

OWNER / APPLICANT

BARRETT MICHAEL R & KELLY J
PO BOX 5103
BERKELEY, CA 94705

AGENT:

KELLY B GRIMES, ARCHITECT
PO BOX 598
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION:

A request to: (1) approve a concurrent variance for building setback along the easterly property line; (2) relocate and bury a water storage tank; (3) renovate and add approximate 152 square-feet to an existing Pump House; (4) renovate and add 182 square-feet to an existing Tool Shed; (5), remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House, and (6) renovate by replacing windows, doors, and revealing horizontal siding, and by adding 100 square-feet of floor area to the existing ground-floor Mudroom in the Main House.

STREET ADDRESS:

45141 CALPELLA ST, MENDOCINO

PARCEL SIZE:

0.29 acre, or 80 by 160-feet

ENVIRONMENTAL DETERMINATION:

A class 31 exemption from CEQA

HISTORIC STRUCTURES:

On Site: Category IIa Noia House (119-232-03)
North: Category I Silvia House (119-231-06)
Category I Valadao House (119-231-04)
Category I Jerome House (119-231-03)
South: Category IVb Dwelling (119-235-04)
Category I Lisbon-Paoli Hotel (119-235-07)
Category I Golgert House (119-235-13)
East: Category IIa Marshall House (119-232-04)
Category IIa Thomas House (119-232-05)
West: Category IIa Dwelling (119-232-02)

PAST MHRB PERMITS: 04-11 Alterations; 04-27 Water Tank and Fence; 06-40 Paint

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: Section IV Examples of Historic Architectural Styles (pp. 4-5); Section V General Guidelines (pp. 6-12). General principles for rehabilitation, restoration or renovation of existing historic structures (unnumbered, last two pages).

STAFF NOTES: The project site is located within the R+ Land Use designation and MTR Zoning District. The project is subject to the following development standards:

Table 1 Development Regulations		
MTZC Section	MTR District Regulation	Proposed
20.652.030 Minimum Front and Rear Yards	10-feet	Front existing 5.5-feet nonconforming Rear existing 2.6-feet nonconforming
20.652.035 Minimum Side Yard	6-feet	Westerly existing 0.75-feet nonconforming Easterly existing 1.75-feet nonconforming
20.652.040 Setback Exemption	see Chapter 20.760	Concurrent Variance requested for the easterly side yard area adjacent to the existing Tool Shed
20.652.045 Maximum Height	28-feet	21.75-feet existing
20.652.050 Minimum Vehicle Parking	two off-street spaces	on-site garage
20.652.055 Maximum Lot Coverage	25%	25 % with removal of 475 square-feet of pavement

The project proposal consists of five components: (1) relocate and bury a water storage tank; (2) renovate and add approximate 152 square-feet to an existing Pump House; (3) renovate and add 182 square-feet to an existing Tool Shed; (4) remodel to add a gabled dormer, add a second-floor door with deck and balustrade to the Main House south-facing façade; and (5) renovate by replacing windows, doors, and by revealing horizontal siding, and adding 100 square-feet of floor area to the existing ground-floor Mudroom.

Water Storage Tank: The applicant proposes to replace the existing water storage tank and install a new, buried tank that would be situated 7.6-feet from the side property line. The water storage tank would be approximately 78 square-feet in area.

Pump House Renovation: The existing Pump House is a 13.6 by 8.6-feet structure with gabled roof, horizontal siding, vertical siding, with a 3-over-3 window and a door (south elevation). The proposed renovation expands the existing structure to 13.6 by 10.5-feet and includes a 10 by 12.5-feet addition with shed roof and a barn door. The existing fenestration style would be continued with the addition of a second 3-over-3 casement window and replacing the existing door with a wood-framed half-glass door. Front porch steps would be added. The existing vertical siding would be replaced by horizontal siding on all elevations. The proposal satisfies MTR development standards for building height and set back from the side yard. The finished Pump House renovation would be a total of 267.63 square-feet. The applicant proposes to install a sink and laundry in the renovated structure.

Tool Shed - Artist Studio: The existing Tool Shed is a 14.3 by 12.3-feet structure with gabled roof, horizontal siding, a window and door. The proposed renovation is a 9 by 20.3-feet addition and includes a cross-gabled roof; a round window over the existing tool shed door and south facing door; windows; a sliding door and exterior horizontal siding. The finished Artist Studio (or converted Tool Shed) would be a total of 359.8 square-feet. A concurrent variance is requested to continue the existing, non-conforming setback. The Tool Shed renovation would continue the 1.7-foot building setback where otherwise a 6-foot setback from the side property line would be required. The applicant proposes to install a wall heater, two sinks, toilet, and closet. Staff recommends a condition of approval to give the property owner notice that Chapter 20.700 Cottage Industries may apply when accessory buildings are used to provide for home occupations or cottage industries, and Chapter 20.720 Coastal Development Permit would apply to use an accessory structure as a Guest Cottage or Accessory Dwelling Unit.

Recommended Condition:

A covenant or other recordable document approved by County Counsel shall be prepared by the property owner and recorded prior to issuance of building permits. The covenant shall provide that the property is subject to Mendocino County Code including Chapter 20.700 and Chapter 20.720 of Division II of Title 20, and include the conditions of MHRB 2015-0022 approval.

Main House Second Floor Renovation: The existing house has a cross-gabled roof, a second-floor window under the south-facing gable, and a mudroom projecting from the south elevation. The proposed renovation is to add a gabled dormer and to replace the second-floor window with a new wood-framed half-glass door that opens to a new deck constructed above the mudroom. The main house second-floor renovation satisfies MTR development standards for height and minimum yard requirements.

Main House Mudroom Renovation: The existing Mudroom is 3.8 by 12.6-feet with an east-facing entrance above exterior steps and two single pane windows. Proposed is an addition of 100 square-feet (9.8 by 15.1-feet). The exterior door and steps would be relocated from the east to the west side of the Mudroom. The existing windows would be replaced with three 3-over-3 wooden casement windows. Horizontal exterior siding would be painted to match the existing house color palette. The Mudroom addition satisfies MTR development standards for height and minimum yard requirements. The completed addition would consist of 148 square-feet; the finished main house with mudroom would be a total of 930 square-feet. The Mudroom renovation satisfies MTR development standards for height and minimum yard requirements.

Lot coverage proposed: The proposal satisfies the allowed lot coverage (shown below Table 2). At this location, the maximum allowed lot coverage is 25-percent of the lot area or 3,200 square-feet.

Table 2 Lot coverage analysis	Square Feet		Percent
	Existing Area	Proposed Area	New Lot Coverage
Main House with Mudroom	830	930	7.3 %
Existing garage or barn	400	400	3.1 %
Pump House	115.5	267.6	2.1 %
Tool Shed - Artist Studio	176.8	359.8	2.8 %
Wooden Landings, Steps <i>not dimensioned</i>	69	105	0.8 %
Concrete patio, walkways <i>not dimensioned</i>	1535	no change	excluded
Water Storage Tank <i>not dimensioned</i>	78	78	0.6 %
Total Lot Coverage	1,699	2,140	16.7 %
Lot Area	12,800	12,800	---

To conform with Section 20.760.050(A)(5), the property owner could remove front yard pavement. Section 20.760.050(A)(5) that states, "... Major coverage of front yard setbacks is prohibited."

ENVIRONMENTAL DETERMINATION: The applicant's representative requests that the Board find that the project is Categorically Exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15331 *Historical Resource Restoration/Rehabilitation*, which is a Class 31 exemption consisting of *projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995), Weeks and Grimmer.

If the Board finds that a Class 31 Exemption is not applicable to the proposed project, then Staff requests that the Board direct the applicant to provide suitable documentation, in compliance with Article 2, Section 15064.5(b), to determine the significance of impacts to historical resources and whether the proposal may cause a substantial adverse change in the significance of an historical resource.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings pursuant with Section 20.760.065:

(A) *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.*

The proposed renovations and alterations to the existing historic resource are sensitive to the local historic district architecture and land use. The exterior appearance and design of the proposed work compliments the nature of the existing structures and the surrounding environs.

(B) *The appearance of the proposed work will not detract from the appearance of other property within the District.*

The appearance of the proposed renovations to the Pump House, Tool Shed, and Main House with Mudroom is complimentary to the architecture of the site and the adjacent properties, all of which are located within a nationally registered Historic District and are either Category IIa or Category I historic resources.

(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.*

The project as proposed complies with many of the Secretary of the Interior's Standards for the treatment of Historic Properties. The proposed alterations and renovations will not destroy a structure of historical, architectural or cultural significance.

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: \$1,040.00 (Check payable to County of Mendocino).

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

APPENDIX

Secretary of the Interior Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings:

The Secretary of the Interior Standards (Department of the Interior regulations 36 CFR 67) pertain to all historic properties listed in or eligible for listing in the National Register of Historic Places. The project site is a designated historic resource (Category IIa). It is situated within the boundaries of Mendocino Headlands Historic District, which is a National Register of Historic Places (Number PH0037087 (1970)) and one of several historic structures (Category I and II) located on the same block of Calpella Street. (Nine similarly stated standards are referenced in the appendix of MHRB Design Guidelines and called "General principles for rehabilitation, restoration or renovation of existing historic structures.")

There are ten Standards of consideration:

1. *A property shall be used for its intended historic purpose.*

Historic records list the use as residential, the "Noia House." The proposal is to continue a residential use at this site.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

While some alteration of the historic features is proposed (for example, replacement of vertical siding with horizontal siding, addition of windows and doors), MHRB could consider whether the scope of the proposed work retains the character of the site or establishes a significant impact on the character of the historic district.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed scope of work recognizes the existing, historic physical record of the home's time, place, and use by proposing minor alterations that are in keeping with the historic land use and building's architectural features.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

A current assessment of the property has not been prepared; therefore, documentation of changes to the structure is limited and information about whether those changes have acquired historic significance is not available.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

A current assessment of the property has not been prepared; therefore, documentation of changes to this historic resource is limited.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Site survey establishes that the Tool Shed and Pump House are deteriorated historic structures in need of repair. The proposal is to renovate or replace these structures with new materials that are

often similar to the existing in design, color, and general visual qualities. The proposal is not an exact match, as the two buildings will be constructed larger than they currently are, and windows and doors that are not currently present would be added. In one instance the exterior material (texture) would change from a vertical orientation to horizontal. The proposed renovation to the mudroom would expand the building footprint while generally maintaining the visual qualities of the structure.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.*

Conditions of project approval could suitably ensure that the surface cleaning of the structures, if appropriate, would be undertaken using the gentlest means possible.

8. *Significant archeological resources affected by a project shall be protected and preserved.*

Title 22 of the Mendocino County Code, Chapter 22.12 Archaeological Resources establishes specific procedures that sufficiently satisfy item 8.

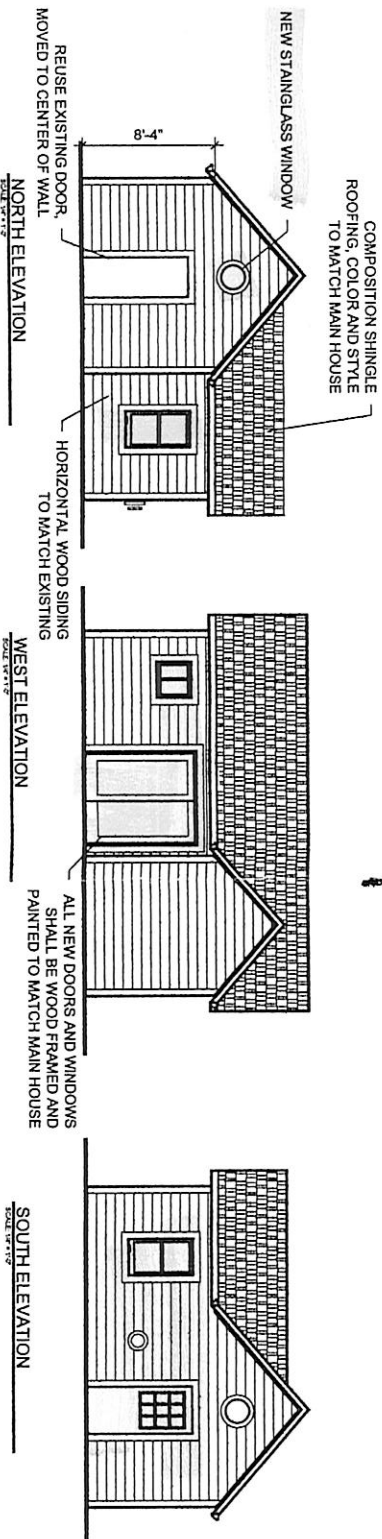
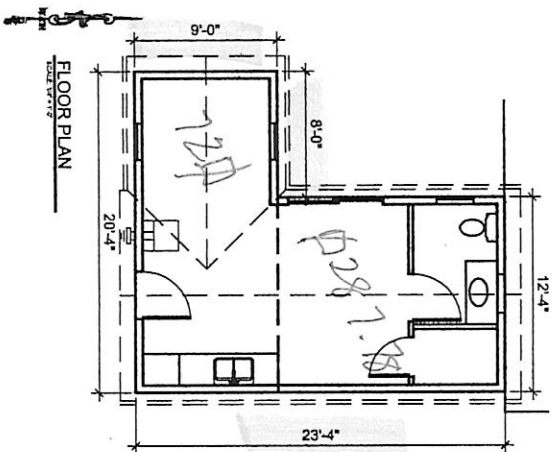
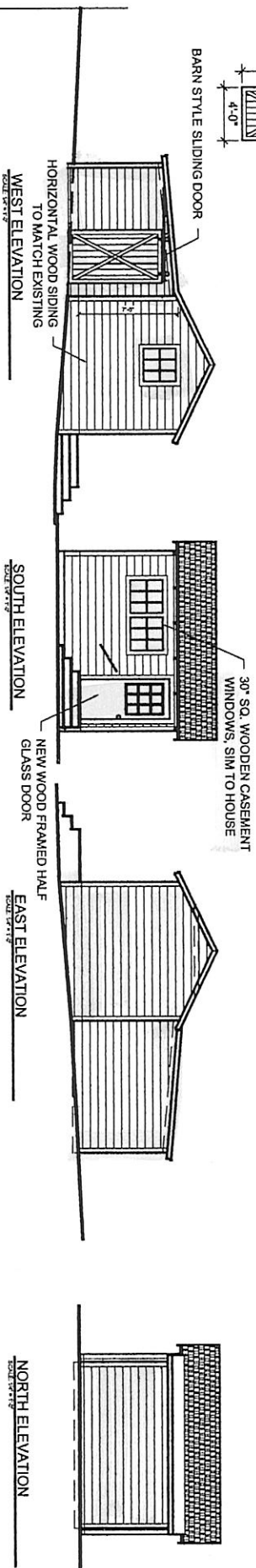
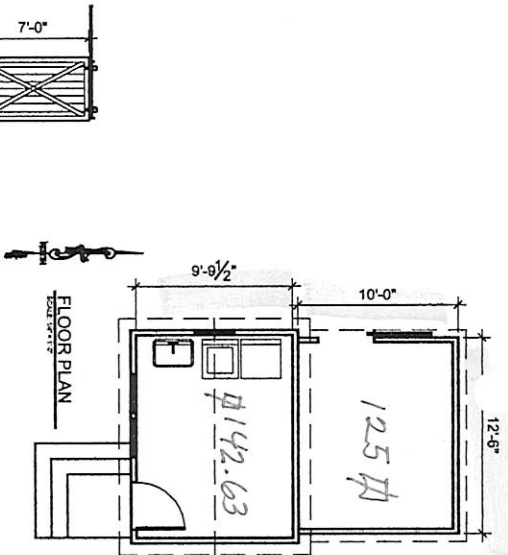
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Conditions of project approval for the proposed renovations could stipulate that the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment,

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Conditions of project approval for the proposed project could require that the additions and building alterations be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PROPOSED PUMPHOUSE 267.637



RECEIVED

SEP 10 2015

PLANNING & BUILDING DEPT
FORT GRACE, CA

PROPOSED ARTIST STUDIO 359.787

existing tool shed

MICHAEL &
KELLY
BARRETT
45141 CALPELLA S
MENDOCINO,
CALIFORNIA
95460

A.P. #119-232-03

DATE: SEPTEMBER 10, 2015
SCALE: AS NOTED
DRAWN BY: KBO
JOB: BARRETT
SHEET:
PROPOSED PLAN
AND ELEVATION
FOR PUMPHOUSE
AND STUDIO

A2

OF 3 SHEETS

Michael & Kelly Barrett
PO Box 5103
Berkeley, CA 94705

Juliana Cherry
Planner III
County of Mendocino
Dep of Planning and Building Service
120 West Fir Street
Fort Bragg, CA 95437

January 8, 2016

Re: MHRB 2015-0022 Barrett Remodel 45141 Calpella Street, Mendocino

Dear Ms. Cherry,

I understand from our architect, Kelly Grimes, that our neighbor Catherine Potenza, has contacted you recently with questions or concerns about the proposed remodel at our property, which is scheduled to be reviewed by the Mendocino HRB at the February 1st meeting. For reference, the address of her property is 45131 Calpella St. We had contacted her last week, and sent her plans of the relevant part of our proposed project, to ensure that she was fully informed prior to the upcoming meeting. Apparently it is those communications which led to her contacting you.

In email correspondence I had with Ms. Potenza, she stated the following: "The well is the original hand dug well south of the house adjacent to the back porch. It is approximately 30 ft, and one of the first in town to go dry when the water table drops. During dry periods the storage tank serves a limited and increasingly expensive supply of trucked-in water until the well returns. The only access for equipment to deepen the well is through the one opening in my yard to your property which the previous owners were willing to allow."

We would make several responses to this:

- 1) As far as we know there is no written record of any agreement that may have existed between Ms. Potenza and Ms. Nash (the previous owner of our property). Certainly, there are no documents that have been recorded by Mendocino county. As such, no right of access exists via our property that is legally binding upon us, and we repudiate any suggestion that there is.
- 2) Ms. Potenza is factually incorrect in stating that the only access would be via our property. From Calpella St., there is a highly visible side corridor between 45131 and the neighboring property to the east. It would appear to be about 7' or 8' wide. I have attached a screen print from Google Street View which clearly shows this access. This is insufficient clearance for full-sized well boring machines, but as I have mentioned to Ms. Potenza, there are local companies that operate "mini-rigs" which are considerably narrower. These machines are precisely

designed for constrained access such as this, and are about 5' wide. There would appear to be plenty of clearance for such a machine, if she ever did decide to replace her current hand-dug well with a machine bored one in her back yard.

- 3) Additionally, if Ms. Potenza ever did decide to replace her current hand-dug well, there would also appear to be sufficient room to do so at the front of her property. Of course, the MHRB may not believe that that is an appropriate location, but at least from an engineering perspective it would appear to be feasible.
- 4) Finally, we would note that we have owned our house in Mendocino for over three years now, and this is the first time that Ms. Potenza has ever mentioned her access concerns to us. If this is indeed such an important matter, we would have expected her to raise the topic with us much earlier.

In closing, we are entirely sympathetic to the concerns of any Mendocino resident whose well runs dry in the late summer. We ourselves have this experience every year. But, we don't believe that our quite reasonable plans for maintaining and improving collapsing outbuildings on our property should be impacted by a legally unsupportable theory of access, especially in the light of multiple viable alternatives.

Please can you ensure that this letter is made available to members of the Mendocino HRB, if there is any reasonable possibility of this matter being raised at the upcoming meeting in February.

Sincerely,

A handwritten signature consisting of three horizontal strokes, with the top stroke being slightly longer and the bottom two being shorter and more closely spaced.

Michael Barrett



RECEIVED

JAN 07 2003

PLANNING & BUILDING SERV
FORT BRAGG, CA

2675 Fayette Dr. #203
Mountain View, Ca 94040

Dear Mr. Kimser,

I am writing to state my concern about my property at 45131 Calpella St. in Mendocino which is a "cadz 1" historic home.

The new neighbors on the west are proposing to extend the shed set back 18" on our property line. The extension would result in effectively enclosing my present yard completely and eliminating light.

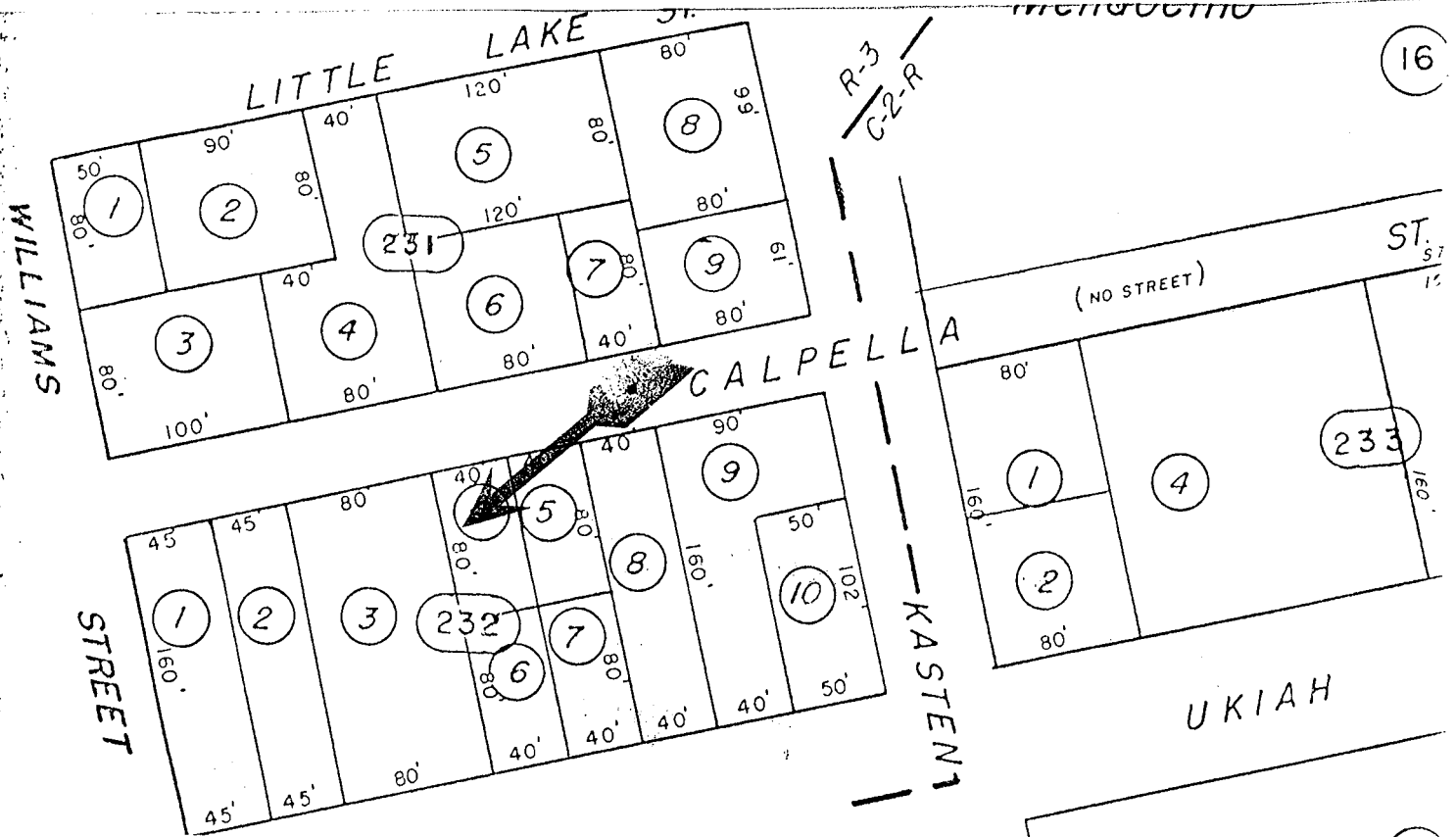
The former owners have previously assured me that the opening would be available in the case that my sand dug well which frequently goes dry could be deepened. I have not had the resources to date though closing access to any future possibility could result in the historic home becoming virtually unusable.

I hope these reasons may suffice to preserve the present opening. I would appreciate any thoughts or suggestions you may have.

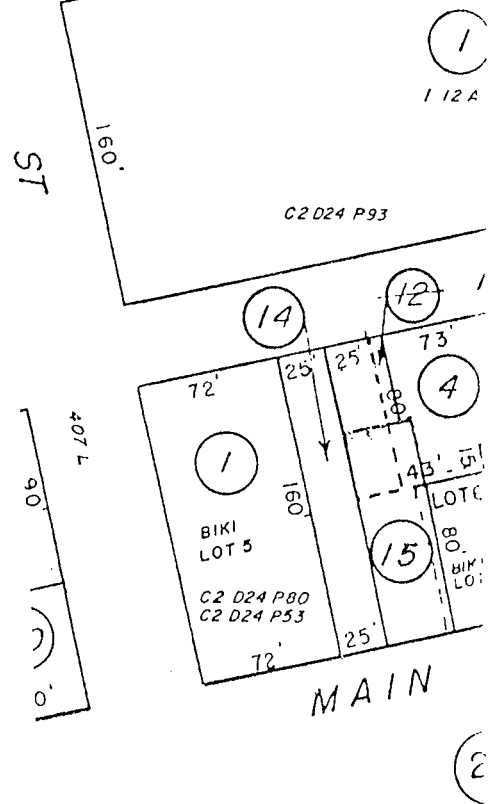
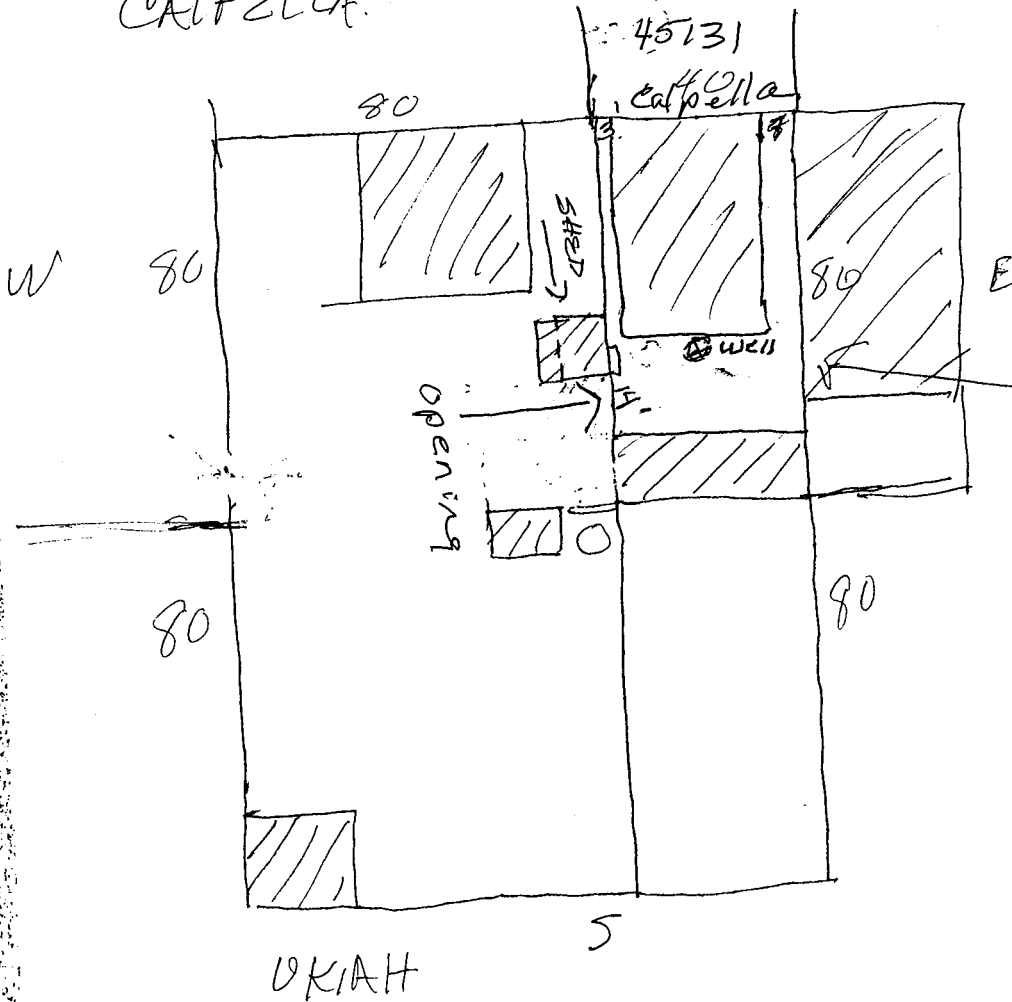
Thank you so much.

Catherine Potenza

Plan Enclosed



CALPELLA



REFERENCE ONLY AND
OF THE EVIDENCE OF
IT IS ATTACHED



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
MAILING ADDRESS: COURTHOUSE
UKIAH, CALIFORNIA 95482

March 2, 1994

Eleanor F. Sverko
10511 Wheeler Street
Mendocino, CA 95460

Subject: Property Addressing

Dear Ms Sverko:

The "Mendocino County Master Grid Numbering System" (Ord. 772, adopted 1971) requires that every residence, business and other occupied building have an address which conforms to the system. Therefore, the address for your property has been assigned as follows:

Assessor's Parcel Numbers

Address

119-232-02

45150 Ukiah Street

(The addresses shown on Assessor Parcel Number 119-232-01 45140 Ukiah Street should to 45190 Ukiah Street and 119-232-03 of 45141 Ukiah Street should be 45141 Calpella Street.)

The Ordinance also requires that all buildings, residential or commercial have the correct address displayed in a conspicuous place over or near the principle entrance. The numbers must be easily legible figures not less that two and one-half (2 1/2) inches high, preferably four (4) inches, in a color contrasting to the basic background and displayed horizontally.

Should you need further information regarding this matter, please feel free to contact me at this office.

Sincerely,

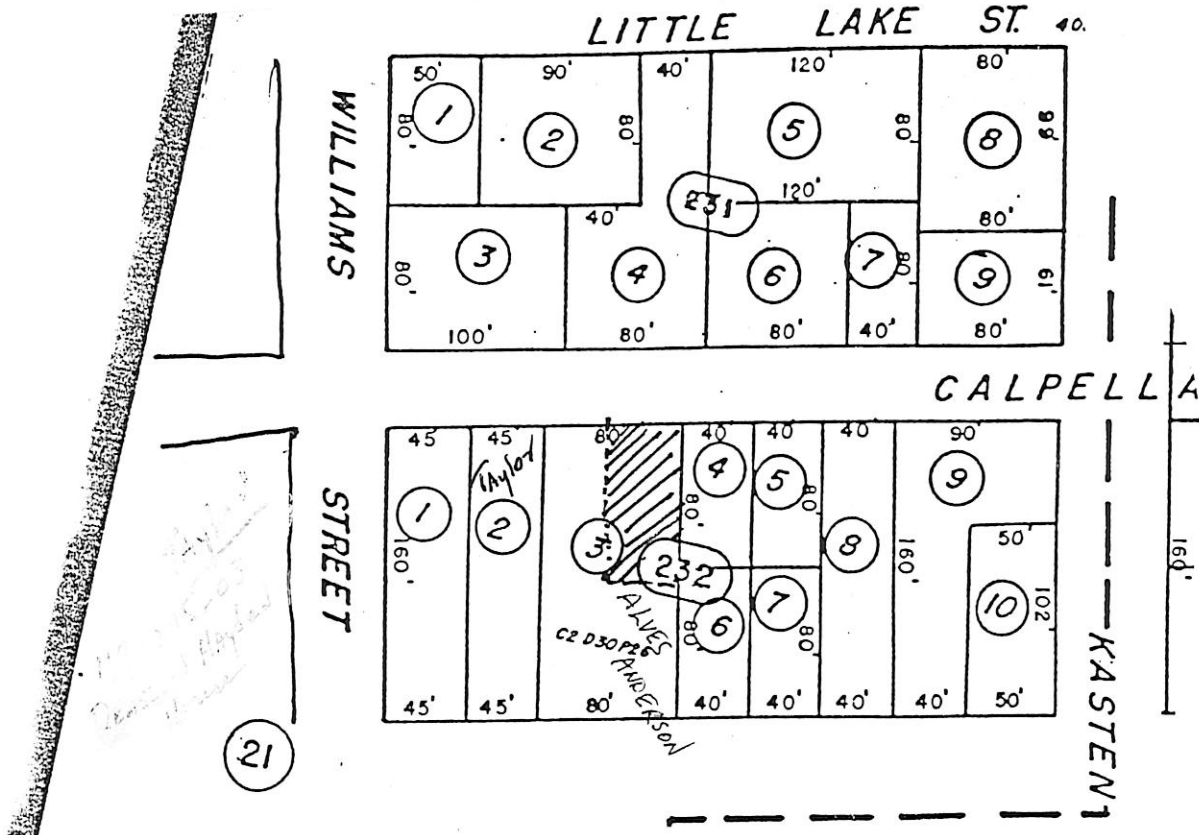
VALE W. WIPPERT
Planning Technician II

Portion of 119-232-03, 45141 Calpella Street

12/12/1881 Two lots from W. Heeser to Vittorino Antonio
Silveira \$50.00 each.

No. 2: POB: 160' north of the north line of Ukiah
Street, said point of beginning being on the
south line of Calpella Street, 40' east of the
n.e. corner of John Quincy Adams Taylor;
thence 130' east from the s.e. corner of
Williams and Calpella Street; south at
right angles to Ukiah Street 80' to the
n.w. corner of parcel conveyed to Allves-
Capt. Anderson, then easterly 40', then
northerly 80' to the south line of Calpella
Street, then west 40' to point of beginning.

(Allves-Capt Anderson northwest corner would have been the
southerly portion of 119-232-03.)



11/30/1875 Manuel Thomas Ramus to Vittorino Antonio Silvera
Bk 12, pg 105, \$450.00 gold coin.

POB Northerly line of Ukiah St. distant 40' easterly from the southeast corner of the lot or parcel of land formerly owned and occupied by John Williams (Sverko insert: See Heeser subdivision map, 1868, John Williams owned 119-232-02) and now owned and occupied by John Quincy Adams Taylor, said POB being the southeast corner of a piece or parcel of land heretofore owned by said party of second part (Silvera); then from said POB, running northerly and at right angles with Ukiah St. 80', then ce easterly and parallel with Ukiah St. 40'; thence southerly and at right angles with Ukiah St. 80' to Ukiah St., thence westerly on the northerly line of Ukiah St. 40' to POB, and being the premises heretofore conveyed by Wm. Heeser and wife to Thomas Ulmer and said Ulmer and wife to Capt. Andrew Anderson and said Anderson and wife to party of the first part, (M. T. Ramus).

This is 40' x 80' of 119-232-03, fronting on Ukiah St. adjoining 119-232-02. 119-232-03 is the Noia lot with house fronting on Calpella St., but originally there was also a house fronting on Ukiah Street side of lot. per Sverko, oral history.

3.15/1884 BERNARDO CARVALHO XAVES, Grantee Bk 32, pg 432 ✓

POB of beginning, southwest corner of land of Wm. Wells running westerly on the north line of Ukiah St. 40' to the southeast corner of lot conveyed to Walter Gregory, thence on its eastern bounday northerly at right angles with Ukiah St. 80', thence easterly 40' thence southerly on western boundary line of Wm. Wells lot, 80' to Point of Beginning.

119-232-03

Easterly 40 x 80' 119-232-03 MHR # 94 Noia House IIa
DEEDS, Bk 176, pg 128 12/20/1923 ✓

PEDRO C. VIEIRA, a single man, to Abraham Krut

Point of Beginning: North line of Ukiah Street, 210' west from westerly line of Kasten St reet

Then running west 40' on north line of Ukiah St.

Then north 80'

Then east 40'

Then south 80' on west boundary line of land formerly owned by Walter Gregory and now owned by Hans Theodore Hansen.

DEEDS, Bk 176, pg 197, 1/31/1924

Sverko March 1899 to John A. Silvia.

Same parcel as above. - 119-232-03 - *Easterly 40 x 80'*

3/28/1925 A dau was born to the wife of
Andrew Culver of this place Sat a.m. last,
3/21/1925.

SVerko note: 3/12/1993, per Joe Lenhares,
Culver's lived on the Ukiah Street side
of Noia (Calpella St.) lot - the house
no longer exists, just a garage.

119.232-03

POB: 160' North of N line of Ukiah St. on South line of Calpella St., 40' east from NE corner of John Quincy Adams Taylor, and 130' East from SE corner of Williams & Calpella Street
Then South 80' to nw corner of land of ??Elner?? And late Capt Anderson,
Then East on north boundary, 40'
Then North 80' to south line of Calpella St
then West 40' to POB.

the receipt
granted bargain sold and
by these presents we grant, bargain, sell, con-
firm 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, being and situate in the village or
town of Mendocino, North of the Bay at the
mouth of Big River in Big River Township
County of Mendocino, and State of California
and being bounded and described as follows to-wit:
Beginning at a point, distant one hundred and
sixty (160) feet North of the North side of line
of Ukiah Street, as laid out on the official map
of said town now of record, in the office of
the Recorder of said County, said point of
beginning being on the Southern line of Calpella
Street, and distant forty (40) feet easterly from
the North East corner of a parcel of land and two
conveyed by said parties of the first part to
John Quincy Adams Taylor, and said point
of beginning being distant one hundred and
thirty (130) feet easterly from the South East
corner of Williams and Calpella Streets, thence

8/4/1886, Bk 38, Pg 420, Portion of 119-232-03, 45141 Calpella Street
Vittorino Antonio Silveria and Wife, Barbara Silva Silveria, to John Antone
Silveria (their son), Gift, rec'd 8/7/1886

Sverko note: This is the John Silva who operated the Mendocino
Hotel from 1901-1925, see "Early Portuguese Families"
Book, page 544.

POB: North line of Ukiah St., 250' west from west line of Kasten Street

Then W on north line of Ukiah St. 40'

Then N on east line of Miss Emma Taylor, 160'

Then E on south line of Calpella St. 10'

Then N 40' across Calpella, in all 120'

Then E 80', then S 80', Then N on north line of Calpella St. 10'

Then South 40' across Calpella St., in all 120' to NW corner of Walter Gregory,

Then W 40' Then S 80' to POB; retaining life time tenancy of both parents.

WESTERLY PORTION

8/4/1886, Bk 38, Pg 422, Portion of 119-232-03, 45141 Calpella Street
Vittorino Antonio Silveria & wife, Barbara Silva Silveria, to Maria J. T. Ramus,
(their daughter) Gift, retaining life time tenancy of both parents.

POB: N line of Ukiah St., 210' west from west line of Kasten Street

Then W 40' on north line of Ukiah St.

Then N 80'

Then East 40'

Then South 80' on border of Gregory land to POB, with building thereon.

SOUTH - EASTERLY 40 x 80'

420

V. A. Silveira
To
J. W. Silveira

Mr. Vitorino Antonio Silveira and Barbara Silva Silveira husband and wife of Mendocino County and State of California hereby grant and convey unto our son John Antonio Silveira of said County and State and to his heirs and assigns forever the piece of land situated in the village of Mendocino in said County and State and bounded and described as follows, to wit: Beginning at a point on the northerly line of Ukiah street as such street line is laid out on the map and is described in the field notes of the subdivision survey of the land entered as the Town site of Mendocino it being the map and field notes now on file as a record in the office of the recorder of said County and said point of beginning being distant two hundred and fifty feet westerly from the westerly line of Kaitian street as laid out on such map and described in said field notes, thence for said point of beginning running westerly on said northerly line of Ukiah street forty feet, thence northerly at right angles with said Ukiah street line and on easterly boundary of land of Ellis Emma Taylor one hundred and sixty feet, thence easterly parallel with said Ukiah street line and on southern line of Calpella street two feet thence northerly at right angles with said Ukiah street line (40 feet across Calpella street and in all) one hundred and twenty feet, thence easterly parallel with said Ukiah street line eighty feet thence southerly at right angles with said Ukiah street line eighty feet, thence westerly parallel with said Ukiah street line and on northern line of Calpella street two feet, thence southerly and at right angles with said Ukiah street line 40 feet across Calpella street and in all one hundred and twenty feet to the north west corner of a parcel of land owned by Walter Gregory, thence westerly parallel with said Ukiah street line fifty feet and thence southerly at right angles with said Ukiah street line eighty feet to the point of beginning with the buildings and improvements thereon and the privileges and appurtenances thereto belonging.

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We, Vittorio Antonio Silveira and Barbara Silva Silveira
husband and wife of El Condado de Santa Clara and State of California
do hereby grant and convey unto our daughter
Ellaria Julia Thomas Ramos the wife of Thomas
Ramos of said County and State and to her heirs and assigns
forever the parcel of land situated in the village of
El Condado de Santa Clara and State and bounded and
described as follows, to wit: Beginning at a point on the
northerly line of Ulrich street as such street line is laid
out on the map and is described in the field notes of the
subdivisional survey of the land entered as the town
site of El Condado de Santa Clara in the office of the recorder of
said County, and said point of beginning being dis-
tance two hundred and ten feet westerly from the westerly
line of Ulrich street as laid out on such map
and described in such field notes. Thence from such
point of beginning running westerly forty feet
on said northerly line of Ulrich street thence north-
westerly at right angles with such Ulrich street eighty
feet, thence easterly parallel with such Ulrich street
line forty feet thence southerly at right angles with
such Ulrich street line and on boundary of beginning
with the buildings thereon and the privilege and
appurtenances thereto belonging to her and to her
heirs and assigns forever and after the use occupation
and profits thereof during
the term of years and profits thereof during
each of four natural lives.

Witness our respective names
of August A.D. 1886
Vittorio Antonio Silveira by
his marks and to signature of
Barbara Silva Silveira by her
mark

A.O. Confection
To year
B Henderson
Society
U.S. Rev
July 16, 1890
Stamps
50 cts
Party of
of the
United

Category IIa
Noia House

ATTACHMENT C
119-232-03

45132 Ukiah St
APN 119-232-03

1/8/1874, Bk 26, Pg 269,

Wm. & Augustus Heeser to Victor Antone Silveira, \$120.00 rec'd 12/13/1881

POB: Northerly line of Ukiah Street and distant ninety (90) feet easterly of Williams Street, said point of beginning being the SE corner of the lot formerly owned and occupied by John Williams and by him conveyed to ???

Thence running Northerly and at right angles with Ukiah Street, 80' on the eastern boundary line of the last named lot or parcel of land to its NE corner

Thence continuing Northerly and at right angles with Ukiah Street, 80' 60'

Thence easterly and parallel with Ukiah Street 40'

Thence Southerly 80' to the NW corner of Captain Anderson's lot or parcel of land heretofore occupied by him, SW

Thence on its western boundary line and continuing Southerly and at right angles with ukiah Street 80' to Ukiah Street

Thence Westerly 40' on the Northerly line of Ukiah Street to the Point of Beginning

That it shall be incumbent upon said party of the second part, to construct and maintain at his own expense, a substantial fence around the outside of the Northern half of the heretofore granted premises.

John Williams was 119-232-03

Capt Anderson would be 119-232-07

personally appeared Augustus Hecce known to me to
be the same person whose name is subscribed to the
purported instrument and 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 the Certificate first above written.



J. J. Morrow
Notary Public

Recorded at request of H. Hecce Jan 13, 1881 at 11
min past 1 P.M.

J. J. Morrow Recorder

Will. Hecce This Indenture, made and entered into this eighth
day of January 1881 between one thousand eight hundred
and seventy four by and between William Hecce
and Augustus Hecce of Mendocino County and
State of California of the first part and
Victor Antonio Salera of said County and
State of the second part, witnesses, that the said
parties of the first part, for and in consideration
of the sum of one hundred and twenty dollars
to them paid by said party of the second part
have given, granted, bargained sold conveyed
and by these presents do give grant, bargain
sell and convey unto the said party of the second
part, and to his heirs and assigns forever all
that certain lot or parcel of land lying, being
and situate in the Town of Mendocino, north
of the Bay at the mouth of Big River in said
County and State, which is bounded and described
as follows to wit: Beginning at a point on the
northerly line of Elkhart street distant seventy
(70) feet easterly of William Street, said point

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beginning being the South East corner of the
lot or parcel of land formerly owned & occupied
by John Williams and by line conveyed to Supt.
thence from the aforesaid point of beginning running
Southward at right angles with which street
Eighty (80) feet on the eastern boundary line of the
last named lot or parcel of land to its South West
corner, thence continuing Southward at right
angles with which street eighty (80) feet, thence
easterly and parallel with which street forty (40)
feet, thence Southward at right angles with
which street eighty (80) feet to the North West
corner of Captain Anderson's lot or parcel of land
heretofore occupied by him, thence on its Western
boundary line and continuing Southward at
right angles with which street eighty (80) feet
to which street, thence Westerly forty (40) feet on the
Southward line of which street to the point of
beginning. To have and to hold the same with the
appurtenances thereunto belonging unto the said party
of the second part, his heirs and assigns forever
provided however, that it shall be incumbent upon
said party of the second part, to construct & maintain
at his own expense a substantial fence around the
outside of the Northern half of the said quarter section
in which the said party of the first part have
heretofore set their hands and seals on this the day and
year first above written

Wm. H. Hester
A. Hester

State of California
County of Mendocino

On the ninth day of January
A.D. one thousand eight hundred and seventy four
before me Charles H. Bonshaw a Notary Public in
and for the County of Mendocino, personally appeared

William Hecker and Augustus Hecker known to me to be the same persons, whose names are subscribed to the annexed instrument and they personally acknowledged to me that they 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 & year in this Certificate first above written - Charles H. Hendrix
Notary Public
Recorded at request of W. Hecker Dec 13, 1851 at 15 min past 4 P.M.
J. J. Morrow Recorder

W. Hecker I do and in consideration of Eighty five dollars to me - Do. paid, I William Hecker of Mendocino County and F. Valadas State of California have bargained and sold, and do hereby grant and convey unto Francis Valadas of said County and State, and to his heirs & assigns forever, the land and real property situate in the Village of Mendocino in said County and State which is bounded and described as follows to wit: Beginning at a point on the South East line of Little Lake street, said point of beginning being distant three hundred and eighty (80) feet Northwesterly from the North East line of Whisk street, and said point of beginning being distant two hundred (200) feet, westerly from the westerly line of Kasten street, extended, as said last named two street lines are laid out on the official map and recorded in the field notes of the survey of the town of Mendocino, now on record or file in the office of the Recorder of said Mendocino County, thence from aforesaid point of beginning, running southerly at right angle with the said Northwesterly line of Whisk street eighty (80)



Mori Ave 119-232.03
 4514, Capellen St

Arch photo June 1935