

OWNER: MIKE HUTTLESTON
2155 BRENNANS ROAD
NEW CASTLE, CA 95658

APPLICANT: KRISTINA BARMETTLER
P.O. BOX 648
MENDOCINO, CA 95460

PROJECT DESCRIPTION: Install two 4" by 12" posts 7' out from building under roof at sidewalk to replace existing posts located at east edge of sidewalk.

Note: The Shell Garage is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)

ENVIRONMENTAL DETERMINATION: A Class 31 Categorical Exemption from the California Environmental Quality Act, pursuant to Section 15331, for minor alteration of existing historic resource.

STREET ADDRESS: 10450 Lansing St. (APN 119-236-05)

PARCEL SIZE: 9,000 square feet

PAST MHRB PERMITS: 85-33 remodel; 86-53 signs; 87-04 sign; 87-27 remodel; 87-34 sign; 88-43 sign; 89-23 change roof to asphalt shingles; 89-33 re-roof; 89-44 sign; 89-49 sign; 90-30 signs; 90-39 sign; 90-40 sign; 91-06 sign; 92-06 sign; 92-21 signs; 93-44 chase blower, vent, signs; 95-03 sign; 98-15 sign; 98-36 handrails; 06-36 signs.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- | | |
|---|--------------------|
| Building Size, Height, Proportions and Form | Roof Shape |
| Relationship of Building Masses and Open Spaces | Color(s) |
| Relationship to Surrounding Structures | Sign Size |
| Materials and Textures | Number of Signs |
| ✓ Architectural Details and Style | Placement/Location |
| ✓ Facade Treatment | Lighting |
| Proportions of Windows and Doors | Paving/Grading |
| Landscaping | |

APPLICABLE SECTIONS OF MHRB GUIDELINES: Site Development Guidelines (pages 6 & 7); Architectural Features (page 9).

STAFF NOTES: See Figures 1 to 6 for a comparison of the Shell Building in 1983 versus today.

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

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (c) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

STANDARD CONDITIONS:

- 1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
- 2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
- 3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
- 4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten-day appeal period has ended. You will be notified if a timely appeal is filed with the Board of Supervisors.

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

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

FIGURE 1: Photo of Shell Building from Mendocino Beacon September 1, 1983



Soon Mendocino will be a one-station town.

Figure 2: Photo of Shell Building Gas Station from 1983



Figure 3: View of Shell Building Canopy Looking Southwest (11/15)



Figure 4: View of Shell Building Canopy Looking Southwest (11/15)



Figure 5: View of Shell Building Canopy Looking North (11/15)



Figure 6: View of Existing Post Relative to Parking Wheel Stops (11/15)



COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES 120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427	Case No(s) _____ Date Filed _____ Fee \$ _____ Receipt No. _____ Received by _____ <p style="text-align: center;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant Mike Huttlston 2155 BRENNANS Rd. New Castle, CA 95658	Name of Property Owner(s) Mike Huttlston	Name of Agent Merley County Gene A. Merley
Mailing Address 2155 BRENNANS Rd. New Castle, CA 95658	Mailing Address 2155 BRENNANS Rd. New Castle, CA. 95658	Mailing Address 860 Maple St. Fort Bragg Calif. 95437
Telephone Number 916-652-7841	Telephone Number 916-652-7841	Telephone Number 964-2086 or 350-2798
Assessor's Parcel Number(s) 119-236-05		

Parcel Size <input type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 10450 Lansing Street Mendocino
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TYPE OF DEVELOPMENT
(Check appropriate boxes)

Demolition. Please indicate the type and extent of demolition. (see next page)

Construction of a structure.

Addition to a structure.

Alteration of exterior of structure.

Construction, installation, relocation or alteration of outdoor advertising sign.

Outdoor lighting.

Walkways, driveways, parking areas, and grading.

Exterior painting of a structure.

Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

- For demolition, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- For new signs, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- For new copy on existing signs, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- For exterior painting, describe existing and proposed colors. Provide paint chips for proposed colors.
- For exterior lighting, include description/detail of fixtures and indicate locations on the site plan.
- For new construction, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- For walkways, driveways, paving and grading, provide dimensions, location and materials.

*Beam 4x12 7' out from Building
under roof at sidewalk*

2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? _____ sq. ft.
- What is the total floor area (internal) of all structures on the property? _____ sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? _____ sq. ft.

If you need more room to answer any question, please attach additional sheets

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 10-7-2015


Applicant

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

X Walter D. Martles X 10-7-2015
Owner/Authorized Agent Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

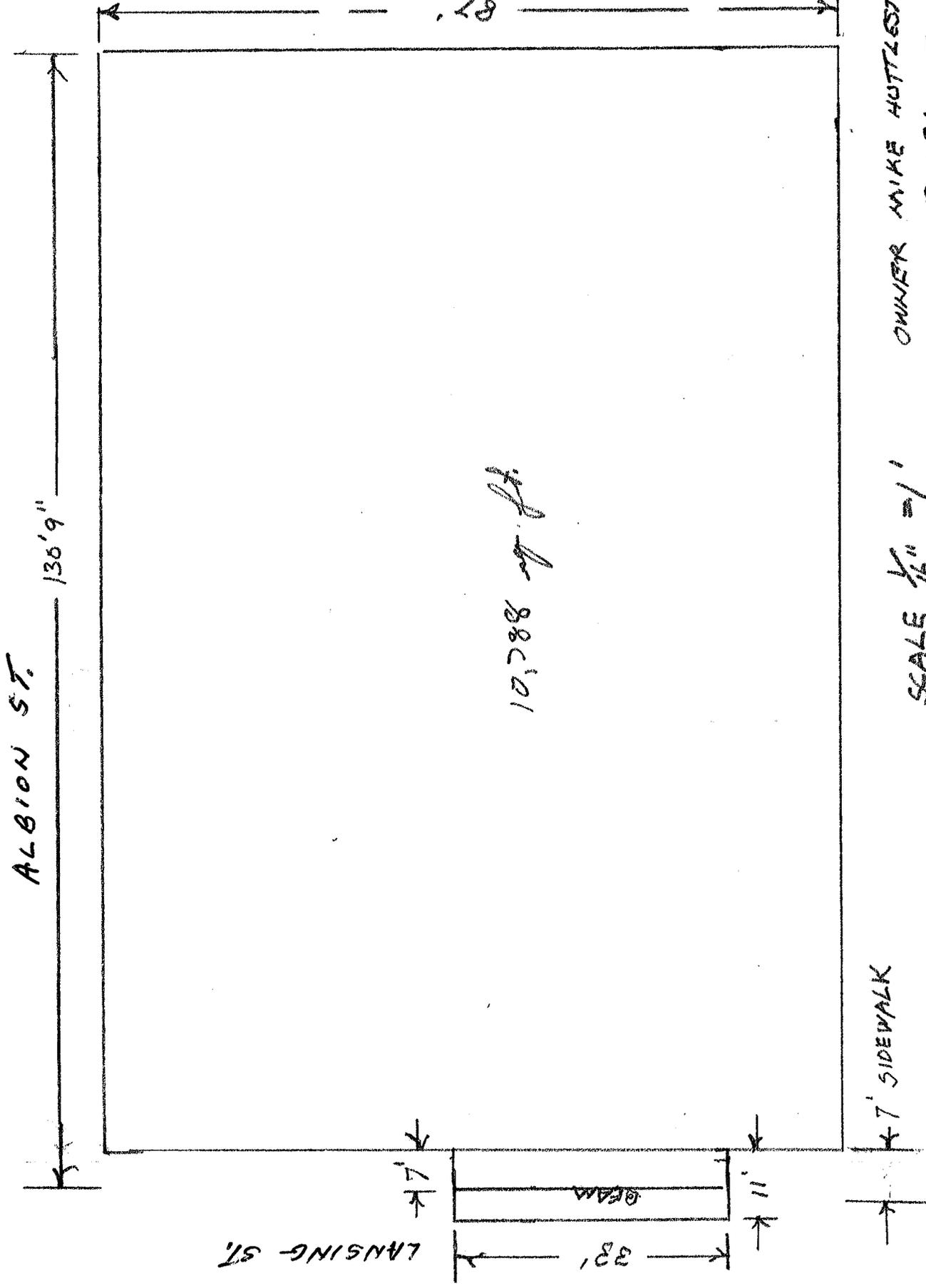
I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Walter D. Martles 10-7-2015
Owner Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name <u>Walter D. Martles</u> <u>Martles Const</u>	Name	Name
Mailing Address <u>860 Maple St</u> <u>East B. Ridge Calif.</u> <u>95437</u>	Mailing Address	Mailing Address



OWNER MIKE HUTTLESTON
 PARCEL # 179-236-05

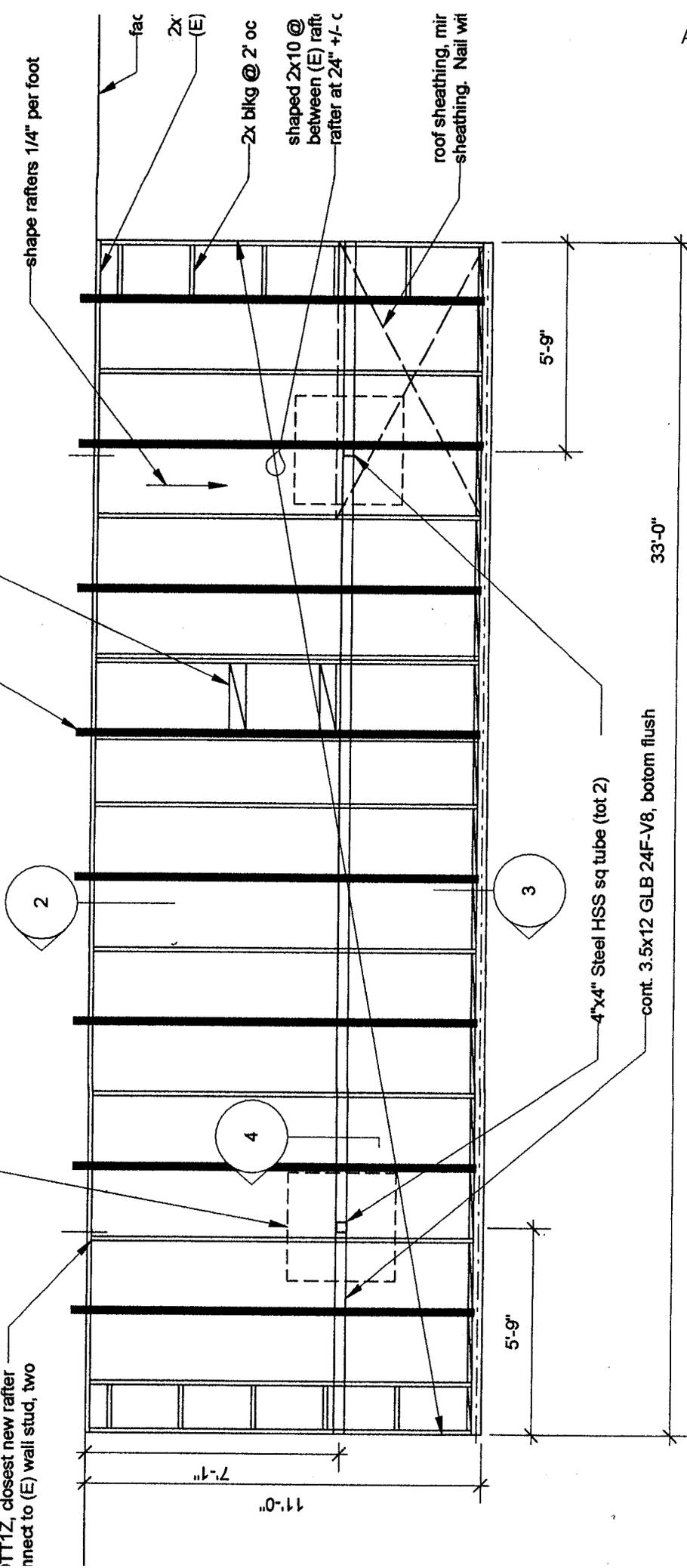
SCALE 1/16" = 1'
 PLOT PLAN

(E) 2x10 @ 4' oc, dbl bolts to (E) building wall studs, remain, shape as required

new ftg, 3'x3'x3' under columns, see detail 6

add bkg as req'd for sign support, use 6x and connect ea end w/ (2) A35, dbl up rafters for sign

TT1Z, closest new rafter connect to (E) wall stud, two



4"x4" Steel HSS sq tube (tot 2)
cont. 3.5x12 GLB 24F-V8, bottom flush

33'-0"

5'-9"

5'-9"

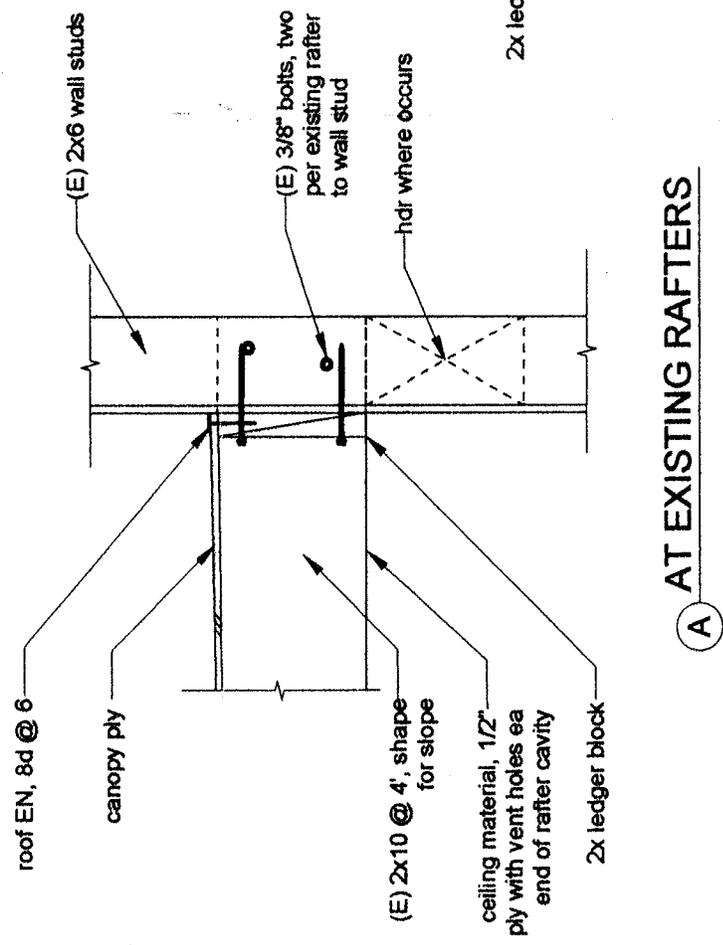
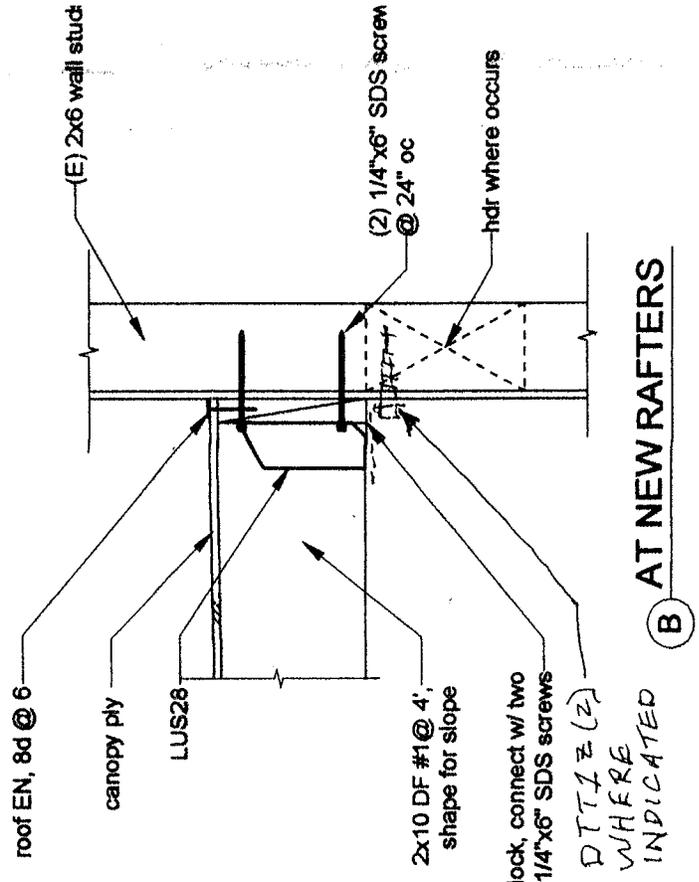
11'-0"
7'-1"

ATTACHMENT

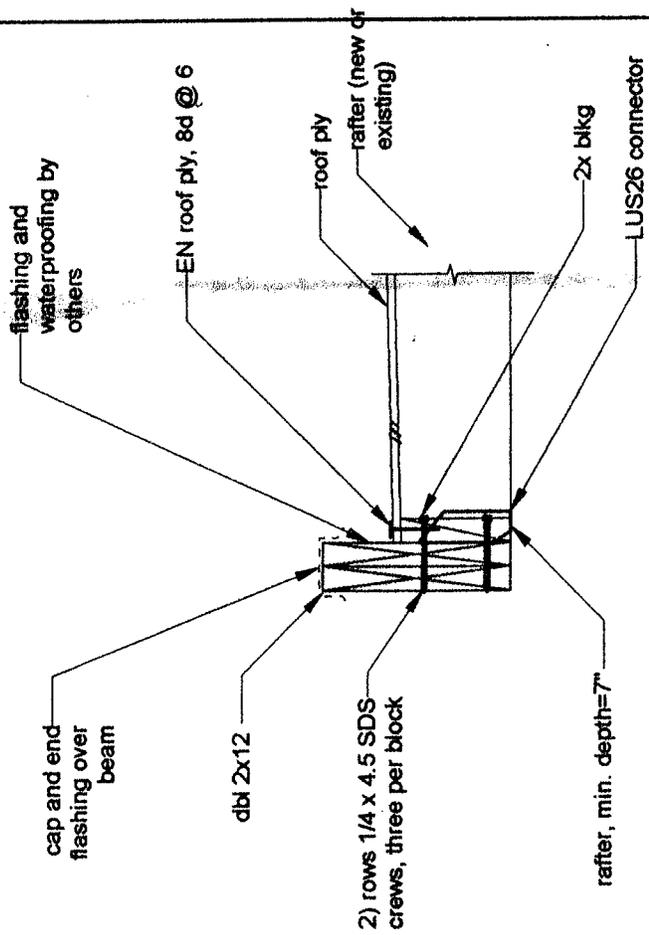
NOTES

1. Replace canopy with same width and length.
2. Inspect face of building for any evidence of decay before rebuilding.
3. Flashing and waterproofing by others.
4. Reuse (E) steel post buckets with (2) 3/4" bolts ea.
5. May need to install tapered foam over roof ply to establish drainage.
6. It is presumed that existing rafters have two bolts connecting the studs. If it is found during construction that this condition does not exist, replace with Simpson DTT1Z in its' place.

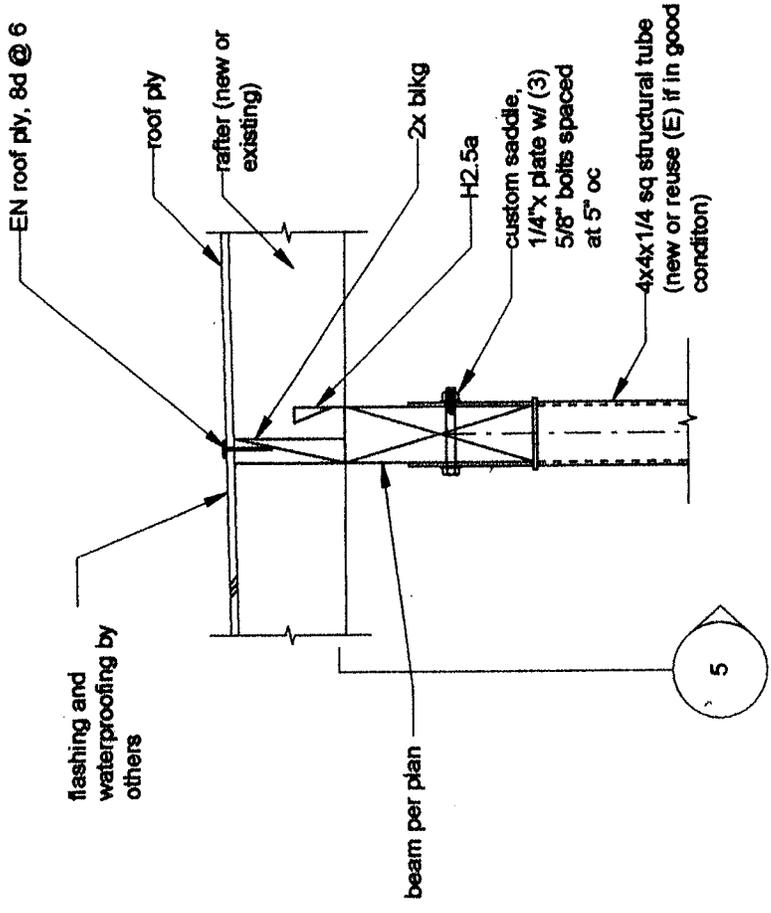
CANOPY PLAN
Scale: 1/4" = 1'-0"



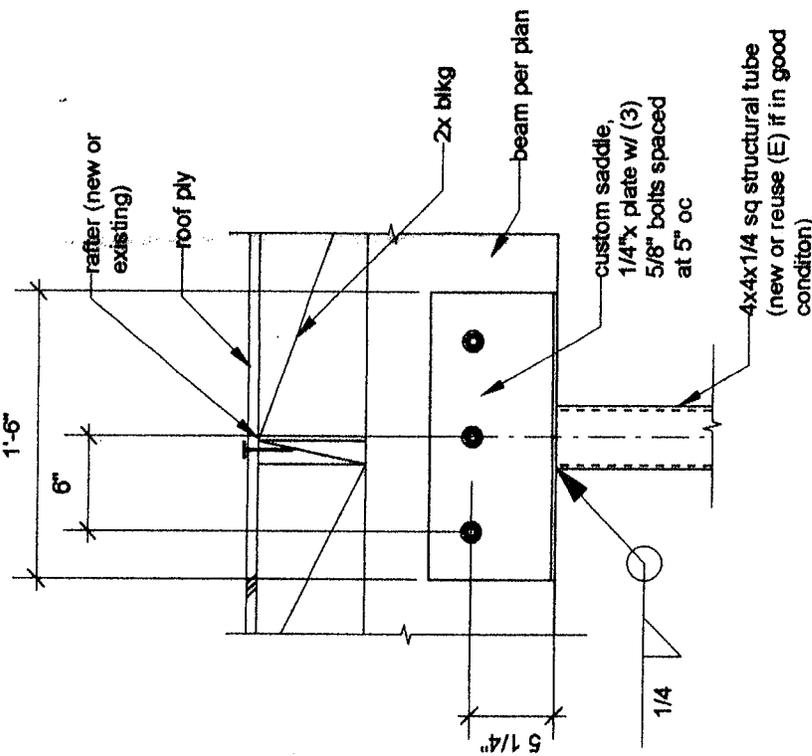
2 CANOPY TO WALL DETAIL
Scale: 1" = 1'-0"



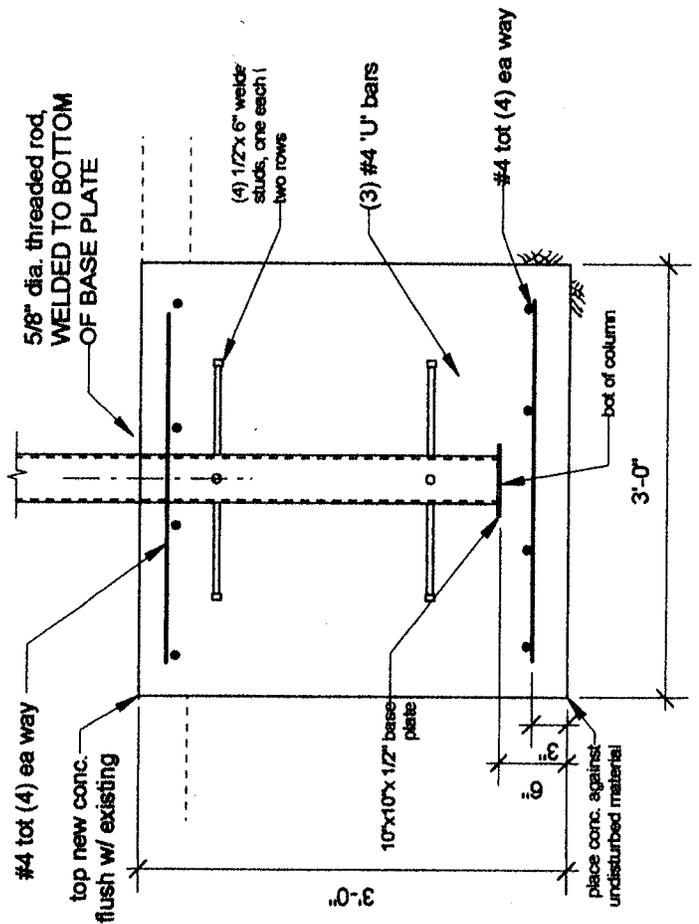
3 CANOPY TO BEAM DETAIL
Scale: 1" = 1'-0"



4 CANOPY TO BEAM DETAIL
Scale: 1" = 1'-0"

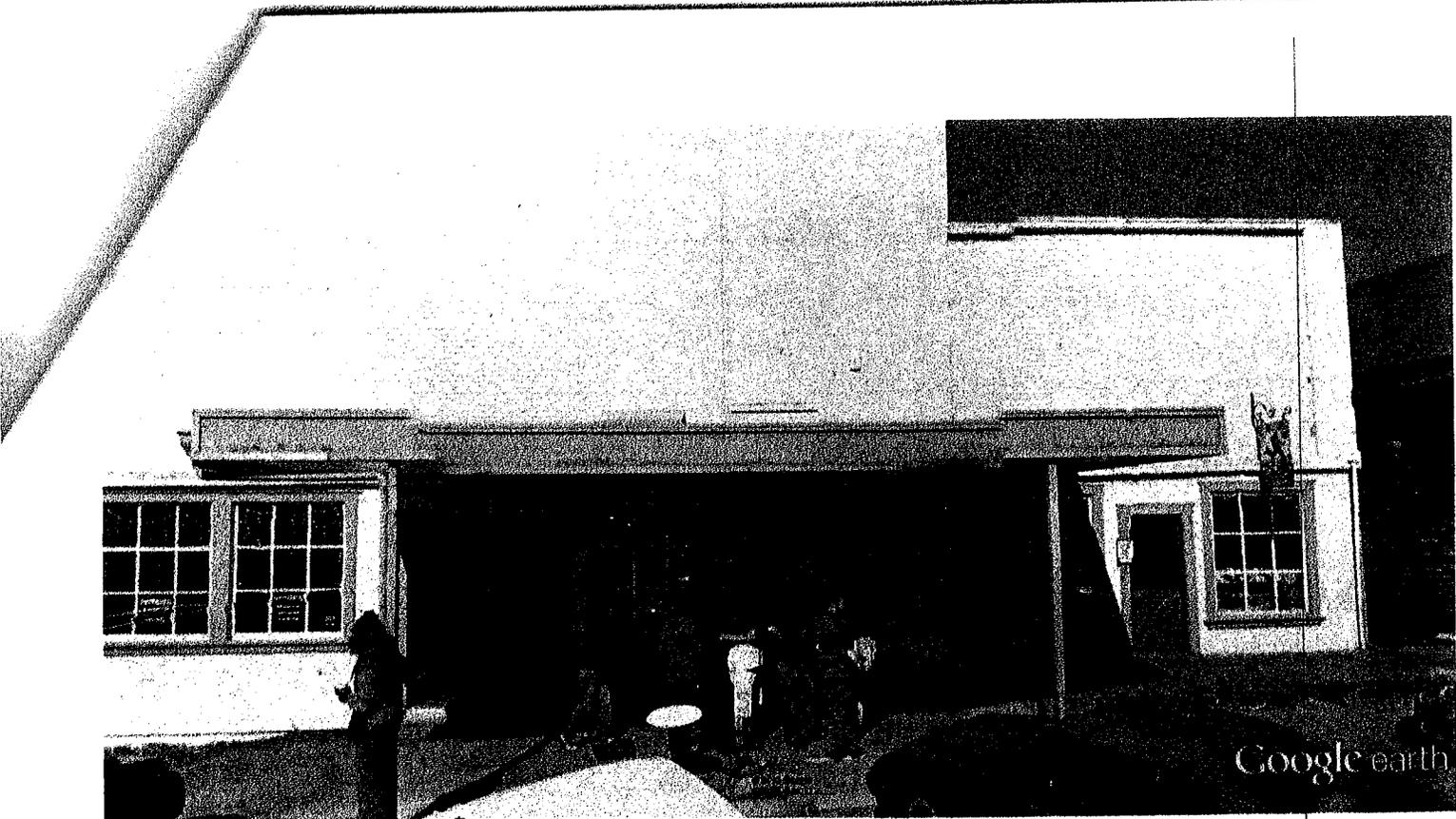


5 **CANOPY TO BEAM DETAIL**
Scale: 1" = 1'-0"



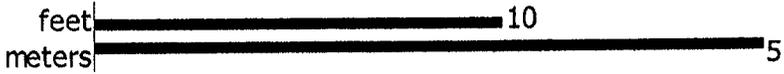
6 **NEW FOOTING DETAIL**
Scale: 3/4" = 1'-0"

ken



Google earth

Google earth



SHELL BUILDING - 1923
Site of Kelley's Fashion Stables.
10450 Lansing Street

Sverko, March 28 1999
APN: 119-236-05
MHR: #28, Landmark No. I

The original Kelley Stables bldg
was demolished in 1923.

A legal description of a deed,
1/16/1877 Bk 15, Pg 117,
marks the west side of Lansing
Street "the front of the stable".

1/3/1877, Bk 15, Pg 119, W. H.
Kelly to Switzer & Boyd, sold
them this parcel.

12/5/1903, Switzer & Boyd
offered the livery stable corner
of Albion & Lansing Sts for
sale, and the Switzer residence
(119-250-04) east side of
Lansing St on Albion St.

1/30/1906, Geo Switzer sold his undivided 1/2 interest to Geo. A. Daniels, Bk 32, Pg 103.
And the livery stable will become Boyd & Daniels.

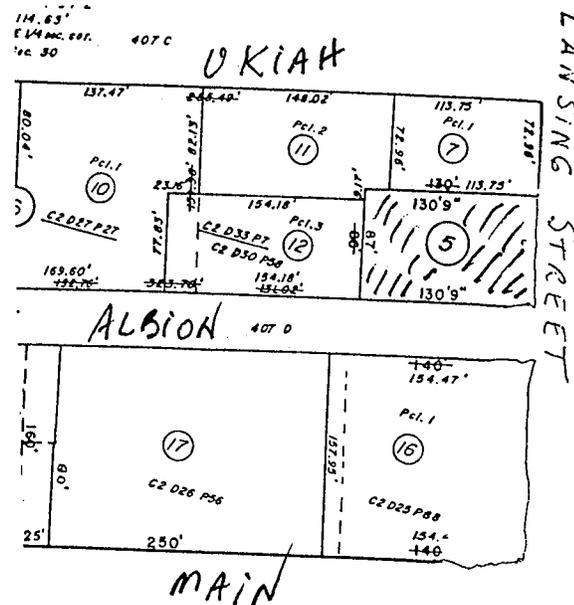
4/21/1923, George Daniels began the work of tearing down the large stable, preparatory
to building a public garage - he plans a good sized structure that will hold plenty of
storage room, and already has a renter.

Beacon, June 30, 1923, Daniels big new garage is nearing completion.

7/23/1923 The new garage building built by Geo Daniels has been leased to James
Bowman.

Beacon, 1/9/1926, by this time Charley Tyrell had come into the picture ... "Bowman
and Tyrell are making big improvements in the arrangement of their garage .. The office
has been moved from the south side of the building to the east side (lansing St.), P.
Maxwell is doing the work.

Chas. Tyrell ended up as sole proprietor of this business for many years, assisted by
his daughter, Helen Tyrell, who continued to operate it with assistance from mechanic
Lawrence Rodgers.



119-236-05 con't

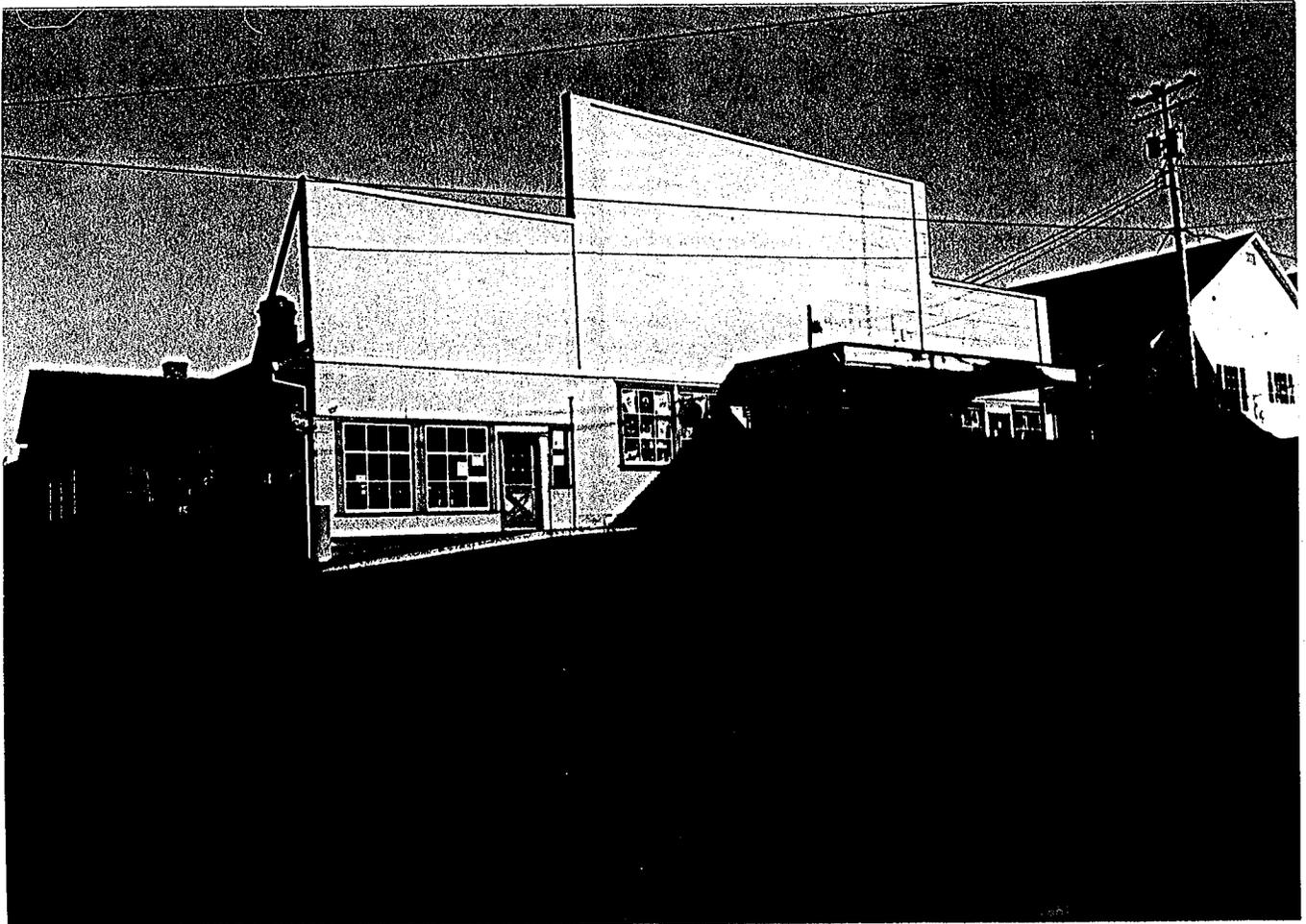
In 1976, Joy Osburn and John Griffith were new owners of this building.

In 1978, Ocean Bay Partners, Ralph M. Jones, Jr., Donald Pollard, Frank Roberts III, and Tom Stanton applied for a permit to demolish the old Shell building and build a building with 16-20 motel units plus commercial space, and this permit was denied.

In 1983, Flurry Healy, who several years ago had been granted permits for five commercial shops, and now was exceeding that number, was ordered to remove the gas pumps. The gas station had been operated by Don Rolfe who was going out of business.

I think the property was actually owned by Michael Huttleston and Flurry Healy.

The building now houses several commercial shops.



HISTORIC RESOURCES INVENTORY

Ser. No. ATTACHMENT B
HABS _____ HAER _____ NR _____ SHL _____ Loc B3
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: SHELL BUILDING
2. Historic name: (Site of W. H. Kelley's Fashion Stables)
3. Street or rural address: 10450 Lansing St.
City Mendocino Zip 95460 County Mendocino
4. Parcel number: 119-236-05 MHR #28
5. Present Owner: Michael Huttleston/& Marilyn Address: 1180 Perkins Way
City Sacramento Zip 95818 Ownership is: Public _____ Private X
6. Present Use: Retail Shops Original use: Livery Stable

DESCRIPTION

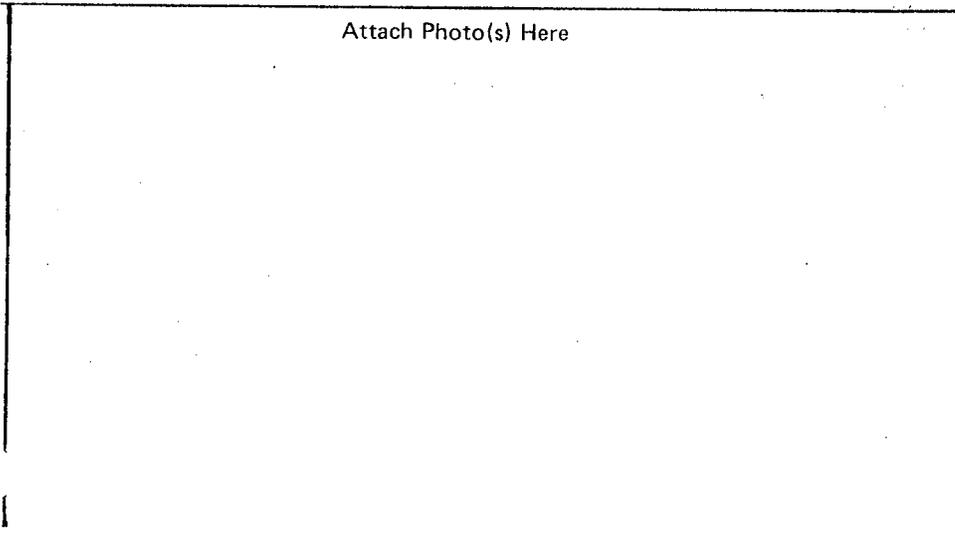
- 7a. Architectural style: Simple gable, barn type building
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

One story with false front facade and porch overhang

Pressed metal siding, and roof is corrugated metal.

Front facade now interrupted by numerous entrances to retail shops. Also, south elevation has shop entrances

Present owners have applied to Coastal Commission for permit to convert inside mezzanine to offices.



8. Construction date:
Estimated _____ Factual 1923
9. Architect _____
10. Builder Geo Daniels
11. Approx. property size (in feet)
Frontage 87' Depth 131
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
July, 1987

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Many since 1978
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial X Other: ___
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: Increasing number of small retail shops
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: Kelley House on Albion St. Kellieowen Hall to north on Lansing
Directly across Lansing from Mendocino Fire House.

SIGNIFICANCE

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

Site of W. H. Kelly's Fashion Stables, c1874

Daniels & Switzer then operated the stable and carriage rent
Mendocino Beacon issues beginning 10/6/1877, its operated as Switzer
& Boyd Stables

Switzer & Boyd Stables demolished 1923.

Shell Building operated as garage and service station, many years
1920's thru 1960's by Charles Tyrell. Services included servicing
and storing Mendocino school busses.

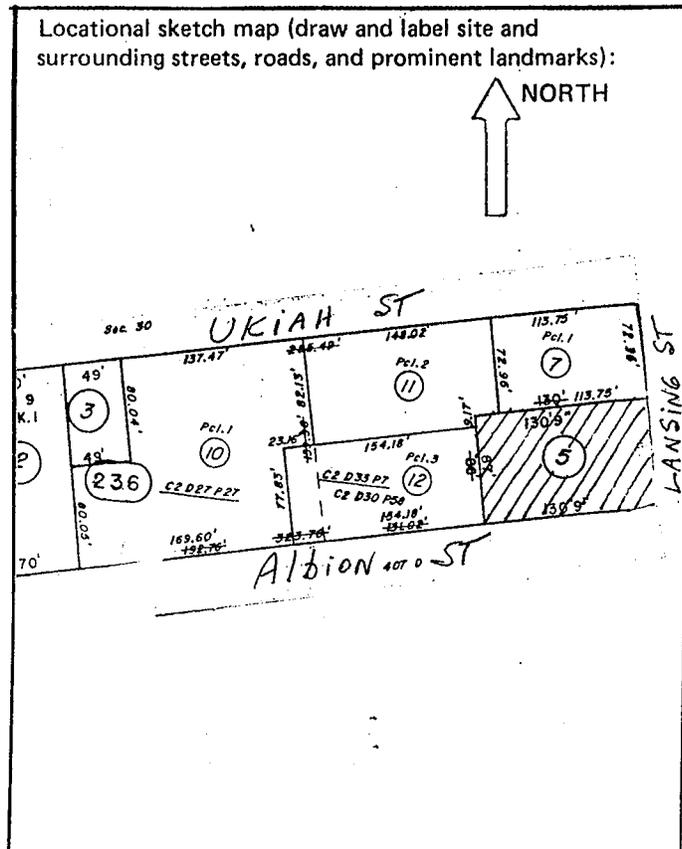
Present owners removed gas pumps, 1984, and began converting
interior space and Lansing St. frontage to small commercial shops.
(Pizza; Cookie Company, Kite Shop, etc. as well as creating new
entries to rear of building.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).

Mendo Histo Research files
Eleanor Sverko, personal knowledge
Michael Leventhal, archi and
Kevin Fletcher

22. Date form prepared Sept. 14, 1987
By (name) Eleanor F. Sverko, co-
Organization ordinator, Co of Mendo
Address: 10511 Wheeler St.
City Mendocino Zip 95460
Phone: 707-937-5974



#28a Shell Bldg ??
1923 10450 Lansing

III

