



CITY OF MANZANITA

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COUNCIL WORK SESSION

Manzanita City Hall
<https://ci.manzanita.or.us>

AGENDA

February 11, 2026
02:00 PM Pacific Time

Council will hold this meeting at the Manzanita City Hall: 655 Manzanita Ave

Video Information: The public may watch live on the

[City's Website: ci.manzanita.or.us/broadcast](http://ci.manzanita.or.us/broadcast)

or by joining the Zoom meeting:

<https://us02web.zoom.us/j/82936187359?pwd=oYHsRabdwbLlcmxMox76e2uXPZEFL.1>

Meeting ID: 829 3618 7359 Passcode: 750760

Call in number: +1 253 215 8782

If you would like to submit written testimony to the City Council on items included on the agenda, please send your comments to cityhall@ci.manzanita.or.us and indicate the agenda item and date of meeting.

Note: Agenda item times are estimates and are subject to change.

1. CALL TO ORDER (2:00)

Kathryn Stock, Mayor

2. WAYFINDING UPDATE AND DISCUSSION

Nan Devlin

3. FEE SCHEDULE FOR MIDDLE HOUSING

Scott Gebhart, Development Services Manager

4. ADJOURN (3:30)

Kathryn Stock, Mayor

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at cityhall@ci.manzanita.or.us or phone at 503-812-2514. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the ci.manzanita.or.us/broadcast.

Manzanita Wayfinding

Design Intent Drawings

Partners in Design / January 2026

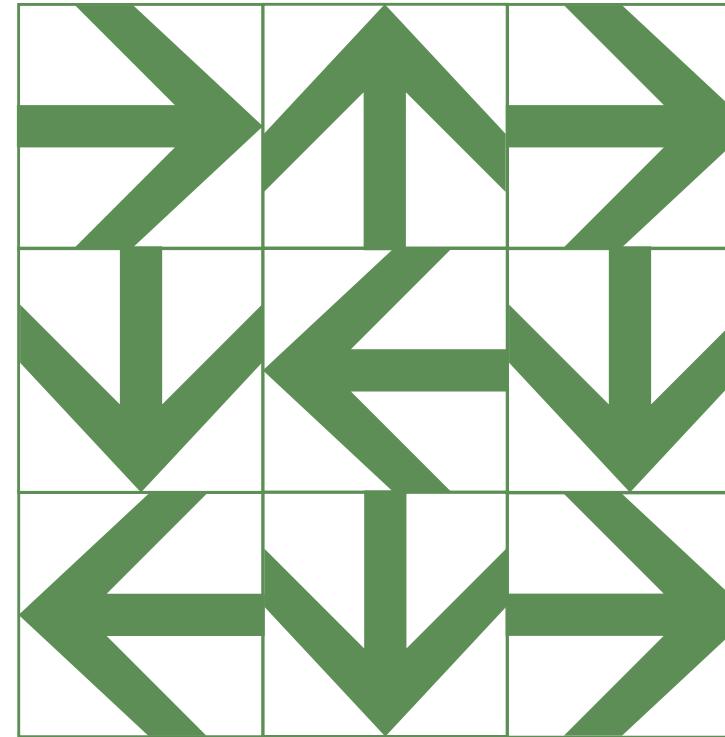


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Introduction

On the Tillamook coast rests the quaint town of Manzanita—a calm haven where ocean views are broad and residents are creative and welcoming. Snuggled within a landscape of spruce and pines, Manzanita weather is perfect, spend a day at the beach with the sun, while other areas of the Oregon coast are covered in clouds.

Manzanita is a lovely, walkable town, offering boutique shopping, golfing, surfing, horseback riding, kayaking, paddle boarding and bicycle rentals, as well as a fabulous seasonal farmers market. Drive up to nearby Oswald West State Park perched atop legendary Neahkahnie Mountain.

Today the population is near 603. The indigenous Tillamook people have lived here for 12,000 years. At least two of Oregon's historical shipwrecks occurred off the Manzanita coast: the Glenesslin in 1913, and the Santo Cristo de Burgos (disappeared 1693) which has generated rumors of treasure buried on Neahkahnie Mountain.

Named for the manzanita (*Arctostaphylos* sp.) plants that grow in the area, Manzanita means 'little apple' in Spanish.



As communities grow and develop, reflecting back on the past can offer a positive and creative way to look ahead to the future.

About this Plan

Reading the Drawings and Resources:

Signage CONTENT, COLORS, TYPEFACES, SYMBOLS AND LAYOUTS will be specified and prepared by the design team, Partners in Design, and furnished to the fabricator. Color samples of reasonable size on equivalent material will be required for approval prior to fabrication.

All GRAPHICS such as those utilized on gateways, directionals, interpretive elements or orientation signage maps and photos, will be furnished to the signage fabricator in the form of electronic artwork. Graphics will be rendered by fabricator on shop drawings or separate proofs and sent to the design team and client for approval.

Quality Assurance

Design Criteria:

➤ These drawings are meant for DESIGN INTENT ONLY and are not for construction purposes. Fabricator must verify and be responsible for all dimensions and conditions of the job. Fabricator shall be familiar with the site and conditions it presents. The client and design team must be notified of any variations from the dimensions and conditions shown on these drawings.

Details on these design-intent drawings outline a design approach for the proposed signs, but do not include detailing required for complete structural integrity of the signs. Indicated dimensions are guides for proportion and scale. **It is the responsibility of the fabricator to provide the complete structural design of the signs and to incorporate all the safety features necessary to adequately support the signs for their intended use and must meet or exceed industry and local code engineering requirements.** The sign fabricator shall submit engineer stamped calculations for foundations and other sign components that affect the structural design.

➤ Shop drawings & details must be submitted for approval prior to proceeding with fabrication. All legal and code requirements approved prior to fabrication.

➤ The signs must withstand abuse, theft and vandalism and adult physical force, at minimum the equivalent of no less than resisting simple hand implements and tools (screwdrivers, knives, coins, keys and similar items). All hardware and fasteners must be vandal resistant.

➤ Any prototypes should be done prior to initiating full fabrication.

In this program this may include:

- paint samples
- sample cut-out metal letters to scale
- swatches of particular graphics (selected areas)
- graphic frame sample



Wayfinding Plan Process

What happens now? The process is as important as the product.

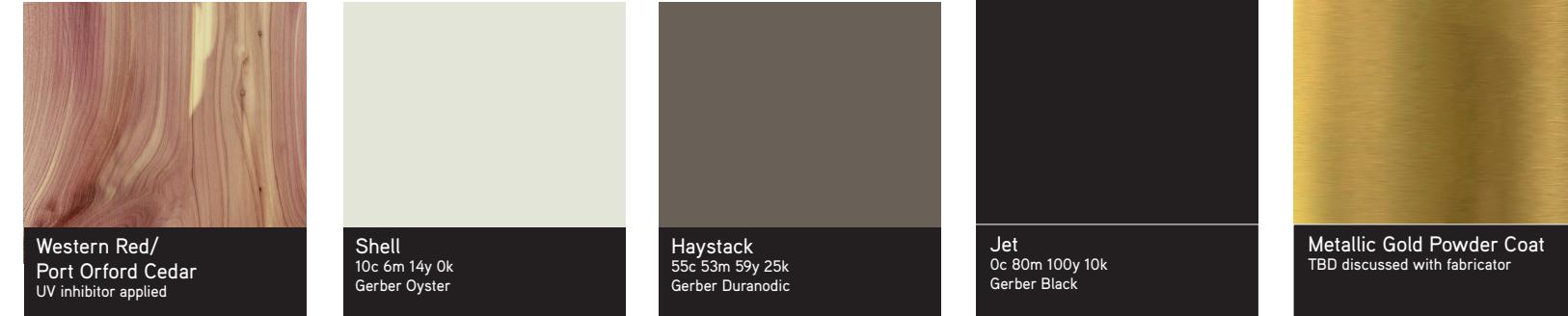
To ensure smooth sailing, from design to installation, responsibilities and tasks have been defined in the following matrix. Steps should not be skipped, and open dialogue is encouraged.

Wayfinding Plan Process													
	1	2	3	4	5	6	7	8	9	10	11	12	13
Tasks	Design Intent Drawings	Develop RFP	Issue RFP	Review and Score RFP	Award Contract	Visit Site with Fabricator	Manage Contract	Develop Construction Drawings	Review of Construction Drawings	Provide Material and Color Swatches	Sign Footing Plans Developed	Final Approval for Construction/Fabrication of Signs	Visit Fabricator's Shop During Sign Construction
Who's Responsible	Partners in Design (PID)	Manzanita, and Visit Tillamook Coast (VTC)	City of Manzanita	Manzanita, VTC, with comments from Partners in Design	VTC	Manzanita, VTC and Partners in Design	Manzanita, and VTC	Sign Company/Fabricator	Manzanita, VTC and Partners in Design	Sign Company/Fabricator	Sign Company/Fabricator	VTC	If so choose: Manzanita, VTC, and Partners in Design to attend
Notes	Partners in Design can provide sample RFPs	PID provides a list of companies, Manzanita and VTC determines other call for entries		Review site conditions, determine needed prototyping, discuss lighting plan and permitting	VTC may want to contract some of the overseeing-management to a private contractor who will adhere to schedule and necessary reviews	Partners in Design provides comments	Partners in Design review and comments	Partners in Design provides comments	Partners in Design can provide sample RFPs	Fabricator to invite client to shop during sign construction phase			

VTC = Visit Tillamook Coast

Manzanita Color Palette

Refer to Design-Intent Drawings for specific color usage. Final determination of finish and paint/ink/vinyl selection will be made with fabricator. Fabricator will compile manufacturer's swatches for all coatings, and submit samples to be approved by the design team. **Colors are specified by project color name; CMYK formula (PREFERRED MATCH) and Gerber Vinyl Premium Film.**



Fonts & Directional Arrows

Metronic Slab Narrow Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890&

Metronic Slab Narrow Semi Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890&

Metronic Slab Narrow Black

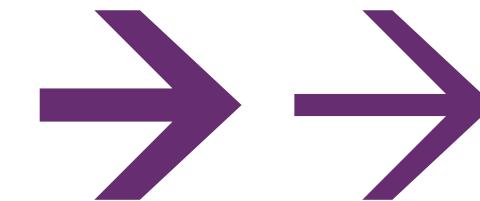
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890&

PT Sans Pro Regular

abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890&

PT Sans Pro Bold

abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890&



Design Toolbox / Materials, Finishes & Processes



The City of Manzanita sign structures honor the architectural heritage of the Oregon Coast. The plan's materials palette incorporates regional materials such as substantial unpainted timber (which will weather), river rock bases, exposed Craftsman hardware and sign faces that give the impression of tongue and groove facades.



Manzanita's sign structures will honor its architecture and heritage. The plan's materials palette incorporates regional materials such as substantial unfinished timber (which will weather), river rock, exposed craftsman hardware and slotted sign faces. The graphics create a unified program and give visual cues to this village on the Oregon Coast.



A wayfinding program is meant to last for a long period of time, sometimes as long as 20 years, so specified technologies and fabrication are crucial to longevity in the field. With the client, we will evaluate the elements of cost, performance, environment, vandalism, maintenance and flexibility.



Posts
Western red / Port Orford Cedar—UV inhibitor. Western Red or Port Orford Cedar, **best quality UV inhibitor applied**, to be reapplied annually. Vehicular Directional signs are primarily road-grade metals and painted. Some directionals are pressure treated wood—UV inhibitor. A few directionals and interpretives incorporate aluminum—powder coated posts.

Engineered Bases and Kiosk Footings

Concrete, custom hardware, bases must be engineered.



Kiosks Structures
Western red / Port Orford Cedar—UV inhibitor. Steel framing with powder coated hardware and framing.

Sign and Kiosk Footings

Concrete, custom hardware, bases must be engineered.



Sign Faces
Gateway signage is painted aluminum "boards" mounted to solid background of same color, with "grooves" created by spaces between boards. Additional graphics layer cut from aluminum, flush mounted to minimize vandalism. Directional signs are powder coated aluminum panels with laser cut vinyl graphics. Kiosk panels are High Pressure Laminate with powder coated aluminum panel frames.

Hardware

Galvanized steel, welded joints. Break-away bases where required by County and/or City. Painted finish and/or sealed finish. Kiosk roof tops are painted metal. Directionals are direct bury in new concrete footing or buried J-bolts with plate and through-bolts. Welded and smoothed joints. Some prototyping MAY be required. Optimal paint and coating selected for longevity and coastal weather conditions, **hardware should be as rust-proof as possible**.

Lamps

Gateway, with electrical source supplied by the City of Manzanita.

Graphics and Substrates



Vinyl

3M High Performance Vinyl: Polyvinyl chloride (PVC) film, **exterior grade**, UV resistant.



High Pressure Laminate (HPL)

Digitally printed subsurface images, with unlimited color, fused into a single panel with phenolic and melamine resins, with a special UV-resistant over-laminate applied. This signage HPL product must not de-laminate, separate, crack or peel. Generally impervious to moisture and resistant to UV rays, scratching, impact damage, and graffiti. Digitally printed subsurface images, with unlimited color, are fused into a single panel with phenolic and melamine resins. **HPL lifespan is generally guaranteed for 10 years**.



Paints and Coating

Best exterior quality, UV inhibitors.

Metal

Powder-coated cut aluminum letters, applied to painted metal substrates. Some with routed design.

Manzanita Locator Map and Signage Types

Identity Signage (ID)

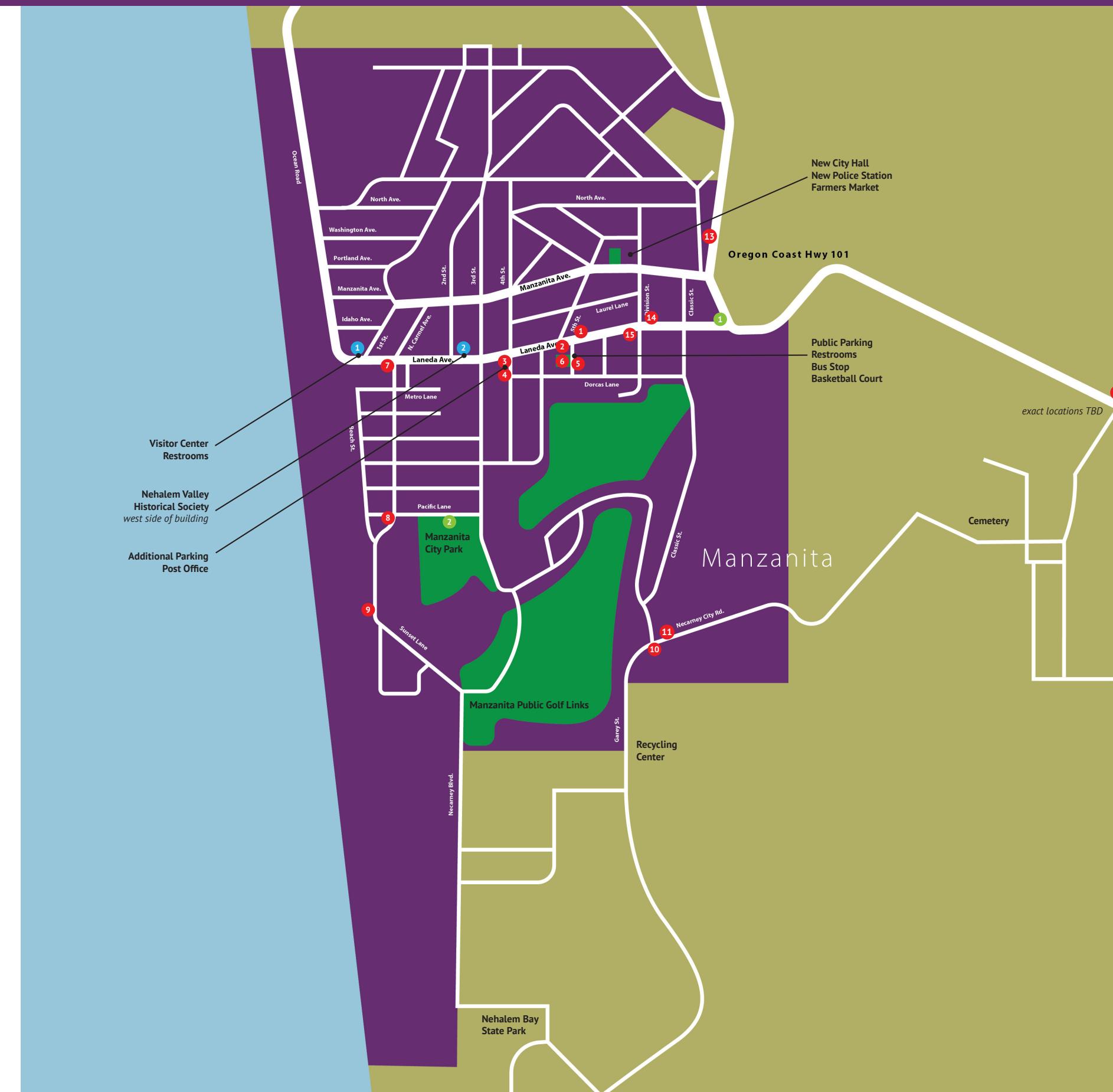
- ① Gateway
- ② Manzanita City Park, restrooms and kids playground

Directional Signage / Vehicular and Pedestrian (D)

arrow direction	destination denoted
① south west	Public Parking, Restrooms, Bus Stop Visitor Center
② south east	Public Parking, Restrooms, Bus Stop Visitor Center
③ south west east	Public Parking, Post Office Parking, Visitor Center, Bike Trail, City Park City Hall, Police, Hwy 101
④ west	Public Parking, Post Office
⑤ east	Public Parking, city park, public golf links
⑥ building	Restroom symbol on building
⑦ south west east	Public Golf Links, Bike Trail, City Park, Nehalem State Park Visitor Center, Restrooms City Hall, Hwy 101
⑧ east south north	City Park, Restrooms (?), Public Golf Links, Nehalem State Park Downtown, Visitor Center
⑨ south north	Public Golf Links, Nehalem State Park Downtown, Visitor Center, Restrooms, City Park
⑩ east west	Cemetery, Hwy 101 Recycling Center, Nehalem State Park, Public Golf Links
⑪ west	Recycling Center, Nehalem State Park, Public Golf Links
⑫ west	Manzanita RV & State Park Turn Off (specify distance to turn-off) location to be determined with City and ODOT
⑬ west	Manzanita RV & State Park Turn Off (specify distance to turn-off) location to be determined with City and ODOT
⑭ west north	Downtown, Restrooms, Visitor Center City Hall, Police, Farmers Market
⑮ east south	Hwy 101 City Hall, Police, Farmers Market

Interpretive/Information (INT)

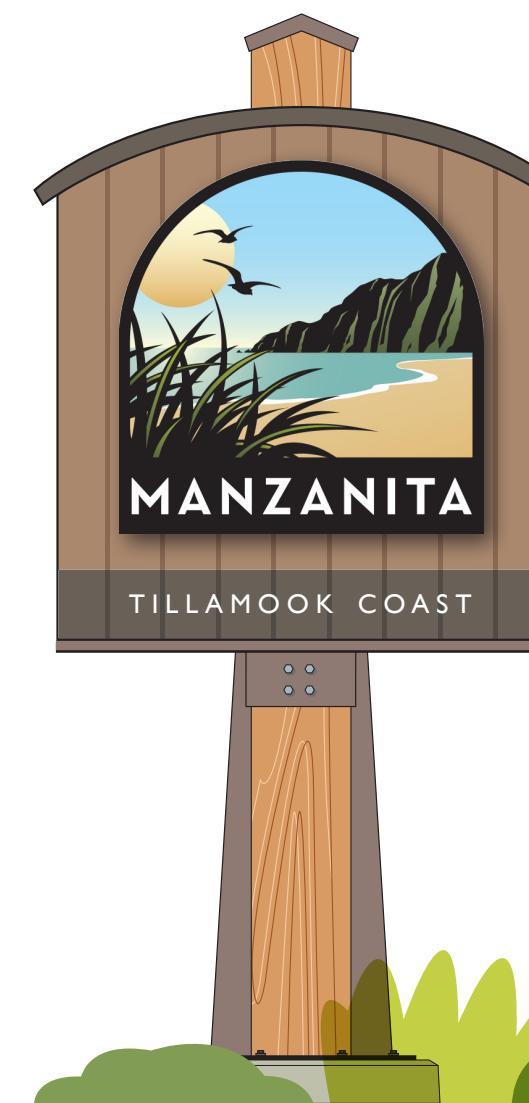
- ① Visitor Center: interpretive, angled panel(s). Possible themes:
Ben Lane founder story, and 1st Nation origins
- ② Historical Society: interpretive, installed on west side of the building, near entrance.
Possible themes: Spanish Galleon Beeswax Wreck 1693, 1st Nation origins



Manzanita Gateway

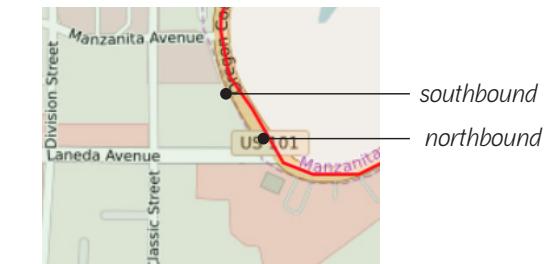
If approved this signage will need a Design Intent Drawing.

Pending
Community
Approval



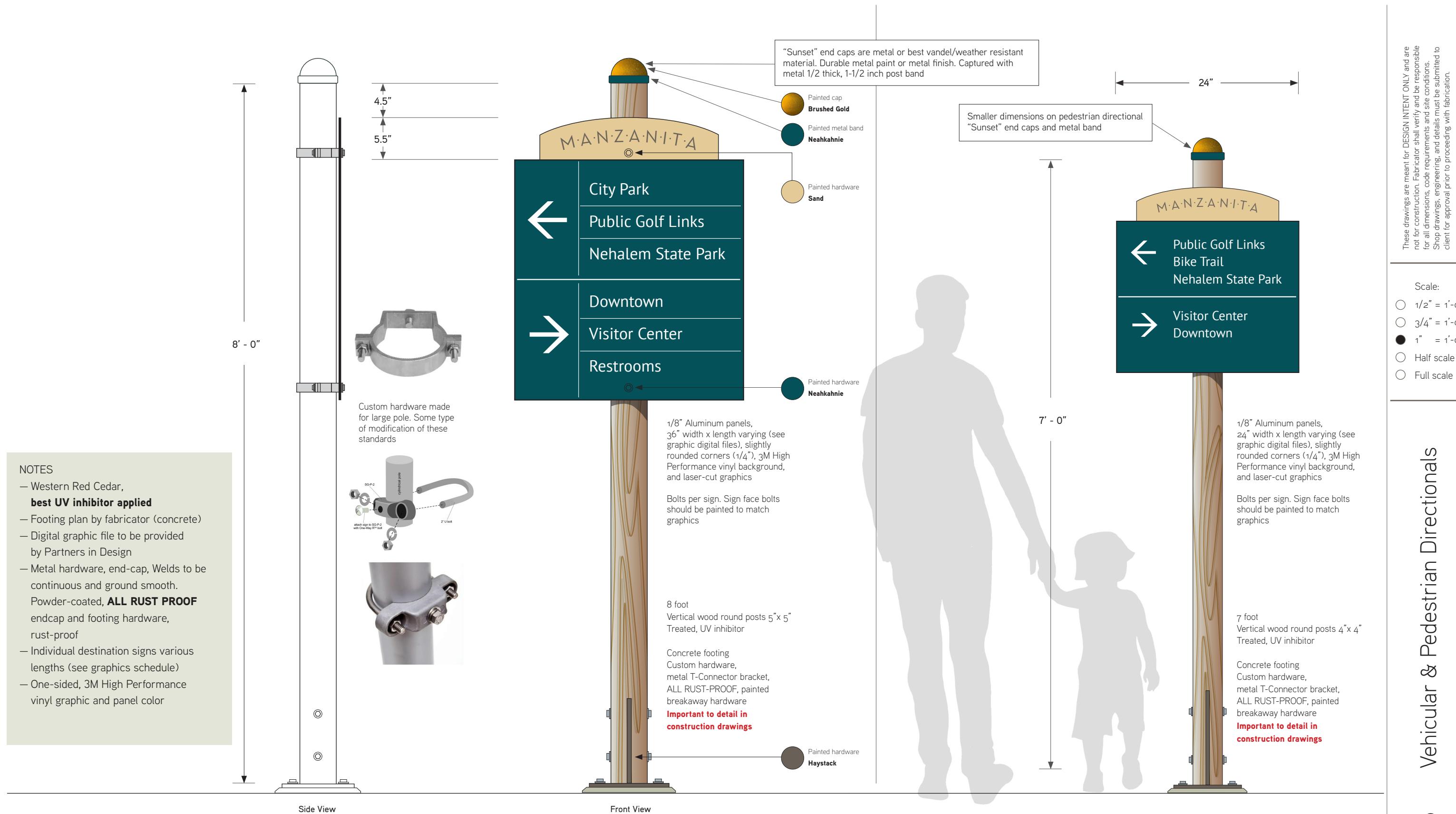
Manzanita's Hwy. 101 turnoff is located on a curve with poor sightlines. A driver has very little warning before a turnoff decision needs to be made. The current gateway is installed on a crowded median with other signs, utilities, and heavily planted. This gateway design recommends that twin signs be installed. One for the south approach, and one for the north approach. Materials include substantial timber and craftsman style hardware. Sign faces are aluminum panels that give the appearance of tongue and groove. This design is a small-footprint solution.

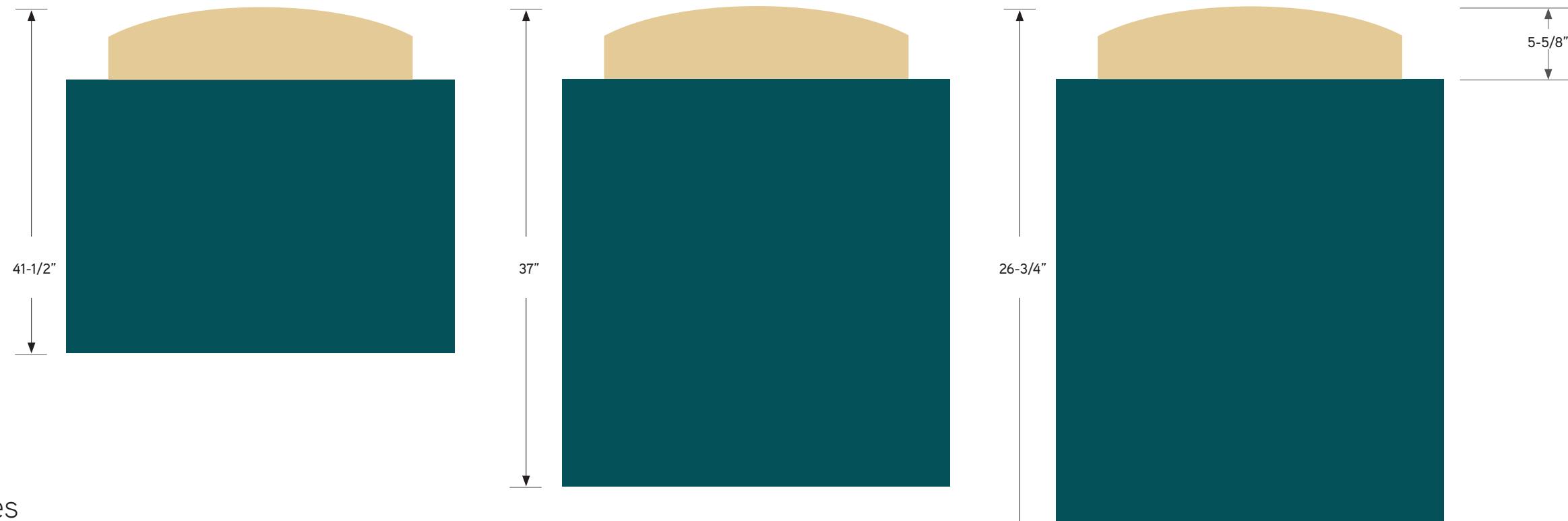
THIS IS A BREAK-AWAY SIGN



ID 1 Gateway / pending

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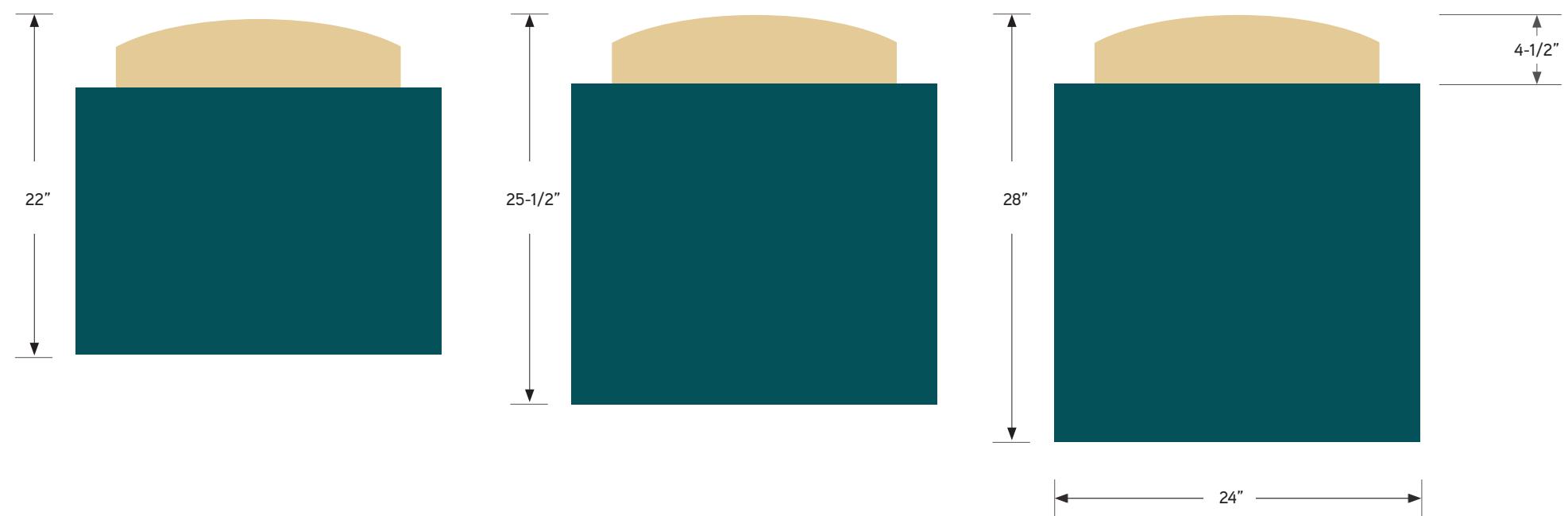


Vehicular Directional Panel Sizes

Graphics files to be provided by Partners in Design

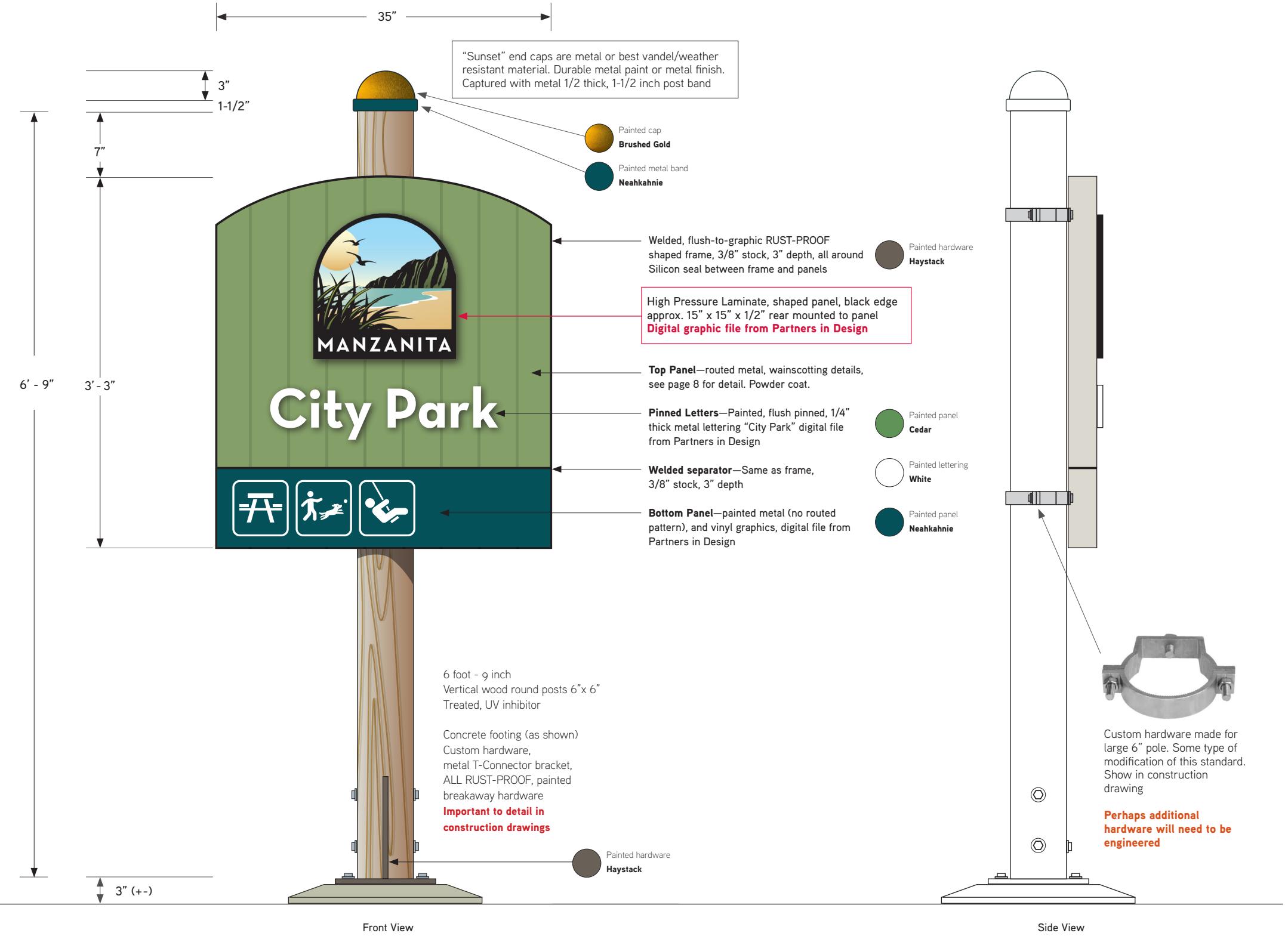
Pedestrian Directional Panel Sizes

Graphics files to be provided by Partners in Design

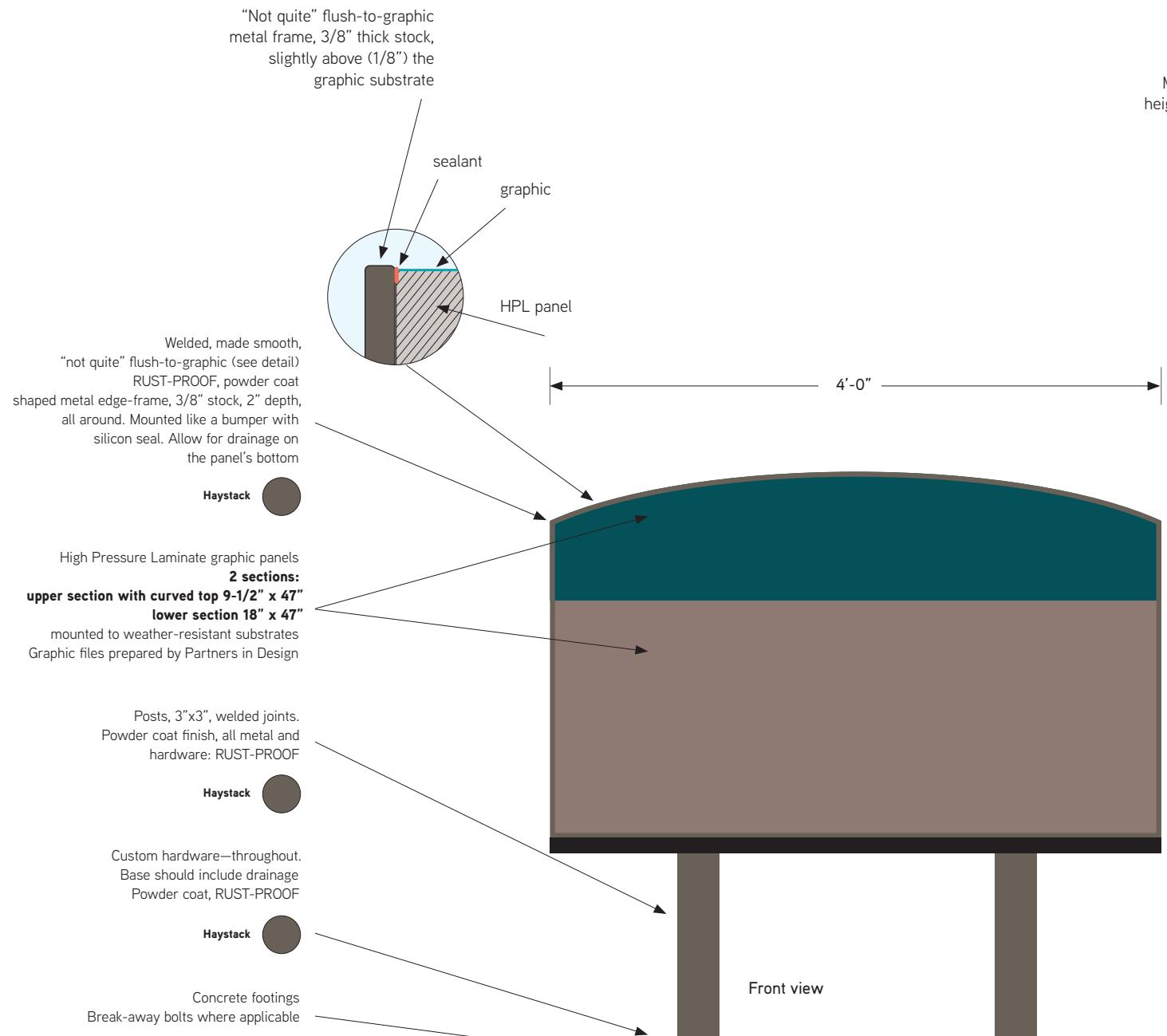


NOTES

- Wood components: Western Red or Port Orford Cedar, UV inhibitor
- **Digital graphic files to be provided by Partners in Design**
- Sign, base and custom hardware to be engineered (wind, soil) by fabricator
- Concrete footing plan, surveying and permit by fabricator
- Fabricator to provide detailed construction drawings of hardware, and attachments between primary panels, posts, and footings
- HPL must be proofed and approved before installation
- **Nuts and bolts must be rust proof**

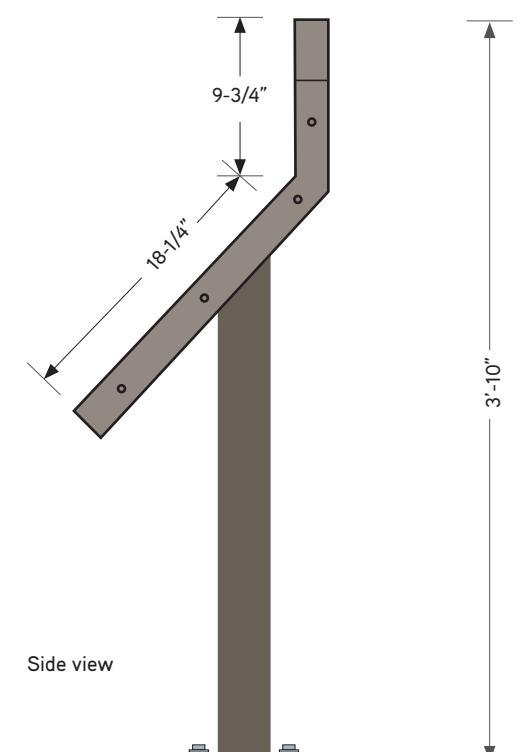


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Visitor Center

This sign is installed in front of the Manzanita Visitor Center. Footing and heights are measured from the sidewalk level. Center in lawn area. Maintain landscape during installation



Side view

NOTES

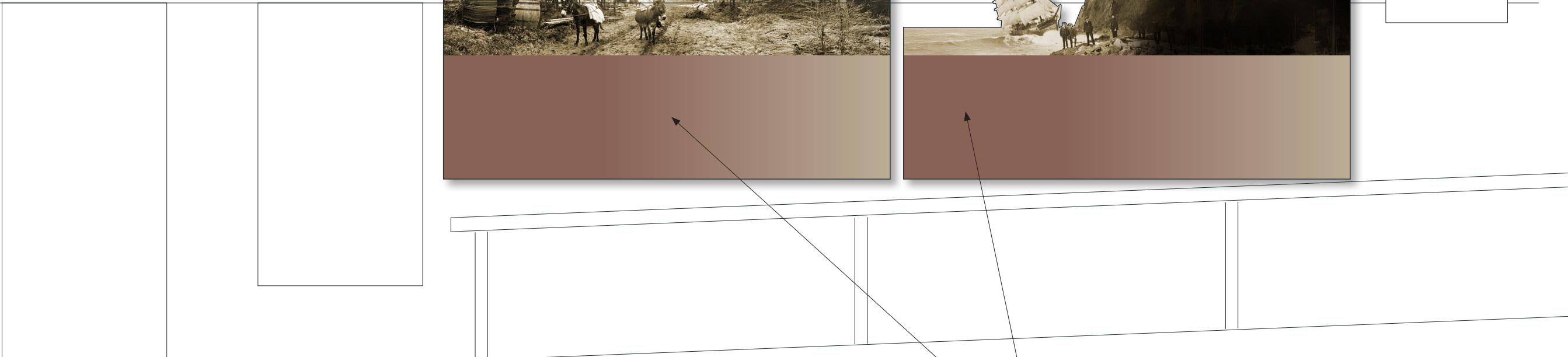
- Metal powder coated, **all** hardware **rust-proof**. Welded joints made smooth
- Digital graphic file to be provided by Partners in Design
- Sign, base and hardware to be engineered (wind, soil) by fabricator
- Fabricator must review site for best footing
- Footing plan by fabricator, to be shown in Construction Drawings
- Break-away where applicable by code



Historical Society

2 panels installed side by side, bottom flush, shaped top edge, black edges. Installed with wall cleats, a.k.a. interlocking system, French cleat. Add security pin

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NOTES

- Metal powder coated, **all** hardware **rust-proof**. Welded joints made smooth
- Digital graphic file to be provided by Partners in Design
- HPL proof required (digital proof is acceptable, unless a specific HPL color match is required)

Pair of HPL panels
2' x 4' x 1/2 in. thick
HPL proof required

Shaped at top, determined by graphic
Digital graphic file provided by Partners in Design

Actual art and panel shapes not depicted here

INT 2 Historical Society Interpretive, wall-mount

Scale:
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"
 Half scale
 Full scale



Most of the existing signage can be removed, walls repaired and "Manzanita" signage and unified messaging can be installed

Cleat and/or other security mount
No hardware on face of sign

Pair of HPL panels
14" round x 1/2" thick
HPL digital proof required

Digital graphic file provided by Partners in Design
Actual art and panel shapes not depicted here

NOTES

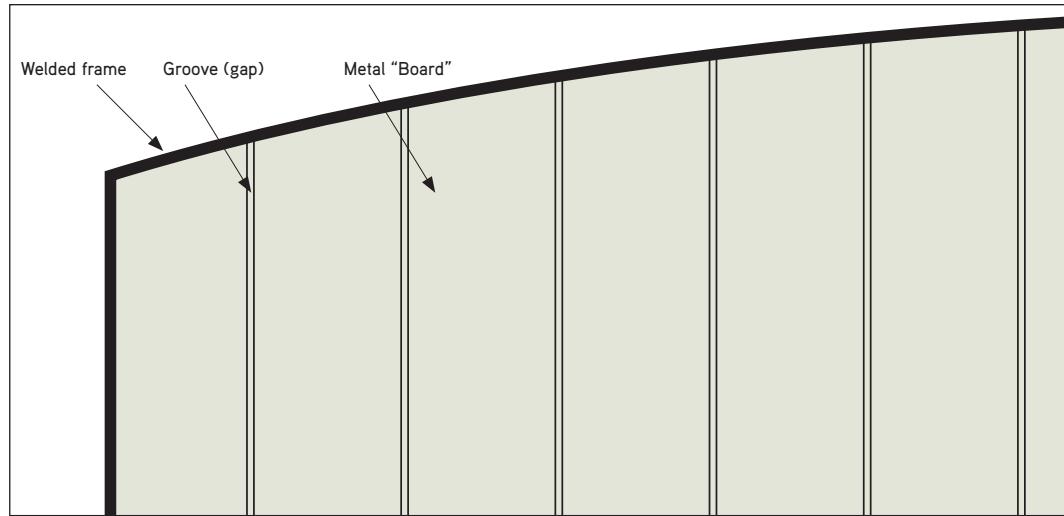
- Digital graphic file to be provided by Partners in Design
- HPL proof required (digital proof is acceptable, unless a specific HPL color match is required)

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Scale:
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"
 Half scale
 Full scale

Restroom

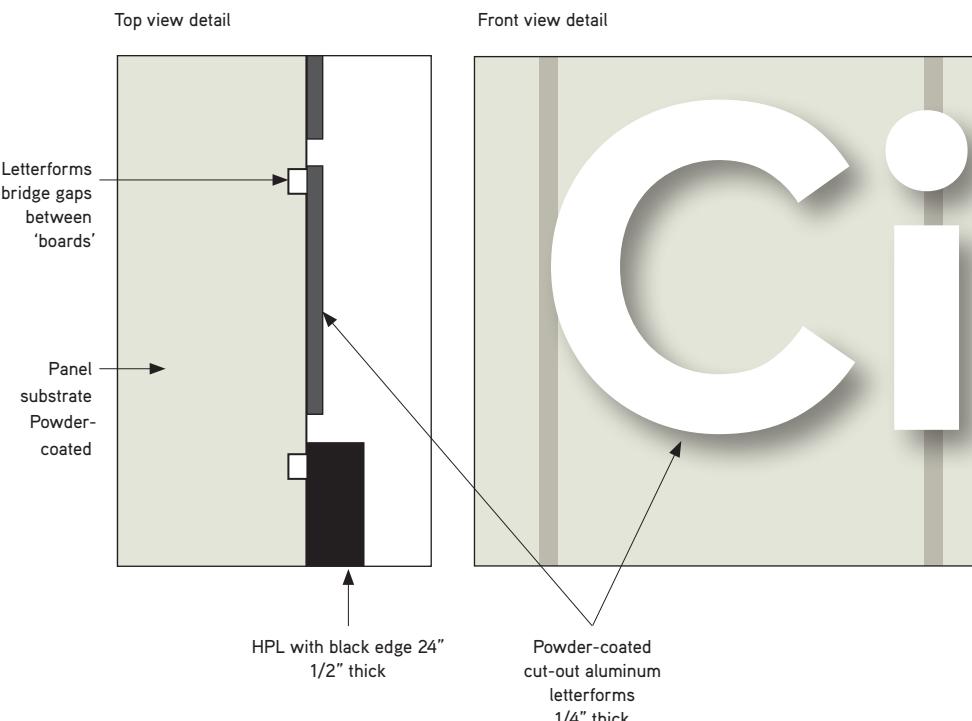
D 6



PANEL SUBSTRATE AND GRAPHICS

Powder-coated aluminum "boards" mounted, or perhaps routed, from background of same color, with "grooves" created by spaces between "boards." The width of the aluminum "boards" is based on overall sign-face dimensions. The sign drawings approximate the number of boards to be divided across the space, and pattern centered with equal amounts left and right..

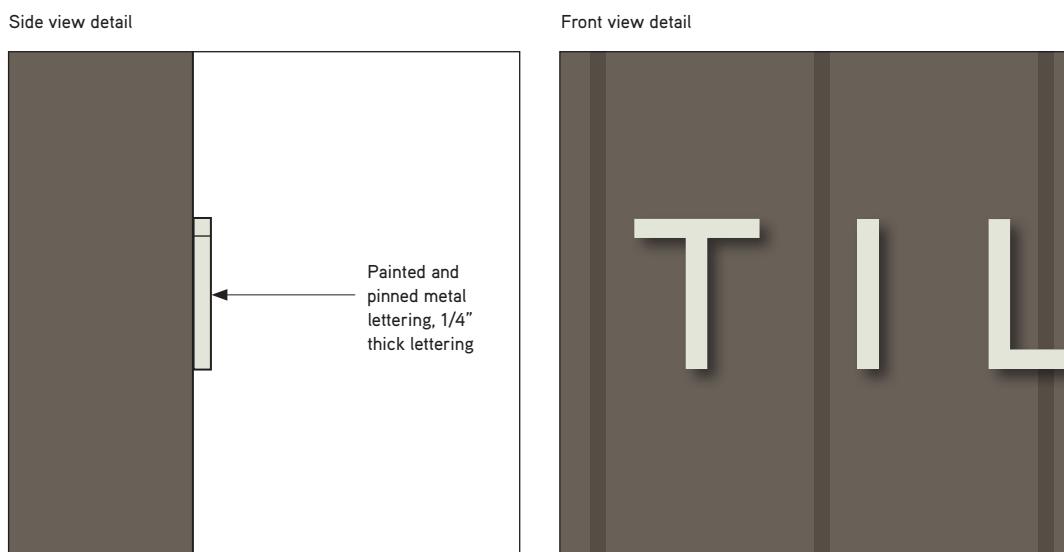
Board width: $\pm 5\text{-}1/2"$ **Gap width: $1/4"$** **Gap depth: $1/4"$**



NOTES

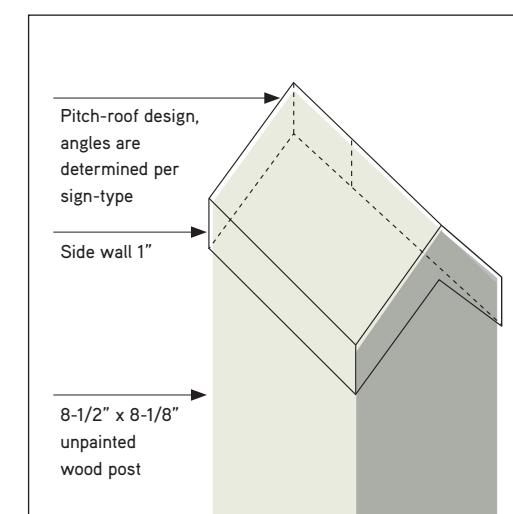
- Graphics and boards are one side, facing traffic
- **Digital graphic file to be provided by Partners in Design**
- High Pressure Laminate (HPL) is produced for coastal weather conditions
- Visible welds to be continuous and ground to provide a smooth surface

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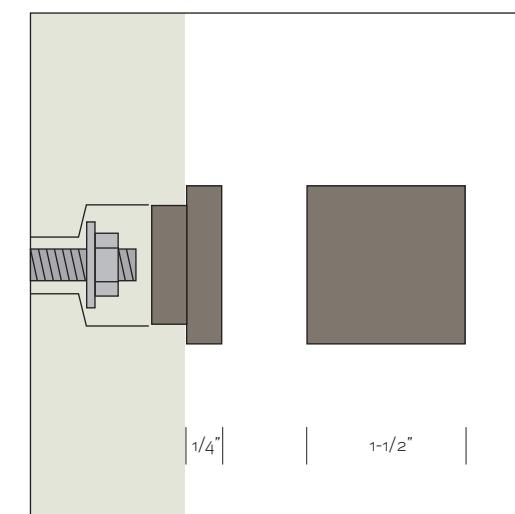
TILLAMOOK PANEL-GATEWAY

- "Tillamook Coast" painted and pinned metal lettering
- $1/4"$ thick lettering



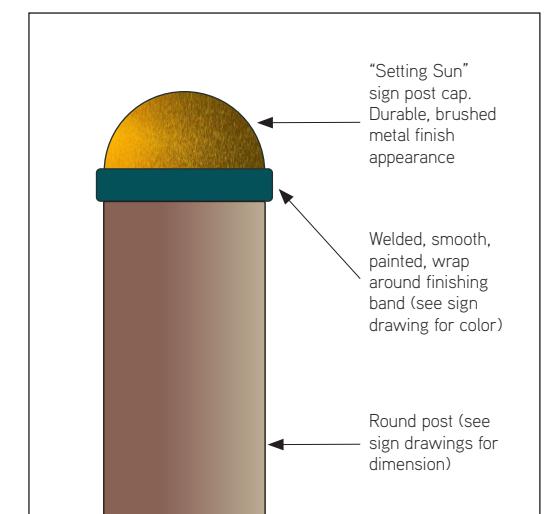
SQUARE POST END-CAP

- Constructed of galvanized steel with welded joints.
- To fit snugly over angled wooden post
- Side walls are $1"$ high
- Tamper-resistant set-screws on sides
- Detail by fabricator



HARDWARE CAP

- Tamper-resistant hardware, detail by fabricator
- Powder-coated finish, Pantone Warm Gray 11c



ROUND POST "DOME" CAP

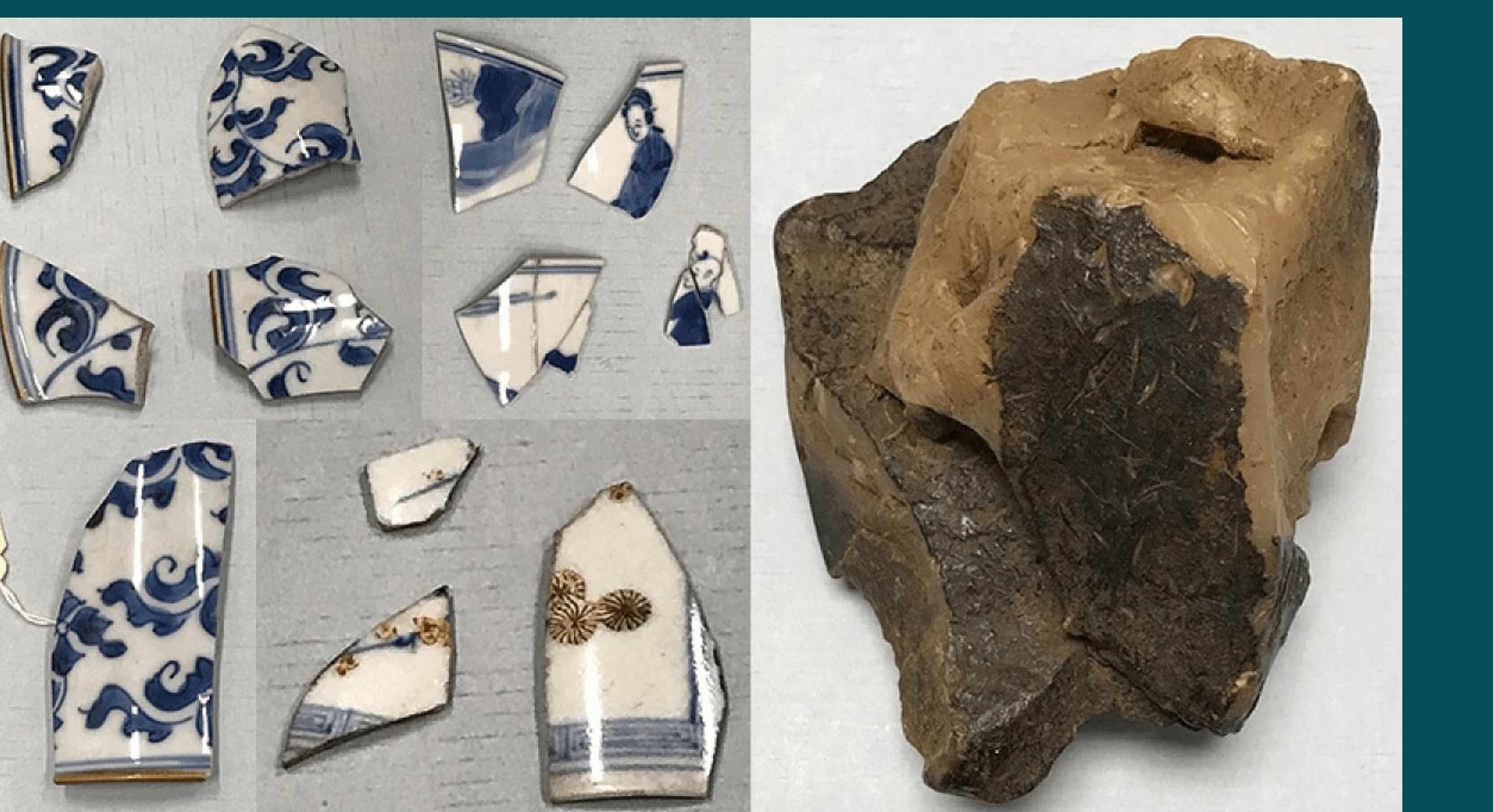
- Wood round post, best quality, clear
- Treated UV inhibitor
- Dome caps are metal or best vandal/weather resistant material, durable paint or metal finish
- Added metal band, $1/2"$ thick stock, $1\text{-}1/2"$ band

The Beeswax Wreck



In 1693, a Spanish Manila galleon vanished along the Oregon coast—hundreds of miles from where it was meant to be.

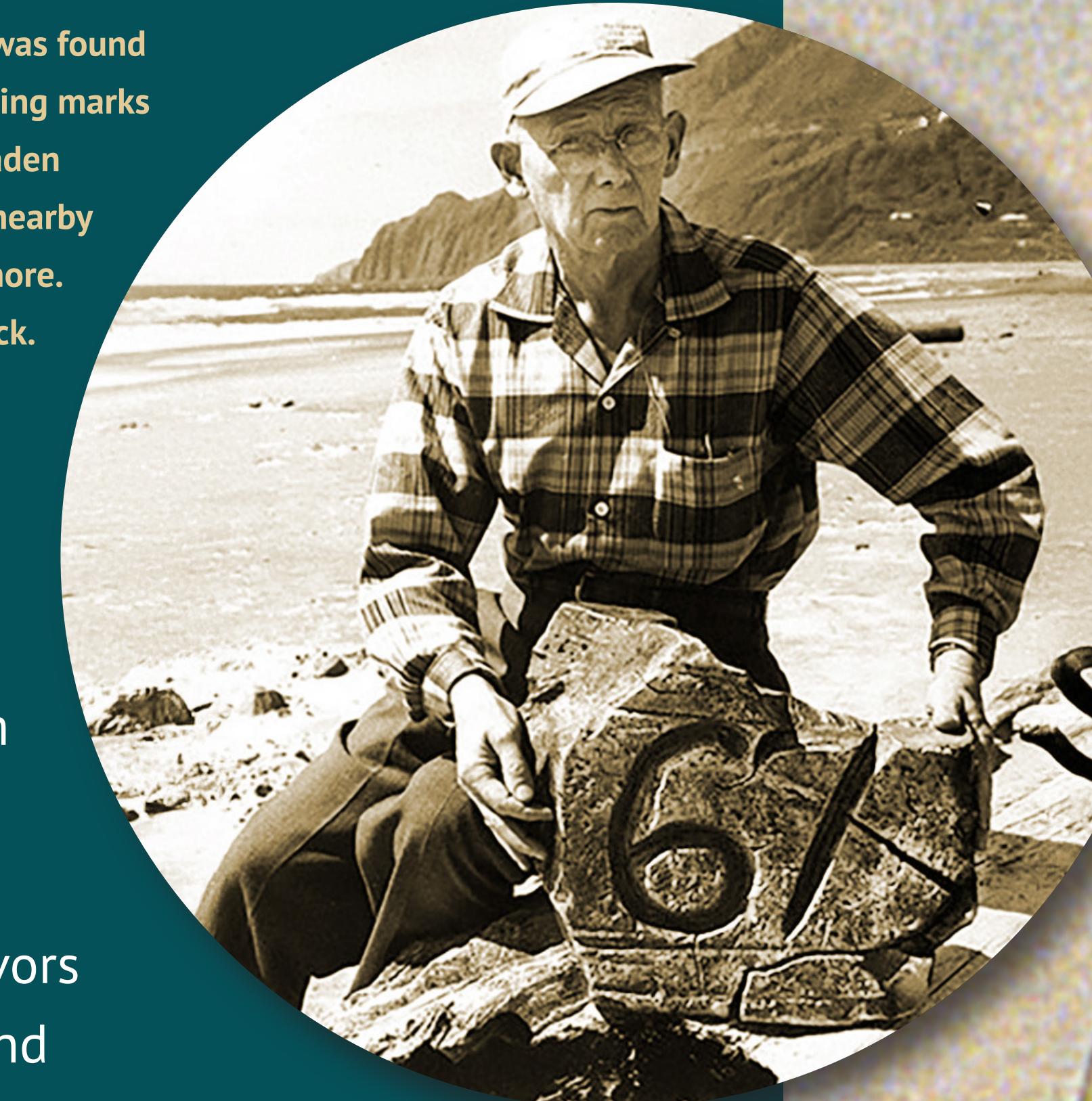
The *Santo Cristo de Burgos* had sailed from the Philippines bound for Mexico, loaded with Asian trade goods: silk, porcelain, spices, and massive blocks of beeswax. Somewhere in the Pacific, the ship was driven far off course—possibly by storms, possibly by an inexperienced crew. In heavy surf, it wrecked near



Porcelain fragments and a large chunk of beeswax, believed to be from the shipwreck *Santo Cristo de Burgos*.

Pictured is a large beeswax block that was found at Manzanita Beach with Spanish shipping marks carved into it. An ocean-going vessel, laden with a cargo of wax, foundered on the nearby rocks. Chunks of beeswax still wash ashore. Unidentified man with beeswax 67 chuck.

— Salem Public Library



the mouth of the Nehalem River, breaking apart just offshore. Local Indigenous people encountered survivors when they reached land and traded for the ship's exotic materials, which soon became part of life along the coast.

But the sea did the rest. For centuries, storms released pieces of the wreck—timbers, porcelain shards, and especially beeswax. The sheer volume found on the beach was so striking that fur traders and later researchers recorded the site as the legendary “Beeswax Wreck.” For generations, the story lived somewhere between fact and folklore.

Then science caught up. Between 2020 and 2022 archaeologists from the Beeswax Wreck Project, working with the Maritime Archaeological Society, recovered ship timbers from nearby sea caves.

The beeswax ship probably looked much like this galleon, a Spanish ship design used for almost 200 years.

— Neahkahnie Visions



From Vision to Community

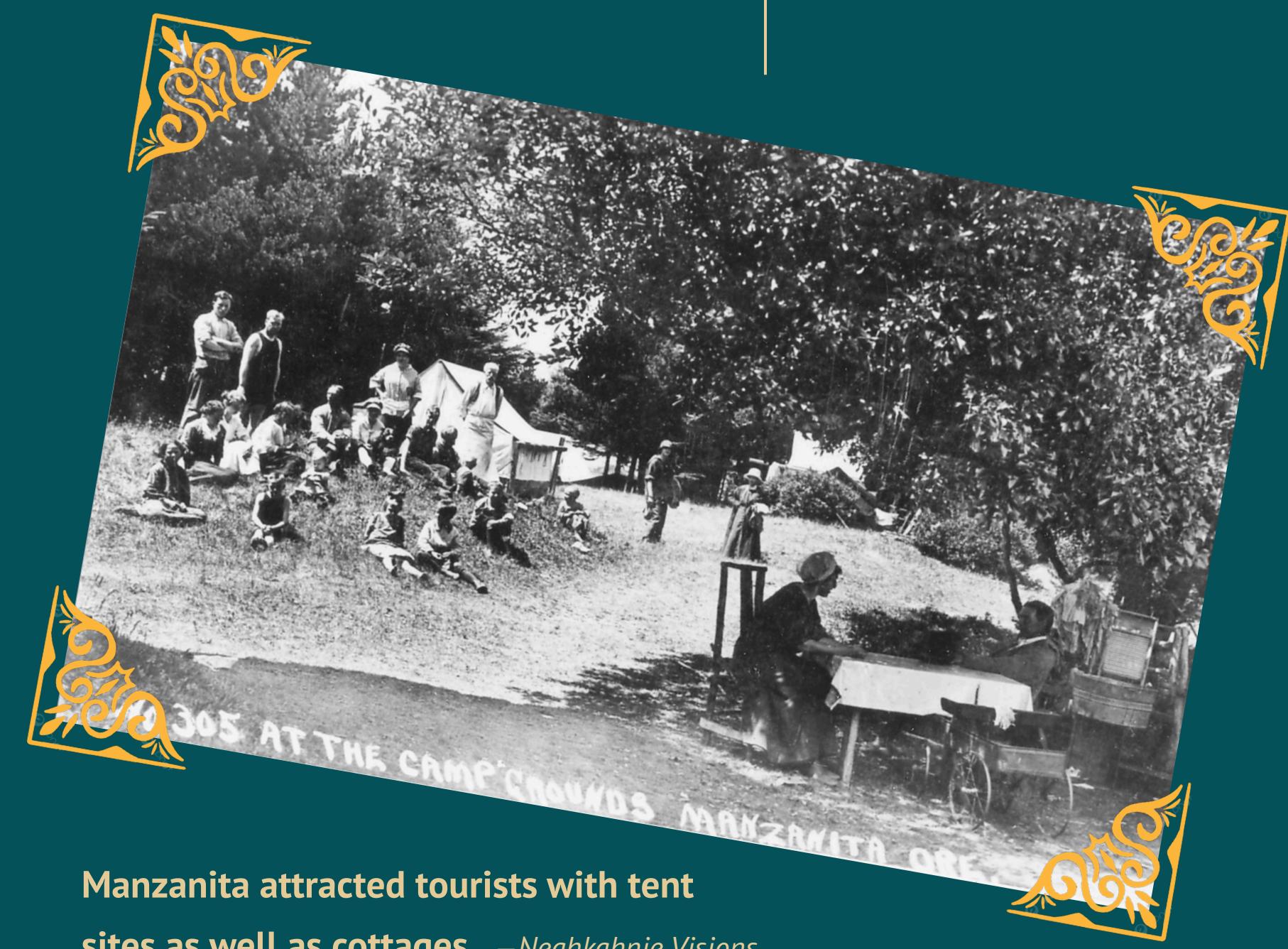
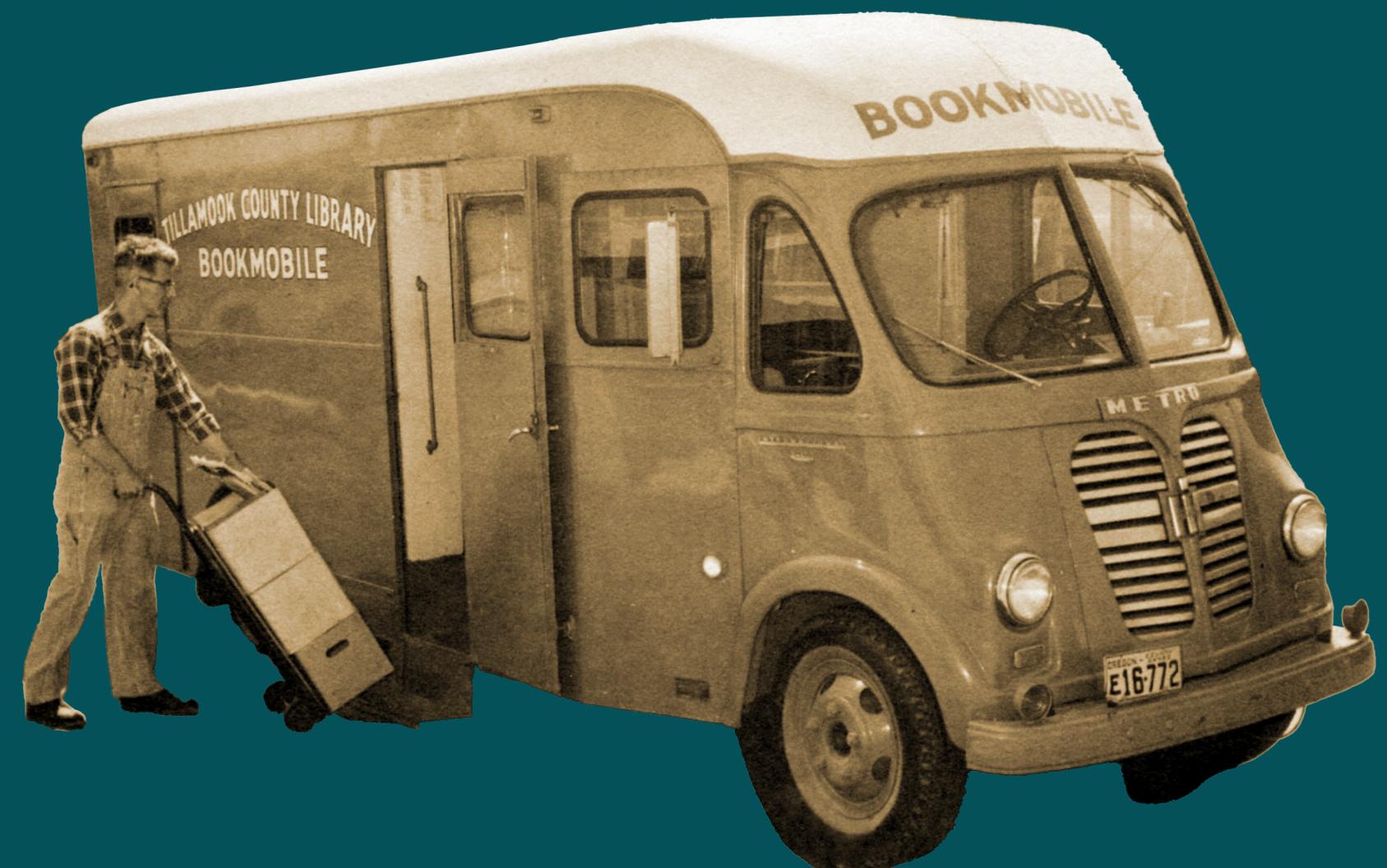


Ben and Joanna Lane, 1947
—Nehalem Valley Historical Society

Before Manzanita became a town, it was an idea—shaped by people who believed this stretch of coast could be more than simply land at the edge of the Pacific.

Edmund and Mertie Lane first imagined a seaside resort here, laying the groundwork for a place where people could gather, rest, and return year after year. Their son Ben Lane helped make that vision real. From his small real estate office—based in this very building—Ben marketed the area, welcomed newcomers, and invited others not just to buy land, but to help shape a community.

Ben and Joanna Lane also operated a lending library from their offices. —City of Manzanita



Manzanita attracted tourists with tent sites as well as cottages. —Neahkahnie Visions

>

The home of Ben and Joanna Lane also served as Ben's real estate office, Joanna's law office, a lending library, and the center of town politics during the 1920s. In 2014 the City acquired the site on the corner of First and Laneda Avenue, then built a replica of the old building to serve as a visitor center and public restrooms near the beach. —City of Manzanita



When Manzanita officially became a city in 1946, Ben served as its first mayor for many years. His wife, Joanna, helped transform the growing town into a true community. By founding Manzanita's first public library, she created a space for learning, connection, and a gathering place.

As you explore Manzanita today, you'll see the Lane family's influence everywhere—sometimes in plain sight, sometimes hidden in the details. Names like Laneda Avenue and the presence of a public library echo the Lane family's belief that Manzanita could be more than a destination—it could become a place where people belong, rooted in vision, welcome, and community.



<
Lane and his wife Mertie operated a hotel on the main street, which they called Laneda Avenue. From the 1920s through the 1960s, their son Ben was the town's leading citizen. The building once the Lane Hotel still stands as a restaurant on Laneda Avenue.

—City of Manzanita



Ben promotes local fishing in front of a more capacious office (and library) built in the 1920s.
—Nehalem Valley Historical Society



Heritage All-Star Community Designation Attachments Checklist

1. Historic Preservation Program

- Copy of the preservation ordinance or letter of CLG status from the National Park Service

2. Historic Sites Register

- Current list of historic sites (or link to an online list)

3. Non-Profit Partner

- Copy of the organization's bylaws

4. History Museum

- Two photos of each facility
- The museum's bylaws
- The museum's collections policy
- A completed [PReP](#)

5. Cultural Heritage Coalition

- Two photos or products from the two most recent projects

6. Grant Funded Projects

- Two photos or products from the five grants

7. School Programs

- Two photos or products from each school program

8. Public Education

- Two photos or products from the public education programs

9. Heritage Website

- A screen shot of the main page
- Screen shots from two other pages

10. Oregon Main Street

- No attachments required

11. Long-term Local Business

- One photo of each business

12. Heritage Tourism Partnership

- Two photos of each feature

13. Public or Historic Records Archive

- A collection policy or procedure
- A completed [PReP](#)

14. Photo Archive

- A collection policy or procedure
- A completed [PReP](#)

15. Oral Histories

- A collection policy or procedure
- A completed [PReP](#)

16. Heritage Events

- Five photos of the event

17. Historic Cemeteries Designation

- Two photos of each cemetery
- A completed [PReP](#)

18. Cemetery and Genealogical Records

- An updated [PReP](#)

19. Award Recognition

- Two photos of each award

20. Disaster Preparedness

- Disaster plan(s)

21. Untold Stories

- Photos of the interpretation of one or more histories

22. Diversity & Inclusion Plans

- Diversity and Inclusion plan(s)

23. Tribal Consultation

- Evidence of the consultation process, such as a letter from the Tribes or a copy of a program with joint logos

24. Other Heritage Achievements

- Two photos from each achievement

The Beeswax Wreck



In 1693, a Spanish Manila galleon vanished along the Oregon coast—hundreds of miles from where it was meant to be.

The *Santo Cristo de Burgos* had sailed from the Philippines bound for Mexico, loaded with Asian trade goods: silk, porcelain, spices, and massive blocks of beeswax. Somewhere in the Pacific, the ship was driven far off course—possibly by storms, possibly by an inexperienced crew. In heavy surf, it wrecked near the mouth of the Nehalem River, breaking apart just offshore. Local Indigenous people encountered survivors



Porcelain fragments and a large chunk of beeswax, believed to be from the shipwreck *Santo Cristo de Burgos*. These artifacts are available for viewing at the Nehalem Valley Historical Society in Manzanita.

Pictured is a large beeswax block that was found at Manzanita Beach with Spanish shipping marks carved into it. An ocean-going vessel, laden with a cargo of wax, foundered on the nearby rocks. Chunks of beeswax still wash ashore. Unidentified man with beeswax 67 chuck.

—Salem Public Library



when they reached land and recovered the ship's exotic materials, using them as trade goods.

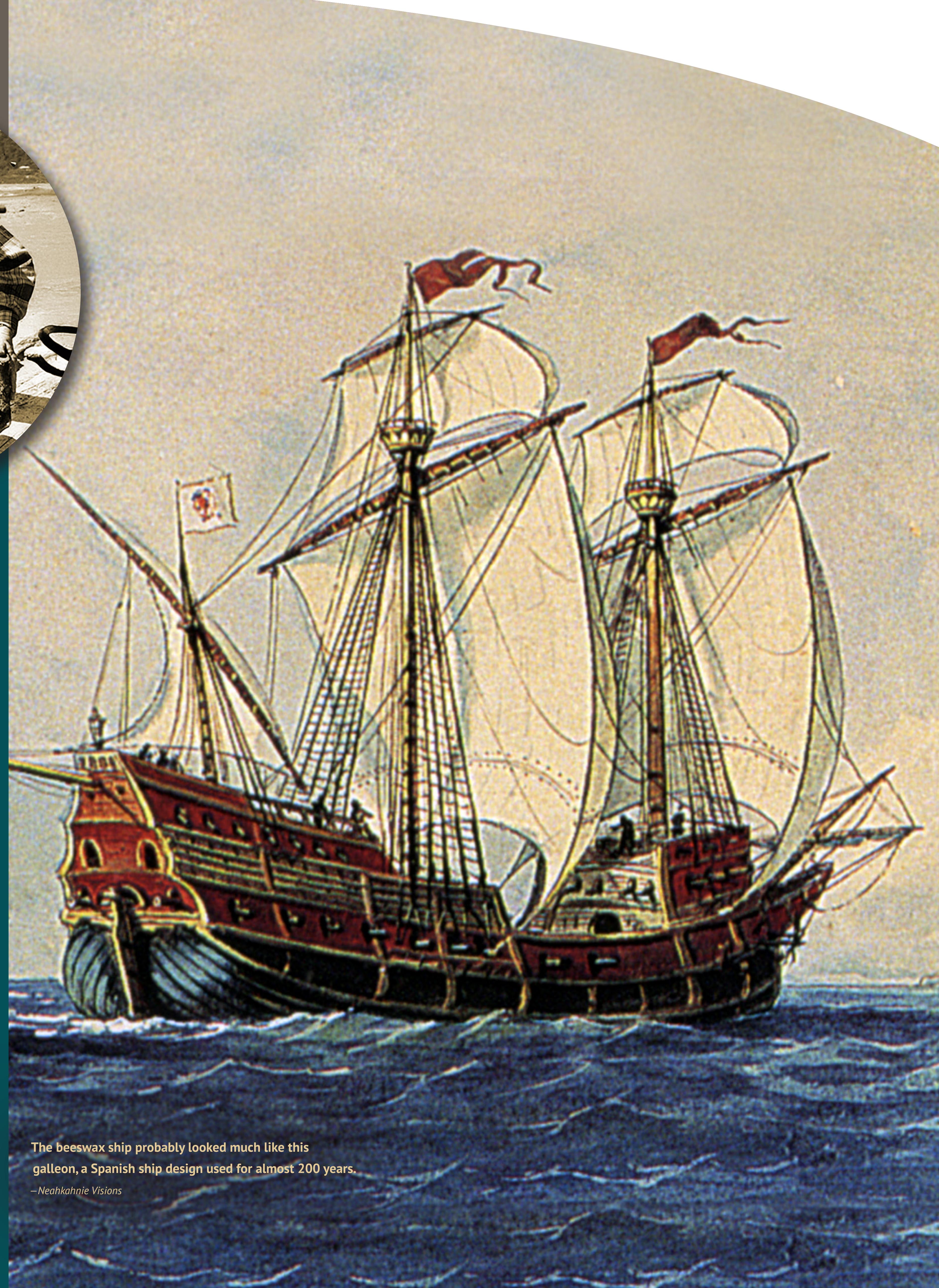
But the sea did the rest. For centuries, storms released pieces of the wreck—timbers, porcelain shards, and especially beeswax. The sheer volume found on the beach was so striking that fur traders and later researchers recorded the site as the legendary “Beeswax Wreck.” For generations, the story lived somewhere between fact and folklore.

Then science caught up. Between 2020 and 2022 archaeologists from the Beeswax Wreck Project, working with the Maritime Archaeological Society, recovered ship timbers from nearby sea caves. Carbon dating, porcelain analysis, and wood testing—that identified Asian tropical hardwoods—confirmed the wreck's identity as the *Santo Cristo de Burgos*, one of the earliest known shipwrecks in the Pacific Northwest.

In 2000, while seeking to determine why the shipwreck's debris was scattered so widely throughout the area, geologists and archaeologists concluded that the earthquake and tsunami of 1700, seven years after the shipwreck, was the reason. Walk the shoreline today, and you're tracing the end of a global voyage—one that the ocean is still revealing, piece by piece.

The beeswax ship probably looked much like this galleon, a Spanish ship design used for almost 200 years.

—Neahkahnie Visions



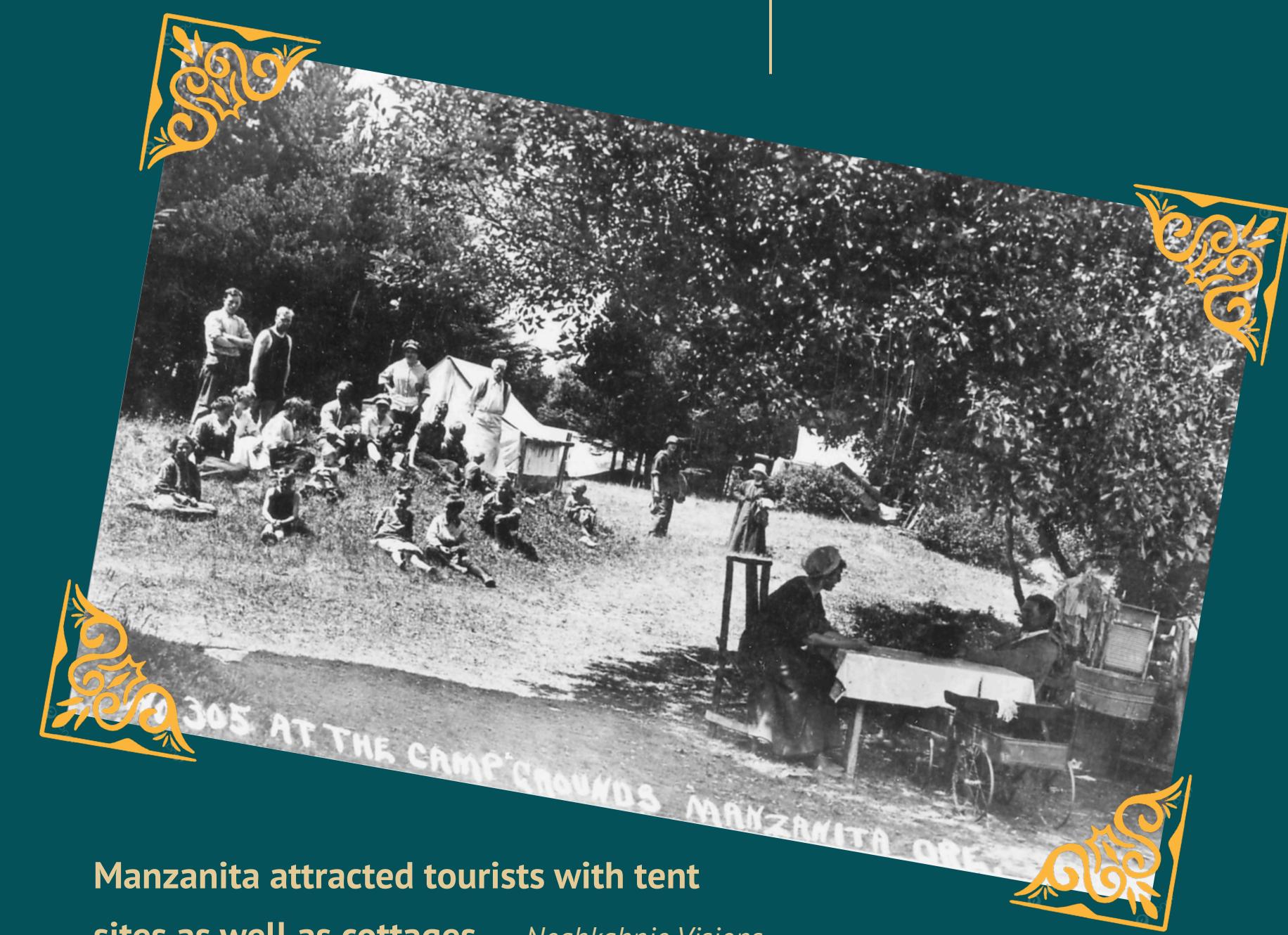
From Vision to Community



Before Manzanita became a town, it was an idea—shaped by people who believed this stretch of coast could be more than simply land at the edge of the Pacific.

Edmund Hallie Lane and his wife Merton (Mertie) Dorcas Lane first imagined a seaside resort here, laying the groundwork for a place where people could gather, rest, and return year after year. Their son Ben Lane helped make that vision real. From his small real estate office—based in this very building—Ben marketed the area, welcomed newcomers, and invited others not just to buy land, but to help shape a community.

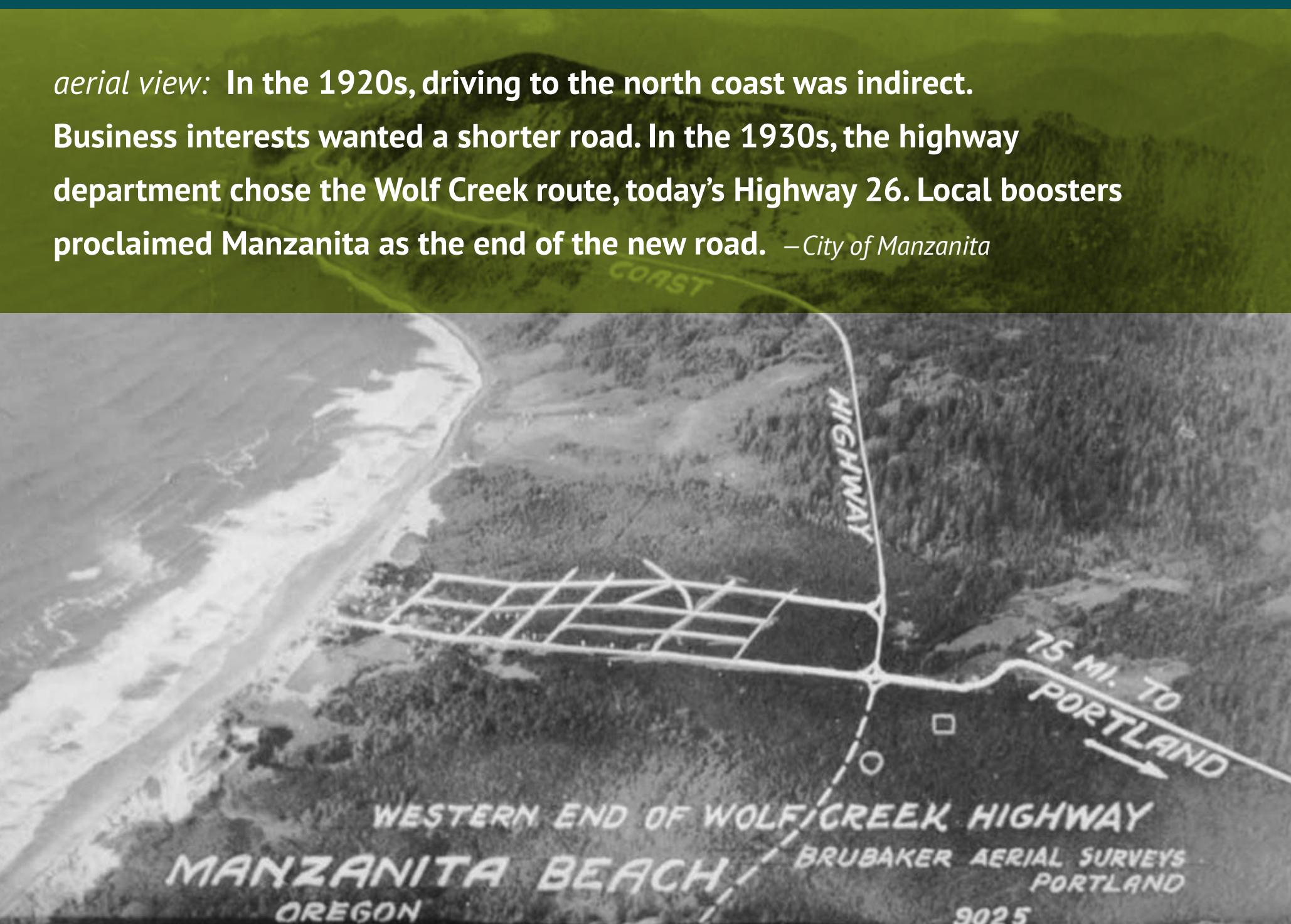
Ben and Joanna Lane also operated a lending library from their offices. —City of Manzanita



Manzanita attracted tourists with tent sites as well as cottages. —Neahkahnie Visions

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The home of Ben and Joanna Lane also served as Ben's real estate office, Joanna's law office, a lending library, and the center of town politics during the 1920s. In 2014 the City acquired the site on the corner of First and Laneda Avenue, then built a replica of the old building to serve as a visitor center and public restrooms near the beach. —City of Manzanita



When Manzanita officially became a city in 1946, Ben served as its first mayor for many years. His wife, Joanna, helped transform the growing town into a true community. By founding Manzanita's first public library, she created a space for learning, connection, and a gathering place.

As you explore Manzanita today, you'll see the Lane family's influence everywhere—sometimes in plain sight, sometimes hidden in the details. Names like Laneda Avenue and the presence of a public library echo the Lane family's belief that Manzanita could be more than a destination—it could become a place where people belong, rooted in vision, welcome, and community.



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Lane and his wife Mertie operated a hotel on the main street, which they called Laneda Avenue. From the 1920s through the 1960s, their son Ben was the town's leading citizen. The building once the Lane Hotel still stands as a restaurant on Laneda Avenue. —City of Manzanita



Ben promotes local fishing in front of a more capacious office (and library) built in the 1920s. —Nehalem Valley Historical Society