



City of Ukiah

Demolition Review Committee

Special Meeting **AGENDA**

This meeting will be held virtually at the Zoom link and number below.
<https://zoom.us/j/96573357055?pwd=c3cybVI3VWhmVXY4K0IHcHFDDdE5PZz09>

You can also dial in using your phone (US Toll-free): (877) 853-5247

Meeting ID: 965 7335 7055

Passcode: 879637

December 28, 2021 - 3:00 PM

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF MINUTES

3.a. Approval of Draft Minutes of the November 28, 2017 Demolition Review Committee Meeting

Recommended Action: Review and approve minutes of the November 28, 2017 meeting

Attachments:

1. DRC_11282017 Draft Minutes

4 COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Demolition Review Committee welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on non-agenda related audience comments.

5 APPEAL PROCESS

There is no formal appeal process of the decisions made by the committee. All decisions are advisory to the City Council. Recommendations made by the Demolition Permit Review Committee are scheduled for a public hearing at a subsequent City Council meeting.

6 NEW BUSINESS - DISCUSSION/ACTION

- 6.a. Request for Review and Recommendation to the City Council Regarding an Application for Demolition of Two Structures Over the Age of 50 Years Old Located at 101 and 105 South Main Street (APN 002-231-01).

Recommended Action: 1) Review the proposal to demolish the building at 101 South Main Street in accordance with UCC Section 3016, and make a recommendation to the City Council; and 2) Review the proposal to demolish the building at 105 South Main Street in accordance with UCC Section 3016, and make a recommendation to the City Council.

Attachments:

1. Demolition Permit Application
2. 101 S Main St Historic Evaluation Report, January 2020
3. 101 S Main St Historic Listing Clarification Memo, November 2021
4. UCC Section 3016, Modifications to the California Building Code
5. Referral Comments from City Departments and Other Agencies
6. Public Comment Received as of 12/20/21

7 UNFINISHED BUSINESS - DISCUSSION/ACTION

8 ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 24 hours prior to the meeting set forth on this agenda.

Michelle Irace, Planning Manager
December 20, 2021

**CITY OF UKIAH
DEMOLITION PERMIT REVIEW
COMMITTEE MEETING
MINUTES
November 28, 2017**

1. CALL TO ORDER

Chair Craig Schlatter called the Demolition Permit Review Committee meeting to order at 11:05 a.m. in Conference Room No. 1, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

Chair Craig Schlatter presiding.

2. ROLL CALL Present: Member Tim Eriksen, Matt Keizer, Estok Menton and Chair Craig Schlatter

Absent: None.

Staff Present: Kevin Thompson, Planning Manager
Adele Phillips, Assistant Planner
Cathy Elawadly, Recording Secretary

Others present: Ryan LaRue
Mike Palleson

3. APPROVAL OF MINUTES – January 07, 2016

Motion/Second Eriksen/Schlatter to approve January 07, 2016, as submitted. Motion carried by the following roll call vote: AYES: Member Eriksen, Menton, and Chair Schlatter. NOES: None. ABSTAIN: None. ABSENT: Member Keizer.

Member Keizer present at 11:12 a.m.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

Member Menton:

- Recognizes the importance of the Demolition Permit Review Committee and gave a history about the reason he is serving.

5. APPEAL PROCESS

There is no formal process of decisions made by the Committee. All decisions are advisory to the City Council.

6. DEMOLITION PERMIT REVIEW AND RECOMMENDATIONS

- a. An application was received by the City of Ukiah to demolish a single-family home at 215 Norton Street. The single-family home was constructed in 1908.

Planning Manager Kevin Thompson:

- Gave a staff report as provided in a Memorandum from the Building Official, dated November 27, 2017.
- The home is not historically significant and meets the criteria for demolition.

Note: The California Green Building Code requires the recycling of materials in the case of a demolition such that the applicant would be required to recycle 65% of the materials from the home.

There was Committee discussion regarding the importance of reclaiming, salvaging and/or recycling of materials as much as possible.

Member Menton:

- Related to determining the historical, cultural, and/or architectural significance of the structure, is of the opinion while the home at 215 Norton Street has no real historical importance, there are certain selective materials with regard to the decorative wood columns on the porch, and possibly the accessible 'drop siding' and wood framing have some relevance for reclaiming purposes and/or corresponding benefit for adaptive re-use elsewhere.
- Understands the essential value of reclaiming and/or salvaging of materials for possible re-use elsewhere and inquired about the process since the home is City-owned.

Member Eriksen:

- Acknowledged the subject property and house is City-owned and as such, there is specific protocol regarding demolition procedures and processes pertinent to reclaiming/salvaging of materials.

PUBLIC HEARING OPENED: 11:24 A.M.

Ryan LaRue:

- Agrees consideration should be given to reclaim and salvage materials as much as possible for demolition of structures/buildings over 50 years older.

PUBLIC HEARING CLOSED: 11:25 A.M.

Demolition Permit Review Committee (DPRC) consensus:

- The home is not historically significant having no historic value and supports approval of the proposed demolition permit.

Member Menton:

- Requests the motion to recommend City Council approve the demolition of the house at 215 Norton Street provide an Exhibit A for reclaim of selective materials that include the following items:
 1. Decorative wood columns on porch;
 2. Accessible drop siding on the structure;
 3. Structural wood framing.

Motion/Second to recommend City Council approve the demolition of the home at 215 Norton Street to include Exhibit A, as referenced above. **Motion carried** by the following roll call vote: AYES: Member Eriksen, Keizer, Menton and Chair Schlatter. NOES: None. ABSENT: None. ABSTAIN: None.

- b. An application was received by Rural Communities Housing Development Corporation (RCHCD) to demolish two structures at 232 and 245 E. Gobbi Street. The two structures were originally constructed in 1951 and altered in 1968.

Planning Manager Kevin Thompson:

- Gave a staff report as provided in a Memorandum from the Building Official, dated November 20, 2017.
- The home is not historically significant and meets the criteria for demolition.

There was Committee/applicant discussion about the possibility of relocating one of the structures as opposed to demolition.

PUBLIC HEARING OPENED: 11:38 A.M.

PUBLIC HEARING CLOSED: 11:38 A.M.

Demolition Permit Review Committee (DPRC) consensus:

- The home is not historically significant having no historic value and supports approval of the proposed demolition permit.

Motion/Second Menton/Eriksen to recommend City Council approve the demolition of two structures at 232 and 245 E. Gobbt Street. **Motion carried** by the following roll call vote: AYES: Member Eriksen, Keizer, Menton and Chair Schlatter. NOES: None. ABSENT: None. ABSTAIN: None.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 11:42 a.m.

Recording Secretary



TO: Demolition Review Committee

FROM: Michelle Irace, Planning Manager

DATE: December 20, 2021

SUBJECT: Request for Review and Recommendation to the City Council Regarding an Application for Demolition of Two Structures Over the Age of 50 Years Old Located at 101 and 105 South Main Street (APN 002-231-01).

PROJECT LOCATION

The ±0.48-acre project site is located on the corner of Perkins Street and South Main Street in downtown Ukiah, and is developed with a parking lot and two buildings: one ±3,328 sf building that has been occupied by the Dragon’s Lair retail business (101 South Main Street); and one ±2,880 sf building that has been occupied by Tom’s Glass repair service (105 South Main Street).



BACKGROUND

On October 28, 2021, an Demolition Permit application was received by the property owner, Todd Schapmire, to demolish the two existing buildings at 101 and 105 South Main Street (**Attachment 1**).

101 South Main Street. The existing Dragon’s Lair building originally dates from 1921, and was included in the City of Ukiah’s Historic Resources Survey (last updated in 1999). According to Ukiah’s Historic Resources Survey, the building is vernacular commercial style and originally constructed in 1921 as a hay barn and feed store. The 1999 survey notes that the pressed metal



clad building is the only one left of its type in Ukiah. An Historic Resource Evaluation was prepared by APD Preservation, LLC in January 2020 (**Attachment 2**), to further research and evaluate the building's historic significance. The evaluation found that the original building was constructed in 1857 was replaced once in 1890 with a new hay barn but was destroyed during the 1917 fire that began at a restaurant (currently occupied by a law firm at 116 South State Street, just south of the Ukiah Brewing Company) two blocks west of the building. A new building was constructed in 1921 but was significantly modified between 1938 and 1963 when it was converted to retail. During this time, the building was occupied by several feed stores, a cheese and wine store, and office/retail space. The existing Dragon's Lair retail business has been at the location since 1995.

The 1999 Historic Resources Survey noted that the building was listed on the State register and also eligible for the National Register of Historic Places. However, it was recently brought to Staff's attention that in March, 2020, the State of California's Office of Historic Preservation (SHPO) updated its classification system and database of historic structures, also known as the "Built Environment Resource Directory". SHPO's Built Environment Resource Directory now identifies the building status code as "5S2", meaning that the local government has identified it as individually eligible for local listing; the building is not listed on the State register, nor is it identified as eligible for the National Register of Historic Places. See the Memorandum from APD Preservation, LLC for more information (**Attachment 3**). The evaluation notes that although it has some character-defining architectural features, the building's architecture is not historically significant. It also notes that the building is considered most significant for its association with post fire development after the 1917 fire and how the block functioned as a service hub for agricultural commerce in the region.

105 South Main Street. According to the Mendocino County Assessor's records, the Tom's Glass building is a warehouse and dates back to 1947. The building is not included in the City of Ukiah's Historic Resources Survey (last updated in 1999), nor is it listed in the State of California's inventory of historic resources or National Register of Historic Places. Because the building is not listed in a local, state or national register, a detailed Historic Resource Evaluation is not required to be provided.

PROJECT DESCRIPTION

The property owner proposes to demolish the existing structures on-site. Demolition would take approximately three weeks and use standard construction techniques and equipment including a backhoe, loader, bobcat & stinger for concrete demolition. Nearly all materials would be recycled. No road closures are anticipated. Although the property owner has noted that he believes another commercial structure/use is the best use of the site, no development is proposed at this time.

In accordance with the California Environmental Quality Act (CEQA), an Initial Study will be prepared for the project to analyze potential effects on the environment, including impacts to historic resources, and identify mitigation measures in an effort to reduce impacts to less than significant levels. Once completed, the Draft Initial Study will be circulated for public review and will ultimately presented to City Council for consideration. Both the Demolition Permit and the CEQA analysis must be approved by City Council prior to demolition commencing.



STAFF REQUEST

Per Ukiah City Code Section 3016(b), structures over 50 years old proposed for demolition that do not meet the exemption criteria of being either an immediate safety hazard, or an accessory structure that is not listed on the local historic inventory, shall be reviewed for their historic or architectural significance. Specifically, the City's Demolition Review Committee shall review the proposal and make a recommendation to the Ukiah City Council. Per UCC Section 3016(e):

In reviewing proposed permits, and formulating recommendations to the city council, the demolition review committee shall consider any information provided during the meeting, and shall use the following criteria. The structure:

- 1. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind; or*
- 2. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, or architectural history; or*
- 3. Is strongly identified with persons or events significant in local, state, or national history.*

Per UCC Section 3016(f), if the Demolition Review Committee finds that any of the criteria listed in subsection (e) apply to the building proposed for demolition, it shall recommend denial of the permit to the City Council. For reference UCC Section 3016 is included in **Attachment 4**.

The application was referred to departments and agencies with jurisdiction or interest in the project, including the City Building Official and all other relevant City departments, Mendocino County Air Quality Management District, Mendocino County Environmental Health Department, and the Mendocino County Historic Society; comments received are included in **Attachment 5**. All written public comment received as of the date of this report (December 20, 2021) is included in **Attachment 6**.

Staff is requesting the Demolition Review Committee:

- 1) Review the proposal to demolish the building at 101 South Main Street in accordance with UCC Section 3016, and make a recommendation to the City Council.
- 2) Review the proposal to demolish the building at 105 South Main Street in accordance with UCC Section 3016, and make a recommendation to the City Council.

ATTACHMENTS

1. Demolition Permit Application.
2. 101 S Main Street Historic Resource Evaluation, prepared by APD Preservation, LLC. January, 2020.
3. Memorandum Re: Clarification on Historic Designation of 101 South Main Street, prepared by APD Preservation, LLC. November 17, 2021.
4. UCC Section 3016, Modifications to the California Building Code.
5. Referral comments received from City Departments and interested agencies.
6. Public comments received as of December 20, 2021.



City of Ukiah

BUILDING DIVISION

Email: planning@cityofukiah.com

Web: cityofukiah.com

Phone: 707-467-5786

Fax: 707-463-6204

Inspections: 707-463-6739

Demo Permit #21-6155

Initial Study #21-6623

COMMUNITY DEVELOPMENT
DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

**Demolition Permit Application and Survey Form
(Structures over 50 Years Old Subject to UCC Section 3016)**

Property Owner: Schapmire 2012 Family Trust		Applicant: Todd Schapmire Jr.	
Project Address/Cross Streets: 101 S Main Street. Main and Perkins		Assessor's Parcel Number: 002-231-01-00	
Zoning District: UC		General Plan Designation: Downtown Core	
Age of Structure: 100 years		How was age determined: Historical Record	
Is the property listed on the City of Ukiah Architectural and Historical Resources Inventory? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, answer the questions below.			
Is it one of the 200 individually listed properties? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Is it included on a potential Historic District? <input type="checkbox"/> No <input type="checkbox"/> Yes		If yes, which one?	
Is it one of the properties not considered worthy of specific analysis? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Describe the structure's current condition: Two dilapidated metal buildings.			
Describe the purpose of the demolition: Condition of building is becoming hazardous and repair is functionally obsolete and cost prohibitive.			
Describe all salvageable materials and any salvage plan (attachment separate salvage plan if additional space needed): None. We will offer the tin siding to historical society or the City of Ukiah.			
Can the structure be moved? <input type="checkbox"/> No <input type="checkbox"/> Yes		Are there plans to move the structure? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Describe any moving plans (location, timing, etc.):			
Describe any unique features of the building or property: According to historical records the siding is pressed tin but everything on the property is in very poor condition.			
Provide any general comments regarding the historic, architectural, or cultural significance of the building/property: We have completed a Photo Documentation Report by a licensed Historical Consultant which is an acceptable method to preserve the historical relevance of this property. The current condition makes the property an eyesore and potential health and safety hazard to the public. It will be best of all involve to remove this property from the historical register and allow demolition.			
DATE SUBMITTED: 11/3/21		APPLICATION NUMBER: Demo Permit #21-6155 Initial Study #21-6623	



City of Ukiah

BUILDING DIVISION

Email: planning@cityofukiah.com

Web: cityofukiah.com

Phone: 707-467-5786

Fax: 707-463-6204

Inspections: 707-463-6739

COMMUNITY DEVELOPMENT
DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

Demolition Permit for Structure more than 50 Years Old

Permit Required: Before a building or structure or portions of a building or structure can be demolished, a Demolition Permit must be secured. Demolition Permits are applied for and issued as Building Permits.

Historical Review (Structures over 50 Years Old): If the building proposed for demolition is over 50 years old, the permit may need to be considered by the Demolition Permit Review Committee to assess whether or not the structure has historic or architectural significance. The Committee will make a recommendation to the City Council. The City Council makes the final determination regarding historic and architectural significance and whether or not the permit can be issued. Ukiah City Code Division 3, Chapter 1, Article 3, Section 3016.

Work Prior to Securing a Demolition Permit: Any work for which the Building Code requires a permit may not commence prior to issuance of the Demolition Permit. Work that does not require a Building Permit, such as installation of a temporary construction fence, removal of carpet, removal of some types of awnings, and removal of moveable cases, cabinets, counters and partitions not over 5-feet 9-inches in height, may commence prior to issuance of the Demolition Permit.

Cost: The cost for a Demolition Permit is currently \$50.00 unless City Utility Department staff need to perform work. In this case, an additional fee will be charged by the Utility Department. If an encroachment permit is required, the Public Works Department charges a fee.

Encroachment Permit: Any work associated with a Demolition Permit that involves work within the public right-of-way, including a street or sidewalk closure, is required to obtain any Encroachment Permit from the Public Works Department prior to the commencement of work.

Air Quality Management District (MCAQMD): Before a Demolition Permit can be issued for a commercial structure, the project must be discussed with the Mendocino County Air Quality Management District who has responsibility for ensuring that any asbestos in the structure is identified and removed properly. If asbestos is not an issue, the MCAQMD will complete a form that must be submitted to the City before the permit can be issued. If asbestos is an issue, the MCAQMD will provide instructions on how to proceed.

Utilities: Before a demolition project can proceed, all utilities must be shut off and capped to the satisfaction of City staff.

City of Ukiah Contacts – Building Services

Matthew Keizer, Building Official

(707) 467-5718

Mkeizer@cityofukiah.com

Steven Oropeza, Building Inspector

(707) 463-6206

Soropeza@cityofukiah.com

DEMOLITION PERMIT APPLICATION & REVIEW PROCEDURES

(STRUCTURES OVER 50 YEARS SUBJECT TO UCC SECTION 3016)

Legal Authority

- A. Ukiah City Code Section 3016 requires buildings over 50 years old, or older from the date of the application, to be reviewed for historical, cultural, and architectural significance.

Exceptions: 1) Accessory buildings such as, but not limited to, a garage, storage shed, or carport, whether attached or detached to a main building are exempt from this review. Accessory buildings, such as carriage houses, which are presumed to have historic or architectural significance, are subject to further review by the demolition Permit Review Committee. 2) Structures that present an immediate threat to the public health or safety may also be exempt from further review. *UCC Section 3016 (B1) and (B2)*

- B. City Council Resolution No. 94-34 established the Demolition Permit review Committee which is charged with the responsibility of: evaluating buildings for historical, cultural, and architectural significance; salvaging the archaic materials; and making a recommendation to City Council to grant, grant with conditions, or deny the Demolition Permit. The Planning Director or his/her designee has the authority to determine if review by the Demolition Review Committee is required.
- C. The City Council has the final authority to grant or deny the Demolition Permit. If the City Council determines that the building is historically, culturally, and/or architecturally significant, the permit to demolish the structure will not be issued.

Application Requirements (applicant/property owner)

- A. Completed Demolition Permit (building permit application) stating the age of the structure with documentation to support the age of the structure (such as a building permit and/or assessor's property information sheet(s))
- B. Completed Demolition Permit Application Survey Form
- C. Site Plan showing the precise location of the structure proposed to be demolished
- D. Supplemental written statement identifying the manner and method of demolition, and the intended disposition of the structure's materials and fixtures
- E. Signed Release of Property Information form
- F. **Optional:** Any plans showing or describing the intended reuse of the site.

Permit Processing Procedures (City staff/Demolition Permit Review Committee)

- A. Verify the age of the structure.
- B. Determine the historical, cultural, and/or architectural significance of the structure.
- C. Determine the feasibility of rehabilitating the structure, moving the structure, or salvaging the archaic materials.
- D. Compose a written report describing A, B, and C above; and/ or include relevant excerpts from the Ukiah Architectural and Historic Resources Inventory.
- E. Prepare a report for the Demolition Permit Review Committee on the request for the Demolition Permit and schedule a Demolition Permit Review Committee meeting to consider the request for demolition.
- F. Conduct a Demolition Permit Review Committee and make a recommendation to the City Council.
- G. Schedule the Demolition Permit for the next available City Council meeting for action by the City Council.
- H. Issue the Demolition Permit if approved by the City Council.

SITE PLAN

101 South Main Street
Ukiah, California 95482



Approximate Property Lines

Buildings to be Demolished



Craig Schlatter
Director, Department of Community Development
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482

RE: Demolition Permit Application - 101 South Main Street

Dear Mr. Schlatter,

This letter is the Supplemental Written Statement to my application for demolition of the two existing structures located at 101 South Main Street.

The buidings are approximately 100 years old and are in extremely poor condition rendering them functionally obsolete. I have included a Historic Resource Evaluation prepared by APD Preservation and I also engaged APD Preservation to complete a Photo Documentation Report. Under CEQA, Photo Documentation is an accepted method to mitigate any adverse affect of demolition and the City of Ukiah has the authority accept that and allow demolition.

I am happy to provide the City of Ukiah, the Historical Society, and any other entity copies of that Photo Documentation Report to preserve the historical relevance of the buildings. According to the City of Ukiah Historical Record, the pressed tin siding is the historical feature and I am also happy to donate that to the City of Ukiah, the Historical Society, or any other entity of your choosing.

If approved, we will demolish both existing buildings which are in essence old metal barns from 100 years ago and develop the site with a one 3,000 - 5,000 square foot retail or office building that could consist of one to three separate rentable units. The building footprint would be located on the corner approximately where the Dragon's Lair building is currently located.

Please call or email me anytime with questions.

Thank you,

A handwritten signature in blue ink, appearing to read 'Todd Schapmire Jr.', with a long horizontal line extending to the right.

Todd Schapmire Jr.



City of Ukiah

BUILDING DIVISION

COMMUNITY DEVELOPMENT
DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

Email: planning@cityofukiah.com
Web: cityofukiah.com
Phone: 707-467-5786
Fax: 707-463-6204
Inspections: 707-463-6739

Release of Property Information Form

Date: 9/21/2021

To: Mendocino County Assessor's Office
Attn: Mendocino County Property Appraiser
501 Low Gap Road, Room 1020
Ukiah, CA 95482

From (Property Owner): Todd Schapmire Jr.

Re: Assessor's Parcel No: 002-231-01
Street Address: 101 S. Main St
Ukiah, CA 95482

This is to authorize your office to release all information regarding the above listed property to the City of Ukiah Planning and Community Development Department.

[Signature]
Property Owner Signature

9/21/2021
Date

Revised 9/11/2012
Revised 3/7/19



December 10, 2021

Michelle Irace
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482

RE: Broker Opinion of Value for 101 South Main Street

Dear Ms. Irace,

For the Historical Demolition Review Committee to assess whether a viable market exists for the subject building, an assessment of market value versus cost to repair the building must be made. As you know, I am the owner of the subject property and the applicant for the demolition permit, however I am also the top producing commercial real estate agent in Mendocino County. Given that I am the applicant, I feel it necessary to verify my credentials for making an assessment on value to you and the committee. Attached you will find real estate agent production for commercial and investment real estate closed transactions in Mendocino County since January 1, 2020 from BAREIS MLS that clearly show I am qualified to provide this assessment.

The subject property consists of two buildings that are approximately 3,200 square feet and 2,800 square feet for a total of approximately 6,000 square feet.

Attached is data on commercial sales in central Ukiah since January 1, 2019 which range in sales price per square foot from \$37.50 to \$213.89. Currently in the downtown area there are two properties on the market, 301 North Main Street has been on the market for 276 days for \$161.29 per square foot and 214 East Perkins has been on the market for 637 days at \$96.23. Not included in the attached information is the off market sales of 102 South State Street for approximately \$140 per square foot on April 30, 2021 and 295 North State for approximately \$125 per square foot on June 1, 2021.

The attached data clearly shows that dilapidated buildings in Ukiah sell for \$100/SF or less and that the high end of the market is about \$200/SF. Since we are assuming bringing the building up to current codes and the subject property would be in excellent condition, we can round up and safely say that the absolute best case scenario for improved value of the subject property is \$250/SF which is \$1,500,000.

W Real Estate, DRE License 01795950
500 Bicentennial Way, Suite 310, Santa Rosa, California 95403 Phone: (707) 591-0570
9240 Old Redwood Highway, Suite 114, Windsor, California 95492 Phone: (707) 636-3800
101 North State Street, Ukiah, California 95482 Phone: (707) 380-0003

I have consulted with two very reputable builders, Cupples & Sons Construction and Western Builders, regarding the cost to update the building which would require bringing it to current codes. Both came up with the same opinion completely independent of one another that it would cost \$400 - \$500 per square foot to make such improvements. Attached are letters from both companies with their opinions. Therefore it would cost approximately \$2,400,000 - \$3,000,000 to repair the building and after those repairs the building would be worth \$1,500,000 at the absolute best case scenario. If you take into account the \$420,000 that I paid for the property and do not even count any appreciation that has occurred, I would lose somewhere between \$1,320,000 and \$1,920,000. Unfortunately, based on current real estate values and the cost to repair the building, a viable market to repair the building simply does not exist.

Please feel free to call or email me anytime with questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd S.", with a stylized flourish at the end.

Todd Schapmire Jr.
DRE License 01414195

Disclaimer: Todd Schapmire and W Real Estate are not licensed appraisers and are not attempting to act as an appraiser. This letter should not be relied upon as actual value of the subject property, but merely an opinion of one real estate professional.

Ranking Report

Report By: Agent

Sort By: Volume, Transactions Display Top: 25 **Closed Counts Inc** Both Listing and Buyer Agent & C

Transactions as of 12/10/21 at 11:35am

Page 1

Rank	MLS ID	Name	Transactions			Volume	Average	% - Total
			Listed	Closed	Total			
1	G328324	Todd Schapmire	8	3	11	\$18,927,500	\$1,720,682	9.65
2	G316080	John Lazaro	6	3	9	\$9,754,000	\$1,083,778	4.97
3	B314295	Cindy Kennedy	3	2	5	\$7,889,000	\$1,577,800	4.02
4	G316106	Gary Nix	3	3	6	\$7,470,500	\$1,245,083	3.81
5	D401253	Benjamin Kobetz	4	2	6	\$6,119,780	\$1,019,963	3.12
6	B999999	Non-member 999999	0	10	10	\$5,878,000	\$587,800	3.00
7	B320388	Todd Sheppard	1	1	2	\$5,663,244	\$2,831,622	2.89
8	SKLEMPAS	Sabina Straley-Klempa	1	1	2	\$5,650,000	\$2,825,000	2.88
9	A337978	Kevin P McDonald	2	2	4	\$5,393,000	\$1,348,250	2.75
10	G316099	Lynn McNamara	4	3	7	\$5,017,000	\$716,714	2.56
11	G337052	Mitchell McNamara	1	4	5	\$3,127,000	\$625,400	1.59
12	G338639	Whitney A Vau	4	1	5	\$3,102,000	\$620,400	1.58
13	G324083	Tara Moratti	3	5	8	\$3,070,500	\$383,813	1.57
14	G320068	Gregory J Burke	3	1	4	\$3,053,000	\$763,250	1.56
15	G336900	Sarah Schoeneman	1	1	2	\$3,000,000	\$1,500,000	1.53
16	G329113	Lia Patterson	0	2	2	\$2,995,000	\$1,497,500	1.53
17	G339553	Marcia M Lazaro	3	1	4	\$2,954,000	\$738,500	1.51
18	NMLSAGNT	Non-MLS Member	0	1	1	\$2,825,000	\$2,825,000	1.44
19	G317813	Jeniffer Sobbizadeh	5	2	7	\$2,806,500	\$400,929	1.43
20	G404920	Dara Collicott	3	4	7	\$2,635,500	\$376,500	1.34
21	EB154162	Chris Steele	1	0	1	\$2,550,000	\$2,550,000	1.30
22	G338860	Jami Sundstrom	1	0	1	\$2,550,000	\$2,550,000	1.30
23	G333806	Michelle Deering	4	0	4	\$2,519,000	\$629,750	1.28
24	G404556	Julie A Webster	1	0	1	\$2,495,000	\$2,495,000	1.27
25	G339108	Patrick J Reda	1	1	2	\$2,098,155	\$1,049,078	1.07
Other Agents *			73	65	138	\$76,630,440	\$555,293	39.06
Total Agents *			136	118	254	\$196,173,119	\$772,335	100.00

* An agent who is both the listing agent and selling agent is granted 200% credit.

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

Information has not been verified, is not guaranteed, and is subject to change. Copyright © 2021 Bay Area Real Estate Information Services, Inc. All rights reserved. Copyright 2021 Rapattoni Corporation. All rights reserved. (STATS5-5)

Commercial Sale Four-Column Report

powered by BAREIS MLS



	321010596	321104806	21902151	22017164
Listing Number:	321010596	321104806	21902151	22017164
Street Address:	301 N Main St	214 E Perkins St	113 S State St	713-721 S Dora St
City, State, Zip:	Ukiah, CA 95482-44	Ukiah, CA 95482-78	Ukiah, CA 95482-49	Ukiah, CA 95482-53
County:	Mendocino	Mendocino	Mendocino	Mendocino
Status:	Active	Active	Closed	Closed
Status Date:	03/05/21	11/18/21	03/29/19	12/21/20
Current Price:	\$750,000	\$1,150,000	\$285,000	\$300,000
Original Price:	\$750,000	\$1,150,000	\$300,000	\$399,900
Sold Price:			\$285,000	\$300,000
Price Per SqFt:	\$161.29	\$96.23	\$141.37	\$102.63
DOM/CDOM:	276/276	22/637	47/47	141/141
Square Footage:	4650	11950	2016	2923
Business Type:		Commercial,Furniture,Other	Deli,Restaurant	
Zoning:		C-1	C1	R3
Current Use:	Mixed Use,Retail,Varies by Unit	Retail	Retail	Office
Location:	Downtown,Public Transportation Nearby,Restaurant Nearby,Shopping Nearby	Airport Nearby,Downtown,Freeway Nearby,Hospital Nearby,Public Transportation Nearby,Restaurant Nearby,S	Downtown,Shopping Nearby	Other
Income Includes:			Rent	Rent
Number Buildings:	1	1	1	2
Building Features:	Restroom(s)-Public,Other	Display Window,Individual Thermostat Control,Pole Sign,Restroom(s)-Private	Under 12 Ft Ceilings	1 Restroom Per Unit,Reception Area
Total Units:	0	0	1	2
Stories:	0	0	0	0
Cap Rate:	0.00%	0.00%	0.00%	5.30%
GRM:	0.00	0.00	15.63	12.63
GSI:	\$	\$	\$19,200	\$29,700
NOI:	\$	\$	\$	\$
Taxes Expense:	\$	\$	\$	\$
Utilities:		Separate Gas Meter,Separate Water Meter		Natural Gas Connected
Utility Expense:	\$	\$	\$	\$
Tenant Pays:				
Water:		Public		Public

Presented by: Todd Schapmire CA BRE License #01414195, 707-591-0570
W Real Estate CA BRE License #01795950, 707-591-0570

Commercial Sale Four-Column Report

powered by BAREIS MLS



	21831112	21831343	22026478	22005721
Listing Number:	21831112	21831343	22026478	22005721
Street Address:	145 E Church St	125 N State St	195 Seminary Ave	275 W Gobbi St
City, State, Zip:	Ukiah, CA 95482-49	Ukiah, CA 95482	Ukiah, CA 95482-54	Ukiah, CA 95482
County:	Mendocino	Mendocino	Mendocino	Mendocino
Status:	Closed	Closed	Closed	Closed
Status Date:	05/23/19	02/18/19	02/05/21	03/26/21
Current Price:	\$335,000	\$375,000	\$385,000	\$400,000
Original Price:	\$379,900	\$424,000	\$399,000	\$435,000
Sold Price:	\$335,000	\$375,000	\$385,000	\$400,000
Price Per SqFt:	\$79.31	\$37.50	\$213.89	\$174.22
DOM/CDOM:	112/112	38/38	77/77	369/369
Square Footage:	4224	10000	1800	2296
Business Type:	Other			Barber/Beauty,Books/Cards
Zoning:	C1	C-1	C1	R-3
Current Use:		Mixed Use,Retail,Other		Mixed Use,Office
Location:	Downtown,Public Transportation Nearby,Restaurant Nearby,Shopping Nearby,Other	Downtown,Freeway Nearby,Hospital Nearby,Public Transportation Nearby,Restaurant Nearby,Shopping Nearby,Ot	Downtown,Public Transportation Nearby,Restaurant Nearby,Shopping Nearby	Airport Nearby,Freeway Nearby,Hospital Nearby,Neighborhood,Public Transportation Nearby,Restaurant Nearby,S
Income Includes:				Rent
Number Buildings:	0	0	0	1
Building Features:		1 Restroom Per Unit,12 to 18 Ft Ceilings,Sprinkler System	Restroom(s)-Private	1 Restroom Per Unit,Conference Room,Extra Storage,Front Sign,Landscaping,Multiple Tenant Building,Reception A
Total Units:	0	0	0	3
Stories:	0	0	0	0
Cap Rate:	0.00%	0.00%	0.00%	5.00%
GRM:	0.00	0.00	0.00	0.00
GSI:	\$	\$	\$	\$
NOI:	\$	\$	\$	\$
Taxes Expense:	\$	\$	\$	\$
Utilities:	Natural Gas Connected	Separate Water Meter,Separate Gas Meter		Cable Available,Internet Available,Master Gas Meter,Master Water Meter,Natural Gas Connecte
Utility Expense:	\$	\$	\$	\$
Tenant Pays:				
Water:	Public	Public		Public

Presented by: Todd Schapmire CA BRE License #01414195, 707-591-0570

W Real Estate CA BRE License #01795950, 707-591-0570

Commercial Sale Four-Column Report

powered by BAREIS MLS



	81826574	21816776	21907343	21803225
Listing Number:	81826574	21816776	21907343	21803225
Street Address:	390 W Clay St	207-211 S State St	514 S School St	290 gobbi St
City, State, Zip:	Ukiah, CA 95482	Ukiah, CA 95482-49	Ukiah, CA 95482-54	Ukiah, CA 95482
County:	Mendocino	Mendocino	Mendocino	Mendocino
Status:	Closed	Closed	Closed	Closed
Status Date:	10/06/21	02/19/19	07/10/19	01/10/20
Current Price:	\$460,000	\$540,000	\$750,000	\$795,000
Original Price:	\$500,000	\$590,000	\$875,000	\$810,000
Sold Price:	\$460,000	\$540,000	\$750,000	\$795,000
Price Per SqFt:	\$175.57	\$79.09	\$189.63	\$145.50
DOM/CDOM:	258/258	183/183	12/12	672/672
Square Footage:	2620	6828	3955	5464
Business Type:		Other,Professional Service	Other,Professional Service	Professional Service
Zoning:	R3	C1	C1	C1
Current Use:	Other	Mixed Use,Office,Retail	Office,Residential	Office
Location:		Downtown,Hospital Nearby,Public Transportation Nearby,Restaurant Nearby,Shopping Nearby	Downtown,Restaurant Nearby,Shopping Nearby	Downtown,Freeway Nearby,Professional Complex,Public Transportation Nearby,Restaurant Nearby,S
Income Includes:	None	Rent	Rent	
Number Buildings:	0	1	2	0
Building Features:	Other	Display Window,Extra Storage,Individual Thermostat Control,Kitchen Facilities,Living Area in Building,Multiple Tenant Buil	Front Sign,Kitchen Facilities,Reception Area	Conference Room,Extra Storage,Reception Area
Total Units:	0	3	11	0
Stories:	0	0	0	0
Cap Rate:	0.00%	0.00%	5.10%	8.00%
GRM:	0.00	0.00	0.00	11.84
GSI:	\$	\$	\$	\$68,400
NOI:	\$	\$	\$	\$
Taxes Expense:	\$	\$	\$	\$
Utilities:	Master Gas Meter,Other	Internet Available,Natural Gas Connected,Separate Water Meter,Separate Gas Meter		
Utility Expense:	\$	\$	\$	\$
Tenant Pays:	None			
Water:	Public	Public		Public

Presented by: Todd Schapmire CA BRE License #01414195, 707-591-0570

W Real Estate CA BRE License #01795950, 707-591-0570

Commercial Sale Four-Column Report

powered by BAREIS MLS



	21900969	22022700	21821622	21902813
Listing Number:	21900969	22022700	21821622	21902813
Street Address:	420 E Perkins St	677 N State St	367 N State St	390 W Standley St
City, State, Zip:	Ukiah, CA 95482	Ukiah, CA 95482-42	Ukiah, CA 95482-44	Ukiah, CA 95482-43
County:	Mendocino	Mendocino	Mendocino	Mendocino
Status:	Closed	Closed	Closed	Sold Off MLS
Status Date:	12/26/19	07/02/21	08/12/19	02/13/19
Current Price:	\$900,000	\$1,012,500	\$1,350,000	\$950,000
Original Price:	\$1,200,000	\$1,100,000	\$1,599,000	\$950,000
Sold Price:	\$900,000	\$1,012,500	\$1,350,000	\$950,000
Price Per SqFt:	\$204.08	\$119.96	\$90.00	\$182.69
DOM/CDOM:	273/273	276/276	175/175	3/3
Square Footage:	4410	8440	15000	5200
Business Type:	Bakery,Car Wash,Drugstore,	Commercial,Medical,Professi	Other,Professional Service	Professional Service
Zoning:	CN	C2	C-1	C1
Current Use:			Office	Mixed Use,Office
Location:	Downtown, Freeway Nearby, Hospital Nearby, Mall, Public Transportation Nearby, Restaurant Nearby, S	Downtown, Freeway Nearby, Hospital Nearby, Professional Complex, Public Transportation Nearby, Rest	Downtown, Freeway Nearby, Hospital Nearby, Public Transportation Nearby, Restaurant Nearby, Shopping Nearby	Downtown, Public Transportation Nearby, Restaurant Nearby, Shopping Nearby, Other
Income Includes:			Rent	Rent
Number Buildings:	1	0	2	1
Building Features:			Front Sign, Landscaping, Restroom (s)-Private, Skylight (s), Sprinkler System	Conference Room, Extra Storage, Front Sign, Kitchen Facilities, Landscaping, Meeti ng Facilities, Multiple Tenant Building, Reception Area, Res
Total Units:	0	0	16	0
Stories:	0	0	0	0
Cap Rate:	0.00%	0.00%	6.70%	5.60%
GRM:	0.00	0.00	8.26	0.00
GSI:	\$	\$	\$193,632	\$
NOI:	\$	\$	\$107,762	\$
Taxes Expense:	\$	\$	\$19,200	\$
Utilities:			Master Gas Meter, Master Water Meter	DSL Available, Internet Available, Natural Gas Connected, Telephone
Utility Expense:	\$	\$	\$30,618	\$
Tenant Pays:				
Water:			Public	Public

Presented by: Todd Schapmire CA BRE License #01414195, 707-591-0570

W Real Estate CA BRE License #01795950, 707-591-0570



December 1, 2021

Todd Schapmire
W Real Estate
101 North State Street
Ukiah, California 95482

RE: 101 and 105 South Main Street, Ukiah, CA

Dear Mr. Schapmire,

We have reviewed the buildings at 101 and 105 South Main Street. 101 South Main is an approximately 3,200 square foot wood framed, metal/tin sided building in extremely poor condition. 105 South Main Street is an approximately 2,800 square foot wood framed, metal sided building in extremely poor condition. In order to bring these buildings up to code and safety standards a complete remodel of the buildings would be necessary, including but not limited to, electrical, plumbing, roof structures, roof surfaces, sub-floors, floorings, fire suppression systems, and reconfiguring both the buildings and sites to be ADA compliant.

In essence to update these buildings to current code, we would have to build a new building inside the existing shell. It could be done, however, the costs will be exorbitant and you will still end up with some functional obsolescence. To complete a formal bid, I would need to get compensated for my time which I estimate to be approximately \$2,000 - \$3,000 for this specific

project. However, I can tell you with absolute certainty you are looking at a minimum of \$400 per square foot and probably more likely \$500 per square foot. Based on 6,000 square feet, you are looking at a \$2,400,000 to \$3,000,000 project.

Please feel free to contact with any questions or if you would like to discuss further.

Sincerely,



Casey Cupples
Vice President



WESTERN BUILDERS



1400 N. Dutton Ave., #19
Santa Rosa, CA 95401
(707) 542-3213
(707) 542-6285(Fax)
CA 834013

December 3, 2021

Mr. Todd Schapmire
W Real Estate
toddschapmire@gmail.com

RE: 101 S. Main St, Ukiah

Dear Todd:

We have completed an extensive review of the property and two buildings located at 101 S. Main Street in Ukiah CA. The existing structures on the site are in poor condition and fail to meet current building codes and standards. Upgrading the existing structures to meet current code and market rate standards would require extensive repairs and enhancements. Costs for such upgrades can range in the \$400-\$500 per square foot to address the buildings and site combined. These values would not include soft costs such as architecture, engineering and permit fees, nor would they include any off-site improvements imposed by the City of Ukiah. This assessment is based upon visits to the site and historical accountings of similar redevelopment projects.

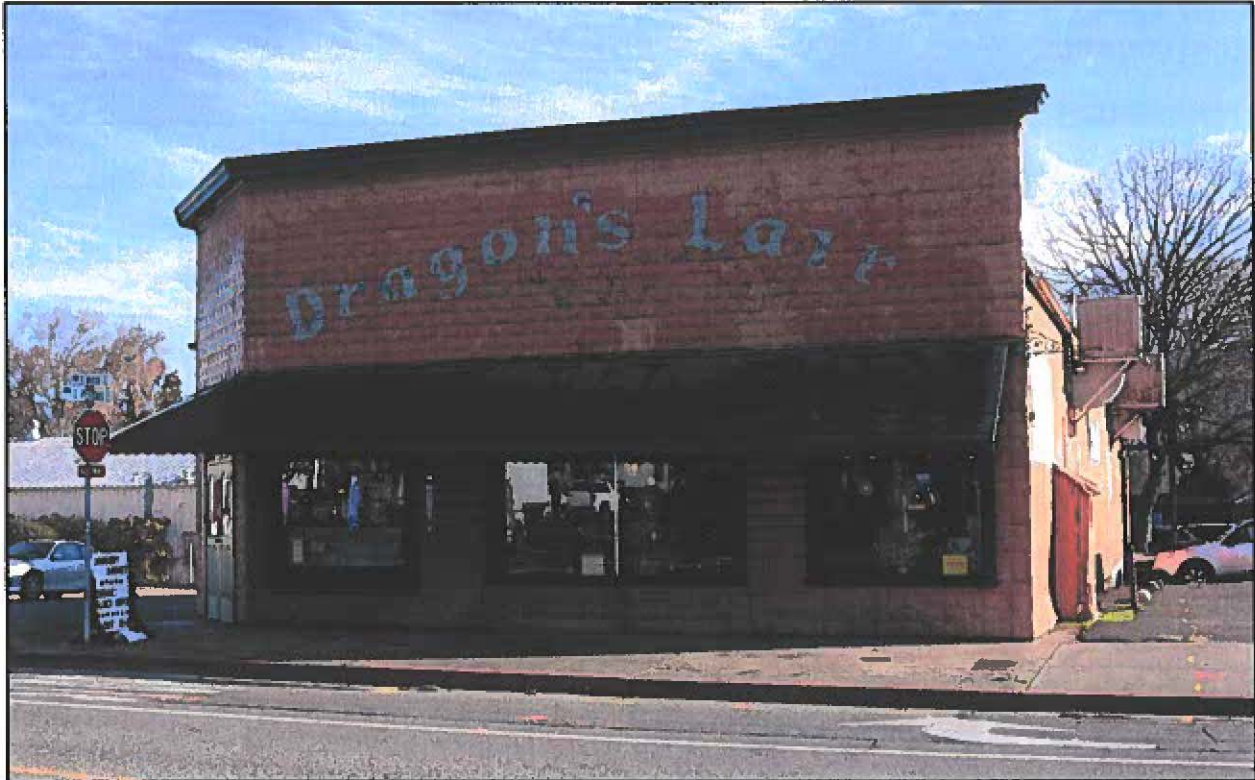
Please let us know if you require further analysis at this time.

Sincerely,

Robert Cantu

Robert Cantu - President

Historic Resource Evaluation
101 South Main Street
Ukiah, CA 95482
Mendocino County, California
(APN 002-231-01-00)



Prepared for:

Douglas Hilberman, AIA, LEED AP
AXIA Architects
250 D Street, Suite 210
Santa Rosa, CA 95404
(707) 542-4652



Prepared by:

Alice P. Duffee, Historic Preservation Planner
APD Preservation LLC
January 2020

TABLE OF CONTENTS

TABLE OF FIGURES	3
PROJECT OVERVIEW & EXECUTIVE SUMMARY	5
METHODOLOGY	5
EVALUATOR QUALIFICATIONS	6
SITE LOCATION	6
DESCRIPTION	7
HISTORICAL CONTEXT OF UKIAH	8
HISTORY OF 101 SOUTH MAIN STREET	12
TABLE OF OWNERS	19
TABLE OF TENANTS	19
DETERMINATION OF ELIGIBILITY	20
CRITERIA	20
INTEGRITY ANALYSIS	21
CHARACTER DEFINING FEATURES	22
CONCLUSION	23
RESOURCES CONSULTED	24
APPENDIX A: PHOTOGRAPHS	26
APPENDIX B: UKIAH "HISTORIC RESOURCES INVENTORY" SURVEY FORMS (1985, REVISED 1999)	43
APPENDIX C: DPR523 FORM A, PRIMARY FORM	47
APPENDIX D: DPR523 FORM B, BUILDING/OBJECT/STRUCTURE FORM	49
APPENDIX E: DPR523 FORM L, CONTINUATION FORMS	51
APPENDIX E: DPR523 FORM J, LOCATION MAP	54



Table of Figures

PARCEL MAP 2-23 6

AERIAL VIEW OF PROJECT AREA, GOOGLE MAPS 2020..... 7

1866 MAP OF NORTHERN CALIFORNIA, STERLING M. HOLDREDGE 9

ABSALOM AND MARY PERKINS, 1859 10

PERKINS CHILDREN, 1859 10

UKIAH POPULATION, 1880 TO 2010 10

HEADLINE OF UKIAH DISPATCH, JUNE 22, 1917 11

POST FIRE PHOTOGRAPH OF THE WEST SIDE OF STATE STREET, BETWEEN PERKINS AND CHURCH STREETS
(COURTESY OF ED BOLD)..... 11

1958 USGS QUAD, UKIAH, CA..... 11

UKIAH DAILY JOURNAL, NOVEMBER 27, 1891 12

PERKINS AD, MENDOCINO DEMOCRAT, NOVEMBER 1, 1873 12

McKINDLEY LIVERY, UKIAH CITY PRESS, AUGUST 9, 1878..... 12

"ELLIS FEED BARN," UKIAH DISPATCH, NOVEMBER 13, 1903 13

HOLZ FEED CO. ADVERTISEMENT, UKIAH DISPATCH DEMOCRAT, JUNE 24, 1921 13

HOLZHAUSER SELLS HOLZ FEED CO., UKIAH REPUBLICAN PRESS, JULY 18, 1923..... 13

1885 AND 1888 SANBORN FIRE INSURANCE MAPS 14

1893 AND 1898 SANBORN FIRE INSURANCE MAPS 14

1918 (POST FIRE) AND 1929 SANBORN FIRE INSURANCE MAPS (COURTESY OF MENDOCINO COUNTY HISTORICAL
SOCIETY) 14

M. VONSEN CO. ADVERTISEMENT, UKIAH REPUBLICAN PRESS, APRIL 2, 1930 15

MERCER'S FEEDS ADVERTISEMENT, UKIAH DISPATCH, MAY 15, 1927 15

H & W FEED CO. ADVERTISEMENT, UKIAH DAILY JOURNAL, NOVEMBER 9, 1956 15

1937, UKIAH MARKETING MOVIE, MINUTE 7:02 AND 7:06 16

1938 AERIAL OF UKIAH (COURTESY OF MENDOCINO COUNTY HISTORICAL SOCIETY) 16

1948, PHOTOGRAPH BY PHYLLIS BARTOLOMIE (COURTESY OF THE MENDOCINO COUNTY HISTORICAL SOCIETY)17

1948, PHOTOGRAPH BY PHYLLIS BARTOLOMIE (COURTESY OF THE MENDOCINO COUNTY HISTORICAL SOCIETY)17

ADVERTISEMENT FOR "PIET'S ANTIKES," UKIAH DAILY JOURNAL, JANUARY 20, 1980 18

1957 AERIAL OF UKIAH (CARTWRIGHT AERIAL SURVEYS, CAS-1957) 18

WEST ELEVATION (FACING SOUTH MAIN STREET) 27

NORTHWEST CORNER, ENTRANCE 27

NORTHWEST CORNER, FRONT DOOR 28

NORTHWEST CORNER, DOOR AND JALOUSIE TRANSOM (NOT ORIGINAL) 28

NORTHWEST CORNER, DETAIL OF METAL AWNING 29

WEST ELEVATION, WINDOW WITH MULTI LITE TRANSOM (ORIGINAL) 29

WEST ELEVATION, MIDDLE WINDOW WITH JALOUSIE TRANSOM (CA 1963)..... 30

WEST ELEVATION, SOUTH WINDOW WITH JALOUSIE TRANSOM (CA 1963)..... 30

WEST ELEVATION, CEILING OF AWNING 31

WEST ELEVATION, CONDITION OF PRESSED TIN 31

WEST ELEVATION, FALSE FRONTING (LOOKING NE) 32

WEST ELEVATION FALSE FRONT (LOOKING NW) 32

WEST ELEVATION, FALSE FRONT (LOOKING SW) 33

SOUTH ELEVATION 33

SOUTH ELEVATION, MECHANICAL EQUIPMENT DETAIL 34

SOUTH ELEVATION, PEDESTRIAN ENTRANCE AT SE CORNER 34

EAST ELEVATION, MURAL 35

EAST ELEVATION, MURAL SIGNATURE 35

NORTH ELEVATION (FRONTING PERKINS STREET) 36

NORTH ELEVATION, INFILLED BAY AT NE CORNER..... 36

NORTH ELEVATION, MURAL AND WINDOWS 37

SETTING, NEIGHBOR TO THE SOUTH..... 37



SETTING, LOOKING SOUTH ON SOUTH MAIN STREET 38
SETTING, SW CORNER OF PERKINS AND SOUTH MAIN STREETS 38
SETTING, LOOKING WEST ON PERKINS STREET 39
SETTING, NW CORNER OF PERKINS AND SOUTH MAIN STREETS 39
SETTING, WEST SIDE OF MAIN STREET, LOOKING NW FROM PROJECT AREA 40
SETTING, NEIGHBOR TO NORTH (NE CORNER OF PERKINS AND MAIN STREETS) 40
SETTING, LOOKING EAST ON PERKINS STREET (NORTH SIDE) 41
SETTING, LOOKING EAST ON PERKINS STREET (SOUTH SIDE) 41
SETTING, PARKING LOT AND NEIGHBOR TO THE EAST 42



Project Overview & Executive Summary

Prospective buyers of the property at 101 South Main Street in Ukiah, California, are assessing the historic character of the building as part of the decision making process. They hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The parcel was the site of early commercial development in Ukiah, dating to 1857 when Absalom Tidwell Perkins built a livery on this corner of the country crossroads. That original building was replaced by a second livery/hay barn in 1890. Ukiah's June 1917 fire destroyed that second building, and a third structure was built on the site y bat least by 1921. From 1921 to 1963 the building served as a feed store under four different businesses. With the modernization of Ukiah, the building was converted to retail space in 1963. Modifications made to that building at that time included infilling two open bays with windows, replacing the front doors, replacing and reconfiguring the awning, and installing an additional window. The false front that most defines the building was modified in 1938, but retains its basic early twentieth century appearance. The building has remained in retail use almost continuously since 1963.

The building at 101 South Main Street dates from 1921, is included in Ukiah's 1985 "Historic Resources Survey" (updated in 1999) and is included in the State of California's inventory of historic resources with a status code of 3S, meaning that it appears to be eligible for the National Register of Historic Places. Intensive evaluation and research of the property confirms that the information in the earlier reconnaissance level surveys is correct and that the building does appear to be significant for its association with the post-fire redevelopment of Ukiah (criterion 1). It stands as the only remaining building to tell the story of how this block functioned as a service hub for agricultural commerce in the region. Its period of significance is 1921 (its inferred construction date), and it retains enough physical integrity to convey the early twentieth century commercial origins that render it historic.

Based on extensive research of the development of this parcel, it is my professional opinion that the **building qualifies as an historic resource** under the California Environmental Quality Act (CEQA).

The character defining features of this historic building are as follows:

- False front with pronounced box cornice on west elevation
- One-story
- Rectangular footprint with clipped corner at northwest corner
- Entrance on the clipped northwest corner
- Gable roof
- Pressed tin siding on west and north elevations, corrugated metal siding on east and south
- Irregular window placement

Methodology

On January 7, 2020, Alice P. Duffee undertook a field survey of the property to conduct a visual review and assessment of the building. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Mendocino County Recorder's office
- Mendocino County Historical Society
- City of Ukiah Building Department
- Northwest Information Center (NWIC)
- San Francisco Public Library (SFPL) online research databases
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the building at 101 South Main Street in Ukiah, California. Ms. Duffee holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. She has worked in the field of Cultural Resources Management for twenty-eight years, twenty-three of which have been in Northern California. For the past six years she has focused her attention on projects in the North Bay. Ms. Duffee exceeds the standards for "Architectural Historian" as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History.

Site Location

The building at 101 South Main Street sits on the southeast corner of the intersection of Perkins Street and South Main Street on the east side of the City of Ukiah. Both Perkins and South Main streets have multiple lanes of two-way traffic; South Main Street has limited street parking on the west side. The area is medium density commercial structures from the nineteenth and twentieth centuries interspersed with sparse landscaping.

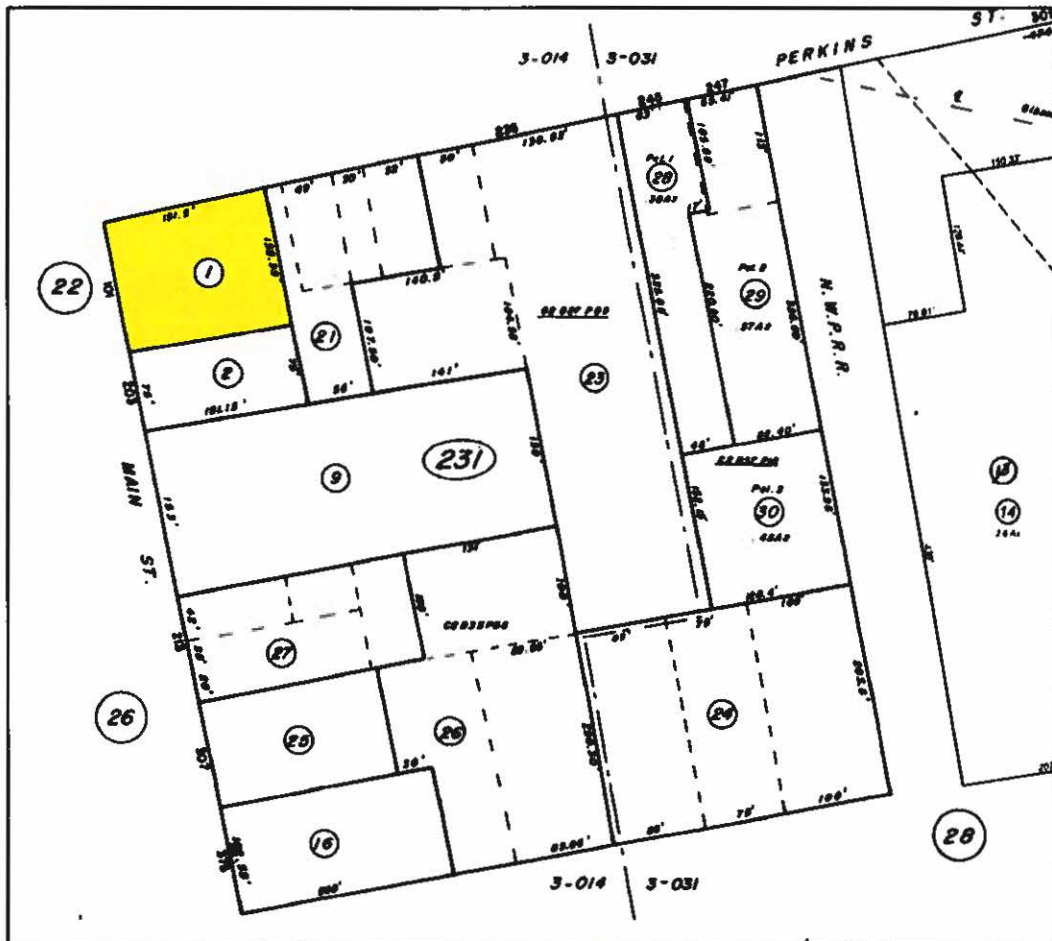


Figure 1: Parcel Map 2-23





Figure 2: Aerial View of Project Area, Google Maps 2020

Description

The commercial building on the property is located at the southeast corner of the intersection of Perkins Street and South Main Street, fronting on both streets. It is one-story with a roughly rectangular footprint, with the northwest corner clipped to accommodate the primary entrance. The gable-roofed, wood frame structure is clad in corrugated metal and capped with corrugated metal roofing. The west and north elevations are faced in pressed tin to simulate rusticated, coursed, ashlar stone (see photo 37).

The west elevation, fronting South Main street, is dominated by a false front that extends above the gable end of the roof and is capped with a pronounced box cornice. While the street-facing side of the false front is faced with pressed tin, the rear is faced with corrugated metal (see photos 38, 39 and 40). The element is purely decorative. The 1937 marketing video of Ukiah indicates that, originally, this feature wrapped around both street-facing facades of the building. A 1938 aerial, however, shows that the northern section, facing Perkins Street, had been removed (see figures 22 and 23 below).

A corrugated metal awning extends the length of the west elevation and wraps around the northwest corner to shelter the primary entrance. A scalloped detail obscures the edge of the awning and adds a modicum of visual interest (see photo 32). The awning appears to be a modern replacement for a previous awning that appears in the 1937 video.

This elevation has three windows. The northernmost window appears in the 1937 video and appears to be original to the building. It is a fixed wood sash, single-paned window topped by a 6-paned transom window. The frame is simple board surround with a slightly projecting sill (see photo 33). The middle and southern windows appear to be later additions to the building, most likely when the building was converted from a feed store to a retail shop in 1963. The middle window replaced an open bay, and consists of a 2-paned, fixed sash set in an aluminum frame. A three-part, glass, jalousie transom extends across the width of the window. The surrounding frame is similar to the original window, except that the newer window has no

projecting sill. The southern-most window matches the middle window and appears to have been installed in 1963 to provide more light to the interior spaces (see photo 35).

The primary entrance is on the clipped northwest corner and consists of a pair of half-glass French doors with raised panels beneath arched glass panes (see photos 30 and 31). The door has a glass, jalousie transom and simple board frame. The doors are not original to the building, as evidenced by images from 1937 and 1948 (see figures 22 and 25 below).

The north elevation, fronting Perkins Street, has three original windows at irregular intervals and an infilled bay on the eastern corner. The original windows all have multi-lite, wood transoms. The western-most window is identical to the flanking window on the west elevation. To its east lies a set of three multi-paned windows framed as a single unit. Another single-paned, wood frame window is roughly centered on the elevation (see photos 46 and 48). The bay at the eastern corner has been infilled with corrugated metal and a small, single pane, wood framed window (see photo 47). The building's concrete foundation is visible on this elevation.

The east elevation has no openings and is covered with a mural of ionic columns that was painted in July 1982 by Neil Phillip Anderson and Rita Lowitt, according to the signature at the bottom right of the artwork (see photos 44 and 45).

The rear of the building (the south elevation) has a variety of mechanical equipment and a single pedestrian door at the eastern corner. A simple wood porch with four wood steps accesses the paneled rear door (see photos 41, 42 and 43).

Historical Context of Ukiah

The project area lies within the early "Rancho Yokaya," which was an 8-square-league (35,541-acre) tract of land granted by Mexican Governor Pio Pico to Cayetano Juárez in 1845 in payment for Juárez's decade of service to the Mexican government. The grant extended sixteen miles along the Russian River, from the southern end of Ukiah Valley to the northern end of Redwood Valley and ranged from one to two miles wide. It encompassed all of present day Ukiah.

The area remained sparsely settled by either Mexican or European settlers through the first half of the nineteenth century, though the Pomo Indians maintained a strong presence in the area. Around 1856 Samuel Lowry built a log cabin near what is now the northeast corner of Perkins and Main Street, and became Ukiah Valley's first white settler. Lowry was born in Connecticut around 1818 and had come to Placer County with the Gold Rush.^{1 2}

In 1859 Mendocino County was officially carved out of Sonoma County, and Ukiah was selected as the county seat. The town was nestled between the coastal range of mountains and the Russian River, in the heart of the Ukiah Valley. The name Ukiah came from the Indian word "Yo'Kia," meaning deep valley. Rathburn erected the first courthouse at a cost of \$7,000.³

¹ 1850 U.S. Census and 1852 California Census. (www.ancestry.com)

² Lyman L. Palmer, History of Mendocino County, California : Comprising its Geography, Geology, Topography, Climatography, Springs and Timber (San Francisco, CA: Alley, Bowen, 1880), page 475.

³ C. A. Menefee, Historical and Descriptive Sketch Book of Napa, Sonoma, Lake and Mendocino (Napa, CA: Reporter Publishing House, 1873), page 341.





Figure 3: 1866 map of Northern California, Sterling M. Holdredge

The town grew steadily, though it remained a relatively remote outpost in the hinterlands of Northern California for several more decades. Through the 1860s-1880s, access was restricted to overland routes, with San Francisco being a two-day journey via stagecoach.⁴

The area around the intersection of the current Perkins and Main streets was one of the earliest settlement locations for the town. Lowry had built his log cabin in this location, and then sold the 160-acre parcel to Absalom Tidwell Perkins in 1857.^{5 6}

Perkins, his wife Elizabeth, and their five children relocated to Ukiah from Yuba County, north of Sacramento.⁷ Within a year, Perkins built a house for his family near the southwest corner of the current Perkins and Main streets, took over Lowry's blacksmith shop on the northeast corner of the intersection, built a store to the west on Main Street and built a schoolhouse south of Perkins Street and west of State Street.⁸ On the southeast corner of Perkins and Main, on the site of the current Project Area, Perkins built a "feed stable for the accommodation of freighting teams."⁹ By 1860, Ukiah had approximately 25 dwellings and a budding commercial district.¹⁰

A.T. Perkins was possibly "the most important man of the region in those days."¹¹ In 1863 he launched a local newspaper, the Constitutional Democrat. Perkins was also a silent partner of "one of the leading mercantile establishments of early days in Ukiah."¹² His blacksmith/wagon shop was considered the largest on the north coast. In 1873 he shut down his blacksmith shop and turned his attention to his dry goods store.¹³ A.T. Perkins, however, continued to work as a blacksmith, and was mortally kicked by a horse he was shoeing. After a two-week period of paralysis, A.T. Perkins died in Ukiah on August 27, 1879.¹⁴

Meanwhile, the town continued on its trajectory of steady growth. Ukiah was officially incorporated in 1872 and a more substantial courthouse replaced the earlier structure. The new building was quite a bit grander, and cost the county \$40,000.¹⁵ County Court convened in the new hall for the first time in March 1873. At this time the town boasted a variety of stores, four churches, seven saloons, and two livery stable. Ukiah's streets were surveyed and laid out in 1876.

⁴ Palmer, page 481.

⁵ Aurelius O. Carpenter and Percy H. Millberry, History of Mendocino and Lake Counties, California, with Biographical Sketches (Los Angeles, CA: Historic Record Company, 1914), page 71.

⁶ Palmer, page 475.

⁷ Palmer states that the family moved from Marysville, CA, (page 476), though a genealogical search indicates that their daughter Emily Saline Perkins was born in Wheatland (Yuba County) in November 1856, not Marysville. Both towns, however, are in Yuba County north of Sacramento.

⁸ Palmer, page 477.

⁹ Palmer, page 480.

¹⁰ Palmer, page 480.

¹¹ Frank L. Perkins, letter to his nephew, Morgan L. Perkins, March 11, 1945, page 4. (www.ancestry.com).

¹² Frank L. Perkins, page 4.

¹³ Mendocino Democrat, 10/25/1873. Courtesy of the Mendocino County Historical Society.

¹⁴ Frank L. Perkins, page 4.

¹⁵ Menefee, page 341.

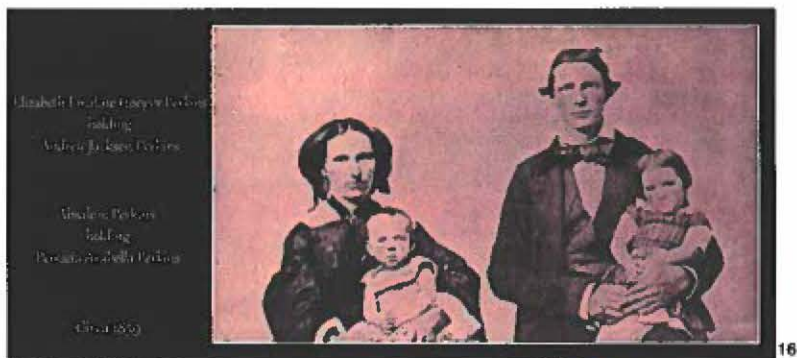


Figure 4: Absalom and Mary Perkins, 1859



Figure 5: Perkins Children, 1859

Ukiah's sparse population and relative remoteness delayed the arrival of the railroad. On August 30, 1869, San Francisco & North Pacific Railroad (SF & NPPR) drove in its first railroad stake in Petaluma; it reached Santa Rosa in 1870 and Cloverdale in 1872. In 1886 the Cloverdale and Ukiah Railroad was formed to extend the SF & NPPR north to Ukiah; the line was completed in 1889, twenty years after it began in Petaluma. The improved transportation network did open up Mendocino County to greater commercial and industrial growth, though the population did not expand rapidly.

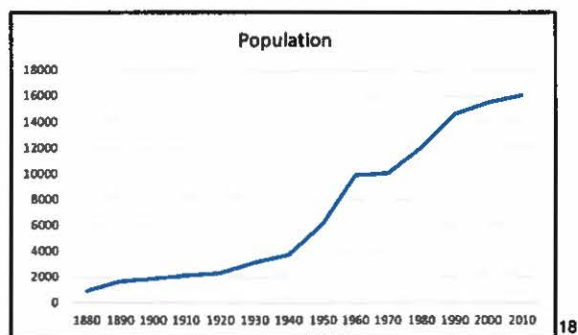


Figure 6: Ukiah Population, 1880 to 2010

¹⁶ www.ancestry.com

¹⁷ www.ancestry.com

¹⁸ "Census of Population and Housing", Census.gov.



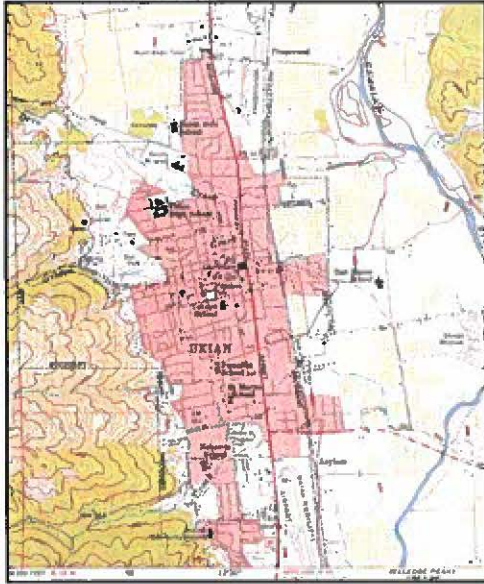


Figure 9: 1958 USGS Quad, Ukiah, Ca

On Monday, June 1917, the town of Ukiah changed forever. At 3:00 pm a fire was spotted at a Chinese restaurant on the west side of State Street, between Perkins and Church streets. The flames quickly consumed the modest frame structure and spread to the adjoining Fashion Livery on the north. Strong winds pushed the flames east, forging a two-block wide path of destruction from State street to the railroad tracks. The area was rebuilt over the next decade, showcasing the resilience of the community.

**GREATEST FIRE IN HISTORY OF UKIAH INFLECTS
LOSS OF OVER \$180,000 INSIDE BRIEF PERIOD
OF TIME LAST MONDAY. ABOUT HALF INSURED**

Figure 7: Headline of *Ukiah Dispatch*, June 22, 1917

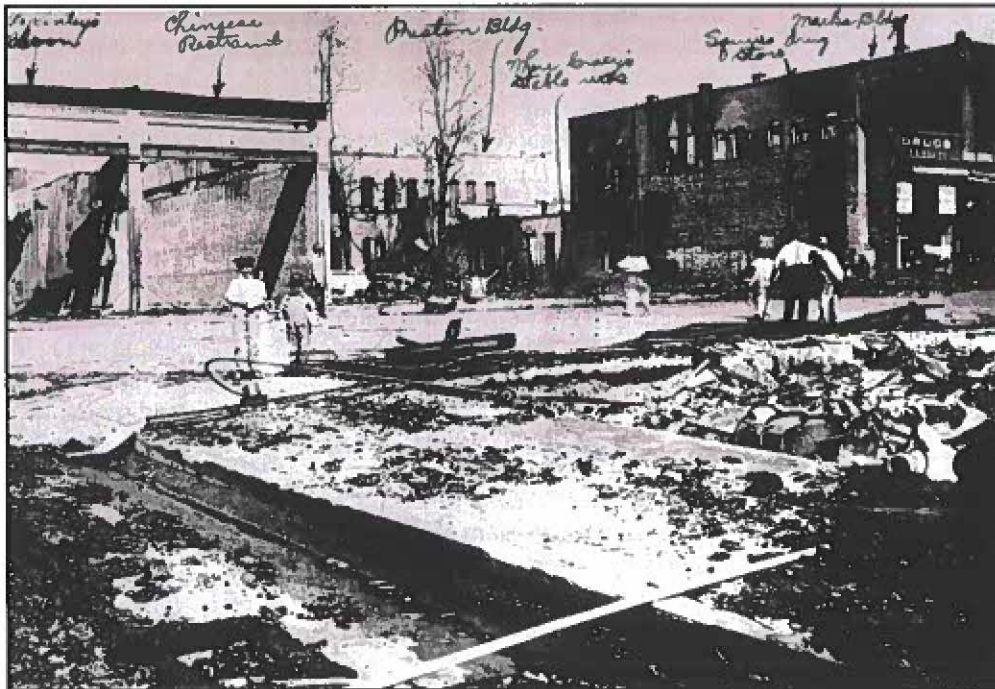


Figure 8: Post fire photograph of the west side of State Street, between Perkins and Church Streets (courtesy of Ed Bold)

Like communities up and down the west coast, growth of Ukiah skyrocketed after World War II as veterans returned home and took advantage of numerous government programs designed to promote home ownership and community stability. Between 1940 and 1950, the population of Ukiah nearly doubled, jumping from 3,731 to 6,120.

Today, Ukiah boasts a population over 16,000 people. It has a solid commercial district spiraling out from State and Perkins streets.

W. J. Ellis is building a two-story frame building 26x50 on the southeast corner of Main and Perkins streets. Buckle & Keenan will occupy the lower story as a blacksmith and carriage shop, and the upper story will be used as a paint shop.

Figure 10: *Ukiah Daily Journal*, November 27, 1891

History of 101 South Main Street

From its earliest days, the project area has been in the midst of Ukiah's commercial heart. Beginning in 1856, Samuel Lowry built a blacksmith shop on what today is the northeast corner of Main and Perkins Streets, across from the project area. In 1857, Lowry sold a 160-acre parcel, including the project area, to the pioneering Perkins family who was relocating to the area from Arkansas via Yuba County. A. T. Perkins ran his own blacksmith shop out of the facility on the property, and built a supporting "feed stable for the accommodation of freighting teams" across the road on the site of the current project area.¹⁹

In 1878, Perkins sold the parcel to Robert McKindley, who continued to run the livery until 1885, when David Frost purchased the property. The 1885 and 1888 Sanborn Fire Insurance maps show two adjoining, 1-story, wood-frame buildings, one used for hay and one as a wagon shed.

I.N. Stapp and W.J. Ellis purchased the property in 1887. Wallace Johnson Ellis was a Civil War Veteran who relocated to Ukiah around 1876, following his marriage to his second wife, Orlena A. Brown Ellis.

In 1889, Ellis tore down A.T. Perkins' original stable on the project area, and in 1890 he bought out his business partner.²⁰ By 1891, the newspaper reported that Ellis was erecting a new, 26' x 50' building for

Wagons, Carriages,
...AND...
BUGGIES.
A. T. PERKINS & Co.
Ukiah City.
Desire to inform the public that they keep constantly on hand, a large stock of
WAGONS,
CARRIAGES,
and **BUGGIES.**
Of the latest styles, made by experienced workmen and warranted to give satisfaction. Persons wanting anything in this line will do well to examine our stock,
BEFORE PURCHASING!
We are also Agents for imported wagons, which we can sell on
Sixty Days Time
If desired. We have connected with our business, a first-class
Repairing and Horseshoeing shop, to which we give our personal attention. Terms reasonable.
A. T. Perkins, & Co.
Ukiah, April 1, 1872. 9-9 1/2

Figure 11: Perkins ad, *Mendocino Democrat*, November 1, 1873

The building was intended to be two stories, but within a week the *Dispatch Democrat* reported that the building was reduced to one story.²¹ While the corner building (on the project area) was a blacksmith shop, Ellis operated his "Ellis Feed Barn" on the rest of the property (see Sanborn Fire Insurance Maps below). George Clark took over operation of the "Ellis Feed Barn" in 1903.

W. J. Ellis died October 7, 1909, leaving the property to his wife, Orlena. Orlena Ellis continued to rent out the commercial buildings on the property.

In June 1917 an epic fire cleared the entire block bounded by Perkins, Main, Church and the railroad, including the project area. In July 1921, following the fire, the *Ukiah Republican Press* reported that Mrs. W. J. Ellis planned to rebuild the structure, which would measure 30' x 150'.²² It is not clear if Ellis actually did rebuild the property, though.

In October 1920 Orlena Ellis sold the property to William Martin Cox, though the deed does not specify whether there was a structure on it. Cox was born in 1860 in Ukiah, and was a general merchant. Most notably, he operated a hardware store.

By 1921 the building was standing and was the new home to Holz

Feeds. The 1929 Sanborn Fire Insurance Map shows the building on the site, in its existing configuration, including the clipped northwest

NEW FEED STABLE
-AND-
Hay Yard,
R. & J. McKindley, Proprietors,
COR. MAIN AND PERKINS STS..
(Opp. Marks' Warehouse),
UKIAH CITY CAL.
EVERY ATTENTION PAID TO TEAMS.
The best of feed always kept on hand. Teamsters will find it greatly to their advantage to put up their teams with us as we have greatly reduced the prices of feeding. 49

Figure 12: *McKindley Livery*, *Ukiah City Press*, August 9, 1878

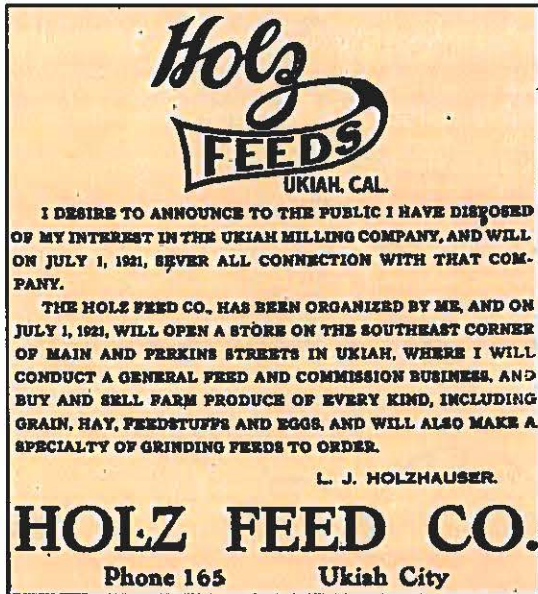
¹⁹ Palmer, page 481.

²⁰ *Dispatch Democrat*, June 6, 1889, page 3 column 3. Courtesy of the Mendocino Historical Society.

²¹ *Dispatch Democrat*, December 4, 1891. Courtesy of the Mendocino County Historical Society.

²² *Ukiah Republican Press*, July 20, 1917. Courtesy of the Mendocino County Historical Society





Holz FEEDS
UKIAH, CAL.

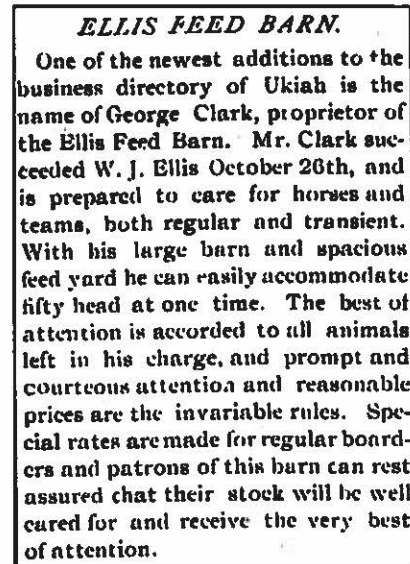
I DESIRE TO ANNOUNCE TO THE PUBLIC I HAVE DISPOSED OF MY INTEREST IN THE UKIAH MILLING COMPANY, AND WILL ON JULY 1, 1921, SEVER ALL CONNECTION WITH THAT COMPANY.

THE HOLZ FEED CO. HAS BEEN ORGANIZED BY ME, AND ON JULY 1, 1921, WILL OPEN A STORE ON THE SOUTHEAST CORNER OF MAIN AND PERKINS STREETS IN UKIAH, WHERE I WILL CONDUCT A GENERAL FEED AND COMMISSION BUSINESS, AND BUY AND SELL FARM PRODUCE OF EVERY KIND, INCLUDING GRAIN, HAY, FEEDSTUFFS AND EGGS, AND WILL ALSO MAKE A SPECIALTY OF GRINDING FEEDS TO ORDER.

L. J. HOLZHAUSER.

HOLZ FEED CO.
Phone 165 Ukiah City

Figure 14: Holz Feed Co. Advertisement, Ukiah Dispatch Democrat, June 24, 1921



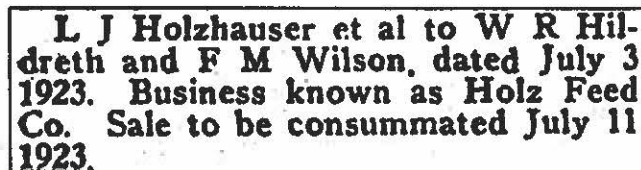
ELLIS FEED BARN.

One of the newest additions to the business directory of Ukiah is the name of George Clark, proprietor of the Ellis Feed Barn. Mr. Clark succeeded W. J. Ellis October 28th, and is prepared to care for horses and teams, both regular and transient. With his large barn and spacious feed yard he can easily accommodate fifty head at one time. The best of attention is accorded to all animals left in his charge, and prompt and courteous attention and reasonable prices are the invariable rules. Special rates are made for regular boarders and patrons of this barn can rest assured that their stock will be well cared for and receive the very best of attention.

Figure 13: "Ellis Feed Barn," Ukiah Dispatch, November 13, 1903

corner (see figure 16 below). That building still stands on the site at 101 South Main Street and is the project area.

Cox died from injuries sustained in a car accident on July 6, 1921. His widow, Eugenia, inherited the property, which was eventually sold to W.T. Robuson after her death in 1937.



L J Holzhauser et al to W R Hildreth and F M Wilson, dated July 3 1923. Business known as Holz Feed Co. Sale to be consummated July 11 1923.

Figure 15: Holzhauser sells Holz Feed Co., Ukiah Republican Press, July 18, 1923

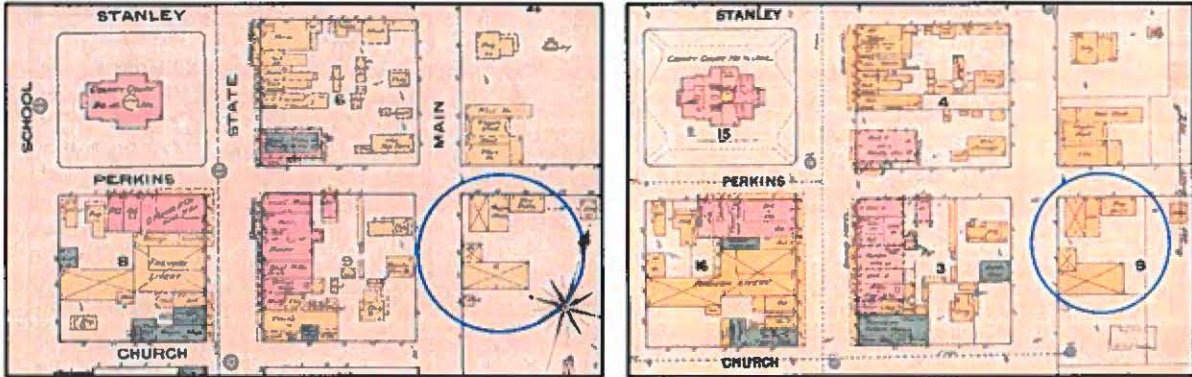


Figure 16: 1885 and 1888 Sanborn Fire Insurance Maps

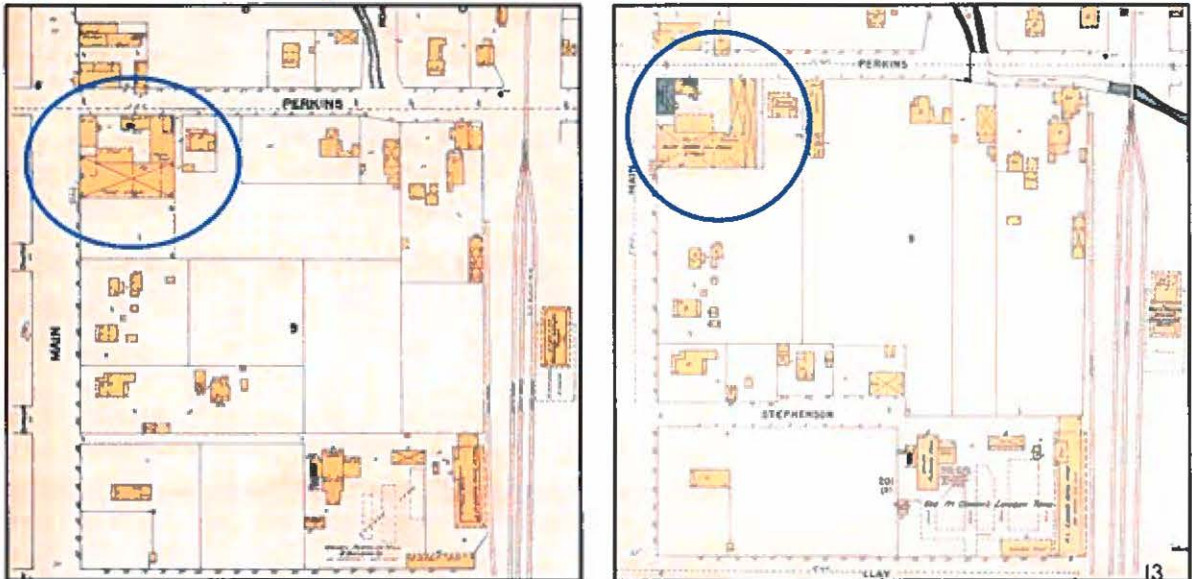


Figure 17: 1893 and 1898 Sanborn Fire Insurance Maps



Figure 18: 1918 (post fire) and 1929 Sanborn Fire Insurance Maps (courtesy of Mendocino County Historical Society)





ANNOUNCING
Mercer's Feeds
New Dealer for
Albers Milling Co.
Featuring A Complete Line of

- FEEDS
- POULTRY SUPPLIES
- DAIRY EQUIPMENT
- LAWN SUPPLIES

ALBERS recognizes the importance of a planned nutritional program for each type of animal and for each stage of the animal's development.

Successful breeders have come to appreciate the value of sound management in today's need for controlled production and are both in the ALBERS plant for security in their feeding program.



Mercer's is your headquarters for all your farm supplies. Stop in, get acquainted and see how you can cut your feed problems -- today.

Perkins & Main HO 2-5058
Ukiah

Figure 20: Mercer's Feeds Advertisement, Ukiah Dispatch, May 15, 1927


VULCANITE SHINGLES
(Mineral-Surfaced)
M. VONSEN CO.
Holz Warehouse Phone 283
H. RUNKEL
Main and Perkins, Phone 123

Figure 19: M. Vonsen Co. advertisement, Ukiah Republican Press, April 2, 1930

GEMCO, the feed that has grown with the Poultry Industry.
Our chick mash is a pure Dry Milk Mash.

FIXED THE GROWING CHICK:—

Gemco No. 2 Chick Mash
Gemco Pullet Grains



—FOR SALE BY—
H. & W. FEED CO.
UKIAH, CALIF.

Figure 21: H & W Feed Co. advertisement, Ukiah Daily Journal, November 9, 1956

The building remained in constant use as a feed store from 1921 until 1963, through four different businesses: Holz Feed Co., H & W Feed Co., M. Vonsen Co., and Mercer Feed Co. The building's proximity to the railroad depot on the east side of the block made it an attractive commercial venture.

A 1937 marketing film made to promote and showcase local businesses in Ukiah includes footage of the building as it appeared shortly after its construction (see figure 20 below). The building has been slightly modified since then.

The fenestration on the north elevation retains its 1937 appearance, though the west side has changed with the open bay being replaced by two windows. The primary entrance has also been changed from its original 6-paneled doors with multi-paned transom to the current half-glass door with jalousie transom (see photo 31). The awning has been replaced and redesigned to wrap around the northwest corner to shelter the entrance. An aerial photograph from 1938 indicates that the false front across the north elevation was removed between 1937 and 1938 (see figure 21 below).



Figure 22: 1937, Ukiah Marketing Movie, minute 7:02 and 7:06

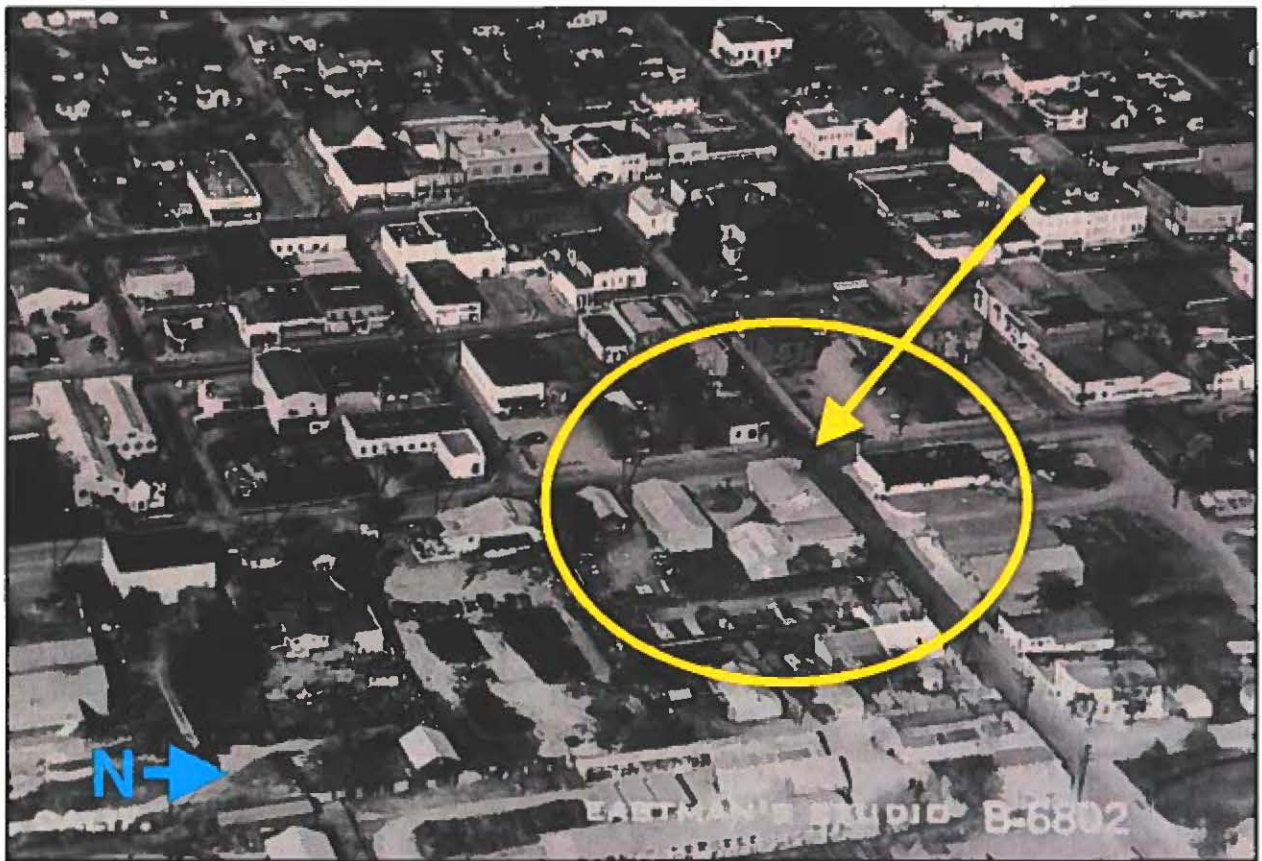


Figure 23: 1938 Aerial of Ukiah (courtesy of Mendocino County Historical Society)



Figure 24: 1948, photograph by Phyllis Bartolomie (courtesy of the Mendocino County Historical Society)

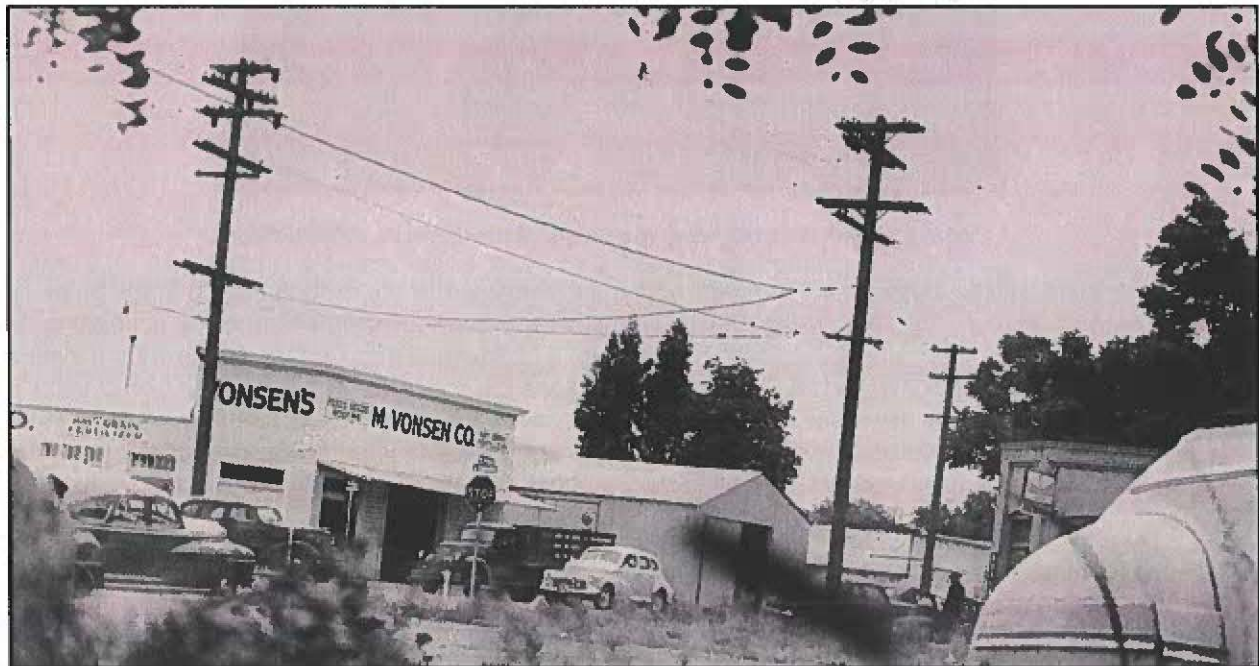


Figure 25: 1948, photograph by Phyllis Bartolomie (courtesy of the Mendocino County Historical Society)



Figure 26: Advertisement for "Piet's Antieks,"
Ukiah Daily Journal, January 20, 1980



Figure 27: 1957 Aerial of Ukiah (Cartwright Aerial Surveys, CAS-1957)

In 1963 the building was transformed into retail space and became the site of "Schuler's Surplus Sales." A building permit from July, 17, 1962, states that air conditioning was installed in the structure, supporting the hypothesis that the building was repurposed at this time. It is probable that the bay on the west elevation was replaced with two windows at this time to better enclose the space for retail use. The use of jalousie transoms on these two windows also supports this date, given the popularity of jalousie windows in the 1950s and 1960s. The front door appears to have been replaced at this time with the current half-glass French doors with jalousie transom. These replacement doors provided significantly more light to the interior.

This change of use was indicative of the changing face of Ukiah at mid-century. The modern town needed general retail space instead of feed stores, wagon sheds and blacksmith shops.

The building has remained in consistent use as a commercial facility since 1963, cycling through at least seven tenants, as outlined in the "Table of Tenants" below. The current business, "Dragon's Lair," has been in the building since 1995.

Permit records for the property include:

- 7/17/1962 Installation of air conditioning
- 3/4/1985 Retroactive permit for interior and mechanical modifications
- 4/18/1985 Interior modifications for Main Street Wine & Cheese

Table of Owners

Date	Owner	Notes	Source
1845	Cayetano Juarez	Rancho Yokaya (8 square leagues)	Hoffman, 1862.
1856	Samuel Lowry	160 acres	Carpenter & Milberry, p. 475
1857	A.T. Perkins		Carpenter & Milberry, p. 475
7/18/1878	Robert McKindley [sic]	130' (E-W) x 92' (N-S), Perkins & Main	Deed Book 18, p. 358
8/4/1885	David Frost		Deed Book 36, p. 254
6/25/1887	I.N. Stapp & W.J. Ellis		Deed Book 40, p. 536
9/20/1890	W.J. Ellis		Deed Book 53, p. 148
10/25/1920	W.M. Cox	207.15' (E-W) x 213.95' (N-S)	Deed Book 161, p. 338
3/21/1922	Eugenia B. Cox	(same)	Deed Book 167, p. 449
2/15/1937	W.T. Robuson	151.15' (E-W) x 138.95' (N-S)	Official Records Book 113, p. 241
3/10/1957	McCarty's a co-partnership	(same)	Deed Book 475, p. 78
1/27/1970	Jing Quan (1/2) & Phillip Quan (1/2)		Deed Book 809, p. 514
4/6/2011	Rosita Quan		Record 2011-04877
1/29/2016	Todd & Noel Schapmire		Record 2016-01157

Table of Tenants

Date	Tenant
1921	Holz Feed Co.
1923-1929	H&W Feed Co.
1930-1956	M. Vonsen Co. (Hay, Grain, Flour, Feed)
1956-1961	Mercer Feed Co.
1963-1967	Schuler's Surplus Sales
1969-1972	UVARC Thrift Shop
1973 – 1978	Ukiah Valley Thrift Shop
1980-1985	Piet's Antieks
1985-1991	Main Street Wine and Cheese
1992	Political Campaign headquarters
1995	Dragon's Lair

Determination of Eligibility

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines historic resources as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:²³

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et seq);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g); OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

The building at 101 South Main Street is identified in the 1985 “Ukiah Historic Resource Survey” and the 1999 “City of Ukiah Architectural Survey” as historically significant. It is included in the State of California’s Historic Resource Database as resource #PR-23-005127, with a National Register Status code of “3S: Appears eligible for NR as an individual property through survey evaluation” (see Appendix B for copies of inventory forms.”

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:²⁴

Criteria	101 South Main Street
1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.	This commercial building is directly associated with the post-fire, early twentieth century commercial development of the east side of Ukiah.
2. Associated with the lives of persons important to local, California or national history.	While the property was initially developed by one of Ukiah's founding fathers (A.T. Perkins), the current building was built after that period. It is not directly associated with any persons significant to local, state or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of	The building is not architecturally distinctive.

²³ [https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEFC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEFC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default))

²⁴ Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



<p>construction or represents the work of a master or possesses high artistic values.</p>	
<p>4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation</p>	<p>Even though no archeological surveys have been conducted on this site specifically, there remains a possibility that buried archaeological deposits could be present and that accidental discovery could occur. In keeping with the CEQA guidelines, if such archaeological remains are unearthed, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. Should archeological resources be discovered, avoidance and preservation in place would be the preferred forms of mitigation.</p> <p>Prehistoric archaeological indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g. slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items, with the possible addition of bone and shell remains and fire-affected stones.</p> <p>Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains, such as building foundations and discrete trash deposits (e.g. wells, privy pits, dumps).</p>

INTEGRITY ANALYSIS

Integrity is the ability of a property to convey its historic significance. It consists of seven aspects: location, design, setting, materials, workmanship, feeling and association.²⁵

Integrity Element	101 South Main Street	Conclusion
<p>Location (“place where the property was built”)</p>	<p>The building retains its integrity of location as it has not been moved or relocated.</p>	<p>INTACT</p>
<p>Design (“combination of elements that create the form, plan, space,</p>	<p>Changes to the building include removing the false front across the north elevation, replacing the awning in a similar location, infilling a bay at the northeast corner of the north elevation, infilling</p>	<p>INTACT</p>

²⁵ http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm



<i>structure, and style” (NPS)</i>	<p>a bay on the west elevation and adding two windows to the west elevation.</p> <p>These changes, however, do not impede the structure’s ability to convey its 1921 origins as a commercial building. At the same time, the building retains its basic utilitarian design.</p>	
Setting (“ <i>physical environment</i> ”)	<p>The nineteenth and early-twentieth century commercial setting has been gradually converted into a modern commercial intersection. Only two buildings from the early twentieth century (post 1917 fire) remain to tell the story of the commercial history of this block.</p>	COMPROMISED
Materials	<p>The original materials remain predominantly intact on all four elevations, though they have been patched and replaced in-kind over the past century.</p>	INTACT
Workmanship (“ <i>evidence of labor and skill</i> ”)	<p>The utilitarian building has never displayed particularly notable workmanship.</p>	N/A
Feeling (“ <i>expression of the aesthetic or historic sense of a particular period of time</i> ”)	<p>The site itself retains its basic light industrial/commercial feeling, though the surrounding area has been altered. Almost all of the other light industrial buildings in the area have been demolished and replaced with modern commercial buildings, including the mid-century post office across the street and the modern buildings directly east and south of the project area. The block no longer services agricultural functions of the surrounding area.</p>	INTACT
Association (“ <i>direct link between an important historic event or person</i> ”)	<p>The property directly retains its early commercial associations. The building appears basically as it did when it was built around 1921, with minor changes to the fenestration, roof line and entrances.</p>	INTACT

CHARACTER DEFINING FEATURES

The National Park Service defines character and “character defining features” as:

those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.²⁶

²⁶ Lee H. Nelson, FAIA, Preservation Brief 17: Architectural Character (Washington, D.C. National Park Service, 1988), p. 1.



The following table addresses the standard elements of “character defining features” as applied to 101 South Main Street.

Feature	101 South Main Street
Shape	1-story. Rectangular footprint. Clipped at NW corner.
Roof and roof features	Gabled roof with false front on the west elevation fronting South Main Street.
Openings	<p>Entrance at the clipped NW corner. Irregularly spaced window openings of varying sizes and shapes across the west and north elevations. No windows on the south or east sides.</p> <p><i>Note: The current front door is a replacement feature in the location of the original doors ,and the southern windows on the west elevation are not original to the building. Both of these modifications date to 1963.</i></p>
Projections	<p>Porch at SE corner. Metal awning with corrugated metal roof across the west elevation.</p> <p><i>Note: The current awning is a replacement awning in roughly the same location as the original feature.</i></p>
Trim & Secondary Features	None.
Materials (from a distance)	Metal.
Setting	Medium Density Commercial.
Materials (at close range)	Pressed tin. Corrugated metal.
Craft Details	None.

Conclusion

The building at 101 South Main Street dates from 1921, is included in Ukiah’s 1985 “Historic Resources Survey,” and is included in the State of California’s inventory of historic resources (resource #PR-23-005127) with a status code of 3S, meaning that it appears to be eligible for the National Register of Historic Places. Further evaluation and research of the property confirms that the information in the earlier reconnaissance level survey is correct and that the building appears to be significant for its association with the post-fire redevelopment of Ukiah (criterion 1). Its period of significance is 1921 (its inferred construction date), and the building retains enough physical integrity to convey its early twentieth century commercial origins, which render it historic.

Based on extensive research of the development of this parcel, it is my professional opinion that the **building qualifies as an historic resource** under the California Environmental Quality Act (CEQA).

Resources Consulted

- Blumenson, John J-G. Identifying American Architecture. New York, New York: W.W. Norton & Company, 1985.
- California Office of Historic Preservation. "Instructions for Recording Historical Resources." March 1995. (<http://scic.org/docs/OHP/manual95.pdf>)
- Carpenter, Aurelius O. and Percy H. Millberry. History of Mendocino and Lake Counties, California, with Biographical Sketches. Los Angeles, CA: Historic Record Company, 1914.
- Ching, Francis D.K. A Visual Dictionary of Architecture. Hoboken, NJ: John Wiley & Sons, 2012.
- Clark, Clifford Edward, Jr. The American Family Home, 1800-1960. Chapel Hill, NC: The University of North Carolina Press, 1986.
- Hi Bob! Media and William French. Historic Ukiah, CA 1937 Film. Preserved by the Held-Poage Research Library, Ukiah, CA. (<https://youtu.be/z4e2liULoCw>)
- Hoffman, Ogden. Reports of Land Cases Determined in the United States District Court for the Northern District of California. San Francisco, CA: Numa Hubert, 1862.
- Holdredge, Sterling M. Guidebook of the Pacific (map of northern California). San Francisco, CA: S. M. Holdredge, 1866.
- Howard, Hugh. How Old is This House? New York, NY: The Noonday Press, 1989.
- Howe, Jeffery, ed. The Houses We Live In. San Diego, CA: Thunder Bay Press, 2002.
- Kirker, Harold. California's Architectural Frontier: Style and Tradition in the Nineteenth Century. Salt Lake City, UT: Gibbs M. Smith, Inc. 1960.
- Kirker, Harold. Old Forms on a New Land: California Architecture in Perspective. Niwot, CO: Roberts Rinehart Publishers. 1991.
- McAlester, Virginia. A Field Guide to American Houses. New York, NY: Knopf, 2015.
- Menefee, C.A. Historical and Descriptive Sketch Book of Napa, Sonoma, Lake and Mendocino. Napa, CA: Reporter Publishing House, 1873.
- Morton, W. Brown III; Hume, Gary L; Weeks, Kay D; Jandl, H. Ward. The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: U.S. Department of the Interior. 1992.
- "National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation." National Park Service, National Register of Historic Places.
- Nelson, Lee H. Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their character. Washington, DC: National Park Service, 1988.
- Palmer, Lyman L. History of Mendocino County, California : Comprising its Geography, Geology, Topography, Climatography, Springs and Timber. San Francisco, CA: Alley, Bowen, 1880.
- Perkins, Frank L. Letter to nephew, Morgan L. Perkins. 11 March 1945. TS. (www.ancestry.com).
- Phillips, Steven J. Old house Dictionary. Washington, DC; The Preservation Press, 1994.
- Republican Press.



Rice, S. H. Map of the Town of Ukiah City, Mendocino County CA. September & October 1888 (on file in Mendocino County Recorder's Office).

Sanborn Fire Insurance Maps (1885, 1888, 1893, 1898, 1918, 1929).

Ukiah Daily Journal.

Ukiah Dispatch Democrat.

Ukiah News.

Online resources:

www.accessible.com

hld.huntington.org/cdm/

www.calisphere.universityofcalifornia.edu

www.ancestry.com

www.loc.gov

www.ohp.parks.ca.gov

www.archives.com

www.cdnc.ucr.edu

www.newspapers.com

www.archives.org

www.genealogybank.com

www.parcelquest.com

www.newspaperarchives.com

<https://www.library.ucsb.edu/src/airphotos>

Appendix A: Photographs

PHOTO 28: WEST ELEVATION (FACING SOUTH MAIN STREET)	27
PHOTO 29: NORTHWEST CORNER, ENTRANCE.....	27
PHOTO 30: NORTHWEST CORNER, FRONT DOOR	28
PHOTO 31: NORTHWEST CORNER, DOOR AND JALOUSIE TRANSOM (NOT ORIGINAL)	28
PHOTO 32: NORTHWEST CORNER, DETAIL OF METAL AWNING.....	29
PHOTO 33: WEST ELEVATION, WINDOW WITH MULTI LITE TRANSOM (ORIGINAL).....	29
PHOTO 34: WEST ELEVATION, MIDDLE WINDOW WITH JALOUSIE TRANSOM (CA 1963)	30
PHOTO 35: WEST ELEVATION, SOUTH WINDOW WITH JALOUSIE TRANSOM (CA 1963)	30
PHOTO 36: WEST ELEVATION, CEILING OF AWNING	31
PHOTO 37: WEST ELEVATION, CONDITION OF PRESSED TIN.....	31
PHOTO 38: WEST ELEVATION, FALSE FRONTING (LOOKING NE).....	32
PHOTO 39: WEST ELEVATION FALSE FRONT (LOOKING NW).....	32
PHOTO 40: WEST ELEVATION, FALSE FRONT (LOOKING SW)	33
PHOTO 41: SOUTH ELEVATION	33
PHOTO 42: SOUTH ELEVATION, MECHANICAL EQUIPMENT DETAIL.....	34
PHOTO 43: SOUTH ELEVATION, PEDESTRIAN ENTRANCE AT SE CORNER.....	34
PHOTO 44: EAST ELEVATION, MURAL.....	35
PHOTO 45: EAST ELEVATION, MURAL SIGNATURE	35
PHOTO 46: NORTH ELEVATION (FRONTING PERKINS STREET)	36
PHOTO 47: NORTH ELEVATION, INFILLED BAY AT NE CORNER	36
PHOTO 48: NORTH ELEVATION, MURAL AND WINDOWS.....	37
PHOTO 49: SETTING, NEIGHBOR TO THE SOUTH	37
PHOTO 50: SETTING, LOOKING SOUTH ON SOUTH MAIN STREET	38
PHOTO 51: SETTING, SW CORNER OF PERKINS AND SOUTH MAIN STREETS	38
PHOTO 52: SETTING, LOOKING WEST ON PERKINS STREET	39
PHOTO 53: SETTING, NW CORNER OF PERKINS AND SOUTH MAIN STREETS.....	39
PHOTO 54: SETTING, WEST SIDE OF MAIN STREET, LOOKING NW FROM PROJECT AREA	40
PHOTO 55: SETTING, NEIGHBOR TO NORTH (NE CORNER OF PERKINS AND MAIN STREETS).....	40
PHOTO 56: SETTING, LOOKING EAST ON PERKINS STREET (NORTH SIDE).....	41
PHOTO 57: SETTING, LOOKING EAST ON PERKINS STREET (SOUTH SIDE).....	41
PHOTO 58: SETTING, PARKING LOT AND NEIGHBOR TO THE EAST.....	42

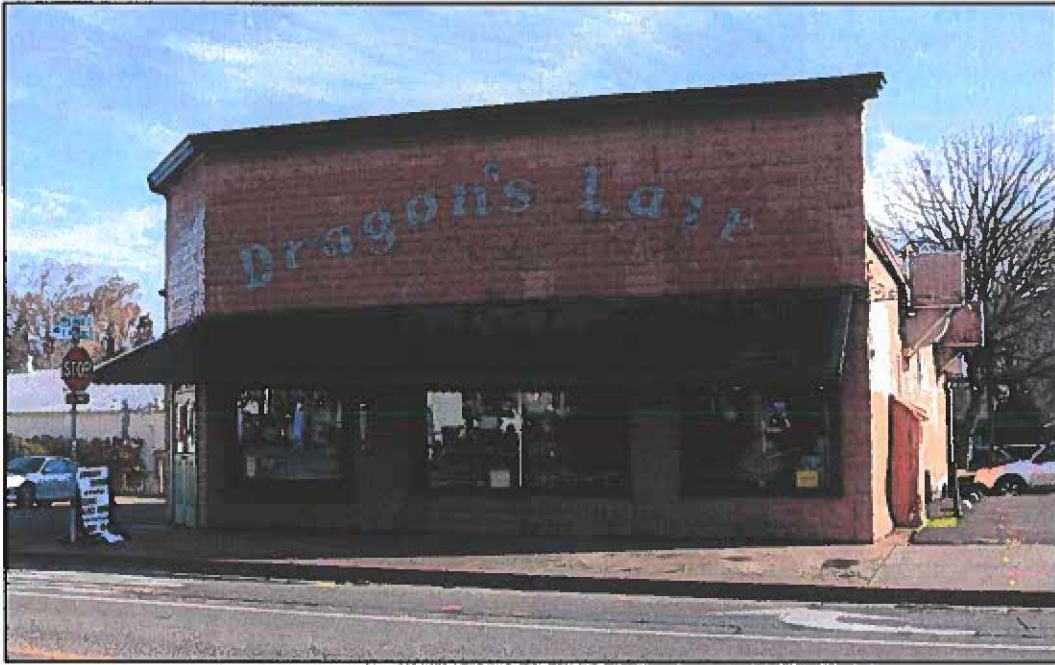


Photo 28: West elevation (facing South Main Street)

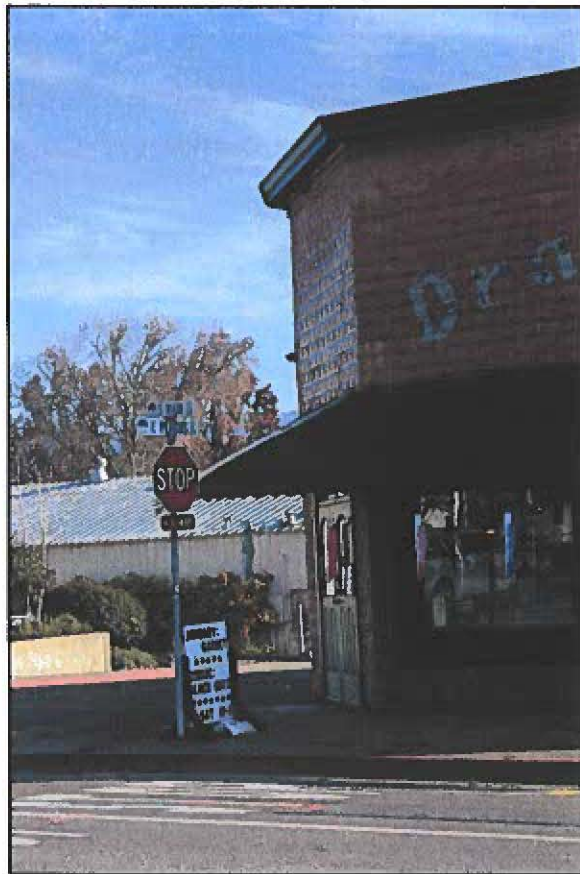


Photo 29: Northwest corner, entrance



Photo 30: Northwest corner, front door

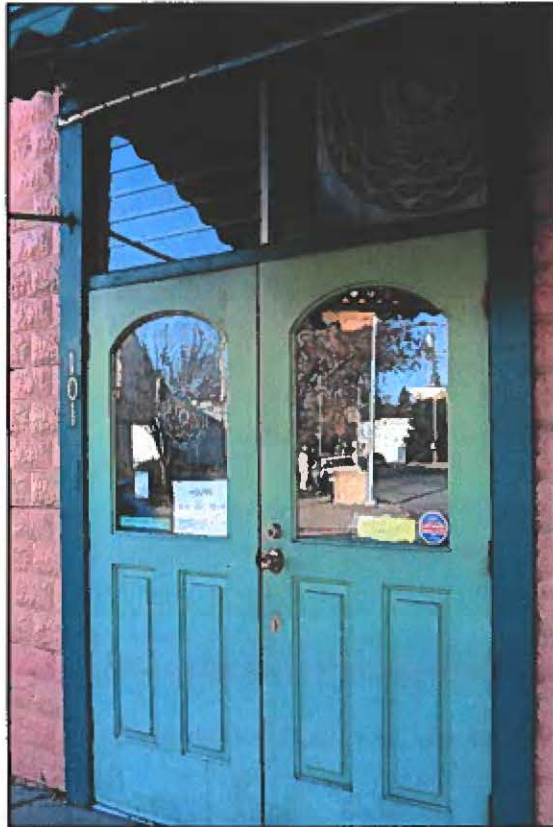


Photo 31: Northwest corner, door and jalousie transom (not original)



Photo 32: Northwest corner, detail of metal awning

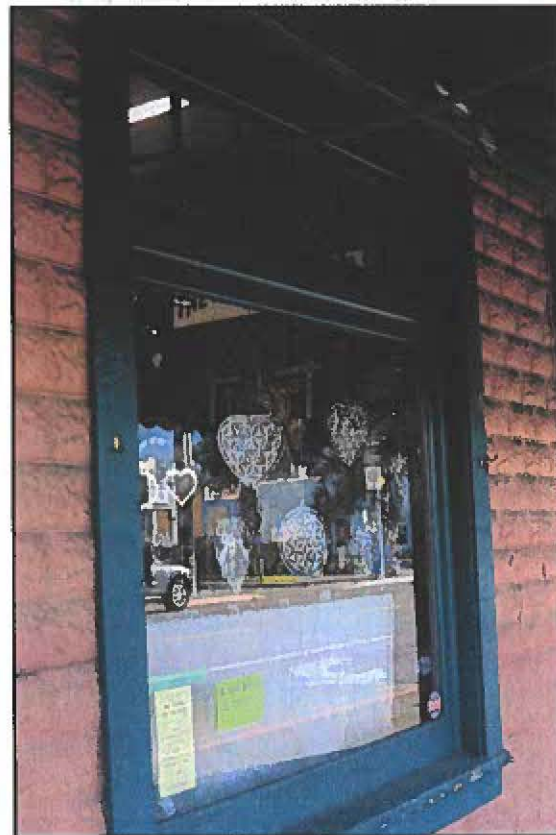


Photo 33: West elevation, window with multi lite transom (original)



Photo 34: West elevation, middle window with jalousie transom (ca 1963)



Photo 35: West elevation, south window with jalousie transom (ca 1963)



Photo 36: West elevation, ceiling of awning



Photo 37: West elevation, condition of pressed tin



Photo 38: West elevation, false fronting (looking NE)



Photo 39: West elevation false front (looking NW)

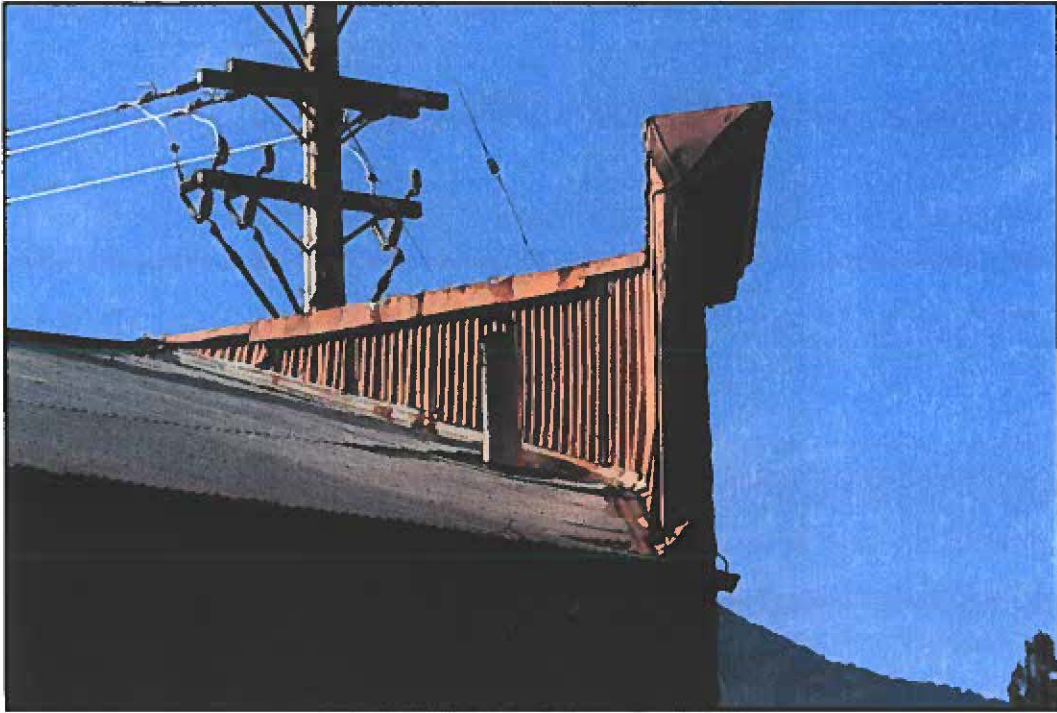


Photo 40: West elevation, false front (looking SW)



Photo 41: South elevation

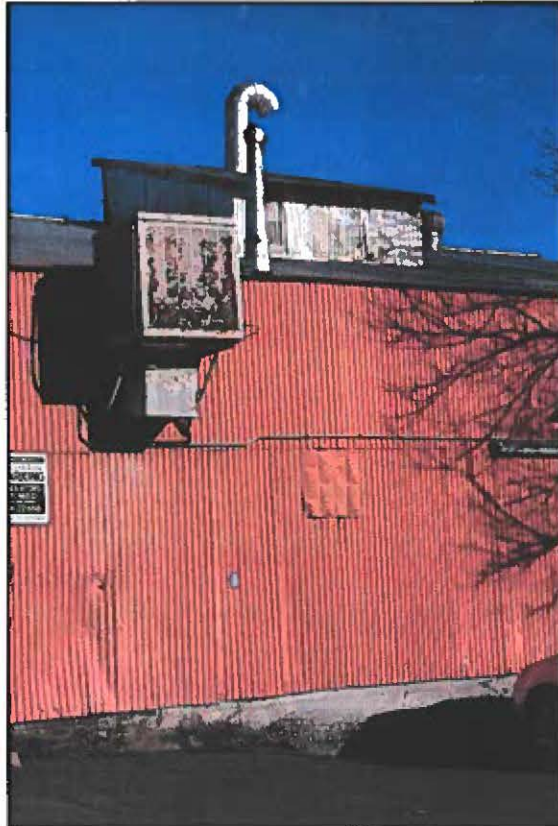


Photo 42: South elevation, mechanical equipment detail



Photo 43: South elevation, pedestrian entrance at SE corner

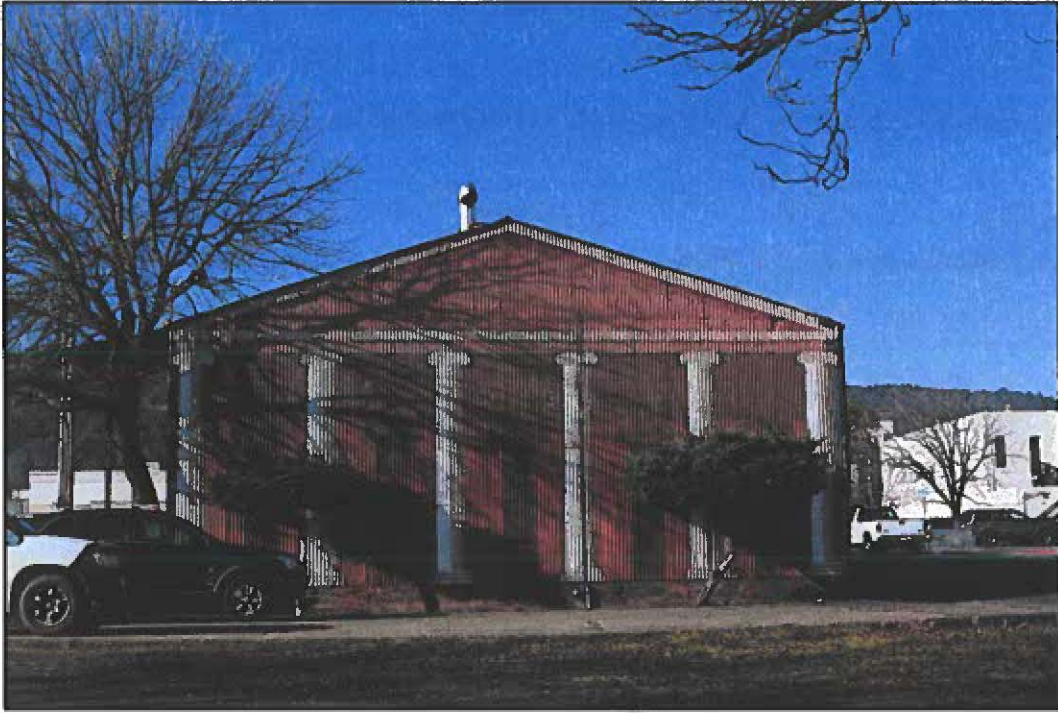


Photo 44: East elevation, mural

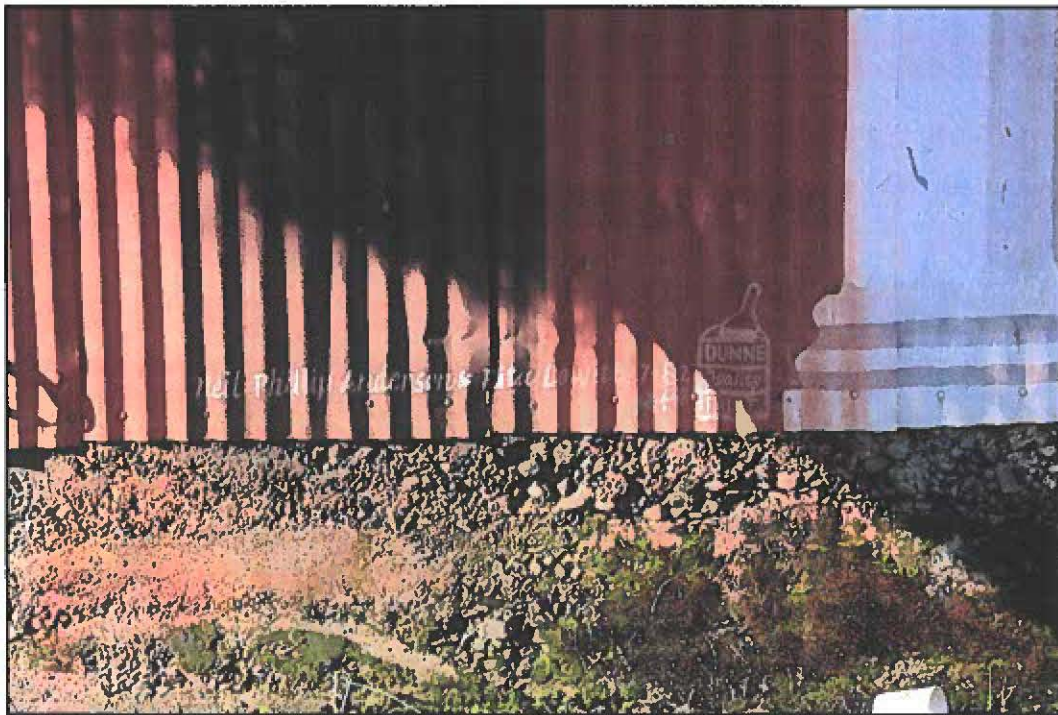


Photo 45: East elevation, mural signature



Photo 46: North elevation (fronting Perkins Street)

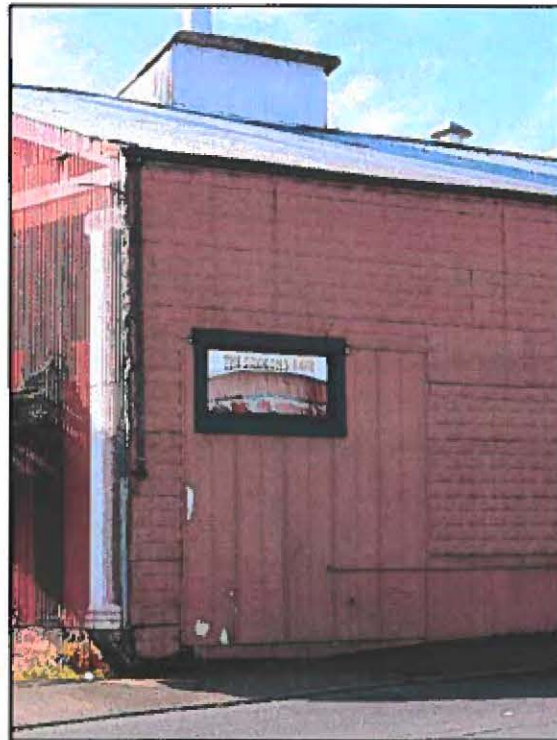


Photo 47: North elevation, infilled bay at NE corner

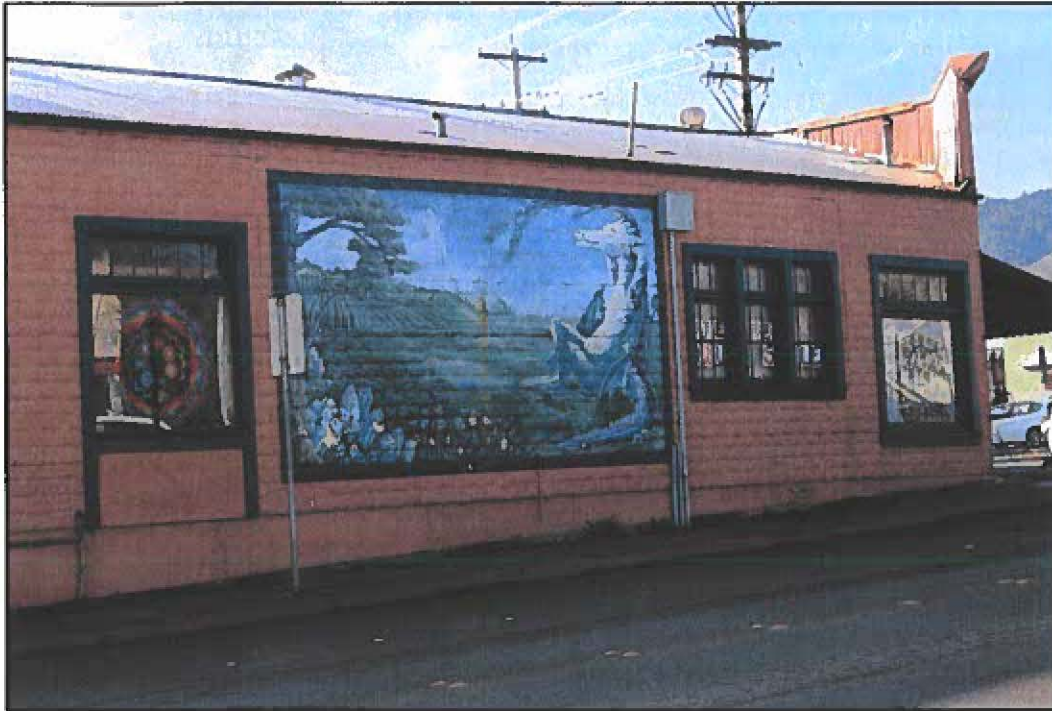


Photo 48: North elevation, mural and windows



Photo 49: Setting, neighbor to the south



Photo 50: Setting, looking south on South Main Street



Photo 51: Setting, SW corner of Perkins and South Main streets

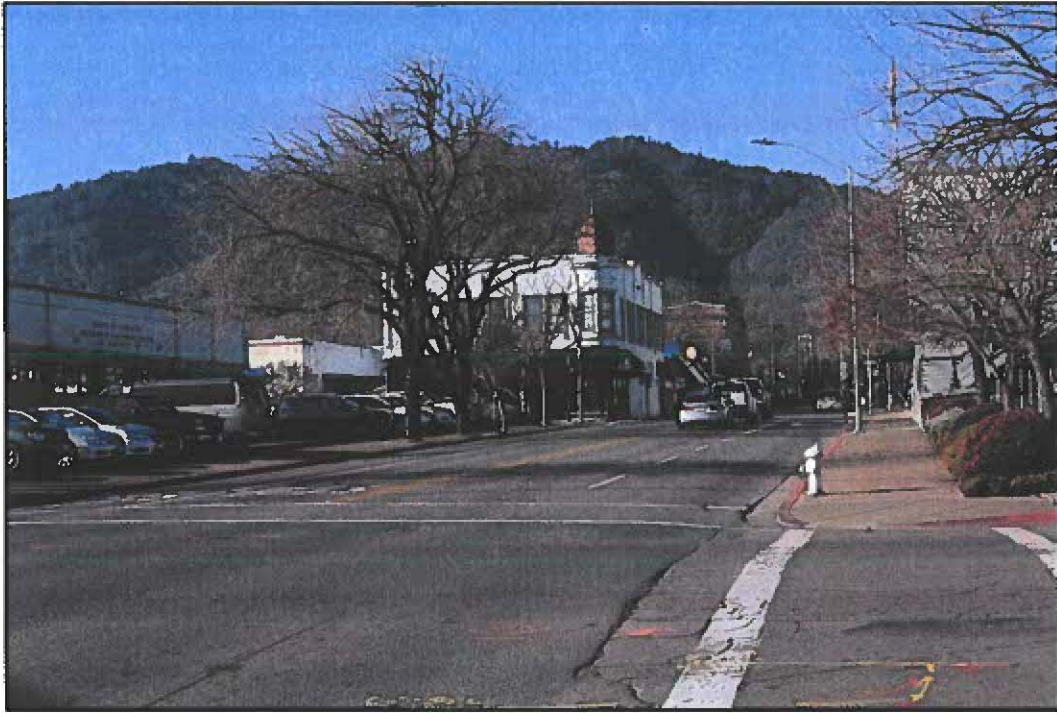


Photo 52: Setting, looking west on Perkins Street

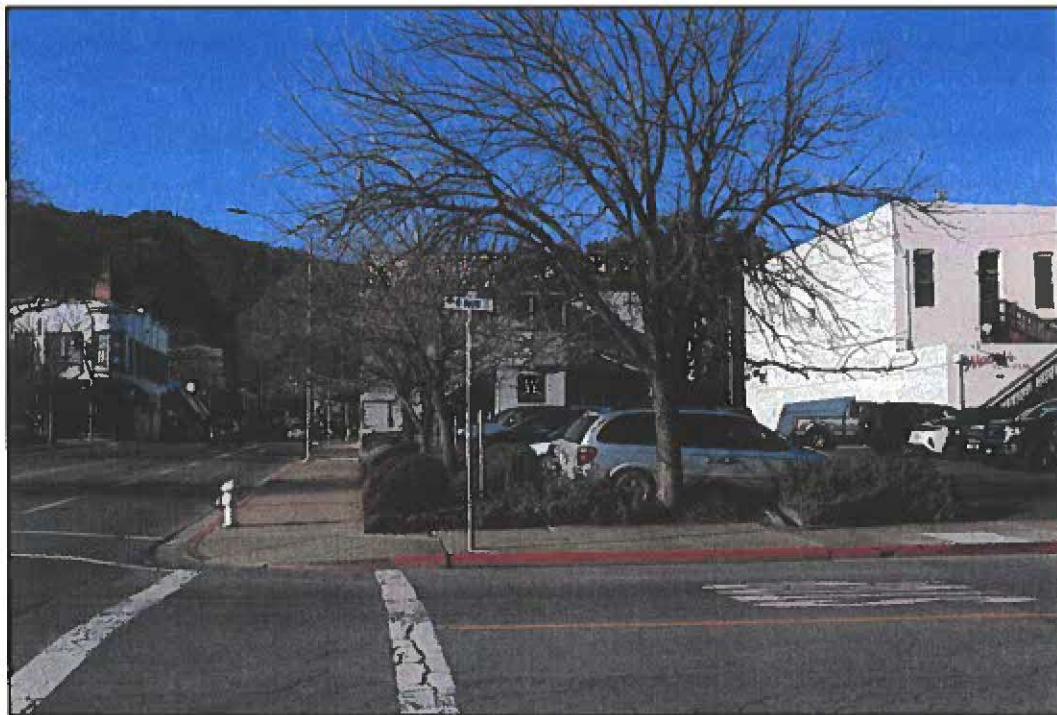


Photo 53: Setting, NW corner of Perkins and South Main streets



Photo 54: Setting, west side of Main Street, looking NW from project area



Photo 55: Setting, neighbor to north (NE corner of Perkins and Main streets)



Photo 56: Setting, looking east on Perkins Street (north side)

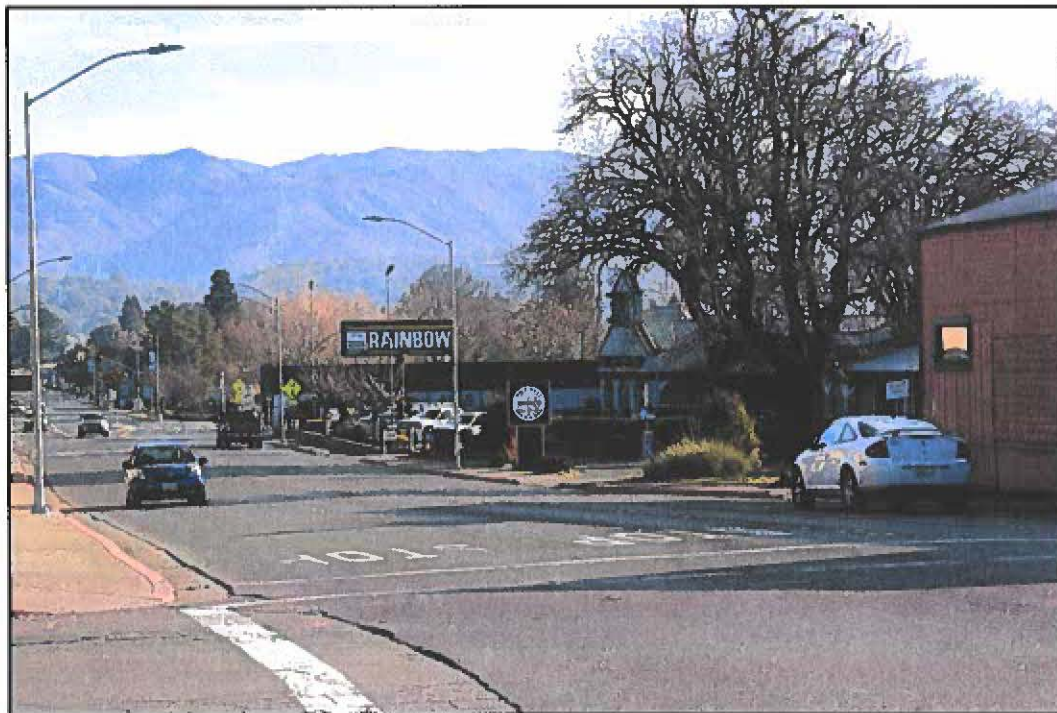


Photo 57: Setting, looking east on Perkins Street (south side)



Photo 58: Setting, parking lot and neighbor to the east

**Appendix B: Ukiah "Historic Resources Inventory" survey forms (1985,
revised 1999)**

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

HABS		HAER		NR		Ser. No. <u>5</u>		SHL		Loc	
UTM: A		10/482280		B		4333240					
C				D							

IDENTIFICATION

- Common name: Main Street Wine and Cheese
- Historic name: W.M. Cox Company
- Street or rural address: 101 So. Main Street
City Ukiah Zip 95482 County Mendocino
- Parcel number: 002-231-01
- Present Owner: Jing Quan Address: 247 E. Perkins
City Ukiah Zip 95482 Ownership is: Public _____ Private X
- Present Use: Commercial Original use: Commercial

DESCRIPTION

7a. Architectural style: Vernacular Commercial

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

The small one story commercial building is rectangular in form, with an angular corner. The main body of the building has a gabled form roof, behind the tall parapeted facade wall of the shop front. A molded tin cornice projects from the top of the wall, and a canopy extends over the ground floor shop windows and angled entry. The north elevation contains a large window and two smaller grouped ones all with multi-paned upper portions. The frame building is sheathed with pressed metal panels, patterned to resemble courses of rusticated stone. Signs have been added to the facade and the corrugated metal sheathing rear of the store has been painted with stylized Greek columns.

Alterations include some modifications to openings on sides and rear of building, minor additions to the south elevation, and some interior remodeling. A tromp l'oeil painting of large classical columns was painted across the rear of the building around 1981-82.



- Construction date:
Estimated _____ Factual 1921
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 125 Depth 151
or approx. acreage _____
- Date(s) of enclosed photograph(s)
Dec. '84, May '85



13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Modification of openings & rear, add. to so. ext. rem., painting
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial X Commercial X Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

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

In 1878 Robt. McKinley purchased the SE corner of Perkins and Main from A.T. Perkins. McKinley lived in a house on the site and shared the lot with a feed stables he owned. The McKinley family kept a part interest in the business until 1885. In 1889 the old stables were torn down and new blacksmith - wagon shop structure was built by the Ellis family who then owned the property. In 1917 the big downtown fire destroyed all the buildings on the lot. The W.M. Cox Company bought the property from the Ellis' in Oct. 1920. The Cox family had owned general merchantile and grocery stores in Ukiah for many years. A deed transfer from the Cox Co. to widow in March 1922 implies that the building was on site.

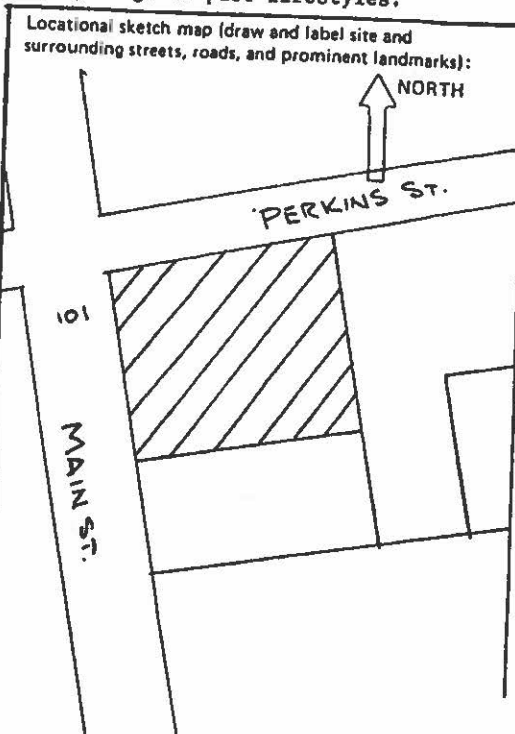
In 1925 Eugenia Cox, widow of W.M. leased the building to W.R. Hildreth and F.M. Wilson (see 216 W. Henry) for 72 moths at \$100 a month with permission to let them place a large pair of scales on the premises. For many years this building was used to buy and sell produce, hay and clean grain.

The structure is representative of a type of commercial structure common to its era. It is a rather rare survivor of the type in Ukiah, and is located prominently. Its surfacing materials and form create a rather strong image of past lifestyles.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
Western Title, Dispatch Democrat
Mendocino Co. Records
Sanborn Maps, 1888, 1898 and 1929

22. Date form prepared November 22, 1985
By (name) P. Boghossian/Vol. Commitree
Organization Hist. Env. Cons./City of Ukiah
Address: 203 S. School St.
City Ukiah Zip 95482
Phone: (707) 462-2971



State of California - The Resources Agency

P-23-005127

DEPARTMENT OF PARKS AND RECREATION

HRI# 5482

CONTINUATION SHEET

NRHP Status Code 3S

City of Ukiah Architectural Survey

Update Continuation

Resource Name:

APN: 002-231-01-00

P2. Property Address: 101 Main Street, S.
Ukiah, CA 95482

P3. Description:

P4. Resources Present: Building District Element of District

P6. Date Constructed: c. 1921

P7. Owner and Address: Jing & Phillip Quan
247 E. Perkins Street

B5. Architectural Style: Vernacular commercial

B6. Construction History: (Changes or alterations since 1985)

B10. Significance:

This pressed metal-clad building is an excellent example of its type and the only one left in Ukiah.

Applicable Criteria ^{A,} C

Commercial development in Ukiah
is there an intact commercial district which was used and NR/CR eligible ??

Site Photo



P8. Recorded by:

Bonnie W. Snyder, P.S. Preservation Services, P.O. Box 191275, Sacramento CA 95819

P9. Date Recorded:

July 1, 1999

b



Appendix C: DPR523 Form A, Primary Form

State of California <input checked="" type="checkbox"/> The Resources Agency		Primary #	PR-23-005127
DEPARTMENT OF PARKS AND RECREATION		HRI #	5482
PRIMARY RECORD		Trinomial	
		NRHP Status Code	3S
Other Review Code	Reviewer	Date	Listings

Page 1 of 5 *Resource Name or #: 101 South Main Street, Ukiah

P1. Other Identifier (APN): 002-231-01-00

*P2. Location: Not for Publication Unrestricted

*a. County Mendocino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Ukiah Date 2018 T 15N; R 12W; of of Sec ; B.M.

c. Address: 101 South Main Street City Ukiah Zip 95482-4919

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 482165.27 mE/ 4333451.62 mN

e. Other Locational Data: (e.g., parcel #, directions, elevation, decimal degrees, etc.) APN 002-231-01-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1-story, gable-roofed, wood-framed commercial building has a roughly rectangular footprint, with the NW corner clipped to accommodate the primary entrance. It is clad in corrugated metal and capped with corrugated metal roofing. The west and north elevations are faced in pressed tin to simulate rusticated, coursed, ashlar stone. The west elevation, fronting South Main street, is dominated by a false front that extends above the gable end of the roof and is capped with a pronounced boxed cornice. The street-facing side of the false front is faced with pressed tin; the rear is faced with corrugated metal. A corrugated metal awning extends the length of the west elevation and wraps around the northwest corner to shelter the primary entrance. A scalloped detail obscures the edge of the awning and adds visual interest. This elevation has 3 windows. The northernmost window is a fixed sash, single-paned window topped by a 6-paned transom window. The frame is simple board surround with a slightly projecting sill. The middle and south windows have fixed sashes set in aluminum frames. Glass, jalousie transom top the windows. The frames have no projecting sills. The entrance is on the NW corner and consists of a pair of half-glass French doors with raised panels beneath arched glass panes. The door has a glass, jalousie transom and simple board frame. (CONTINUED)

*P3b. Resource Attributes: (List attributes and codes) HP6 (1-3 story commercial)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present:

Building Structure
 Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 1/7/20, West

*P6. Date Constructed/Age and Source: 1921 (Ukiah Republican Press)

Historic
 Prehistoric
 Both

*P7. Owner and Address:

Todd & Noel Schapmire, 390 W Standley St., Ukiah, CA 95482

*P8. Recorded by: (Name, affiliation, and address)

Alice P. Duffee
APD Preservation LLC

*P9. Date Recorded: Jan. 2020

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report

and other sources, or enter "none.") "Historic Resource Evaluation", Duffee (1/2020), 1999 Update

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

DPR 523A (9/2013)

*Required information



Appendix D: DPR523 Form B, Building/Object/Structure Form

State of California The Resources Agency Primary # PR-23-005127
 DEPARTMENT OF PARKS AND RECREATION HRI# 5482
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 101 South Main Street, Ukiah *NRHP Status Code 3CS
 Page 2 of 5

B1. Historic Name: 101 South Main Street
 B2. Common Name: 101 South Main Street
 B3. Original Use: Commercial B4. Present Use: Commercial
 *B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations) 1917-1921
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features:
None

B9a. Architect: UNK b. Builder: UNK
 *B10. Significance: Theme Commercial Architecture Area Ukiah, Mendocino County
 Period of Significance 1921 Property Type Commercial

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel was the site of early commercial development in Ukiah, dating to 1857 when Absalom Tidwell Perkins built a livery on this corner of the country crossroads. The original building was replaced with a second livery/hay barn in 1890. Ukiah's June 1917 fire destroyed the 2nd building, and a 3rd structure was built on the site by at least 1921. From 1921-1963 the building served as a feed store. The building was converted to retail space in 1963. Modifications made at that time included infilling 2 open bays with windows, replacing the front doors, replacing and reconfiguring the awning, and adding an additional window. The false front that most defines the building was modified in 1938, but retains its basic early 20th century feeling. The building has remained in retail use almost continuously since 1963. The building is significant for its association with the post-fire redevelopment of Ukiah. It stands as the only remaining building to tell the story of how this block functioned as a service hub for agricultural commerce in the region. The building retains enough physical integrity to convey its early 20th century commercial origins.

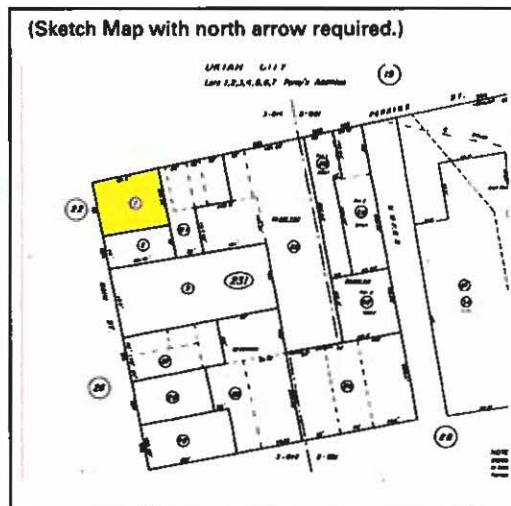
B11. Additional Resource Attributes: (List attributes and codes) HP6 (1-3 story commercial)
 Applicable Criteria Associated Event Associated Person Architecture Potential to Yield Information

*B12. References:
"Historic Resource Evaluation," Duffee (1/2020)

B13. Remarks:

*B14. Evaluator: Alice P. Duffee, APD Preservation
 *Date of Evaluation: January 2020

(This space reserved for official comments.)



Appendix E: DPR523 Form L, Continuation Forms

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # PR-23-005127 HRI# 5482 Trinomial
---	--

Page 3 of 5 *Resource Name or # 101 S. Main Street, Ukiah
*Recorded by: Alice P. Duffee *Date: January 2020 Continuation Update

***P3a. Description (CONTINUED):**

The north elevation has 3 original windows at irregular intervals and an infilled bay on the eastern corner. The original windows have multi-lite, wood transoms. The western-most window is identical to the flanking window on the west elevation. To its east lies a set of 3 multi-paned windows framed as a single unit. Another single-paned, wood frame window is roughly centered on the elevation. The bay at the eastern corner has been infilled with corrugated metal and a small, single pane, wood framed window. The building's concrete foundation is visible on this elevation. The east elevation has no openings and is covered with a mural of ionic columns that was painted in 7/1982 by Neil Phillip Anderson and Rita Lowitt, according to the signature at the bottom right of the artwork. The rear of the building (the south elevation) has a variety of mechanical equipment and a single pedestrian door at the eastern corner. A simple wood porch with 4 wood steps accesses the paneled rear door.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # **PR-23-005127**
HRI# **5482**
Trinomial

Page 4 of 5 *Resource Name or # 101 South Main Street, Ukiah
*Recorded by: Alice P. Duffee *Date: January 2020 Continuation Update

PHOTOGRAPHS



West Elevation (South Main Street)



South Elevation



East Elevation (Mural 7/1982)



North Elevation (Perkins Street)



West Elevation, Pressed Tin Detail



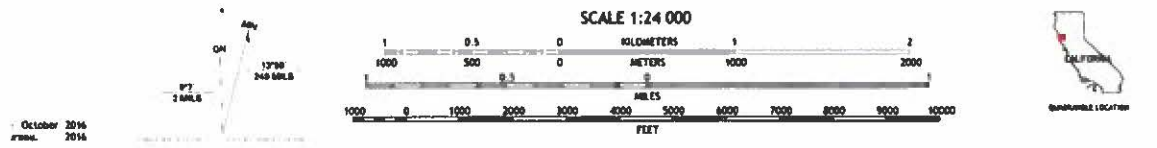
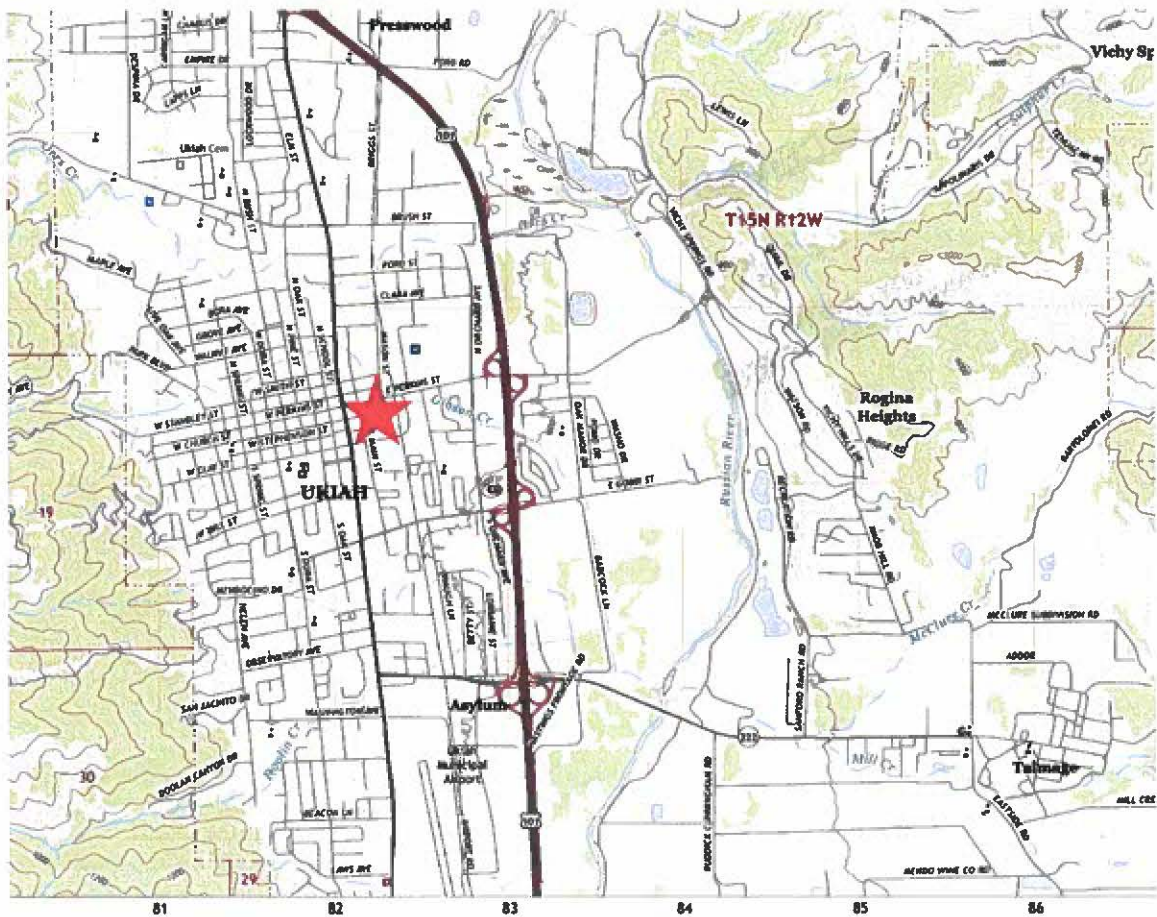
Northwest corner, False Front Detail

Appendix E: DPR523 Form J, Location Map



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET Page <u>5</u> of <u>5</u>	Primary # PR-23-005127 HRI# 5482 Trinomial *Resource Name or #: <u>101 South Main Street, Ukiah, CA</u>
--	---

7.5 USGS Topographic Map, Ukiah Quad, 2018



DPR 523J (1/95) *Required information



RECEIVED
SEP 22 2011
CITY OF UTAH
COMMUNITY DEVELOPMENT

17 November 2021

Michelle Irace
 City of Ukiah Community Development Dept.
 300 Seminary Avenue, Ukiah CA 95482
mirace@cityofukiah.com
 (707) 463-6203



Subject: Clarification on historic designation of 101 South Main Street, Ukiah, CA

Dear Ms. Irace:

Per our recent phone conversation and email, I would like to clarify the historic designation of the commercial property at 101 South Main Street in Ukiah. This letter serves as an update to my January 2020 “Historic Resource Evaluation (HRE)” of the property.

The resource was included in Ukiah’s 1985 inventory of historic resources, which was updated in 1999. The “3S” designation referenced in my HRE is based on the 1999 document that gives the buildings a “3S” rating. In March 2020, two months after my HRE, the California Office of Historic Preservation (OHP) updated its database of historic resources, which they renamed the “Built Environment Resources Database (BERD)” (https://ohp.parks.ca.gov/?page_id=30338). That recent database categorizes the resource as “5S2,” meaning that a local government has recognized the resource as “eligible for local listing or designation.” I defer to the more recent data issued by the OHP and agree with its assessment that the building could only be considered an historic resource at the local level (5S2).

The 1999 Ukiah report also states that the building is significant for both its association with a significant event (criterion A, now called 1) and for its architectural character (criterion C, now called 3). I agree that the building is associated with the early twentieth century commercial development of Ukiah (criterion 1). However, I do not believe this building “embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values,” which is the standard of significance for architectural merit (criterion 3). Please refer to the HRE for copies of the survey forms from both 1985 and 1999 (“Appendix B”) and for more detail on my determination of eligibility.

If you have any further questions, please feel free to call me at 415-806-4549.

Sincerely,

A handwritten signature in black ink that reads "Alice P. Duffee". The signature is fluid and cursive.

Alice P. Duffee
 APD Preservation LLC

CHAPTER 1 BUILDING REGULATIONS

ARTICLE 3. EXCLUSIONS AND MODIFICATIONS

SECTION:

§3015: Exclusion

§3016: Modifications To The California Building Code

§3020: Small Residential Rooftop Solar Energy System Review Process

§3030: California Building Code Section 105.5

§3031: California Building Code Appendix G, Section G102.3

§3032: California Building Code Appendix G, Section G102.4

§3033: California Building Code Appendix G, Section G102.5

§3034: California Building Code Appendix G, Section G102.6

§3035: California Building Code Appendix G, Section G103.10

§3036: California Residential Code Section R105.5

§3037: California Mechanical Code Section 104.4.3

§3038: California Plumbing Code Section 104.4.3

§3039: California Electrical Code Section 89.108.4.1

§3040: Uniform Code For Building Conservation

§3015 EXCLUSION

The provisions of this chapter shall not apply to any project under the control and jurisdiction of the city of Ukiah, the county of Mendocino, the state of California or the United States unless, and to the extent, the contract or specifications for a particular project specifies compliance with this chapter or any of the model codes adopted herein. (Ord. 838, §1, adopted 1984; Ord. 1103, §1, adopted 2007)

§3016 MODIFICATIONS TO THE CALIFORNIA BUILDING CODE

A. The section of the California building code, relating to applications for building permits is modified to require in an application to demolish a building, the date when the building was first constructed, if known. The terms "demolish" or "demolition", as used in this section, shall mean: 1) the tearing down of all or part of a building or 2) the cumulative alteration of a building pursuant to one or more building permits issued over a five (5) year period, where fifty percent (50%) or more of the structural or exterior components of the building are removed or replaced. The review required by this section shall occur with the application for the permit that: 1) results in the tearing down of all or part of the building or 2) authorizes the cumulative alteration of the building that equals or exceeds the specified percentage.

B. The section of the California building code, relating to the issuance of a building permit, is modified to require that, as to buildings constructed fifty (50) years or more prior to the date of application, the director of planning or his/her designee shall determine whether:

1. The building is an accessory building such as, but not limited to, a garage, storage shed, or carport, whether attached or detached to a main building; except that certain accessory buildings, such as carriage houses, which are presumed to have historic or architectural significance shall be subject to further review as provided in subsection D of this section, unless the building is subject to demolition under subsection B2 of this section.
2. Immediate demolition of the building is necessary to protect the public health or safety and the failure to immediately demolish the building would constitute a serious threat to the public health or safety.

C. If subsection B1 or B2 of this section applies to the building, no further review shall be required under this section and the permit shall be issued in accordance with the provisions of the California building code.

D. If the planning director finds that neither of the exceptions in subsection B1 or B2 of this section applies to the building, a building permit to demolish a building shall be subject to further review in accordance with this section. The planning director shall transmit the proposal to the demolition review committee, or other official reviewing body established by the city council, for review, comment, and a recommendation to the city council. Once the demolition review committee formulates a recommendation concerning the disposition of the proposed permit, the planning director shall schedule and duly notice the matter for a public hearing and decision by the city council. The public noticing shall indicate the day, time, place, and purpose of the public hearing, and how additional

information about the subject matter can be obtained. The public noticing shall be accomplished in the following manner:

1. Publication in a newspaper of general circulation in the city at least ten (10) days prior to the hearing.
2. Mailing or delivery at least ten (10) days prior to the hearing to the owner(s) of the subject property, or his/her agent, and to the project applicant, if the applicant is not the owner.
3. First class mail notice to all owners (as shown on the latest available Mendocino County tax assessor's equalized assessment roll) of property within three hundred feet (300') of the subject property.

E. In reviewing proposed permits, and formulating recommendations to the city council, the demolition review committee shall consider any information provided during the meeting, and shall use the following criteria. The structure:

1. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind; or
2. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, or architectural history; or
3. Is strongly identified with persons or events significant in local, state, or national history.

F. If the demolition review committee finds that any of the criteria listed in subsection E of this section apply to the building proposed for demolition, it shall recommend denial of the permit to the city.

G. 1. The city council shall conduct a public hearing pursuant to subsection D of this section to consider the recommendation of the demolition review committee, and to determine if any of the criteria listed in subsection E of this section apply to the building proposed for demolition. If the city council determines that any one of the criteria applies, it shall make a corresponding finding to that effect.

2. At the hearing, the applicant shall have the opportunity to present evidence that a viable market does not exist for the building, taking into account the condition of the building, the probable cost to put the building into marketable condition, and the uses of the property allowed under existing or probable future zoning regulations. The city council shall consider such evidence offered by the applicant and any other information presented at the meeting by any

interested party or by staff, to determine whether or not a viable market exists. "Viable market" means that it is reasonably likely that the building could be sold within a commercially reasonable period of time for more than the seller would be required to invest in the purchase of the property and preparing the property for sale, or that the property could produce a reasonable return on the amount of money it would take to purchase the property and prepare the building for income producing purposes. "Reasonable return" means the average rate of return on real estate investments in the Ukiah Valley.

3. If the city council determines that a viable market exists:

a. It shall so notify the building official who shall not issue the permit. The city council shall determine whether a viable market exists based on substantial evidence presented at the hearing, or, it may assume that a viable market exists, if the applicant fails to present substantial evidence that a viable market does not exist;

b. Not more than once within any twelve (12) month period, the applicant may submit a new application for a permit and the city council may reconsider whether a viable market exists:

(1) Upon a showing by the applicant that market conditions have changed; or

(2) Based upon new information that in the exercise of reasonable diligence the applicant could not have produced at the first hearing.

4. If the city council determines, based on substantial evidence, that a viable market does not exist, the issuance of the permit shall be stayed for a period of ninety (90) days.

a. During that ninety (90) day period, the city shall do the following:

(1) Determine whether other alternatives to demolition exist, which are acceptable to the applicant, that would preserve the historic, architectural or cultural significance of the building;

(2) Determine whether funds are available from any private source for the acquisition and preservation of the building through a negotiated purchase on terms acceptable to the applicant; or

(3) If sufficient funds are available from any private source and a negotiated purchase is not possible, determine whether to acquire the building through eminent domain.

- b. If within the ninety (90) days, the city does not reach agreement with the applicant or commence acquisition of the building, the building official may issue the permit in accordance with the provisions of the California building code.
- c. If within the ninety (90) day period, the city either: 1) reaches agreement with the applicant or 2) commences acquisition of the building, the building official shall not issue the permit.
- d. However, the building official shall continue to process the application for the permit in accordance with the California building code, if the city and the applicant terminate their agreement or the city fails to diligently pursue or abandons acquisition of the building.
- e. The city manager or his/her designee shall inform the building official whenever the city and the applicant terminate their agreement or the city fails to diligently pursue or abandons acquisition of the building.
- f. If the building official has issued a demolition permit under this subsection and the permittee applies to extend the permit an additional one hundred eighty (180) days in accordance with the applicable provisions of the California building code then in effect, the building official shall refer the application to the city manager for an initial determination as to whether market conditions have changed. The city manager shall make the determination within ten (10) days after the application is referred by the building official. If the city manager determines that market conditions may have changed and that a viable market may exist for the property, he or she shall schedule the matter for a hearing before the city council to be noticed and conducted in accordance with subsection D of this section and this subsection G. However, at the hearing the city shall have the burden of proving by a preponderance of the evidence that market conditions have changed and a viable market exists. If the city manager determines that market conditions have not changed, he or she shall so notify the building official and the applicant. Upon such notification, the building official shall further process the application to extend the term of the permit in accordance with the requirements of the California building code then in effect. If the city council conducts a hearing upon referral by the city manager, the city clerk shall provide written notification to the building official and the applicant of the city council decision. If the city council decides that a viable market exists, the building official shall not issue the permit, but the provisions of subsection G3b of this section shall apply. If the city council decides that a viable market does not exist, the building official immediately shall proceed to further process the application in accordance with the applicable provisions of the California building code then in effect.

5. "Diligently pursue acquisition" means taking all steps within the time required by law to acquire the building by eminent domain.

6. References to "applicant" herein shall include the building owner.

H. The planning director shall provide a written notice of the city council determination to the applicant. The written notification shall be mailed or hand delivered within five (5) days from the date of the city council's decision. The notice shall include the finding(s) and decision made by the city council and a copy of this section.

I. The applicant for a permit for a building determined to have historic, architectural or cultural significance shall salvage the building materials for reuse to the maximum extent feasible, and shall ensure that upon completion of the demolition, the site is left in a safe, presentable, and clutter free condition.

J. 1. Grounds For Reconsideration: The city council may reconsider a decision under this section within sixty (60) calendar days from the date the decision was made, if information that may have materially affected the decision was: a) misrepresented by the applicant, or b) not disclosed by the applicant, if the applicant knew or should have known that the information may have affected the city council decision. "Information" as used herein means matters of fact or law.

A decision may not be reconsidered, if all three (3) of the following have occurred: The permit: a) has been issued, b) did not at the time it was issued violate any provision of the California building code, as adopted by the city, or any other city ordinance or state or federal law, and c) the permittee has commenced demolition in good faith reliance on the permit.

2. Procedure On Reconsideration: Reconsideration of a decision under this section may be placed on the agenda for a regular city council meeting by any member of the city council who voted in favor of the original decision. Notice of any meeting where reconsideration is on the agenda shall be provided in accordance with subsection D of this section. If already issued, the permit shall be suspended from the date that an eligible city council member requests that the matter be placed on the agenda and until the city council makes a final decision upon reconsideration. The building official shall notify the applicant in writing of the permit suspension. At the meeting, the city council shall determine, based on evidence provided to the city prior to or during the meeting, whether reconsideration is permitted under subsection J1 of this section. Any motion to reconsider the decision shall contain findings supported by substantial evidence. If upon reconsideration the city council makes a different decision, the city clerk shall provide notice of that decision to the building official and the applicant/permittee within five (5) working days after the decision is made. If, upon reconsideration, the city council determines that a

building has historic, architectural, or cultural significance, and the building official has issued a permit based on the previous decision, the building official shall revoke the permit. If the previously issued permit has expired, the building official shall deny an application for a new permit, unless the permit is issued in accordance with subsection G4 of this section. (Ord. 838, §1, adopted 1984; Ord. 927, §1, adopted 1992; Ord. 1014, §1, adopted 1998; Ord. 1103, §1, adopted 2007)

§3020 SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM REVIEW PROCESS

A. The following words and phrases as used in this section are defined as follows:

"Electronic submittal" means the utilization of one or more of the following:

1. E-mail;
2. The Internet;
3. Facsimile.

"Small residential rooftop solar energy system" means all of the following:

1. A solar energy system that is no larger than ten (10) kilowatts alternating current nameplate rating or thirty (30) kilowatts thermal.
2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and paragraph (iii) of subdivision (c) of section [714](#) of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.
3. A solar energy system that is installed on a single or duplex family dwelling.
4. A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

"Solar energy system" has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of section [801.5](#) of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

B. Section [65850.5](#) of the California Government Code provides that, on or before September 30, 2015, every city, county, or city and county shall adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

C. Section [65850.5](#) of the California Government Code provides that in developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review. The Building Official is hereby authorized and directed to develop and adopt such checklist.

D. The checklist shall be published on the City's Internet website together with any required permit processing and inspection fees. In the case of electronic submittal, the electronic signature of the applicant on all forms, applications and other documentation may be used in lieu of a wet signature.

E. Prior to submitting an application, the applicant shall:

1. Verify to the applicant's reasonable satisfaction through the use of standard engineering evaluation techniques that the support structure for the small residential rooftop solar energy system is stable and adequate to transfer all wind, seismic, and dead and live loads associated with the system to the building foundation; and

2. At the applicant's cost, verify to the applicant's reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system's current use, to carry all new photovoltaic electrical loads.

F. For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection by the Building Official and Fire Chief. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized; however, the subsequent inspection need not conform to the requirements of this subsection.

G. An application that satisfies the information requirements in the checklist, as determined by the Building Official, shall be deemed complete. Upon receipt of an incomplete application, the Building Official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

H. Upon confirmation by the Building Official of the application and supporting documentation being complete and meeting the requirements of the checklist, the Building Official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the small residential rooftop energy system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider. (Ord. 1162, §1, adopted 2015)

§3030 CALIFORNIA BUILDING CODE SECTION 105.5

Section 105.5 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1128, adopted 2010; Ord. 1142, §1, adopted 2013)

§3031 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G102.3

California Building Code Appendix G, Section G102.3, is added as follows:

Legal Authority Authorizing Regulation of Land Use. The legal authority authorizing the regulation of land use includes California Government Code Sections [65302](#), [65560](#) and [65800](#), authorizing local governments to promote the public health, safety, and general welfare of its residents through the adoption of zoning and subdivision ordinances, the authorities cited in the California Building Standards Code and the other codes adopted in this Division 3 of the Ukiah City Code and in the subdivision and zoning regulations contain in Division 9 of this Code.

(Ord. 1171, §2, adopted 2016)

§3032 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G102.4

California Building Code Appendix G, Section G102.4, is added as follows:

Abrogation and Greater Restrictions. These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal or abrogate any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, storm water management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

(Ord. 1171, §2, adopted 2016)

§3033 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G102.5

California Building Code Appendix G, Section G102.5, is added as follows:

Disclaimer of Liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Ukiah, any officer or employee thereof, the State of California, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

(Ord. 1171, §2, adopted 2016)

§3034 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G102.6

California Building Code Appendix G, Section G102.6, is added as follows:

Severability. This Chapter and the various parts thereof are hereby declared to be severable. Should any section of this Chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

(Ord. 1171, §2, adopted 2016)

§3035 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G103.10

California Building Code Appendix G, Section G103.10, is added as follows:

Requirement to Submit New Technical Data. The Building Official shall require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to the Federal Emergency Management Agency the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change the base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available.

(Ord. 1171, §2, adopted 2016)

§3036 CALIFORNIA RESIDENTIAL CODE SECTION R105.5

California Residential Code Section R105.5 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1128, adopted 2010; Ord. 1142, §1, adopted 2013; Ord. 1171, §2, adopted 2016. Formerly 3031.)

§3037 CALIFORNIA MECHANICAL CODE SECTION 104.4.3

California Mechanical Code Section 104.4.3 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1128, adopted 2010; Ord. 1142, §1, adopted 2013; Ord. 1171, §2, adopted 2016. Formerly 3032.)

§3038 CALIFORNIA PLUMBING CODE SECTION 104.4.3

California Plumbing Code Section 104.4.3 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1128, adopted 2010; Ord. 1142, §1, adopted 2013; Ord. 1171, §2, adopted 2016. Formerly 3033.)

§3039 CALIFORNIA ELECTRICAL CODE SECTION 89.108.4.1

California Electrical Code Section 89.108.4.1 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1171, §2, adopted 2016)

§3040 UNIFORM CODE FOR BUILDING CONSERVATION

(Ord. 913, §4, adopted 1990; Rep. by Ord. 1103, §1, adopted 2007)

The Ukiah City Code is current through Ordinance 1216, passed September 1, 2021.

Disclaimer: The City Clerk's office has the official version of the Ukiah City Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.cityofukiah.com/>

City Telephone: (707) 463-6217

[Code Publishing Company](#)



PROJECT REVIEW REFERRAL
Please provide comments by:

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:	
City Planning Manager	Mendocino County Planning and Building
City Building Official	Mendocino County Surveyor/Assessor
City Public Works Dept.	Mendocino Transit Authority
Ukiah Valley Fire Authority	US Army Corps of Engineers
City Police Dept. Captain	Regional Water Quality Control Board
City Police Dept. Community Service Officer	CA Dept. of Fish and Wildlife
City Electric Utility Dept.	CA Dept. of Transportation
Ukiah Municipal Airport Operations Manager	Sonoma State Northwest Information Center
Airport Land Use Commission	AT & T
Mendocino County Air Quality	PG & E (gas)
Mendocino County Environmental Health	PG & E (Land Rights)
California Military Land Use Office	Other:
FROM PROJECT PLANNER:	

PROJECT INFORMATION:	
Project Name & Permit #:	
Site Address & APN:	
General Plan:	
Zoning:	
Airport Compatibility Zone:	
Date Filed:	
Resubmittal:	
Date Referred:	
Prev. Projects on Site (include file #)	
Applicant/Agent Name:	
Phone:	
Email:	
Project Summary:	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) _____

- No Comment
- Comments / Conditions of Approval Attached

Signature _____

Date _____

MEMORANDUM

TO: Demolition Review Committee

FROM: Matt Keizer, Building Official

DATE: December 20, 2021

SUBJECT: 101 S. Main St.

On December 16, 2021, I reviewed the Demolition Permit application materials and performed a site visit of 101 S. Main St. (Dragon's Lair) with Fire Marshal Broeske. According to the Mendocino County Assessor's records, the building is approximately 3,328 sf. The existing Dragon's Lair building dates from 1921, and was included in the City of Ukiah's Historic Resources Survey (last updated in 1999). According to the State of California Office of Historic Preservation's Built Environment Resource Directory (last updated March, 2020), the building has a status code of "5S2", meaning that the local government as identified it as individually eligible for local listing.

According to Ukiah's Historic Resources Survey (1999), the building is vernacular commercial style and originally constructed in 1921 as a hay barn and feed store. As noted in the Historic Resource Evaluation (2020) included in the Demolition Permit Application, the original building was constructed in 1857, was replaced once in 1890, but was destroyed during the 1917 fire that impacted downtown Ukiah. A new building was constructed in 1921 but was significantly modified between 1938 and 1963 when it was converted to retail. The evaluation notes that the building is not significant for its architecture but is associated with post fire development after the 1917 fire.

The building is wood construction with metal cladding and drywall. Building Permits on-file are limited to three permits pulled in 1985 including the addition of two electrical circuits, ceiling and wall insulation, and construction of partition wall (Red Tagged). Although the building is standing, it would have to have significant structural upgrades to be code compliant with the requirements for the 2019 California Building Code. This building also has no mechanical system, and has major deficiencies in Electrical, plumbing, and accessibility, as well as numerous Building and Fire Code violations including but not limited to, the following:

- Many "improvements" that were built without permits, including an unpermitted 2nd story with a non-compliant stair case and hand rails/guards.
- Non-compliant post and lattice structures inside of the building that were not permitted.

- Non-permitted kitchen that does not meet the standards for Plumbing, Electrical, Or accessibility.
- Heater installed in a back office the does not meet the requirements for the Mechanical code.
- Many storage rooms that have shelving that does not meet the seismic attachment requirements.
- Many Fire code violations for extension cords being used and “daisy chained” together.

As summarized above, the building has many life safety violations related to storage, egress, electrical, heating, and is has non-compliant accessibility access to all areas of the building. The cost to upgrade this building would likely cost more than demolition and rebuild of a new building. In addition, the building is not historically significant for its architecture and in my opinion does not meet any of the criteria in Ukiah City Code Section 3016(b). Based on this information, it is my professional opinion that the building is not historically significant and meets the criteria for demolition.

ATTACHMENTS:

1. Site Inspection Photos
2. Fire Marshal Inspection Report





12/01/2021 10:04



12/01/2021 10:06

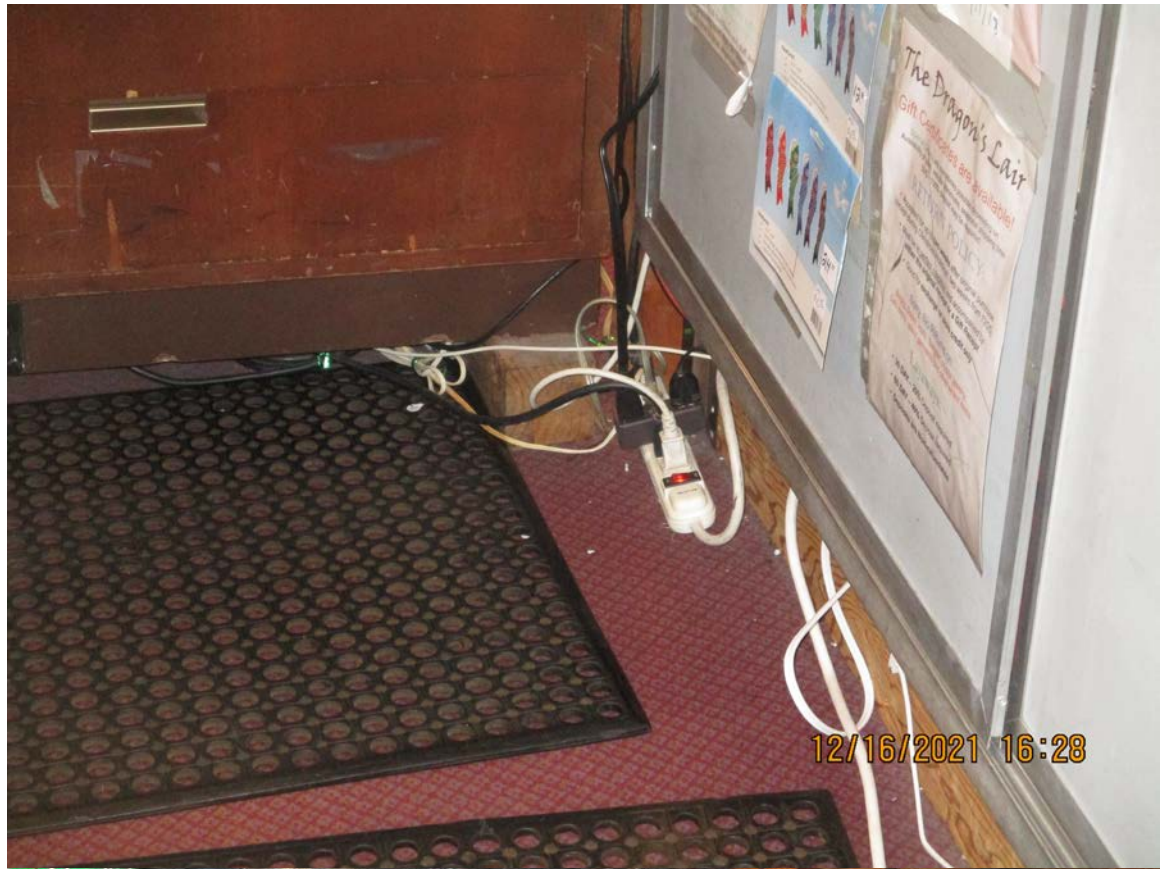














Ukiah Valley Fire Authority



Occupancy: **Dragons Lair**
 Occupancy ID: **1429**
 Address: **101 S Main ST**
UKIAH CA 95482

Inspection Type: **Complaint**

Inspection Date: **12/16/2021**

By: Broseke, Ian

Time In: **15:46**

Time Out: **16:04**

Authorized Date: **12/16/2021**

By: Broseke, Ian

Invoice Paid Date: **1/1/1900 12:00:00 AM**

Form: Test

Inspection Topics:

Exits

Remove storage from beneath exit stairs.

Items stored beneath stairs present a fire risk that can endanger persons using that escape route.

Status: INADEQUATE

Notes:

Fire Extinguishers

Portable fire extinguishers are due for annual maintenance on:

Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.

Status: FAIL

Notes:



Housekeeping

Arrange storage in orderly manner to provide for exiting and fire department access.

Good housekeeping makes an area safer for occupants and contributes less fuel to a fire. When storage is orderly, fire fighters can get fast access to minimize fire damage.

Status: FAIL

Notes:

Remove storage to at least 18 inches below level of sprinklers (36 inches for storage piled over 12 feet high)

Storage too close to a sprinkler will not allow the water spray to properly penetrate the fire and extinguish it.

Status: FAIL

Notes:

Electrical

Discontinue use of extension cords in lieu of permanent wiring.

Temporary wire does not afford the durability, safety, and protection from shock or fire that is found in the construction of an enclosed electrical system.

Status: FAIL

Notes:

Maintain at least 30 inches clearance in front of electrical panel.

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

Status: FAIL

Notes:

Each outlet box shall have a cover faceplate or fixture canopy.

Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.

Status: INADEQUATE

Notes:

Discontinue use of non-approved multi-plug adapters.

Multi-plug adapters invite the overuse of the circuit that can result in overheating and a fire.

Status: FAIL

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes

Inspection Time: 18 minutes

Total Time: 18 minutes

Summary:

Overall Result: Correction Notice Issued

Inspector Notes:







Mail Man Wash

2

1

PLEASE NO BREAKABLES IN BUCKET



MEMORANDUM

TO: Demolition Review Committee

FROM: Matt Keizer, Building Official

DATE: December 20, 2021

SUBJECT: 105 S. Main St.

On December 16, 2021, I reviewed the Demolition Permit application materials and performed a site visit of 105 S. Main St. (Tom's Glass). According to the Mendocino County Assessor's records, the building is approximately 2,880 sf warehouse and dates back to 1947. The building is not included in the City of Ukiah's Historic Resources Survey (last updated in 1999), nor is it listed in the State of California's inventory of historic resources or National Register of Historic Places.

The building is wood construction with metal cladding that is built on a pole barn type of construction, with posts approximately 10' on center and hand built trusses resting on top of the post/top plate. Purlins are 2x4 flat 4' on center with metal roofing attached. There are no Building Permits on file. Although the building is standing, it would require significant structural upgrades to be code compliant with the requirements for the 2019 California Building Code. This building also has no mechanical system, and has major deficiencies in Electrical, plumbing, and accessibility. Also, the building proximity to the property line would require a fire wall to be built and with the separation of only 6"-8" which would be very difficult to install, if it can be done at all. The cost to upgrade this building would likely cost more than demolition and rebuild of a new building.

Based on this information, it is my professional opinion that the building does not meet any of the criteria in Ukiah City Code Section 3016(b) for historic significance and meets the criteria for demolition.

ATTACHMENTS:

1. Site Visit Photos









From: [Jason Benson](#)
To: [Michelle Irace](#)
Cc: [Craig Schlatter](#); [Mireya Turner](#); [Jesse Davis](#)
Subject: RE: Referral Package for Demolition of Two Structures Over 50 years Old at 101 and 105 S. Main St.
Date: Thursday, November 18, 2021 3:22:48 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Michelle –

Public Works has no comments.

Jason Benson, PE
Public Works – Senior Engineer
C: (707)510-5485

From: Michelle Irace
Sent: Wednesday, November 3, 2021 5:01 PM
To: Matthew Keizer <mkeizer@cityofukiah.com>; Steven Oropeza <soropeza@cityofukiah.onmicrosoft.com>; Jimmy Lozano <jlozano@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Noble Waidelich <nwaidelich@cityofukiah.com>; Cedric Crook <ccrook@cityofukiah.com>; Mendocino County Air Quality Mgmt District <mcaqmd@mendocinocounty.org>; naltyw@mendocinocounty.org; leonardg@mendocinocounty.org; downeys@mendocinocounty.org; mendocinocountyhistory@gmail.com
Cc: Craig Schlatter <cschlatter@cityofukiah.com>; Mireya Turner <mturner@cityofukiah.com>; Jesse Davis <jdavis@cityofukiah.com>
Subject: Referral Package for Demolition of Two Structures Over 50 years Old at 101 and 105 S. Main St.

Hello,

The City of Ukiah has received a proposal to demolish two existing buildings at 101 and 105 S. Main Street. Please find the Project Description and application materials included in the attached referral package and let me know if you have any questions. Comments and proposed conditions of approval are appreciated by November 18, 2021.



Michelle Irace, Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
www.cityofukiah.com/community-development



"Safety, Professionalism & Community Service"

Noble Waidelich
Chief of Police

To: Michelle Irace, Planning Manager
From: Cedric Crook
CC: Chief Waidelich
Subject: Historical Structure Demolition Permit #21-6615 (101 and 105 S. Main St.)
Date: 11/10/21

On 11/10/21, I reviewed the attached Project Review Referral regarding the Historical Structure Demolition Permit No.21-6615 (101 and 105 S. Main St.). This permit appears to have little impact to the Police Department. UPD's main concern is the amount of impact that the demolition would have in regards to the work within the public right-of-way, including a street or sidewalk closure and the impact it would have during peak times of vehicular traffic on Main St. and Perkins St. UPD would request that this impact be minimized to the extent at all possible with the encroachment permit. UPD would also request the appropriate contact names and telephone numbers for after hours contact be provided to UPD dispatch during the demolition process.

C. Crook

Lieutenant Cedric Crook
Administrative Commander

From: [Sarah Downey](#)
To: [Cedric Crook](#); [Jimmy Lozano](#); [Michelle Irace](#); [Matthew Keizer](#); [Noble Waidelich](#); [Sonu Upadhyay](#); [Steven Oropeza](#); mendocinocountyhistory@gmail.com; [Gary Leonard](#); [Mendocino County Air Quality Mgmt District](#); naltyw@mendocinocounty.org
Cc: [Craig Schlatter](#); [Jesse Davis](#); [Mireya Turner](#)
Subject: Re: Referral Package for Demolition of Two Structures Over 50 years Old at 101 and 105 S. Main St.
Date: Thursday, November 4, 2021 10:00:54 AM
Attachments: [IMAGE.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mendocino County Environmental Health, specifically the CUPA, does not have conditions of approval at this time. However, upon project review and demolition, if underground storage tanks (UST) and/or piping are discovered, it is necessary to notify the CUPA for required permitting and removal.
Thank you,

Sarah Downey

Environmental Health Technician
County of Mendocino
860 North Bush Street
Ukiah, CA 95482
Phone: 707/234-6644
Fax: 707/463-4038

>>> Michelle Irace <mirace@cityofukiah.com> 11/3/2021 5:00 PM >>>

Hello,

The City of Ukiah has received a proposal to demolish two existing buildings at 101 and 105 S. Main Street. Please find the Project Description and application materials included in the attached referral package and let me know if you have any questions. Comments and proposed conditions of approval are appreciated by November 18, 2021.



Michelle Irace , Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
www.cityofukiah.com/community-development

RECEIVED



NOV 03 2021

Mendocino County Air Quality Mgmt Dist.

PROJECT REVIEW REFERRAL

Please provide comments by: November 18, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

Table with TO: and FROM PROJECT PLANNER: sections. TO: includes checkboxes for various departments like City Planning Manager, City Building Official, etc. FROM PROJECT PLANNER: is currently empty.

PROJECT INFORMATION table with fields: Project Name & Permit #, Site Address & APN, General Plan, Zoning, Airport Compatibility Zone, Date Filed, Resubmittal, Date Referred, Prev. Projects on Site, Applicant/Agent Name, Phone, Email, Project Summary.

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Ronda Gott, AQT, Mendocino County Air Quality Management District

- No Comment
Comments / Conditions of Approval Attached

Ronda Gott (handwritten signature)

November 4, 2021

Signature

Date

Comments / Conditions of Approval:

The District's only comments/ conditions to the referral for Project # 21-6615 is regarding asbestos in the structures:

Demolition / Renovation Projects:

All Commercial Buildings, Government Buildings, Schools, and Multi-Family Dwellings are subject to the requirements of Mendocino County Air Quality Management District Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos.

Prior to receiving a Demolition/ Renovation Permit from the Planning & Building Agency the applicant is required to:

- (1) Have an Asbestos Survey conducted by a licensed Asbestos contractor for the presence of asbestos containing materials, and
- (2) Submit a completed Asbestos Demolition/Renovation form, all test results and applicable notification fees to the District at least 10 days prior to beginning the project, and
- (3) Have any Asbestos containing materials abated by a licensed abatement contractor prior to beginning any demolition or renovation activities, if applicable; and
- (4) Obtain written authorization from the District indicating that all requirements have been met prior to receiving demolition/ renovation permit.

A current version of the District's Asbestos Notification for Demolition or Renovation form is attached for reference / use.

Thank you.



**MENDOCINO COUNTY
AIR QUALITY MANAGEMENT**

306 East Gobbi Street
Ukiah, California 95482
(707) 463-4354 Fax: 463-5707
mcaqmd@mendocinocounty.org
www.mendoair.org

ASBESTOS NOTIFICATION FORM for DEMOLITION and RENOVATION

For District Use Only:		Date Received:	Notification #: ASB-	Facility #
I. Type of Notification:		<input type="checkbox"/> Original	<input type="checkbox"/> Cancellation	<input type="checkbox"/> Revision #:
II. Site Address:			Cross Street:	
Building Description:				
Current Use:		Proposed Use:		Single Family Dwelling: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Ordered Demolition (Attach Copy)	<input type="checkbox"/> Renovation	<input type="checkbox"/> Emergency Renovation (Describe)	
III. Owner Name:			Telephone:	
Mailing Address:				
Email:		City, State:		Zip:
IV. Is Asbestos Present		<input type="checkbox"/> Yes <input type="checkbox"/> No	Survey Date	Attach Copy of Survey/Report <input type="checkbox"/> Yes <input type="checkbox"/> No
Approximate Amount of Asbestos Containing Materials:				
Amount of RACM:	Sq. Ft.:	Linear Ft.:	Cubic Ft.	
Amount of Category 1 ACM:		Amount of Category II ACM:		
Scheduled Dates Asbestos Removal (MM/DD/YY)		Start Date:	Complete Date:	
Scheduled Dates of Demo/Reno (MM/DD/YY)		Start Date:	Complete Date:	
Describe work to be performed, include work practices & engineering controls to be used to prevent airborne emissions of Asbestos:				
If your project is below the "threshold" amounts described on Page 2, sign and date the bottom of this form and submit it to the District for approval. For all other projects, complete items V – VIII below. Note: All burned structures require consultation with the Air Quality Management District.				
V. Demolition or General Contractor:				
Mailing Address:			Telephone:	
City:			State:	Zip:
VI. Asbestos Consultant:			CAC#:	
Mailing Address:			Telephone:	
City:			State:	Zip:
Asbestos Removal Contractor:			DOSH#	
Mailing Address:			Telephone:	
City:			State:	Zip:
Contact:		Title:	Telephone:	
VII. Waste Transporter:			EPA ID#	
Mailing Address:			Telephone:	
City:			State:	Zip:
VIII. Disposal Site:		Address/City		
I certify that the above information is true and correct to the best of my knowledge.				
_____ Signature of Owner/Operator			_____ Date	
District Use Only:	<i>This project has met the requirements of Federal Asbestos NESHAP regulations under 40 CFR, 61.145 and may proceed with demolition or renovation activities upon completion of identified asbestos abatement and Lead Agency approval.</i>			
	_____ District Representative			_____ Date

ASBESTOS NOTIFICATION FORM for DEMOLITION and RENOVATION

INSTRUCTIONS

In accordance with the provisions of the Code of Federal Regulations, 40 CFR 61 subpart M for asbestos, anyone conducting a demolition or renovation project must thoroughly inspect the affected facility or portion of the facility for the presence of asbestos, including projects without Asbestos Containing Material (ACM) and provide written notification of the project to the Air Quality Management District. The notification requirements apply to all commercial buildings, government buildings, schools, multi-family dwellings, and single-family dwellings and other structures.

Demolition or renovation activities involving at least 160 square feet (80 linear meters or 260 linear feet) of regulated asbestos-containing materials (RACM) require abatement as well as notification. These amounts are known as “threshold” amounts.

For all demolition or renovation projects, fill out the form as completely as possible, including:

- Section I: Type of Notification,
- Section II: Building description,
- Section III: Owner Information,
- Section IV: Asbestos Information if Present,
- Section V: Demolition or General Contractor information if they are being used on this project,
- Section VI: Asbestos Consultant/Surveyor Information,
- Section VII. Waste Transporter Information, and
- Section VIII: Disposal Site Information

Should the structure contain “threshold” amounts of asbestos materials that must be abated prior to the demolition or renovation, fill out the Notification Form as completely as possible and submit the Notification and any related documents to the District for approval at least 10 days prior to any abatement activity.

If your project is below the “threshold” amounts or a Single-family dwelling, complete items I through III, sign and date the bottom of the Notification Form and submit it to the District for approval.

Note: All burned structures require consultation with the Air Quality Management District.

If the demolition is being ordered by a government agency, please provide a copy of the Demolition Order. For emergency renovations or demolitions please provide any documentation and describe the project. For specifically defined "Emergency" conditions, the 10 working day period may be waived.

Fees associated with Asbestos Notification for Demolition and Renovation are attached to this form.

Please notify the District if the job is postponed or cancelled or if there are any revisions.

Asbestos Notification for Demolition and Renovation forms may be mailed or hand delivered. In accordance with federal law, faxed or emailed notifications cannot be accepted.

Call the District office at 707/463-4354 if you have any questions or need further assistance.

In addition to the requirements of 40 CFR 61 subpart M, the California Health & Safety Code, Section 19827.5 requires written approval from the Mendocino County Air Quality Management District prior to the issuance of any demolition or renovation permit. CH&SC, Section 19827.5. states: ..."A demolition permit shall not be issued by any city, county...or state or local agency which is authorized to issue demolition permits...except upon the receipt from the permit applicant of a copy of each written asbestos notification regarding the building that has been required to be submitted to the US EPA or to a designated state agency...pursuant to Part 61 of Title 40 of the Code of Federal Regulations..."

Please note: Contact your California Certified Asbestos Consultant or Abatement Contractor for more information about removing asbestos safely.

ASBESTOS NOTIFICATION FORM for DEMOLITION and RENOVATION

FEE SCHEDULE

**Mendocino County Air Quality Management District
Regulation 1, Rule 1-310, Fees**

**SCHEDULE 8
ASBESTOS OPERATIONS FEE SCHEDULE**

Anyone conducting a demolition or renovation project subject to the provisions of Title 40 of the Code of Federal Regulations, Part 61, Subpart M for asbestos and required to submit a written notification of the project to the District shall pay to the District the following fee:

Asbestos operations other than single-family residential dwellings of less than five units.

Less than 100 lineal feet or less than 100 square feet	\$ 35.00
100 to 200 square feet or 100 to 300 lineal feet	\$ 65.00
200 to 500 square feet or 300 to 600 lineal feet	\$130.00
500 to 2,000 square feet or 600 to 2,400 lineal feet	\$200.00
2,000 to 20,000 square feet or 2,400 to 20,000 lineal feet	\$325.00
greater than 20,000 square feet or 20,000 lineal feet	\$650.00

If, upon inspection or in the course of a demolition or renovation project, it is discovered that the project properly belongs in a higher fee category than was initially determined, the owner or operator shall pay the balance of the fee for the higher category.

The appropriate fees listed above shall accompany the notification form. Failure to pay the appropriate fee at the time of notification form will be considered a failure to notify. In such case, the owner or operator could be subject to significant penalties pursuant to federal law and regulation.

Any demolition or renovation project requiring an inspection by the Air Quality Management District shall pay an additional fee to the District for the actual cost of the inspection as determined by the Air Pollution Control Officer in accordance with Rule 1-330, Technical Services Fees.

Schedule 8 is not subject to annual CPI factor adjustments.

[Adopted 6/01/93; Amended 9/14/93; Amended 5/6/03]

PROJECT REVIEW REFERRAL
Please provide comments by: November 18, 2021

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
<input type="checkbox"/>	City Planning Manager	<input type="checkbox"/>	Mendocino County Planning and Building
<input checked="" type="checkbox"/>	City Building Official	<input type="checkbox"/>	Mendocino County Surveyor/Assessor
<input checked="" type="checkbox"/>	City Public Works Dept.	<input type="checkbox"/>	Mendocino Transit Authority
<input checked="" type="checkbox"/>	Ukiah Valley Fire Authority	<input type="checkbox"/>	US Army Corps of Engineers
<input checked="" type="checkbox"/>	City Police Dept. Captain	<input type="checkbox"/>	Regional Water Quality Control Board
<input checked="" type="checkbox"/>	City Police Dept. Community Service Officer	<input type="checkbox"/>	CA Dept. of Fish and Wildlife
<input checked="" type="checkbox"/>	City Electric Utility Dept.	<input type="checkbox"/>	CA Dept. of Transportation
<input type="checkbox"/>	Ukiah Municipal Airport Operations Manager	<input type="checkbox"/>	Sonoma State Northwest Information Center
<input type="checkbox"/>	Airport Land Use Commission	<input type="checkbox"/>	AT & T
<input checked="" type="checkbox"/>	Mendocino County Air Quality	<input type="checkbox"/>	PG & E (gas)
<input checked="" type="checkbox"/>	Mendocino County Environmental Health	<input type="checkbox"/>	PG & E (Land Rights)
<input type="checkbox"/>	California Military Land Use Office	<input checked="" type="checkbox"/>	Other: Mendocino County Historical Society
FROM PROJECT PLANNER:			

PROJECT INFORMATION:	
Project Name & Permit #:	Historical Structure Demolition Permit No. 21-6615; IS No.21-6623
Site Address & APN:	101 S. Main St. & 105 S. Main St. (APN: 002-231-01).
General Plan:	Commercial
Zoning:	UC- Urban Center (Downtown Zoning Code)
Airport Compatibility Zone:	4 (Outer Approach/Departure Zone)
Date Filed:	10/28/21
Resubmittal:	
Date Referred:	11/3/21
Prev. Projects on Site (include file #)	
Applicant/Agent Name:	Todd Schapmire
Phone:	707-570-9855
Email:	toddschapmire@gmail.com
Project Summary:	Demolition of two existing structures at 101 & 105 S. Main St. See attached Project Description and application materials

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Historical Society of Mendocino County

- No Comment
 Comments / Conditions of Approval Attached

11/11/2021

Signature **Date**

Comments / Conditions of Approval:

After reviewing the material in the referral package, the Historic Resource Evaluation prepared by Alice P. Duffee, the Architectural and Historical Resources Inventory Report for Ukiah (1985 and 1999 update), and the materials in our collection, it is our professional opinion that 101 S. Main Street is a historic building important to Ukiah's cultural and economic history and the request for demolition should be denied.

Though this type of structure was common in its era, it is now rare in Ukiah and the only remaining commercial building of its type/construction in an area that was once a vital service hub for a large part of Mendocino County. Historically, the area east of Main Street, north of Clay Street, west of modern-day Hospital Drive, and south of Smith Street, was a service hub (shipping/receiving/storage/commercial) for agriculture as and most major industries in the county due to its juxtaposition to the railroad; the most efficient commercial transportation mode in Ukiah until a few decades ago. These were vital districts to the towns and cities in which they were located. This building is the only remaining commercial example, from this early era, in this nearly forgotten district.

This building was constructed sometime between late 1917 and 1921. In 1917, Ukiah experienced a devastating fire that leveled many city blocks, including the block where this building is located. There was a massive effort to rebuild and this structure is representative of that rebuilding effort. It is also one of the few historic commercial buildings left east of Main Street. The intersection of Main and Perkins Streets was once the center of Ukiah's first downtown, rather than the current center one block west. Therefore, we consider the building (101 S. Main Street) historic and vital to Ukiah's history.

105 S. Main Street appears to have been constructed around 1921 and was used for feed and grain storage, it was likely used as a warehouse for 101 S. Main and a commercial agriculture building that was located just east of 101 S. Main. It is representative of the same districts detailed above but as an industrial building. While we consider it historic (age/function/location), its architectural features are not unique and we request the buildings be evaluated separately.

Tim Buckner, Director
Historical Society of Mendocino County

Alyssa Ballard, Archivist/Historian
Historical Society of Mendocino County

From: [Annie Esposito](#)
To: [Michelle Irace](#)
Subject: Demotion Review Committee
Date: Friday, November 12, 2021 6:06:15 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Committee Members,

Ukiah is different from every other cookie cutter chain laden town only because of distinctive shops like the Dragon's Lair. It is a landmark in our community with its unique building and friendly dragon façade. When you come down Perkins into town, you know you can only be in Ukiah.

It is discouraging to think that in this age of excess, which has brought on an environmental crisis, a perfectly good building could be destroyed just to attract more money to the site.

Please let the Dragon's Lair building stand!

Thank you for your attention,
Sincerely,
Antonina Esposito, Ukiah resident

From: [Kevin](#)
To: [Michelle Irace](#)
Cc: todd@wrealestate.net
Subject: Historical review concerns, Dragon's Lair 101 S. Main & Tom's Glass 105 S. Main
Date: Wednesday, November 17, 2021 7:14:43 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Michelle,

I've seen where there is some potential movement on the two afore mentioned addresses on Main Street here in Ukiah. The Dragon's Lair and Tom's Glass, both structures / locations have been viewed by some as historic due to their age meeting the criteria for a historic review process. While employed by the City of Ukiah / Ukiah Valley Fire Authority I held the position of Division Chief / Fire Marshal for 15 years. I have seen my share of these efforts to save a potentially historic structure, typically is less then safe conditions, look at the Palace Hotel for a great example.

These two locations in my opinion have no historic significance to our city, and if someone were to acquire them they would spend far more money on bringing them up to current fire and life safety codes then you or others may think. Neither is attractive in any way, the Dragon's Lair being a painted tin building, and Tom's Glass a simple corrugated metal "barn". Using the current Building and Fire Codes I am sure that any new owner would be able to cost effectively demolish these two buildings and build something more appropriate and visually appealing, not to mention perhaps more revenue producing. With the improvements to State Street should the City look at improving the downtown core?

Perhaps as part of a review process the current City Building official and Fire Marshal should tour each and give a report on their findings. You may be shocked at the condition and perhaps safety of each. I provided such an inspection of the Place several years ago, and yet here it still sits? Safety for our citizens should be a priority, and not looks or what a structure may have been in the past.

Thanks for your consideration,
Kevin P. Jennings, resident and retired Fire Marshal.

Sent from [Mail](#) for Windows

From: [Hilary Jones](#)
To: [Michelle Irace](#)
Subject: Demolition Hearing of The Dragon Lair's Store
Date: Wednesday, November 17, 2021 11:19:04 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ukiah City Council and Demolition Review Committee,

I would very much appreciate it, if there wasn't a demolition on The Dragon Lair's.

My friends/ family and I travel from Petaluma, CA to shop at The Dragon Lair's.

Petaluma used to have two stores similar to The Dragon Lair's. They are long gone.

Don't make the same mistake.

Keep The Dragon Lair's open for business.

Disappointed that you want to demolish a store like The Dragon Lair's.

My friends/ family and I love shopping there.

We can always find more than one item to purchase.

If it wasn't for The Dragon Lair's my friends/ family and I wouldn't have stopped in Ukiah.

If you demolish this store, there would be no point in going to or stopping in Ukiah.

Who knows what other place you want to demolish, next. Could be one of the restaurants I go to with my family and friends, after shopping at The Dragon Lair's.

The Dragon Lair's is a perfect place for tourists to shop at.

It's different, unique, and you can always find something to purchase.

Great finds with great prices.

The Dragon Lair's has great customer service.

Very satisfied customer/ customer's.

Definitely worth the trip to shop at The Dragon Lair's.

No to demolishing The Dragon Lair's, you will lose more than just another store/ business.
You will lose clientele.

Regards from,

Hilary Jones

12/2/21

What's in a Place?

Dear Michelle,

I am writing to you today to express my sincere belief that the plan to demolish the building at 101 S Main St., as proposed by the property owner Todd Schapmire, is not in the best interest of Ukiah or Ukiahans or even Mendocino County at large. It's my opinion that preserving such a building offers visitors and locals alike a tangible reminder, a message, that we as a community value history and uniqueness over homogenization and commercialization.

From my unique perspective as owner of the business that has occupied that corner for over 26 years, I can tell you that, not only is it a landmark, but it is most definitely a destination location for travelers along the 101 corridor. People regularly declare that it is their yearly pilgrimage to come there while on their travels going somewhere else. People from far flung places report that 'a friend told them' that if they're ever in the area, they should stop there. Or - as many other people tell us - it gives them a happy reason to come to Ukiah, possibly combining it with other reasons to do so, making it worth their trip and extending the time they are planning to stay.

In other words, to come to The Dragon's Lair at the corner of Perkins & Main is used as a traditional excuse to come in to Ukiah and to make a day of it or more. And I believe that the building and the location are intrinsic parts of that experience for them.

Far Out. Nearby.

The extraordinary store in the funky building at the corner of Perkins and Main
The Dragon's Lair...

Another great example of the branding of our town!

Here - Ukiah - is a place where you really can get away from the confines and pressures of our modern society and experience something real and refreshing.

I think that my store in that building creates a cultural experience that is worth preserving and passing on. Products from around the world as well as products made locally and even using uniquely local materials - the exclusive location of the products of Cal Jader using Eel River Jade for example. Because of the size of the building, we are able to offer something for everyone in a family friendly and naturally inclusive environment. It's also affordable and easily accessible. Honestly, I don't know if the experience can be replicated in any other location, it is so unique to that one. I believe that the building itself contributes essential value to the experience whether it's on a conscious or subconscious level.

It just says: some things have real value and are worth discovering and saving.

Thank you for your consideration and the time I know you will be putting into the review of the historical significance of the building at 101 S Main.

Sincerely, Edith Lucas

RECEIVED
DEC 06 2021

12/2/21

As a side note, I just want to say that I could have launched a very successful and most likely HUGE, letter writing campaign to 'Save The Dragon's Lair'. It didn't take any effort on my part, other than to share the news that was already out there on Facebook, for people to be eager to send in their letters. As to whether they did or not, I don't know (I accidentally led people to believe that it had to be snail mail and you know how unused to that people are today!).

But I cooled it down not long after it started heating up because I heard from my landlord almost immediately that he was very upset about it, saying that he could have (and I expect still could) simply kicked me out!

Fortunately, we came to an agreement as business people that we could see each other's points of view and I told him that I wouldn't 'fan the flames' as he put it.

Bottom line: he wants to sell the property.

It seems important to me to remember that's what's at stake, with no telling what may be created there or when.

I do believe the building has essential cultural, architectural and historical value, aside from the fact that I would like to remain there.

And I would love to be a part of any coalition of interested parties in securing it through purchase. The landlord invited me to make an offer. I just don't think I could 'service the debt' without being able to make improvements that would enable me to make best use of the space, and that has to be considered in any loan I would be asking for. I have been making do all these years as a kind of compromise between no owner generated maintenance and low rent, though I was willing to spend more to make improvements. Before Todd Schapmire owned it, it was owned by the legendary Jimmy Quan, also a totally hands off owner.

I am willing to show the building all the love it deserves, especially if I could do it together with the community.

Thanks again Michelle,

Edith

P.S. not that it matters to anybody necessarily, but I would like it to be noted that I built The Dragon's Lair business for its essential value and with hard work + inspiration alone I have never used or needed the "alternative economy" to create or fuel my success. I think that's pretty special + unique.

RECEIVED

DEC 06 2021

Bettina Robbi
3500 Running Springs Rd.
Ukiah, CA 95482
December 1, 2021

RECEIVED

DEC 14 2021

**CITY OF UKIAH
COMMUNITY DEVELOPMENT**

Ukiah City Council and Demolition Review Committee:

I was stunned to hear that you were considering the demolition of the building that houses the Dragon's Lair on the corner of Perkins and Main Streets.

I have always found that building very pleasant and perfect for the Dragons Lair. I even consider that building an historical landmark. Many of us enjoy shopping there. It would be very difficult for the owner, Edith Lucas, to move all her wonderful merchandise to another building. Many of us would miss the magic of that store.

It is important for us to keep the old interesting buildings intact. That is what gives this town charm, and a feeling of familiarity.

I urge you to leave the Dragon's Lair where it is, in the same building.

Sincerely,

Bettina Robbi