

## MISSION STATEMENT OF NSCR:

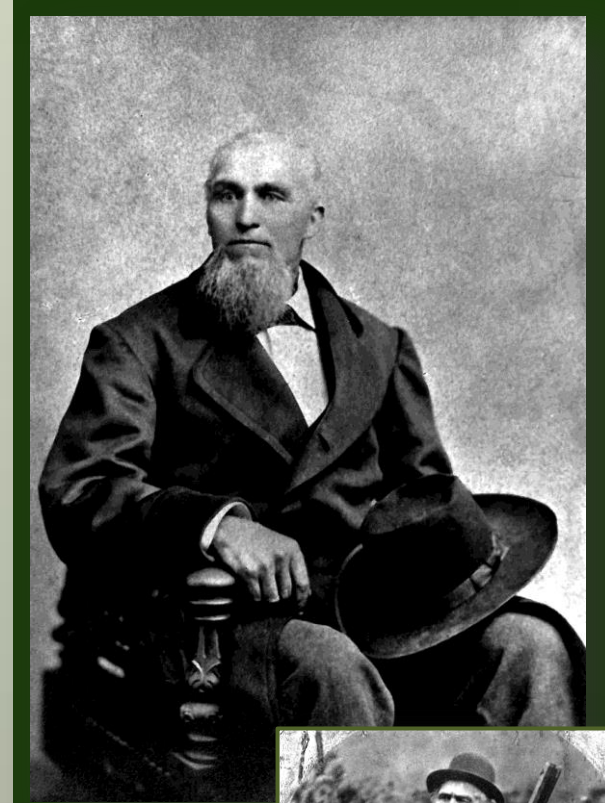
..."promote education and interpretive activities of the California State Parks system...support scientific and historical investigation relating to the area, and present these subjects to the public..."

# NAVARRO-BY-THE-SEA CENTER (NSCR) History and Efforts to Save Captain Fletcher's Inn

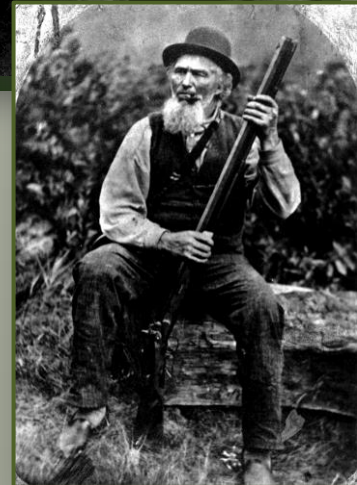
# History - Captain Fletcher and the Navarro Inn

## Fletcher Arrives

- Scottish seaman, settler, shipbuilder, provider, and tavern owner
- One of first Anglo-explorers on North Coast with Richardson Party, and first to settle at mouth of Navarro River in 1851
- Sold large part of holdings to Navarro Mill Company in 1861 and town of Navarro born
- **Built Navarro Inn around 1865**, became heart of town through demise of timber mill in great recession of 1893
- Inn served as place or refuge for sailors and other traveling along the coast, providing rooms, meals, supplies and entertainment
- Fletcher lived next door with his family



Captain Fletcher





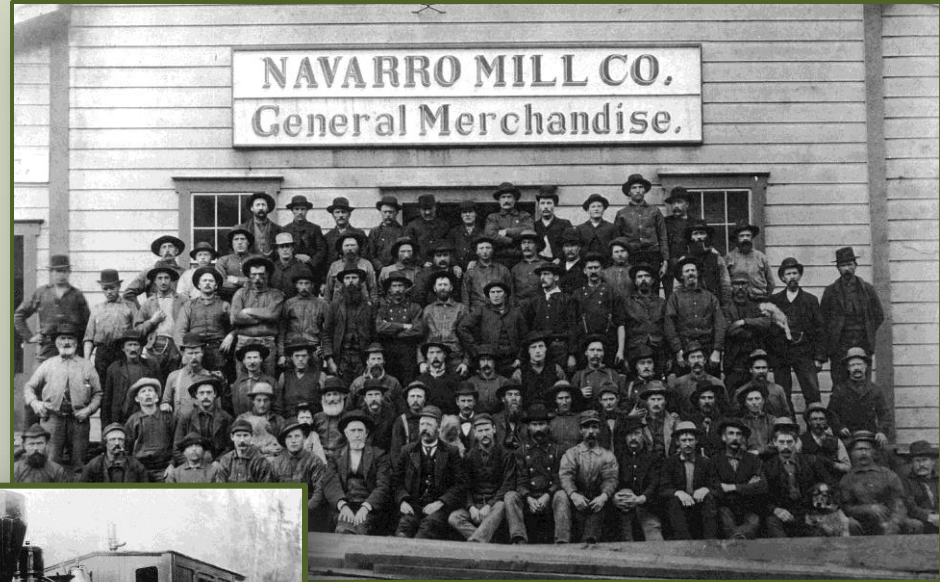
# History - Mill Town of Navarro Grows



**Town of Navarro and Navarro River in 1881**

# History - Mill Town of Navarro Grows

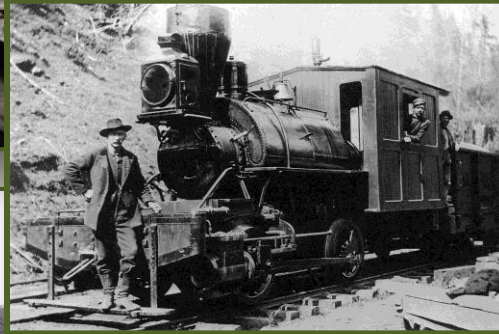
First Navarro Mill and Town in 1864



Navarro mill hands in front of Mercantile



Second Navarro Mill in 1881



1890



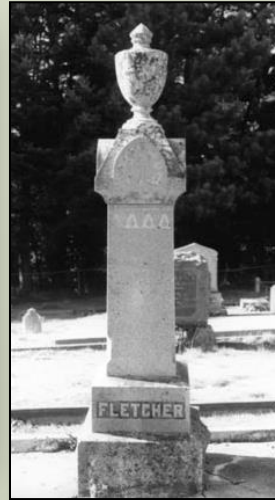
Lighters and wharf along north side of Navarro River



# History- Decline of Navarro as a Town



1906 Earthquake/Flood of 1907 damage



Fletcher monument in Little River Cemetery



View of unpainted Inn from Shoreline Highway in 1920 with town largely gone

First auto tourists in 1920's picnicking in flats with Mill House in the background



## End of Mill Town Period

- Navarro Mill closes in 1893
- Loss of industry, series of devastating fires, floods, and 1906 earthquake destroy town
- Fletcher passes away in 1902 and is buried in Little River Cemetery. Inn remains in family until 1923
- Navarro Inn and Mill Superintendent's House eventually become only remaining structures of town
- Inn continues to serve as roadhouse for travelers along Shoreline Highway and ocean
- Tourist begin to arrive by auto

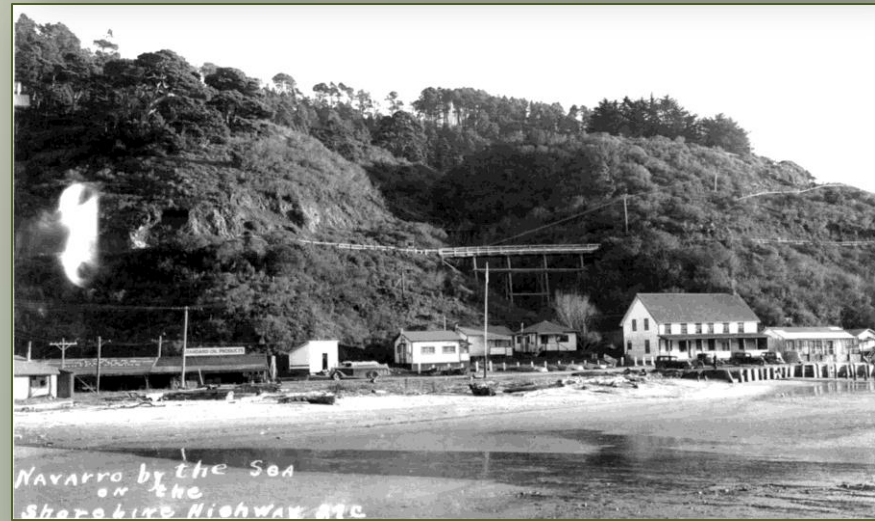
# History - Transformation to Navarro-by-the Sea

## Resort Period

- Inn transformed into rustic tourist destination resort and series of owners over next 60 years
- Cottages added on east side of Inn and row of motel rooms added to accommodate visitors
- Important roadhouse known for steelhead and coho fishing, boating, dining, bar and live music



Navarro Hotel  
on the Shoreline  
Highway about 1938



# History - Navarro-by-the Sea

## Resort Period

- Ownership of Inn changed hands many times after the Fletcher - Schaeffer period of 72 years
- Ownership included: Gilmore (1923-31), Benkelman/Linn (1931-44), Sholin (1944-48), McCorkle-Wulk (1948-59), Crider (1959-72), Sparkman (1972-73), Beacon (1973-90), and Wingo (1990-96)
- Local sources claimed that Clark Gable and Carole Lombard spent part of their “honeymoon” at the Inn in March 1939



Fireplace / Lobby in 1958



Check in counter

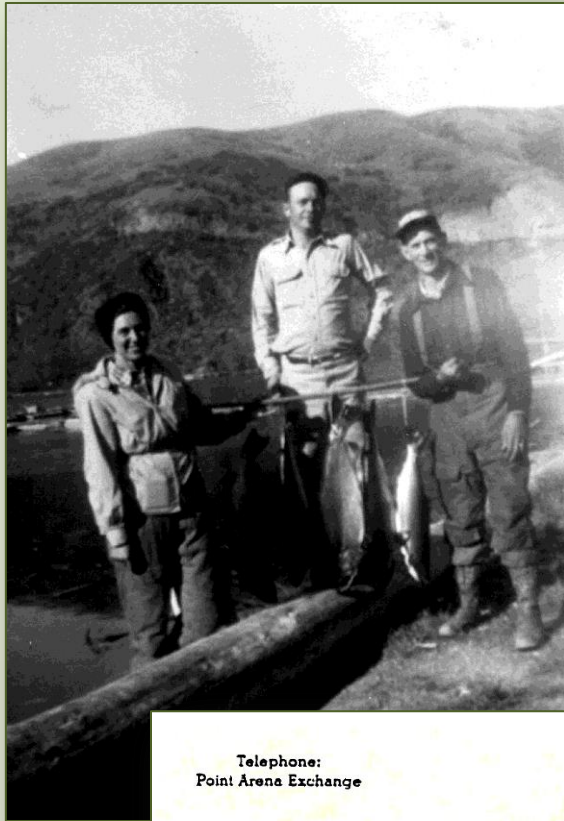


McCorkle family in front of Inn around 1948



# History- Inn as Destination

## Popular Rustic Resort on Coast



Telephone:  
Point Arena Exchange

Post Office:  
Albion, California

### *Navarro-by-the-Sea* VACATION RESORT

STEELHEAD • SALMON • OCEAN FISHING  
CASINE DINING ROOM HOTEL BOATS

R. Q. McCORKLE

« Proprietors »

W. J. WULK

### For the Discriminating City Dweller . . . An After-Work Drive from your Home



**RELAXATION** . . . The panoramic Mendocino Coast during the day and the relaxed enjoyment of a roaring fire in the lounge in the evening. The pleasant conversation of new friends in these delightful surroundings makes your stay at Navarro-by-the-Sea something you will remember.

**RECREATION** . . . Along with the many activities that Navarro's unique setting gives its guests the most popular is the fantastic fishing. At the mouth of the Navarro River is found some of the world's finest steelhead, salmon and abalone fishing.



**DINING AND ACCOMMODATIONS** . . . Adjoining the lounge is a delightful dining room that offers local sea food, steaks or many other entrees of your choice. The accommodations run from sleeping rooms and housekeeping cabins to ultra-modern motel units that were constructed in 1964.

**NAVARRO BY THE SEA** . . . is an ALL SEASON VACATION SPOT. The warm, sun-splashed summer beach, the brisk, clean air of fall with its superb steelhead and salmon fishing to the enchanting mystery of winter's quiet solitude enjoyed with an inviting fire in the hearth, and of course, the call of sea birds in the flower scented air makes ANYTIME of the year, the RIGHT TIME at Navarro By The Sea.

CALL or WRITE NOW for Reservations

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Telephone

Post Office

Albion, California





# History - Navarro-by-the Sea

## Navarro Beach Access

- Starting in the 1960's then owner of Navarro Beach, Robert King, attempted to block public access to Navarro Beach
- In summer of 1966, Mr. King used a bulldozer to install a permanent barrier west of Inn
- Lester and Lotus Dietz, who frequented Navarro-by-the-Sea, filed a class-action lawsuit and won a temporary restraining order stopping Mr. King efforts to block access
- Initially, the Mendocino Superior Court ruled in favor of King, concluding that there had been no dedication of the road or beach, and that widespread public use was not "implied dedication"
- With a donation jar kept on the bar at Navarro-by-the-Sea to help fund legal costs, the Dietz's appealed to the California Supreme Court
- In 1970 the Supreme Court handed down a landmark decision that recognized the long-standing public use of Navarro Beach and deemed the road a public right-of-way
- Dietz vs. King decision set a precedence for public access along the entire coast where established access was not legally dedicated



Bar addition  
constructed  
around 1948

# History – Navarro-by-the Sea

## End of Resort Period

- Inn continued operations into late 1980's when complications over management, liquor license, and septic system all when had their toll and forced its closure
- Plans to reopen as Bed & Breakfast in 1990's by Robert Wingo, Set Director for "Murder She Wrote", starring Angela Lansbury as "Jessica Fletcher" - "Navarro-by-the-Sea Inn" featured in script of TV series
- Complications with securing an adequate septic system prevented reopening of the Inn
- Wingo's estate sells to State in 1996 after his passing



A neglected Navarro by the Sea Inn by late 1980s



Angela Lansbury as Jessica Fletcher in "Murder She Wrote"



# History – NSCR Formed in 2000

## Push to Save the Inn

- After nearly two decades of neglect, local supporters, lead by Dr. Hillary Adams pushed to save the Inn
- NSCR incorporated as public non-profit in 2000 to work in partnership with State Parks
- Temporary metal roof installed in 2000 to stop water damage with grant from local NGCA
- HS Report completed in 2003 with grant from National THP
- Interior debris removed and Inn weatherized by State Parks in 2004
- NSCR leads volunteer efforts to bring attention to Inn and spearhead critical preservation efforts

*Navarro-by-the-Sea Center*  
for Riparian and Estuarine Research

Hillary Adams leading  
a group of school kids  
outside the Inn in 2005



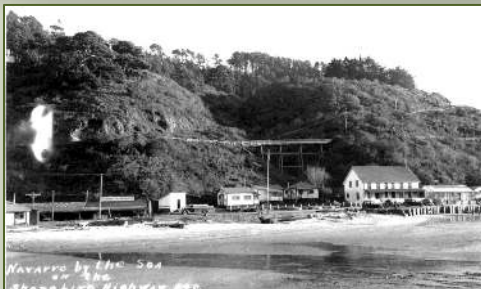
State Parks staff member Mike  
Cabaniss weatherizing Inn in 2004



# Historic Significance of Inn

## Official Listings and Important Treasure

- Official Project of Save America's Treasures Program of National Trust in 1998
- Listed on National Register of Historic Places under both Criteria A and C in 2010
- Rare timber plank construction no longer used, last known intact example of its kind
- Spectacular setting along State Highway 1, California's most scenic highway, offering a unique opportunity to interpret the rich natural habitats of the Navarro Estuary and an underrepresented period in California's history – timber era and rustic settlement - and use the historic Inn for this purpose





# Imminent Danger in 2010 - Threats to the Inn



1948 bar addition beginning to collapse in 2010

## Approaching Total Loss

- Inn facing complete loss after three decades of neglect
- Foundation completely rotted away and structure was at high risk of collapse in even moderate earthquake
- Vertical support system missing along south wall and southeast corner due to past flooding through building
- Siding buckling and failing, fascia / soffits unraveling, and fasteners rusted and missing
- Additions collapsing and tearing from Inn, allowing water intrusion into building and spread of dry rot and pests

# Imminent Danger in 2010 – Threats to the Inn

## Failing Cladding and Fasteners

*"...Although the Navarro Inn has stood for nearly 150 years, its current condition leaves it extremely vulnerable. Today, many of the structural members – particularly beneath the building – are completely deteriorated, nails and other fasteners are loose, missing or rusted through, cladding and trim is missing or separating from the building, and the additions are collapsing off the building...the Navarro Inn in its current state is at a high risk of extensive damage or total collapse in an earthquake."*

**Carey & Co Inc. 2010, Round 2 CCHE Project Architects**





# Imminent Danger in 2010 - Threats to the Inn



Foundation structure completely rotted away

## Missing Foundation and Floor Joists

*"...It is one of the oldest standing structures on the Mendocino coast and still features much of the historic fabric of its original construction, as well as a very unique history during all of its uses over the last 147 years. Unfortunately, neglect and deferred maintenance over the years have jeopardized the structure to the point that it will likely be a total loss if stabilization is put off any longer..."*

**Tony Scramaglia and Bill Hayes**  
**Historic Restoration Specialists**





# Imminent Danger in 2010 - Threats to the Inn

## Interior Damage / Collapse

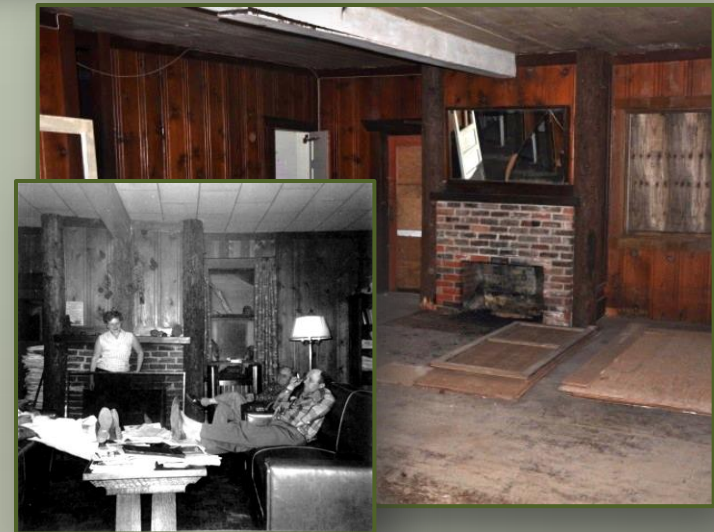


Rotted kitchen floor  
from past flooding,  
collapsing shed  
additions, and  
buckling walls



*"The good news is that the point of no return is not yet here, although it very soon will be..."* **Carey & Co, Inc. 2010**

Lobby remained intact  
as does integrity of  
much of the rest of  
the historic Inn

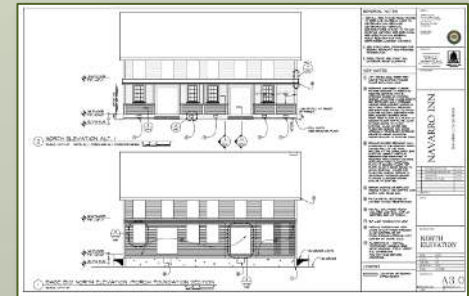




# Progress in Saving the Inn

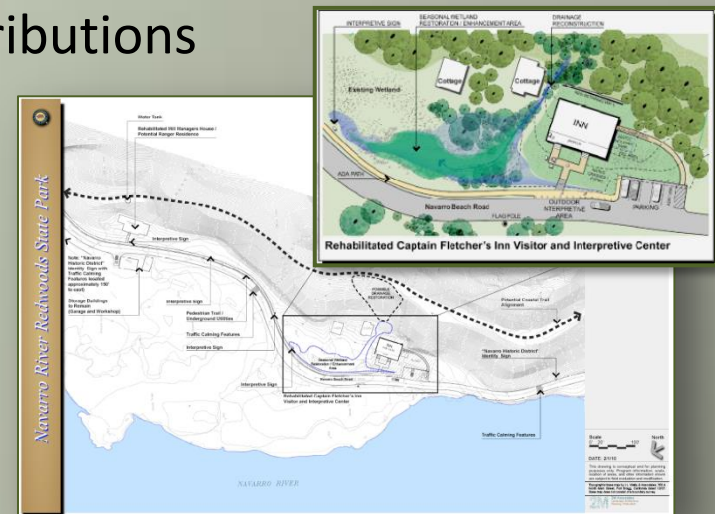
## Progress and Accomplishments of NSCR

- Critical temporary metal roof installed in 2001
- Extensive Background Studies funded under grant from California Cultural and Historical Endowment (CCHE)
- Secured **\$280,000** CCHE Planning Grant in 2010
- Secured **\$319,695** CCHE Project Construction Grant in 2011
- Leveraged over **\$275,000** in other contributions
- Finished Plans, CEQA MND, Permits
- Built broad community support



Completed Construction Plans in 2010

Completed Specific Plan/IMG in 2010



# Construction to Save the Inn Initiated in 2011

Abatement, historic material salvage, demolition and initial earthwork



Performed lead/asbestos abatement, recycled useable materials, demolished non-historic motel building, and cleared worksite



Groundbreaking ceremony in May 2010 with attendees from California Cultural and Historical Endowment (CCHE), State Parks, Mendocino County, NSCR, and other supporters



Demolishing motel building and dismantling brick chimney



Demolishing dilapidated bar addition to Inn

Saving Captain Fletcher's Inn



# Construction Continues in 2012

Inn raised to install new foundation and retaining wall, and repair/replace floor joists



Inn lifted in August 2012 with all excavation supervised by archaeologists – a broad assortment of artifacts were discovered, catalogued and are now on display inside Inn



Original foundation consisted of huge main timber (above) that stretched the entire length of building and supported floor joists



South wall and floor of former kitchen area was rotted away and had to be reframed and completely rebuilt



# Construction Continues in 2012 and 2013

**New foundation, retaining wall, earthquake retrofitting, and resheathing completed**



**Drilling and installing 25-foot long reinforced piers for new retaining wall and foundation anchor system at back of Inn**



**Concrete forms, new foundation, and replacement vertical redwood sheathing**

**Re-siding entire building following completion of retaining wall and foundation, and resettling of Inn**



**Historic window openings reframed, earthquake retrofitting shear panels installed, and fills imported around Inn**

**Saving Captain Fletcher's Inn**



# Construction Continues in 2013

Re-siding completed and historic front porch installed



View to the west of the Navarro River estuary, headlands, and beach from the restored front porch



Confirming colors for painting the deck of the restored historic front porch



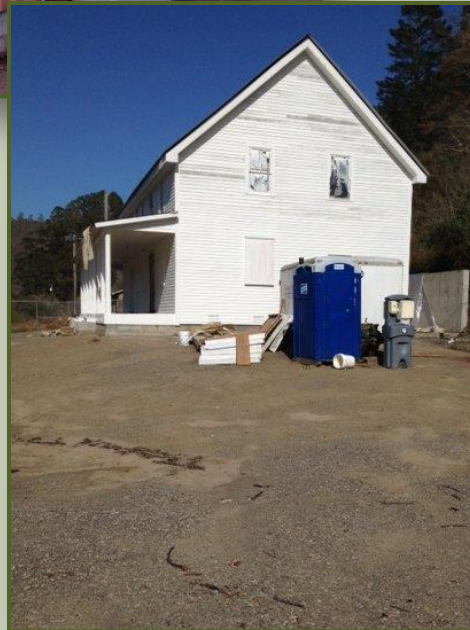
# Construction Continues in 2013

## Prepping, priming and painting of exterior begins



Re-siding completed and exterior priming started on solid redwood porch posts

Fills were brought in around raised foundation to address flood risks and create an open setting, providing improved public access and areas for permanent outdoor displays



A fresh coat of primer being installed on the Inn during sunny weather in March 2013





# Interior Finish Work Begins

## Interior Work initiated in 2014



Inn rewired and replacement brass fixtures installed by Fort Bragg Electric

Interior openings sealed where walls missing, lead paint abatement completed, and knotty pine reconditioned downstairs by local contractor Lori Kaye



Salvaged California Cooler with new ceiling paint



Exposed south wall in kitchen with new ceiling paint



South wall closed and remaining siding and historic wallpaper reinstalled

# Critical Stabilization Completed

## Volunteer Efforts and Navarro-by-the-Sea Day Inside



**Volunteer work party on the front porch**



**The crowd enjoying the show**



**The Ukeholics performing inside the Inn**



**Navarro-by-the-Sea Day in June 2014 – the lights are back on with live music, good food and fun inside the Inn after more than 30 years!**

**Saving Captain Fletcher's Inn**



# Stabilization Project Awards

## Board Celebrates Preservation Awards

In 2014 the Navarro Inn Stabilization Project received the **Historic Preservation Award** from California Preservation Foundation and the **Governor's Award for Historic Preservation**

Receiving Governor's Award in Sacramento in November 2014 – Attendees include Board members and family, supporter Lori Kaye (holding award), representatives of CCHE, project architects, and Fletcher's Great Great Granddaughter, Pat Duncan (third from right)



Board members Jim Martin, Ericha Sevy, Kathleen Cameron, and Pete Kalvass (Chuck Saunders's missing) with Preservation Award



Governor's  
Historic Preservation Award

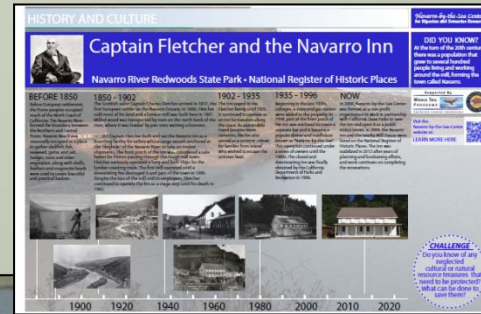
## ADA Access and Interpretive Panels Installed



**Lori Kaye continues with her painstaking work of restoring, rebuilding and replacing missing windows with period glass**



### Panels purchased by State Parks and installed in 2016



**Scottish Bagpiper, Peter Kapp performs in June 2015 at Navarro-by-the-Sea Day**

## Saving Captain Fletcher's Inn



# Work Continues

## More Work and Celebration



Floor surfacing in the old lobby during Annual Earth Day Clean Up in 2016, by volunteers Tony Gatchalian, Lori Kaye, and Frank Silva (left to right)



Rebuilt fireplace with hearth from original salvaged bricks



Marcus McCallen and Jon Faurot perform at Navarro-by-the-Sea day in June 2016



Gloriana Holiday Carolers perform at December 2016 Open House

# Work Continues

## Permanent Roof Installed in 2018



Some of the Navarro volunteers on the front porch in June 2018



Uke circle at Navarro-by-the-Sea Day in June 2018



Old water stains on the ceiling of upstairs room repainted by Lori Kaye



Gwyneth Moreland and Pattie DeMatteo perform in 2018



Ceiling closed and lead paint abatement continues upstairs through individual rooms and hallway



# More Work to Go

## Where do we go from here:

- **Complete Renovations of Inn and Mill House**—irreplaceable icons of California's North Coast
- **Expand on Interpretive Services** — showcasing under-represented era in California's history to over **150,000 annual visitors**
- **Capitalize on Spectacular Location** — overlooking newly created Navarro River Estuary State Marine Conservation Area
- **Strengthen Partnerships** with State Parks and other non-profits for visitor services
- **Pull in Volunteers** to serve as docents and continue progress at Navarro-by-the-Sea



# Thanks to all who have helped - Save the Inn

The success of NSCR in its efforts to Save the Inn, strengthen its partnership with California State Parks, and continue to make progress in achieving the goal of improving visitor interpretive services at Navarro-by-the-Sea has only been possible because of the dedicated volunteers and the generous support from all who have donated. Special thanks to the following from a growing list of supporters:

- **Anonymous Donors**
- **Advanced Earthworks in Hopland**
- **Anderson's Alternatives in Mendocino**
- **California Cultural and Historical Endowment**
- **California State Parks Foundation**
- **Carey & Co Architects in San Francisco**
- **Community Foundation of Mendocino County**
- **Environmental Collaborative**
- **Greenwood Civic Club in Elk**
- **Harvest Market in Fort Bragg and Mendocino**
- **Lori Kaye Landscape & General Contracting**
- **NSCR Board Members, local businesses and Volunteers!**
- **Max Thelan, Jr., Oramax Foundation**
- **Mendocino County and former District Supervisor David Colfax**
- **Patricia Jeffery and PLACEMAKERS**
- **Patrick and Jane Miller and 2M Associates in Philo and Berkeley**
- **Rosenthal, Thornton Construction in Fort Bragg**
- **Rossi Building Material in Fort Bragg**
- **Savings Bank of Mendocino County**



Volunteer crew for Earth Day Cleanup in April 2012

