred ^{and} 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 ^{and} sold, conveyed ^{and} confirmed and by these presents, doth grant bargain ^{and} sell, convey ^{and} confirm unto the said party of the second part ^{and} to his heirs ^{and} assigns forever - All that certain piece or parcel of land, lying ^{and} being situated in the County of Mendocino, State of California ^{and} being in the town of Mendocino ^{and} more particularly bounded ^{and} described as follows to wit: Commencing at a point distant thirty eight feet eight inches Eastward from the NE corner of the lot of land owned ^{and} now occupied by August Kuechert in the town of Mendocino ^{and} on a line with the South line of Main Street in said town, said ^{point} being also distant sixty three feet from the front or South line of fence enclosing the cemetery in said town running thence ^{and} along the East side of a small street running along the East side of the said lot of land owned by the said August Kuechert said street being thirty eight feet, eight inches wide, a distance of one hundred ^{and} eighty eight feet, thence six feet four inches to the East side of Pine tree, thence on the Eastward ^{and} following a picket fence on the West side of a Gulch, a distance of two hundred and seventeen feet, thence Westward one hundred ^{and} twenty one feet six inches to the place of beginning, Together with all ^{and} singular the tenements, hereditaments ^{and} appurtenances therunto belonging or in anywise appertaining, ^{and} the reversion ^{and} reversions remainder ^{and} remainders rents issues ^{and} profits thereof; and all the estate right title interest property possession claim ^{and} demand whatsoever as well in law as in equity of the said party of the first part of him to the said premises ^{and} every part ^{and} parcel thereof with the appurtenances. To have ^{and} to hold, all ^{and} singular the said premises together with

the appurtenances unto the said party of the second part his heirs and assigns forever.

See Writures whereof the said party of the first part has hereto set his hand and seal the day and year first above written.

Signed sealed & delivered

William H. Norton.

in the presence of S. Canning Smith

State of California

County of Mendocino

On this fifth day of September A.D. one thousand, eight hundred and seventy nine, before me S. Canning Smith a Notary Public in and for said County personally appeared, William H. Norton known to me to be the same person whose name is subscribed to the above instrument and who acknowledged to me that he executed the same.

Seal

Witness my hand and official seal

S. Canning Smith Notary Public

Recorded at request of Geo. Wheeler Sept 23, 1879 at 2 min past 11. A.M.

Ben W. Day, Recorder.

And Peter This indenture made the twenty first day of July in the year of our Lord one thousand eight hundred and seventy nine, Between
Switzer to- Albert Switzer and Peter Switzer both of Mendocino County State of California, the parties of the first part and Neil McDonald of said County and State the party of the second part, Witnesseth: that the said parties of the first part, for and in consideration of the sum of one hundred and fifty (150) 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, do by these presents grant, bargain, sell and convey unto the said party of the second part and to his heirs and assigns forever, All that certain tract piece or parcel of land, situated lying and being in Mendocino County and State of California and bounded and described as follows to-wit: Commencing at a point distant South fourteen Eighty four one hundredths (14.84) chains from the corner of Sections twenty nine (29) thirty (30) thirty one (31) and thirty two (32) as established by or

BOOK NO. 111

Pg 127

Willis Keller to Simon Fraser, 9/13/1909, \$500 gold coin
119-250-33, 44761 Main Street

3-4-1911

Simon Fraser has the foundation laid
~~for~~ and a good portion of the
framework up on his new home on
East Main Street.

This Indenture, made the **13th** day of **September** in the year of Our Lord One Thousand Nine Hundred and **nine**, between **Willis Keller of Mendocino, Cal**

the party of the first part, and **Simon T. Fraser of Mendocino, Cal**

the party of the second part,

Witnesseth: That the said party of the first part, for and in consideration of the sum of **Five Hundred** Dollars **Gold Coin** of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby these presents grant, bargain, sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, all that certain lot and parcel of land situate, lying and being in the town of Mendocino County of Mendocino, State of California, and bounded and particularly described as follows, to-wit:

Commencing at the Northeast corner of the lot of land owned by Mrs. C. P. Rueckert in the town of Mendocino and on a line with the South line of Main Street in said Town— Said point of beginning being distant sixty three feet from the front or South line of fence enclosing the Cemetery in said town— And running thence along the East line of the said C. P. Rueckert lot Southerly a distance of one hundred and eighty eight feet thence Southerly a distance of six feet four inches to the East side of a pine tree, thence Northeasterly and following a picket fence on the west side of a gulch a distance of two hundred and seventeen (217) feet thence westerly one hundred and twenty one feet six inches to the point of beginning Also all the right, title and interest of said first party to strip of land Commencing at the aforesaid point of beginning and running thence Easterly on the North line of the afore described lot a distance of one hundred twenty one feet six inches thence northeasterly and in line with east side of the afore described lot a distance of ten feet thence westerly and parallel with the South line of Main Street to a point six feet northerly from the point of beginning and on a line with the west side of the afore described lot thence Southerly to the point of beginning being the lot conveyed to the party of the first part by Geo. Wheeler Oct 8-1900 Book 82 at page 109 Records of Mendocino County.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, all and singular, the said premises, together with the appurtenances, unto the said part of the second part, **his** heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set **his** hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

J. N. Rea

Willis Keller

(SEAL)

(SEAL)

STATE OF CALIFORNIA }
COUNTY OF MENDOCINO } ss. °

On this **16** day of **September** in the year ~~A.D.~~ one thousand nine hundred and **nine** before me, **JOSEPH N. REA** a Notary Public in and for ~~said County and State, re~~ ~~siding therein, duly commissioned and sworn, personally appeared~~ **the County of Mendocino, personally appeared**

Willis Keller

known to me to be the person whose name **is** subscribed to ~~and who executed the~~ ^{the} within instrument and ^{duly} he ^A acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in the County of Mendocino, the day and year in this certificate first above written.

(SEAL)

Joseph N. Rea

Notary Public in and for the County of Mendocino, State of California.

Recorded at request of **J. N. Rea, Sept 20**
at **30** minutes past **8** o'clock **A. M.**

1909

E. E. HOLBROOK

County Recorder

MENDOCINO, MENDOCINO CO., CAL., AUGUST 31, 1914

HUNTER

SHOOTING FRIEND

SHERIFF
WILDMAN

Aug. 29.—A
erred in Rec
when H. D. Co
wounded by h
wounded man
and hospital, b
aid and exp
trial. A coroner
the verdict was:
the accidental di
in the hands of an
shipped to Los Gat
a sister of the dece

Justice Fight.
They were reelected Justice
ship over Attorney Lil
Of the five candidates for
W. Darritt and Joe Weselsky
and will be opponents in

Seriously Ill.
Ford, a prominent rancher
section, was taken seri
tish today. His condition
that it will be thought nec
him to San Francisco for

Awarded.
ing mail contracts have
by the Government;
rings, the contract was
on Orr. F. Salisbury will
to Talmage, H. John
Valley and W. H. Miller

Ukiah.
o'clock Monday the fire
called out to extinguish a
of Charlton's black-
which was caused by a
large. The damage was

Low Gap.
st fire has been raging
by west of the June 1999
Gap. We are informed

YOUTHFUL SOLDIER

per Sverko 1/3/1993
See Hundrickson file -
Yalmer Hendrickson owned
SW corner of Kasten & L. Lak

in the 1930's Lizzie Shaw
lived at and owned the
Mendo Realty building,
east end of Main st, south
side.

119-750-33
River
of Mr. and Mrs.
He is the first Mendocino
in the U. S. service to give up his
life in the present war. The sympathy
of the community goes out to the sorrow-
ing parents and other relatives.

WM. SHAW, M. T. D., ENTERS
THE FIELD OF MATRIMONY

Wm. Shaw stole a march on his
friends this week and quietly slipped
away to Ukiah where he secured the
necessary marriage license and was
wedded to Mrs. Hendrickson of Keen's
Summit. William recently had an attack
of pneumonia and he went to Comptche
to recover from the effects of his tussle
with the malady. Here regained his health
but fell a victim to Cupid's wiles. He
came to town the first of the week and
with Mrs. Hendrickson departed for
Fort Bragg Wednesday, continuing on
to Ukiah where they were married. It
is understood they will go to San Jose
for a honeymoon trip. The many friends
of the couple join with The Beacon in
extending congratulations.

DEPART FOR COLMA.

Mrs. Mary Feldman and son, Henry,
were here the first of the week from
their home at Melburne bidding friends
goodby. They left Tuesday for Colma,
where one of Mrs. Feldman's daughters
resides, and where she and her son plan
to make their future home. They own
a house there and will take up their res-
idence in it. They have leased their
Melburne ranch to Mr. Sharp, now living
on the Andrew Escala place.
Mr. and Mrs. Robt. Copley left Wed-
nesday for Colma. The

VANILA

Vanila
as a
Mr.
ce,
his
is

STEPHENS WINS RE-
PUBLICAN NOMINATION
LEA AND PURKITT SUCCESS-
FUL ON BOTH TICKETS

The primary election of last Tuesday
resulted in Governor Stephens beating
Rolph for the Republican nomination.
this writing Stephens has a lead of
e 18,000 votes with nearly a thou-
precincts to hear from, but these
not change the result. They are
ally outlying precincts and are
y to swell Stephens' lead.

Rolph defeated Heney for the Demo-
cratic nomination, but cannot make use
of it as he registered as a Republican
and also ran for the Republican nomi-
nation. He is eliminated as a candidate,
and the Democratic party will have
no candidate at the general election un-
less the Supreme Court should rule that
in view of Rolph's disqualification,
Heney is entitled to represent his party.
Heney beat Woolwine by a substantial
vote.

Hayes and Bordwell cut comparative-
ly small figure in the gubernatorial
contest

In the contest for Lieutenant-Gover-
nor, Young will be the running mate of
Stephens, defeating Rominger, who was
his nearest competitor, by a good vote.

In the Congressional fight, Clarence
Lea secured both the Democratic and
Republican nominations winning the
latter by a good margin over his op-
ponent, Hewitt.

For State Senator, Purkitt turned the
same trick on J. A. Pettis, winning the
Republican nomination from the latter
by several hundred votes. Pettis car-
ried the county by about 300 majority.

For the Assembly Kasch defeated
Mockler for the Republican nomina-
tion by something like 500 votes; while
Taft of Willits won the Democratic
nomination from Mrs. Reed by about
300 majority.

For county officers there were some
close contests, but most of the winners
were elected by good margins.

County Clerk Prather beat his op-
ponent, McGimsey, by over 1700 majori-
ty, and will continue to preside over the
Clerk's office for another four years.
James Elder, incumbent, was reelect-
ed Recorder over Albert Hogan by
about 950 majority.

FLOUR RESTRICT

The Food Admin-
ed the former rule
of flour so that be-
of September flour
chased in fifty-pou-
qured amount of
be taken with such
reduced to ten pou-
Merchants will n
fifty pounds to a fa
previous supply m
haunted. Hoarding
by the Government
any one attempting
of a supply of flour
severely dealt with.

The use of substit
months has brought
country to a better
fact that we are at wa
is only right that the
should undergo some
and privations. Vie
of what England an
undergone in rationin
does not begin to know
On the whole, the use of
for wheat has been a goo
out the good qualities of
Many will refuse to go
white flour bread, prefer
from combination flour.
this will provide a bett
some of these products
price of flour to all.

J. C. FORD PAYS MENI
CINO A

J. C. Ford arrived here
ning from San Francisco a
place a brief visit. Mr. F
merly one of the principal
for many years resident s
of the Mendocino Lumb
He disposed of his interest
sixteen years ago and moved
and later located in Souther
For the past ten years or m
resided in San Diego. He
San Francisco by the de
brother-in-law, Lawrence P
died there very suddenly.

Mr. Ford was here about
ago and spent some weeks c
Big river. During his brief
time he visited the mill and
saw many old friends. He
the guest of Mr. and Mrs. B. L. E
ing his short stay. Mr. and
Ross entertained a few friend
in his honor.

Fraser House

8-28 PM 1987 50-33

Mendo



Realty

119-250.33

Member Mendocino County Realty Board

INVESTMENT OPPORTUNITIES

IN MENDOCINO Two bd rm home plus extra lot 130' x 160' fronting on three streets, all with excellent view of Mendocino Bay. House includes garage and good well. Total price \$19,200.

20 ACRES ABOVE HERITAGE HOUSE Beautiful trees and ocean views. Many gorgeous homesites at owners sacrifice for \$27,500 cash.

4³/₄ ACRES OCEAN FRONTAGE Abundant running water - in area of excellent development. A steal at \$28,000 - terms.

102 ACRES OCEAN FRONTAGE. The best available frontage on the Mendocino Coast. Ready now for development. Plenty of water. \$240,000 terms.

MOTEL SITES We presently offer several of the most attractive motel and restaurant sites on the Mendocino Coast. Combination ocean and highway frontage from 3 to 10 acres from \$15,000 up.

ONE ACRE HOME SITES Ocean frontage and beautiful views. Also small wooded unimproved acreage, some on year-round streams.

Phil Manning ● ● Bob Bryant

1061 Main Street Mendocino

Phone: Ofc. 937-5203

Res. 937-5270

● Wildfire Box Score ●

FOR THE WEEK ENDING JULY 6, 1963

Number of forest fires for the Week2
 Area burned for the week 2 acres
 Number of forest fires this year 16
 Acreage burned this year 12

Totals for Mendocino County Ranger Unit of the California Division of Forestry, which includes watershed, timber and range lands within Mendocino County.

Comments: Grass is here in heavy abundance, and there is plenty of debris on the ground in timbered areas from early winter storms. Thus far it would seem our best ally has been the cool damp weather. When the hot weather comes most oldtimers and experienced firefighters generally predict this may be a seriously bad forest fire year. All forestry forces are now on the job. Equipment and manpower is ready to take on what may prove to be one of our worst fire seasons. When the cool weather breaks, only thoughtfulness and caution on the part of the people in the use of fire-causing devices can hold down the fire box score. Can we, as people, meet the challenge this year?

W. F. Mann
 State Forest Ranger

Mendo Realty Opens Branch Office At Mendocino

You may have noticed the activity at 1061 Main Street, former location of the Justice Court. The house is being renovated inside and out to become the Coastal branch office of Mendo Realty and Investment Company of Ukiah.

Phil and Vera Manning have leased the property and will manage the business here. They will continue to live in the Little River home they built last year.

Although they have been frequent visitors to the Mendocino Coast for many years Phil tells us it took him three generations to become settled here. His grandfather, Nathaniel E. Manning, was born in this vicinity in 1848; his father, John Harvey, was born in Sonoma and raised in Petaluma and the third generation came to life in San Jose. The family continued to move South and Phil claims they moved in the wrong direction. Now he and Vera are setting about to prove it.

We welcome the Mannings to Mendocino and wish them every success in their new business.

Redwood Coast Hospital Notes

Mr. and Mrs. Richard Alton of Fort Bragg are the parents of a daughter, Kasey Ann. She was born June 25, 1963, weighing 7 pounds, 10½ ounces.

Mrs. Howard Maki of Fort Bragg was admitted June 27, 1963, for surgical care.

Mrs. Gonzaza S. Bravo of Mendocino was admitted June 29, 1963 for medical care.

Mrs. Elma Bufkin of Fort Bragg was admitted for medical care July 3.

Keith and Grant, sons of Mr. and Mrs. Grant Mitchell of Elk were admitted for surgical care July 8.

Mrs. Mary Moore of Gualala was admitted for surgical care July 9.

Mr. and Mrs. Dennis Harbour of Fort Bragg are the parents of a son: Clint born July 1 and weighing 8 lbs 14¼ oz.

Mr. and Mrs. David Cook of Fort Bragg are the parents of a son: Douglas Brian born July 3 and weighing 7 lbs 4¼ oz.

Mr. and Mrs. Edward Sverko of Fort Bragg are the parents of a son: John Edward born July 5 and weighing 7 lbs and 9 oz.

New FB Chevron Station to Have Weekend Opening

Friday, Saturday and Sunday of this weekend will be devoted by Fred Baroni to the opening of his new Chevron station in Fort Bragg on south Main street.

Saturday, will be the big day, however, for all children visiting the new station on that day, who are accompanied by their parents, will be treated to free ice cream and free soda pop. Baroni urges all youngsters to urge their parents to bring them to the station on Saturday.

The new Chevron station, of redwood construction, is located at 900 South Main street, just north of the Noyo river bridge on property owned by Ambrose Torretta.

According to William S. Callaghan, local Standard Oil Co. distributor, Baroni will operate the new Chevron Station on a long-term lease.

Shoreline Riders Go To Willits

The Shoreline Riders Color Guard made a striking entry in the Willits Frontier Days parade on the 4th of July.

Riding their prancing chestnut and sorrel horses were Sharon Charlesworth, Sharon Gailliant, Sandy Jacobson, and Betty Reed; perfectly matched in the club colors blue and white. They proudly brought home the third award.

Work goes on at the Shoreline Arena. The refreshment stand has been completed and a good part of the grandstand will be finished come show time Sunday morning July 14th.

The horse show classes will begin at 10 a.m., Grand Entry at 1 p.m., and the Gymkhana events in the afternoon.

Everyone is welcome, riders or watchers. Spend Sunday, July 14th at the Shoreline Arena. . . .

RAINBOW GIRLS MEET

A regular meeting of Rainbow for Girls was held on July 8th.

There will be a practice for initiation on Tuesday the 16th, and a practice for the line officers on the 18th at 2 o'clock at Mrs.

Your L At V

1st District

FRANK P.

The battles of problems which final hours of the journeyed 1963 Legislature understandably carried over in special session, watching with interest whether the line the earlier commission in this measure come of our debt to a large extent one factor.

The three basic before us for tax revision, but and state school relation relating was either lost, gled in the re

The major Governor's tax program were putal income tax on basis, eliminating the lowest income bank and corp make payment changing the company tax for the As originally and some minor in other taxes, creased estimate \$160 million in \$150 million in

The bills embigram success Assembly action of Senate com much damage. the lead-off bill corporation tax the needed two the Senate floor try, the remaining gram was abar

NOTE OF

I, Bill Nevius the Mendocino and all who took to save my life Sunday 1:30 a.m heart stroke, for come as they di

Instruments Recorded at Ukiah

December 31, 1964

DEEDS—

Patricia V Bollinger to Clay E Duncan et ux prop Empire Gardens dtd Nov 23 1964

H R Plate & Co Inc to Spring Valley Ranches Inc prop T19N R14W MDM dtd Dec 1 1964

Robert Garzini et ux to Meta Jori et al prop Kimball Tract dtd Dec 3 1964

Lois Fullop et al to Vernon D Pudwill et al prop Yokayo Rancho dtd Dec 15 1964

Title Insurance & Trust Co to Vernon D Pudwill et al prop Yokayo Rancho dtd Dec 15 1964

Aubrey E Sloan et ux to Aubrey E Sloan et ux prop S30 T21N R13W MDM dtd Dec 28 1964

Hans A Bueh et ux to Dept of Vets Affairs of the St of Calif prop Willits dtd Dec 18 1964

Emil Rossi et ux to Alma Maddux et al prop S3 T14N R15W MDM dtd Dec 28 1964

Alma Maddux et al to Robert B Bagnall et al prop S3 T14N R15W MDM

John S Johnson et ux to Robert L Johnson et al prop vol 254 pg 80 dtd Dec 30 1964

Stephen M Kent et ux to Raymond D Brandt et al prop S19 T17N R17W MDM dtd Oct 30 1964

Joseph A Weber to Carl L

Moller et ux prop T22N R12W MDM dtd Dec 31 1964

Joseph A Weber to Carl L Moller et ux prop T21N R12W & T22N R12W MDM dtd Dec 31 1964

Byford Scott et ux to Franklin V C Jones et ux prop S33 T12N R16W MDM dtd Dec 29

Franklin V C Jones et ux to Byford Scott et ux prop S33 T12N R16W MDM dtd Aug 14

Lee H Huntley et ux to Palle H Andersen prop T11N R15W MDM dtd Dec 3 1964

Elden E Emerton et ux to John J Carroll et al prop Partlett Tract dtd Dec 16 1964

Robert C Dempsey et ux to Anthony John Coreita et ux prop S16 T19N R17W MDM dtd Dec 30 1964

Katherine M Byrnes to Philip F Manning et ux prop Mendocino dtd Dec 28 1964

C Martin Hall et ux to Anita Klauss prop vol 475 pg 130 dtd Dec 28 1964

George S Ashford et ux to Dent A Crytzer et ux prop S9 T19N R17W MDM

Dent A Crytzer et ux to Dena A Crytzer et al prop S9 T19N R17W MDM dtd Dec 18 1964

Gladys Virginia Kenny to Harold C Hunter et ux prop S11 T12N R17W MDM dtd Dec 10

January 4, 1965

DEEDS

Harry E Dias et ux to Harry E Dias et ux prop S30 T19N R17W MDM dtd Dec 31 1964

Donald L Faull et ux to Clarence Faull et ux prop Ukiah Village & Northbrook Park Subd dtd Dec 22 1964

Horst Bueschel et ux to George E Evans et ux prop vol 254 pg 446 dtd Dec 21 1964

Harvey E Mitchell et ux to Patricia I Mitchell prop Talmage Court Subd dtd Nov 13

L Eaton Grimes et ux to Thomas McCreary et ux prop T16N

R16W MDM dtd Dec 17 1964

Herbert L Wright et ux to David O Raysay et ux prop Gu-alala Heights Subd dtd Jan 2 1965

Robert J Scott et ux to James B Waters et ux prop S2 T21N R15W MDM dtd Dec 22 1964

Ernest M McKee Jr et ux to James B Waters et ux prop S2 T21N R15W MDM dtd Jan 4

Enchanted Meadows to Horton E McLaughlin et ux prop T11N R15W MDM dtd Dec 8 1964

Linda Quigley trustee to Orley Vinson prop S19 T17N R11W MDM dtd Dec 28 1964

Linda Quigley trustee to Orley Vinson prop S19 T17N R11W MDM dtd Dec 28 1964

January 5, 1965

DEEDS—

Ernest M McKee Jr et ux to International Properties Inc prop T22N R14W MDM dtd Nov 25 1964

Vernon D Upp et ux to Fred J Squires et ux prop S19 T18N R11W MDM dtd Dec 17 1964

Stephen E Mobley et ux to Ralph E Alley et ux prop S19 T18N R17W MDM dtd Sept 28

Lawrence J Pertsch et ux to Charles W Kamp et ux prop S4 T23N R15W MDM dtd Dec 14 1964

Charles W Kamp et ux to Mervin Pinches et ux prop S4 T23N R15W MDM dtd Dec 14 1964

John A Fraga to Laura Silva prop Calpella & Carlson Sts dtd Nov 10 1964

David J Silva et ux to Laura Silva prop Calpella & Carlson Sts dtd Nov 10 1964

Laura Silva to Peter Walker et ux al prop Calpella & Carlson Sts dtd Nov 10 1964

Leonard R Nix et ux to Bruce L Stefner et ux prop Ukiah dtd Nov 20 1964

Erland K Jensen et ux to Harold Ebright Jr et al prop S10 T23N R16W MDM dtd Nov 9

Robert M Hammons et al to The Kunde Corporation prop Rancho de Sanel dtd Jan 3

HILLTOP VOLCAN

Editor: Kathy Shr

This last week on to hill candidates signed Student Body offices. the qualifications for body officers is an average 30 points; the previous and remaining on the hill during the term of office campaign week started January 18, and will until the campaign a Friday.

The following students signed up for Student Body offices: President, Scott G. Eddie Noyes; Vice-President, Karen Enochs and Bill Treasurer, Gilda Dri continues her full year Publicity Manager, Kathy ke; Activities Co-ordinator, Suzie Enochs; Cheerleader, Cruttenden continues her year's job; Songleader, Shrode continues her full job.

These elected will remain their offices for the duration of the school year. Officers 1 years first semester elected sometime in the year. Elected in the year: Jean Mayo's Pictures On Display at Racine's Mrs. Jean Mayo, Me high school art teacher, ing a showing during at Racine's in Fort Br her paintings and mic photos taken in Mendocino Mexico.

Mendocino Basketball Game On January 15, the ville Warriors traveled to the Mendocino Cardinals Mendocino.

The game wasn't as scoring duel as other have been, as Mendocino held to a 30-29 loss. Unfortunately, our Cardinals had point average.

The Warriors' offensive advantage of a "cold" cino offensive, and finally

The high point man for docino was Richard Daniel 9 followed by Jamison, 8; 5; Henry, 4; and Westerlu

The B's score was 53-favor of Mendocino, high man was Mario Esquiv 21, followed by Silva, 11 Broom, 5; Ciro, 4; Ton Falleri, Pendleton, 1 Amundsen, Silva, all w points,

On January 16, the cino Cards traveled to ville to play the Anderson ley Panthers, and again M cino had that "winter with a very long cold while A.V.H. had a rather winter by pounding out a

The SHOWCASE

- ★ CUT FLOWERS
- ★ POTTED PLANTS
- ★ GIFTS

FLORAL ARRANGEMENTS
FOR ALL OCCASIONS

336 Franklin - Fort Bragg

Phone 964-3564

SERVING THE MENDOCINO COAST



A Complete
Line Of Gas
APPLIANCES

Tank Rentals
Gas Deliveries
Bottle and Bulk

KEMPPE HARDWARE CO.

Sverko, June 1959.
337 Franklin St., Fort Bragg

Phone YO 4-2101

FRANCIS JACKSON

Gen. Bldg. Contractor

Box 232

MENDOCINO

Ph.: WE 7-5767

Mendo**Realty****Member Mendocino County Realty Board****INVESTMENT OPPORTUNITIES**

10 ACRES with ocean frontage and whitewater view — joins large acreage now being subdivided — paved road will lead to the property — water available. Cash will buy this at far less than current per acre value. Total price \$55,000.

120 ACRES all gently sloping to the ocean which forms western boundary. Perfect for subdivision. Owner will take low down payment from right buyer.

50 OCEAN-VIEW ACRES beautifully situated from standpoint of nearness to ocean, beaches, parks, shopping. Perfect for subdividing.

WOODED LANDS ranging in size from 20, 30,, 40 and up to 300 acres onw available at prices that permit development at a handsome profit.

500 ACRES of ranch land with improvements — open grazing land, beautiful land, beautiful woods etc. About five to six miles inland on good county road. Priced now at \$400 per acre.

144 ACRES with newly remodeled home just 1½ mi. in from Coast Hwy. Good paved road. Owner will sell half or all. Reasonable down payment.

PHIL MANNING**1061 Main Street Mendocino****Phone: Ofc. 937-5203****Res. 937-5270**

Fraser House

CERTIFICATE

IT IS HEREBY CERTIFIED
AS FOLLOWS:

The undersigned are partners doing business in the State of California under the fictitious name, "MENDO REALTY OF MENDOCINO." Their principal place of business is located at 1061 Main Street, Mendocino, Mendocino County, California. The names in full and places of residence of the partners are as follows:

WILLIAM HAROLD DUNBAR,

Little River, California

GEORGE ALBERT TIBBENS

Little River, California

Dated: October 10, 1967.

William Harold Dunbar

George Albert Tibbens

STATE OF CALIFORNIA)

) ss.

COUNTY of MENDOCINO)

On this 10th day of October, 1967, before me, the undersigned, a Notary Public, State of California, Duly commissioned and sworn, personally appeared WILLIAM HAROLD DUNBAR and GEORGE ALBERT TIBBENS, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the

Sworn to June 1999.

IN WITNESS WHEREOF I
have hereunto set my hand and

2/2/1968 Ruth Tibbens opened

APN 119-250-33

public stenography, mimeographing
and notary public work in the
Mendo Realty bldg - 1061 Main St.
Monday thru Saturday.

119-250-33

7-9-1968

Geo A Tibbens et ux to

Wm H. Dunbar et ux

Page 17 Jimp Mendocino 6/29/1968

Mendo Realty 119-250.33
Fraser House East Main St

APN 119-250-33

Mendocino, California, Friday, MAY 3, 1974

NOTICE TO CREDITORS
SUPERIOR COURT OF THE
STATE OF CALIFORNIA FOR
THE COUNTY OF MENDO-
CINO

No. 13974

Estate of LORENZO FRAC-
CHIA, also known as L. FRAC-
CHIA, Deceased.

NOTICE IS HEREBY GIVEN
to the creditors of the above
named decedent that all per-
sons having claims against the
said decedent are required to
file them, with the necessary
vouchers, in the office of the
clerk of the above entitled
court, or to present them with
the necessary vouchers, to the
undersigned at the office of
Harold A. Irish, Attorney at
Law, 622 Main Street, P.O. Box
726, Mendocino, California 954-
60, which is the place of busi-
ness of the undersigned in all
matters pertaining to the es-
tate of said decedent, within
six months after the first pub-
lication of this notice.

Dated July 1, 1968.

ROSIE FRACCHIA,

Executrix of the Will of
the above named decedent

HAROLD A. IRISH,
Attorney at Law
P. O. Box 726
Mendocino, California 95460
Telephone:
(707) 937-5862
Attorney for Executrix
First Publication: July 5, 1968
Publish: July 5, 12, 19, 26, 1968

NOTICE TO CREDITORS
SUPERIOR COURT OF THE
STATE OF CALIFORNIA FOR
THE COUNTY OF MENDO-
CINO

No. 13975

Estate of HARRY B. HAR-
MON, Deceased.

NOTICE IS HEREBY GIVEN
to the creditors of the above
named decedent that all per-
sons having claims against the
said decedent are required to
file them, with the necessary
vouchers, in the office of the
clerk of the above entitled
court, or to present them, with
the necessary vouchers, to the
undersigned at the office of
Harold A. Irish, Attorney at
Law, 622 Main Street, P. O. Box
726, Mendocino, California 954-
60, which is the place of busi-
ness of the undersigned in all
matters pertaining to the es-
tate of said decedent, within
six months after the first pub-
lication of this notice.

Dated July 1, 1968.

ALICE E. HARMON

Executrix of the Will of
the above named decedent

HAROLD A. IRISH
Attorney at Law
P. O. Box 726
Mendocino, California 95460
Telephone:
(707) 937-5862
First publication: July 5, 1968.
Publish: July 5, 12, 19, 26, 1968

**NOTICE OF DISSOLUTION
OF PARTNERSHIP**

NOTICE IS HEREBY given
that the partnership composed
of WILLIAM H. DUNBAR and
GEORGE A. TIBBENS hereto-
fore engaged in business under
the firm name of MENDO
REALTY OF MENDOCINO was
dissolved as of midnight June
30, 1968.

MENDO REALTY OF

MENDOCINO

by: WILLIAM H. DUNBAR

GEORGE A. TIBBENS

Dated July 1, 1968

**CERTIFICATE OF
PARTNERSHIP CEASING
TO TRANSACT BUSINESS
UNDER FICTITIOUS NAME**
IT IS HEREBY CERTIFIED

by the undersigned partners
that they have ceased doing
business in the State of Cal-
ifornia under the fictitious
name "MENDO REALTY OF
MENDOCINO." Their principal
place of business is located at
1061 Main Street, Mendocino,
95460, Mendocino County, Cal-
ifornia.

The full names and places
of residence of the partners
are as follows:

WILLIAM HAROLD DUNBAR,
P. O. Box 455

Little River, California, 95460

GEORGE ALBERT TIBBENS

P. O. Box 586

Mendocino, California 95460

Dated: July 1, 1968

A C K N O W L E D G M E N T
COUNTY OF MENDOCINO)

ss.
STATE OF CALIFORNIA)

Personally appeared before
me, HAROLD A. IRISH, a No-
tary Public of the State of
California, this 1st day of July,
1968, WILLIAM HAROLD
DUNBAR and GEORGE AL-
BERT TIBBENS, known to me
to be the persons whose names
are subscribed to the within
instrument, and being first
duly sworn acknowledged to
me that they executed the
same.

IN WITNESS WHEREOF I
have hereunto set my hand and
affixed my official seal in this
acknowledgment above writ-
ten.

HAROLD A. IRISH

Notary Public, County of

Mendocino, State of

California.

MY COMMISSION EXPIRES:
March 11, 1971.

Publish: July 5, 12, 19, 26, 1968

**CERTIFICATE OF
INDIVIDUAL TRANSACTING
BUSINESS UNDER
FICTITIOUS NAME**

IT IS HEREBY CERTIFIED
by the undersigned that he is
an individual doing business
in the State of California under
the fictitious name of "MENDO
REALTY OF MENDOCINO." His
principal place of business
is located at 1061 Main Street,
Mendocino, 95460, Mendocino
County, State of California.
His full name and place of
residence are as follows:

WILLIAM H. DUNBAR

P. O. Box 455

Little River, California

Dated: July 1, 1968.

WILLIAM H. DUNBAR

A C K N O W L E D G M E N T
COUNTY OF MENDOCINO)

ss.
STATE OF CALIFORNIA)

Personally appeared before
me, HAROLD A. IRISH, a No-
tary Public of the State of
California, this 1st day of July,
1968, WILLIAM H. DUNBAR,
known to me to be the person
whose name is subscribed to
the within instrument, and be-
ing first duly sworn acknow-
ledged to me that he executed
the same.

IN WITNESS WHEREOF I
have hereunto set my hand and
affixed my official seal the
day of this acknowledgment
above written.

HAROLD A. IRISH

Notary Public, County of

Mendocino, State of

California

WHAT'S IN THE WIND?



MENDO REAL
OF MENDOCINO
Incorporated

OVERLOOKING 2 PONDS! (On adjacent
ty). A beautiful level acre with clumps of
redwood and pine. A fine "all year" well.
pletely fenced. A 14 x 26 studio bldg.
12 x 54 mobile home. 2 miles inland, in
River. All for \$:

AN ALL YEAR CREEK! Borders this sh
meadowland. Well screened from the
road by big trees. Over 9 acres, some
most level. Zoned R-R (Residential-
Some ocean view, too! Vic. of Russian
Park. Liberal terms. \$:

OVERLOOKING THE VILLAGE, Big River
beach. This choice, protected homesite
water provided, is ready to build on & is
for only \$

2 PARCELS NEAR HERITAGE HOUSE!
geous woods with private road assuring se
Close to P.O. & store. Terms by owner.
acres @ \$40,500. & 12.64 acres @ \$:

NEW SPLIT LEVEL! 3 bdrms, solid
Unique design. Attached garage, large
deck, fireplace, beams. Wooded setting,
inland on Little Lake Road. Near
Club. \$:

BILL DUNBAR

CHARLIE REED

RUD K

1061 Main Street

Mendocino, Calif. 95460

(707) 937-5203

119-250-33
Fraser House

CERTIFICATE

IT IS HEREBY CERTIFIED
AS FOLLOWS:

The undersigned person has
ceased doing business in the
Town of Mendocino, California,
under the fictitious name
"MENDO REALTY & INVEST-
MENT CO." His principal place
of business is situated at 1061
Main Street, Mendocino, Men-
docino County, California. His
name in full and his place of
residence are as follows:

Clay Edward Duncan
6 Toyon Road
Ukiah, California.

Dated: October 4, 1967.
s/CLAY EDWARD DUNCAN
(STATE OF CALIFORNIA)

)ss.

County of Mendocino)

On this 4th day of October,
1967, before me, the under-
signed, a Notary Public, State
of California, duly commission-
ed and sworn, personally ap-
peared CLAY EDWARD DUN-
CAN, known to me to be the
person whose name is subscrib-
ed to the within instrument
and acknowledged to me that
he executed the same. June 1999.

IN WITNESS WHEREOF I
have hereunto set my hand and
affixed my official seal.

CERTIFICATE

IT IS HEREBY CERTIFIED
AS FOLLOWS:

The undersigned are partn-
ers doing business in the State
of California under the ficti-
tious name, "MENDO REALTY
OF MENDOCINO." Their prin-
cipal place of business is locat-
ed at 1061 Main Street, Mendo-
cino, Mendocino County, Calif-
ornia. The names in full and
places of residence of the part-
ners are as follows:

WILLIAM HAROLD DUNBAR,

Little River, California
GEORGE ALBERT TIBBENS

Little River, California

Dated: October 10, 1967.

William Harold Dunbar
George Albert Tibbens
(STATE OF CALIFORNIA)
) ss.

COUNTY of MENDOCINO)

On this 10th day of October,
1967, before me, the under-
signed, a Notary Public, State
of California, Duly commission-
ed and sworn, personally ap-
peared WILLIAM HAROLD
DUNBAR and GEORGE AL-
BERT TIBBENS, known to me
to be the persons whose names
are subscribed to the within in-
strument and acknowledged to
me that they executed the
same.

Page 19

IN WITNESS WHEREOF I
have hereunto set my hand and

APN 119-250-33

Dec.

Dec.
t ap-
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ibson,
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depre-
onerty

CERTIFICATE O FICTITIOUS NAM

(Certificate required
Section 2466 of the Civ
of the State of Califor

I, LONNIE P. GREE
undersigned, do hereby
that I am the owner
transacting business u
designation not showi
name of the person int
in such business, to wil
ARLON COMPANY
(BUSINESS COUNSEL

The mailing address
aforesaid is as follows:

1061 Main Street
Mendocino, Californ

Dated:

LONNIE P. GREEN
ACKNOWLEDGM
STATE OF CALIFORNIA

COUNTY OF MENDOCINO

On this 5th day of A
1968, before me, JERAL
COWNIE, a Notary Pub

119-250-33

T
E
P
27

WHAT'S HAPPENING
at the

MENDOCINO
ART CENTER

By Ruth Mauk
937-5733

com- Erma Gillaspie as chairman,
best has scheduled Wednesdays
cal- from 10-4 for studio work. All
adys members are welcome. There
of is the studio space and furn-
ong ishings available for whatev-
to er you're working on. Bring
to your supplies, a sandwich.
lies There's no charge for this in-
ou formal work shop. As needs
rk- warrant, the studio will be
ry open seven days a week.

ry Thursday from 7:30 to 9
gs, there's the CREATIVE WRI-
be- TING WORKSHOP with Jo-
On shua Geberer. Thursday from
th- 8:30 to 10:30 Howard and
ek- Sandy Harris are hosts for
he the weekly evening of music
0, and other entertainment.
in This week, Nov. 5, John Tri-
Di- tenbach will show slides tak-
ne- en during his summer in Ire-
D. land.

ll Friday, Saturday, Sunday
e- 8:30 p.m. Movie. W. C. Fields
in IT'S A GIFT.

Mendo Study Club
Plan Tour of Coast
Hospital - Nov. 13th

An early meeting time has
been set for members of the
Mendocino Study Club on
Friday, Nov. 13. They are
to meet at Kellieowen Hall
at 1:30 p.m., and there driv-
ers of a car pool will take
members to the new Mendo-
cino Coast Hospital for a
tour.

Mrs. Warren Zimmer, pro-
gram chairman, suggests that
the ladies wear warm cloth-
ing and comfortable shoes.

Hospital Administrator
Robert Taylor who will con-
duct the group will begin

WHAT'S IN THE WIND?



MENDO REALTY
OF MENDOCINO

RUSSIAN GULCH AREA

2 bedrooms, 2 baths, plus large stu-
dio, carport and shop. Central pro-
pane heating and electric heat. Large
fireplace, wall to wall carpet and
many extras. Pine trees, ocean view,
and the right to use a private beach.
Over an acre.

\$47,500

GRACIOUS LIVING

A fine old 2 story house on a quiet,
tree lined lane just minutes from the
ocean and the Village. The authentic
original styling outside but complete-
ly and tastefully remodeled inside.
Fully carpeted. Deluxe kitchen cabi-
nets, dishwasher and disposal. On a
sheltered acre.

\$37,500

OCEAN FRONTAGE

Many new pine trees and a mature
Cypress stand. Spectacular white
water action on off shore Rocky is-
lands. 4.33 acres (easy terms)

\$32,000

COMPTCHE ROAD

18 acres of lush, green redwood
forest. Fern canyons. Little creeks.
Open sunny areas too. Wait 'till you
walk across the hand made wooden
bridge! This is 5 minutes from Men-
docino. 2 miles inland. Access is a
private road. (@ \$2,250 per acre)

\$40,500

EAST OF CASPAR

Almost 4 wooded and level acres
with a road access at each end for
easy dividing. Not far from the
ocean. (Terms)

\$9,750

BILL DUNBAR

BROKER

LARRY SOMMER

SALESMAN

1061 Main Street
Mendocino, Calif. 95460
(707) 937-5203