



**MENDOCINO HISTORICAL REVIEW
BOARD STAFF REPORT**

**SEPTEMBER 12, 2016
MHRB_2016-0021**

SUMMARY

OWNER HUTTLESTON MICHAEL M & MARILYN
2155 BRENNANS RD
NEWCASTLE, CA 95658

APPLICANT: ELAN GAY
PO BOX 1117
MENDOCINO, CA 95460

AGENT: THE SIGN SHOP
43197 RD 409
MENDOCINO, CA 95460

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request for a 28-inch by 31-inch double-faced sign with silver, black, and white colors, and copy to read "The Great Put On". (Note: The Shell Garage is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I resource. Category I are landmark structures where construction date is known, history substantiated, and only minor alterations in character with original architecture.)

STREET ADDRESS: 10450 LANSING STREET, MENDOCINO (APN 119-236-05)

PARCEL SIZE: 0.3-acre or 13,068 square-feet

ENVIRONMENTAL DETERMINATION: Class 11 categorical exemption for accessory structures such as on premise signs.

HISTORIC STRUCTURES: On Site: Category I, Shell Garage
North: None
South: Category I, Kelley Water Tower (APN 119-238-016)
East: Category I, Lemos Barber Shop (119-250-03)
Category I, Jacob Stauer House (APN-250-01)
West: Site of Kelley Barn (APN 119-236-12)

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, including MCCZC III Sections 20.712 and 20.760.050; and Section 20.712.015(D) that reads, "*All signs shall, where feasible, be made of wood.*"

Relative to this application, the following issues are raised and should be addressed:

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

APPLICABLE SECTIONS OF MHRB GUIDELINES: Section VIII NON-STRUCTURAL GUIDELINES, including SIGNS (page 10).

APPLICABLE SECTIONS OF MENDOCINO COUNTY COASTAL ZONING CODE TITLE 20 – DIVISION III.

Sec. 20.760.03 Work in Historical Zone A Requiring Approval

(F) Construction, erection, installation, relocation or alteration of any outdoor advertising sign, whether lighted or unlighted, including new sign copy except as exempted in Section 20.760.040, and any indoor commercial self-contained lighted sign which is visible from a walkway normally used by the public;

Sec. 20.760.050 Standards.

(8) Signs:

- (a) *Signs should be made of wood.*
- (b) *Only one (1) sign will be allowed per business when one (1) sign will suffice.*
- (c) *Use of a "directory" type sign is recommended for buildings containing more than one (1) business and using a common entrance.*
- (d) *Size, design and location of sign shall be in harmony with the building and surrounding buildings.*
- (e) *Signs shall not block public views or lines of sight. Signs flush to building are preferable; signs perpendicular to building are permitted under special circumstances.*

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

The proposed sign is six square feet. It will be constructed from wood. The appearance and design of the proposed sign is in harmony with the exterior appearance and design of existing structures within the District.

- (b) The appearance of the proposed work will not detract from the appearance of other property within the District;

Within the District, signs are constructed from wood and painted; the sign will not detract from the appearance of other properties.

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 have 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.
5. This permit for this sign is valid only for as long as this business is conducted at this location. The Review Board reserves the right to consider all aspects of any future changes to the sign, including size.

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

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

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

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.

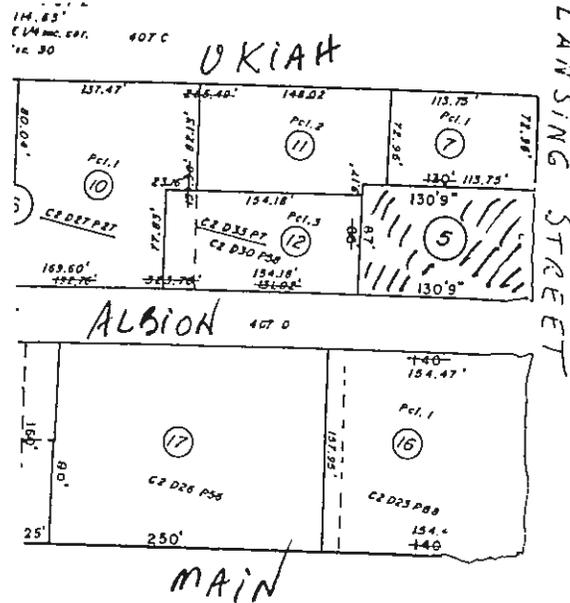
4/21/1923, George Daniels began the work of tearing down the large stable, preparatory
to building a public garage - he plans a good sized structure that will hold plenty of
storage room, and already has a renter.

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.



This Indenture, Made the 11th day of January in the year

of our Lord one thousand nine hundred and 1911 Between
George Switzer, of the town of Fort Bragg, County of Mendocino, State of
California the party of the first part,
and George A. Daniels, of the town of Mendocino, in said County and
State

the party of the second part,
Witnesseth: That the said party of the first part, for and in consideration of the sum of

Seven Dollars,
gold coin of the United States of America, to
him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,

do by these presents grant, bargain and sell, convey and confirm unto the said party of the second part,
and to his ^{the one half interest (undivided) in} heirs and assigns forever, all that certain lot, piece ^{and} or parcel of land, situate, lying
and being in the town of Mendocino County of Mendocino, State of
California. and bounded and particularly described as follows, to wit:

Beginning at a point on the westerly line of Lansing Street, being on the line of
the public highway known as the Coast Road, which point of beginning is distant
seventy three (73) feet southerly from the southerly line of Ukiah Street as laid out
on the official map of said town, and described in the field notes of the survey
thereof now on record or on file in the office of the Recorder of said County, said
point of beginning being five feet easterly of the western line of Lansing Street
as opened out in front of the Masonic Hall lot and in front of the young lot
if continued southerly in a straight line, thence from said point of beginning
running southerly in a straight line on the westerly line of Lansing Street
that is on the front line of the stable buildings, eighty seven (87) feet, to a point
in the northerly line of Albion Street, thence westerly in a straight line one
hundred and thirty (130) feet and nine (9) inches on the northerly line of
said Albion Street, to a point from which the corner of the Leonard Johnson
lot or parcel of land is distant two hundred and sixty two (262) feet and six
(6) inches westerly, thence northerly in a straight line eighty seven (87)
feet, to a point seventy three (73) feet southerly of the said southerly line of
Ukiah Street, thence easterly and parallel with Ukiah Street, one hundred and
thirty (130) feet and nine (9) inches to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Witness

Fred W. Stickney

George Switzer



State of California }
County of Mendocino } ss.

On this 6th day of January in the year one thousand nine hundred and six, before me, Fred W. Stickney, a Notary Public in and for the County of Mendocino, personally appeared George Switzer known to me to be the same person whose name is subscribed to the within instrument and he duly acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office, in the County of Mendocino, the day and year in this certificate first above written.



Fred W. Stickney

Notary Public in and for
the County of Mendocino, State of California

Recorded at Request of Fred W. Stickney Jan'y 30, 1906 at 15 min past 8 A. M.

Normally
County Recorder

Bill
119-236-05

ED RACES FOR JULY 4TH RACE DRIVER AND CARS TO COMPETE

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have entered cars for races; Lester Mallory, which he recently pur- as of Fort Bragg with Essex; M. J. Moosie Special; J. Giannini Special; Vallejo man rd.

aces the following ade to date: Wood- Mallory, Mendocino docino, Ford; Ross, Mallory, Mendocino, Mendocino, Chev-

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race any car for miles and give start, Moosie to etitors' 33. t time each day, another feature mitted. pe and is being er day when acked.

DANIELS' BIG GARAGE NEARING COMPLETION

The big garage building started some weeks ago by George Daniels on the site of the former livery barn is fast nearing completion. The building is one of the largest, if not the largest, of its kind on the coast. It is 98 feet in depth with a frontage on Lansing street of 86 feet. The roof and sides of the building are of galvanized iron which gives it excellent protection from fire. The front is done in imitation brick work and is quite attractive in appearance. The machine shop for the gragee will be located in the rear or west end. On the south east corner there will be an oil station. Adjoining it there will be an attractive stock room of considerable extent, where tires and auto accessories will be carried. A ladies' lavatory and waiting room will also be incorporated in the building. The large interior space of the building will give much room for car storage purposes.

James Bowman, who for so many years conducted the Mendocino Branch of the Fort Bragg Garage and Machine Company's plant, will lease the new garage and conduct it, and it is expected that the structure will be completed in the next few weeks when it will be formally opened to the public.

OPERATED ON FOR APPENDICITIS

Chester Porterfield was taken seriously ill the first of the week and under advice of Dr. Preston was removed to the Fort Bragg hospital where his case was diagnosed. It was found that he was suffering from a severe attack of appendicitis and upon operating, the doctors found the appendix twisted and very much inflamed. From the latest reports we learn that the young man is getting along nicely and is now on the road to recovery.

MRS. WARNER BREAKS HER ANKLE

Last Saturday morning while Mrs. Matilda Warner, who resides in the eastern part of town, was departing from the rear door of her dwelling, she slipped and fell, breaking her ankle. Although advanced in years she displayed great grit by crawling into the house where she secured two pieces of shingle and some small rope and after straightening out her ankle the best she could, bound it up in splints and went to the front of the house and called for help. Dr. Preston was summoned and set the broken bone and the good lady is now resting easily. Her many friends hope for a speedy re-

BIG SCHOOL OF SALMON OFF USAL PLANS FOR FOURTH WELL UNDER WAY

FORT BRAGG, June 29.—An unusually fine run of salmon has made their appearance off the north coast this week in the neighborhood of Usal and some fine catches have been made there. Two boats fishing there Wednesday took 1500 pounds a piece. A fisherman en route here from Oregon passed through this school of fish and said he was surprised at its extent and the quantity of massed fish, they leaping out of the water in many places.

Carnival Features for Fourth.

Carnival features similar to those which prevailed at the last celebration will also be incorporated in the approaching one. Main street, between Laurel and Redwood avenue, will be given over to these features. There will be a merry-go-round, ferris wheel, and the usual concessions. Concession men are on the ground already and some are already operating games.

Rents Are Raised.

Property owners along Main street have recently raised their rents 30% and upward in many instances, and many tenants are protesting as a result. The raise was made, it is understood, because of the paving work that is shortly to be done on this street, which means a very considerable outlay for property owners.

Pop Marshall Wins Ukiah Game.

"Pop" Marshall, driving out a homer in the tenth inning in the game played at Ukiah last Sunday, won the game and increased Fort Bragg's end of the score to 4 runs. The game was a tie up to that time, each team having two runs.

Mrs. Miller Ill.

Mrs. Elizabeth Ross Miller is at the Fort Bragg hospital. She contracted a severe cold some days ago and was threatened with pneumonia when she entered the hospital. Her many friends will be pleased to learn that the more serious ailment has been averted and that she is now on the road to recovery.

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Brief Notes.

RAINFALL RECORD

119-236-05 con't

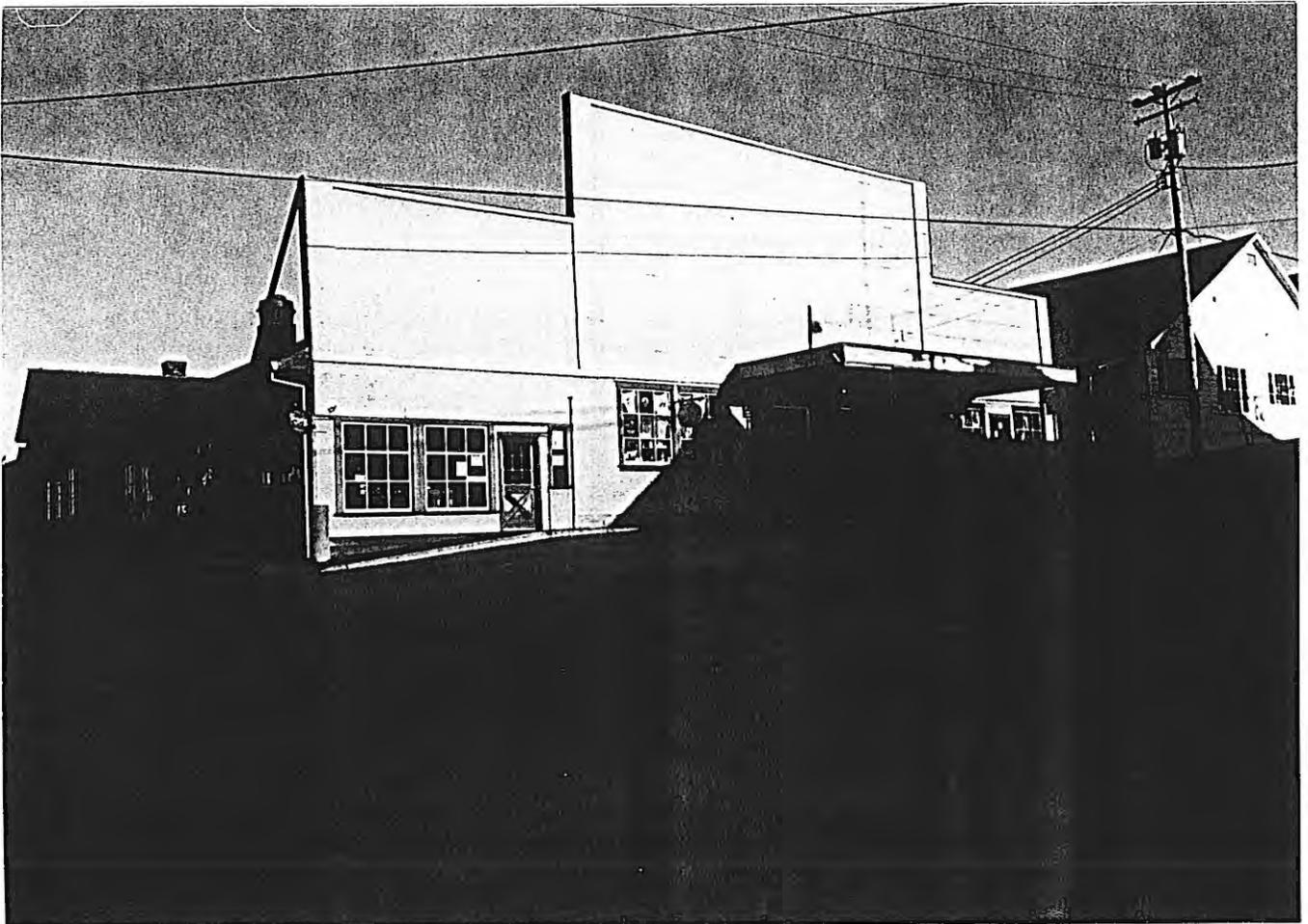
In 1976, Joy Osburn and John Griffith were new owners of this building.

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.



HABS _____ HAER _____ NR _____ SHL _____ Loc _____

UTM: A _____ B _____

C _____ D _____

HISTORIC RESOURCES INVENTORY

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.

Attach Photo(s) Here

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.

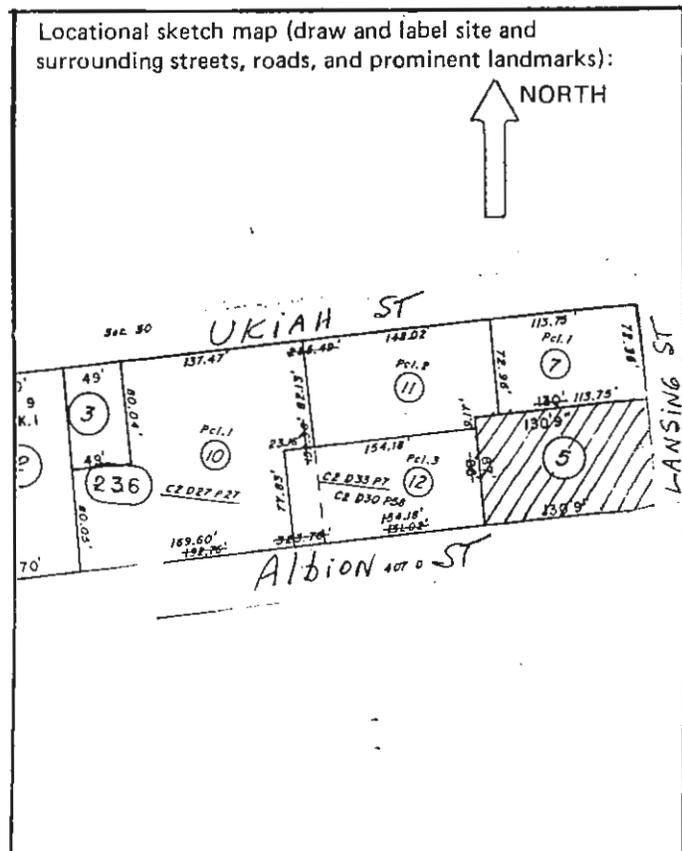
Shell Building operated as garage and service station, many years 1920's thru 1960's by Charles Tyrell. Services included servicing and storing Mendocino school busses.

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 ___

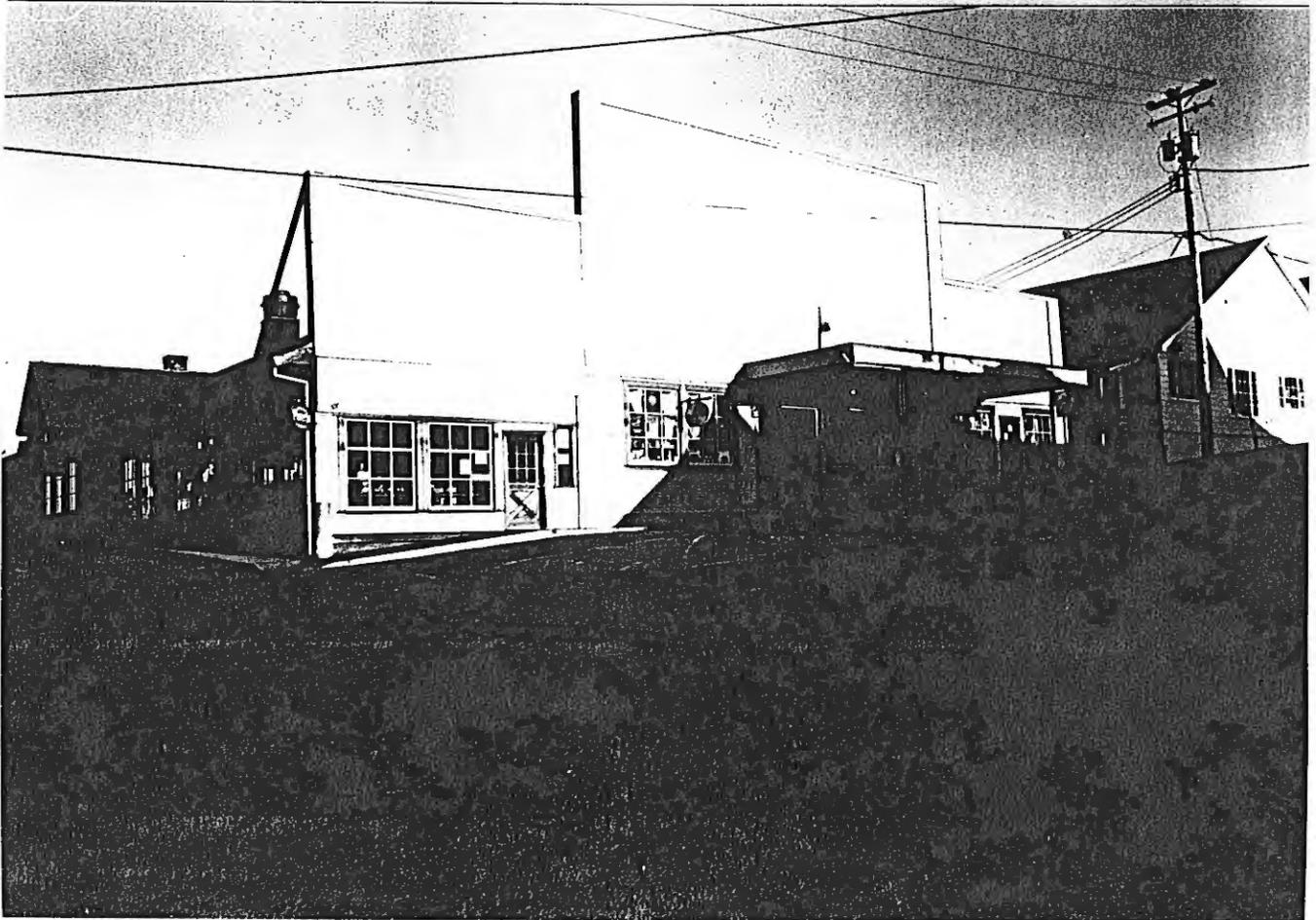
21. Sources (List books, documents, surveys, personal interviews and their dates).
Mendo Histo Research files
Eleanor Sverko, personal knowledge
Michael Leventhal, archi and
Kevin Fletcher

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



Handwritten: *Bill*
119-236-05

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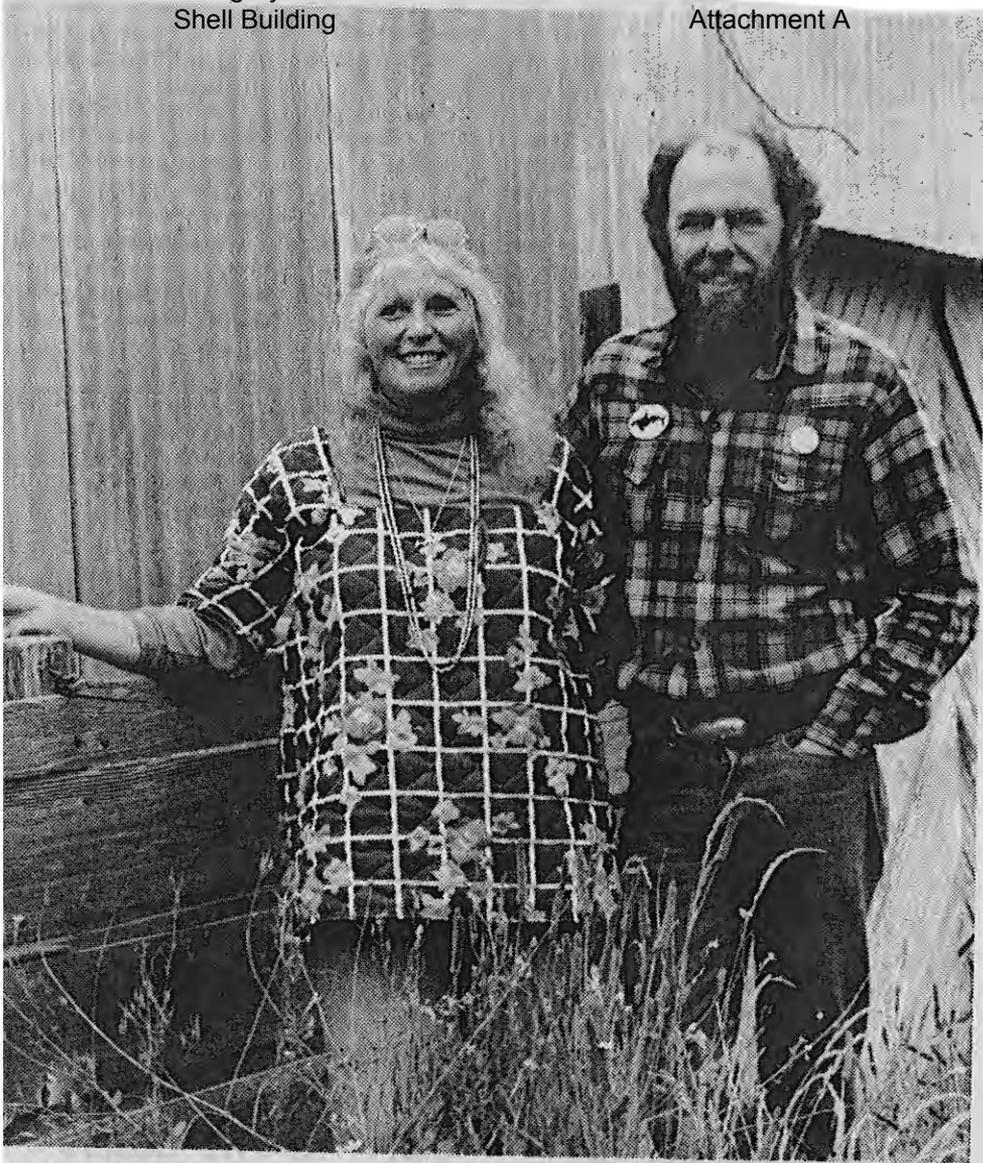
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Brief Notes.

Per Sverko, March 28, 1999

RAINFALL RECORD



NEW OWNERS—Joy Osburn (left) and John Griffith (right), new owners of the Mendocino Garage and Shell Station on Lansing Street, Mendocino, plan to keep the old structure in its existing use and create spaces for other working trades. They stand on the Albion Street side of the former livery stable near the fenced open lot they were used to “discover” after they bought the building. (Coast Beacon Photo)

7/23/1976

119-236-05

October 9, 1978

Dr. Donald Hahn, Chairman
Mendocino Historical Review Board
Mendocino, California 95460

Dear Don:

This letter does not reflect the opinions of the Board of Directors of Mendocino Historical Research since we have not discussed the plans for the Shell garage. We discussed only the historic value of the building insofar as the entire structure was built in 1923, when the original building built by William Kelley in the 1870's was demolished for that purpose. You have the news item from the Mendocino Beacon written in 1923. In view of the State Historic Resources Department accepting buildings 50 years old as historic, the Shell building may have an historic status, although MHR has not yet adopted that criterion.

Because the Board has not made an opinion, the following comments are my own and are to be received as such by MHRB.

The new plans for the building to replace the present Shell garage building were shown to me by Mr. Roberts about 10 days ago. I do not find them as suitable as the first design and model I saw at architect Skip McClaren's office. The new design, based on Mr. Robert's Main Street building and resembling three cottages tied together by breezeways seems unnecessarily "cute" to occupy the whole of a lot with no breathing space around it. I much preferred the straightforward approach of the rectangular building in the first design, although I may have desired modification of the recessed dormer windows.

Before demolition of the Shell building is accomplished, there seems to be a need for a survey report to establish the desirability of building a motel and stores on this lot. This may be beyond the authority of MHRB to require but the impact of such an establishment on narrow Albion Street will only add a burden to the heavy traffic problem already in existence. The addition of 25 motel rooms to 105 double capacity rooms and at least 10 houses now available for short term rentals in the Historic Preservation District in much more attractive settings than this project will have, strikes me as placing the proposed motel at the lowest position on the totem pole. If, as the Inns claim, the summer season and weekends are the only profitable times of operation, how can this project hope to compete?

It may be that Mendocino is more in need of service oriented businesses: a service station, laundromat, shoe repair shop, clothes cleaners, a place for Corners of the Mouth, a grocery and meat market (but not a supermarket).

It is beside the point that planners of projects have spent considerable money developing their plans. It would be more to their advantage to investigate needs beforehand, the degree of acceptance by the populace and the environmental impact on this historic town, before preparing expensive plans which must meet approval from at least four sources before they can go ahead.

The task before MHRB is worthwhile and extremely important to the survival of Mendocino, I trust you have the persistence and strength to carry on.

Sincerely,



Beth Stebbins
Per Sverko, March 28, 1999
Box 922, Mendocino



National Trust for Historic Preservation

WESTERN REGIONAL OFFICE 681 MARKET STREET SUITE 859 SAN FRANCISCO, CALIFORNIA 94105 (415) 543-0325

November 1, 1978

Ted Galletti, Chairman
Mendocino County Board of Supervisors
Mendocino County Courthouse
North State Street at West Perkins
Ukiah, California 95482

Dear Mr. Galletti:

The National Trust for Historic Preservation is the only national, nonprofit, private organization chartered by Congress to encourage the protection and preservation of the American Cultural heritage. Membership in the National Trust is held by more than 145,000 individuals, organizations, businesses and public agencies interested in historic preservation. The Western Regional Office was established in 1971 to better serve historic preservation needs in eleven western states including California.

I am writing in regard to the recent decision by the Mendocino Historical Review Board not to issue a demolition permit for the Shell Garage. It is my understanding that the owners have appealed this decision to the County Board of Supervisors. I would urge the board to consider the following factors before making a decision.

The town of Mendocino is a unique collection of buildings in a spectacular setting. This combination of the natural and man-made environments gives it a character that sets it apart from other communities. Mendocino's man-made environment developed gradually over a period of time. The buildings that make up the town today date from different periods thus creating Mendocino's heterogeneous nature. The garage makes a contribution to this collection and tells something about Mendocino in the 1920's. If it were one of many 1920's buildings, the garage would not be significant; but since it is one of the few that remains among buildings of later and earlier periods, it makes an important statement about the community during that period. It is often desirable to permit new development to occur so that the continuum of architectural ages and styles remains unbroken. It is also desirable, however, to encourage good new design and provide for the maintenance and protection of buildings representing previous architectural eras.

Ted Galletti, Chairman
Page 2
November 1, 1978

Historical review boards have been established throughout the country as a way to protect important places like Mendocino. The validity of historical review boards and the ordinances establishing them was recently bolstered by a Supreme Court decision concerning Grand Central Station in New York City. In that case, the Supreme Court decision ruled in a six to three decision that New York City's landmark designation statute is constitutional and upheld a community's right to make designations to protect properties and to halt their demolition or alteration. This decision has strengthened the role review boards play in determining the physical character of historically and architecturally significant areas.

The Mendocino Historical Review Board has done an impressive amount of research into the history and architectural significance of the Shell Garage. The reasons for their decision are well documented. As Mendocino's last surviving example of once common building type, the garage takes on added significance. We are familiar with Mendocino and have seen the garage. We agree with the review board's assessment that the garage contributes to Mendocino's architectural and historical character. In view of their assessment the board therefore acted properly in adhering to the requirements of the ordinance.

I urge the Board of Supervisors to consider these factors carefully before reaching a decision. Your decision will not only affect the future of the Shell Garage and that section of Mendocino, it holds ramifications for the entire district and its future development as well. One of the roles of the National Trust is to provide technical assistance in the areas of law and planning. If you wish, we would be happy to give additional advice and assistance on this question and the larger issue of the historic preservation ordinance.

We appreciate having this opportunity to comment and encourage you to contact this office if you have any questions about our remarks.

Sincerely,

Hisashi Bill Sugaya
Director

HBS/SBS/tg

bcc: J. D. Henderson, NT Advisor
K. H. Kaiser, NT Advisor
Dr. E. K. Smith, NT Advisor
Dr. K. Mellon, CA SHPO

2 wks - delay

Demolition not voted on - discussed -

No discussion of Shell Bldg. being ugly -

Need to preserve from other ~~eras~~ eras too -

Defers preservation -

Fr

- Mr. Lemos's remark -

Over 50 - eligible for landmark status

October 30, 1978

Mr. Ted Calletti
Chairman, Board of Supervisors
County of Mendocino
Mendocino County Courthouse
North State Street at West Perkins
Ukiah, CA 95482

Dear Members of the Board:

The Mendocino Historical Review Board has asked my Office to comment on the Review Board's recent action regarding the Shell Building within the historical district. Members of my staff have visited Mendocino, studied the ordinance carefully, and have considered the MHRB recommendation in light of the building's physical presence and Review Board's jurisdiction.

Section 20-123 requires the Review Board to make specific 'Finding of Fact' before acting; more particularly, under item (c), the MHRB must find that no significant historic, architectural or cultural resource will be adversely affected by a proposed project. It is our opinion that the MHRB has acted correctly and has justified its conclusion. The State Office of Historic Preservation would, therefore, support the Mendocino Historical Review Board's recommendation and would urge you to affirm their decision.

Any decision on the Shell building will undoubtedly prompt discussions about the intent of the historic district ordinance and the prerogatives of your appointed citizens who serve on the MHRB. This issue requires immediate attention for the obvious reasons. First, a special community's future - and past - is at stake and, second, a number of preservation tools developed in recent years may prove to be very useful solutions.

Because the State Office of Historic Preservation administers the National Register Program and recognizes the truly unique cultural resource the Mendocino historic district represents, we are especially concerned about the current controversy.

Ted Colletti
Page Two
October 30, 1978

We hope those responsible for Mendocino's future, will agree that historic character is a valuable component; further, we pledge our assistance in resolving problems related to the town of Mendocino, its present needs and future survival.

Sincerely yours,

(Original Signed by
Dr. Knox Mellon

Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation

JH:pbp

cc: Dr. Hahn
Mendocino Historical Review Board

**MELVYN GREEN
& Associates, Inc.**

Consulting Structural
and Civil Engineers

690 NORTH SEPULVEDA BOULEVARD
SUITE 120
EL SEGUNDO, CALIFORNIA 90245
(213) 322-8491

December 8, 1978

Mr. Barry Cusick
P.O. Box 1012
Mendocino, CA 95460

Re: Shell Building, Albion and Lansing Streets

Dear Mr. Cusick:

In accordance with your request a preliminary visual inspection of the above noted building was conducted on this date.

The structure is of wood frame construction with a long-span truss roof. The trusses are spaced at 4 ft. on center and are supported on individual posts. The building roof and walls are covered with sheet steel.

Based on my observations the building appears to be in need of only minor structural repairs. This should be confirmed with a detailed inspection. The following is recommended:

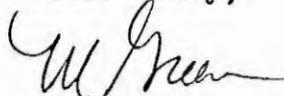
- a. All roof trusses should be inspected and any minor damage repaired.
- b. The roof load should not be increased except for minor duct and electrical work.
- c. The plastic roof panels should be replaced with steel.
- d. Repair wall where damaged and add header at loading door.

Section 104 of the Uniform Building Code permits existing buildings to continue to be occupied and used. The code, 1979 Edition, does not require compliance with current code requirements.

I recommend that any structural inspection and design be performed by a structural engineer.

I hope this gives your project some guidance. If there are any questions please feel free to call upon me.

Yours truly,



Melvyn Green
Structural Engineer

Category 20 from opening day
Shell Building

Also on September 4, the board trustees of the Mendocino Unified School District met in a special meeting and adopted the 1979-80 budget, up some \$82,000 from the publication budget last month.

The total of the final budget was \$2,093,617. The additional \$82,000 came from the bail-out money from the State of California and was dispersed as follows:

Teachers salaries increased \$23,000
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Beacon
9-13-1979

Shell building plans modified -hearing continued

A major modification in the plans for the renovation of the old Shell Building was announced Tuesday night at the Mendocino Historical Review Board.

Following a report by Jay McKeenan, planning department staff member, regarding the Environmental Impact Studies, Attorney Tony Graham presented the amended plan.

The new plan eliminates the theatre, the tank house shop at the rear and in fact amounts to little more than painting, repairing and replacing doors and windows and putting in a foundation. The windows will be a larger size, however they will be wood frame and small pane glass.

Graham announced that the owners would be using the facility only for a garage and a gas station (for which they have a legal non-conforming use permit) with two commercial shops, a tack shop and a saw shop.

Concerns that the board should not hear the amended application without another delay and renoticing were expressed by board members Donald Hahn and Lorraine Hee.

"The applicant has looked at the environmental concerns expressed by the study," McKeeman told the board, "and modified the project down to comply. That," he said, "is what CEQA is all about."

Although the board did hear the application, they opted to continue the matter until next Monday's meeting for further review.

McKeeman also discussed with the board a memorandum from county Planning Director Dan Garvin sent to the County Administrator regarding

A \$22,000 increase was made in the capital outlay budget, putting money in for a new gym floor, and \$7,000 was allocated for a clerical position in the district office.

In other action last week the school board accepted the resignation of Ramelle Irish, library assistant at the Grammar School, Joseph Moore IV, aide, at the Grammar School and Barbara Carleton, aide at Greenwood school; ratified the employment of Nan Wood, school office assistant at the Grammar School, Suzanne McKinley, library assistant at the Grammar School, Judy Mitchell, aide, Comptche, and Calvin Crabill, music teacher at the high school for one semester; approved the contract with the Educational Counseling Institute for the operation of the Mendocino Community School for this school year and approved an extension of the Elk bus route at the end of Navarro Ridge Road.

119-236 05
MAR 28 A

the MHRB's request for additional funding. (See separate story regarding Supervisor's meeting this issue).

McKeeman said the memo was forwarded to the board of supervisors prematurely and he apologized to the MHRB for not letting them see the memo first.

"We have to go back to the board," he said, "we know that. And we will let you know what is going on. Before any more memos are sent we will discuss it with you."

Board Chairman Donald Hahn expressed his opinion that some of the basic assumptions in the memo were incorrect. He said the preparatory statements suggested a "gross inefficiency." He did agree that the board needed guidelines and that the ordinance needed to be gone over to tie it in with the Local Coastal Program.

Audience member Sylvia Coddington also expressed indignation that the memo had gotten on the supervisor's agenda before it had been discussed with the MHRB. "I don't think it was reasonable to have any excuse for the fact that that memo got on the agenda," she said. But her main protest, she told McKeeman was that "your department no way should prepare any guidelines." She said these should be done by the townspeople for a possible review of the planning department.

The review board decided to set aside the third Monday in October for a workshop to look at the ordinance in light of the memo. Any CEQA hearings will be set for the first Monday in October along with the regular agenda items.

making three arrests 119-236-05

Arrested were Lee D. Seiden, 19, of Australia, Judith Graham, 67, of Willits, and Charles Reinsmith, 37, of Willits. All three were booked at county jail on charges of marijuana cultivation. Reinsmith is also being held on charges of possession of marijuana for sale and arrest warrants from other police agencies.

The early morning investigation took place in the Foster Mountain area off Hearst Road in Willits, and Sheriff's deputies were joined by State Department of Justice agents and a helicopter and crew from Sonoma County Sheriff's Department. The

Supervisors decl in marijuana th

Mendocino County Supervisors voted 4 to 1, with Norman de Vall dissenting, that it was not their business to tell the District Attorney and Mendocino County Sheriff (both elected officials) how to run their offices.

The vote was to refer to County Council requests by some citizens to have a timed hearing before the board as to whether or not it was proper for county sheriff's deputies to "steal their marijuana plants."

Lynn Hall Anderson had asked for a hearing on September 18. Explaining that while she and her husband were away from their home, two deputies entered their property (located on 10 acres and access by private road, posted no trespassing), and "seized the small number of marijuana plants I was growing for my own personal consumption."

Mrs. Anderson contented that, "By stealing my plants the deputy sheriff's have violated my privacy guaranteed by Article I, Section 1 of the California Constitution."

Her letter also stated, "The District Attorney has repeatedly announced his policy of not prosecuting such people" (those growing marijuana for their own personal use). "Thus," she charged, "the deputy sheriffs who have seized my plants, and the plants belonging to other people in this area, could only be motivated by malice and not any legitimate law enforcement purposes."

de Vall reportedly felt the complainants should have a hearing before the board. Banker, who pointed out that both the Sheriff and District Attorney are elected officials and not county employees, stated that the board could not become an open forum for items over which it had no control.

In other action the board denied a request by Mendocino Historical Board for additional funds. They did discuss, at length, a memorandum

MRB
File

SUMMARY OF DETAILED MINUTES OF AUGUST 29, 1983

#83-70 Barry & Patricia Reed to add 30" wide door at the Paperboy, 10450 Lansing St., frontage to be south of the current windows, and to add two steps.

Chairman Hee noted this item was continued from the previous meeting in order to request that the owner of the building (Flurry Healy/Mike Huddleston) be present for this application, because the Board has some serious questions about two or three items tonight on the agenda (dealing with the Shell Building).

She noted Flurry Healy is present.

O'Brien: Originally, Flurry, when you had permission to reconstruct excuse me, to renovate the Shell Building, there were certain agreements stated about the number of businesses that were going to be in it, the number of doors, especially on the east elevation.

Healy: As far as I can recollect, yes.

O'Brien: My problem is, that over the years since that original agreement, we have made numerous changes in the building, one step at a time, and most of them as you look back on them, I have no problem as individual changes. Then we came upon this one and we realized we were dealing with the eastern exposure, the front of the building, and we dealt a few months ago with this particular entrance, (Pizza Place), as per your request and it was my understanding at that time we asked what was going to happen to the shop entrance and this particular set of windows over here.

Healy: that's correct

O'Brien: The applicant last month did not make that decision so that's why we held it over. Now, in this, application which is before us for a particular door in a different location still valid in your opinion or is it per your agreement.

Healy: it on the agreement, right there.

Barry Reed: I have a problem with the door right there, I would like another entrance, so people can find me to buy my stuff, through an 8 foot atrium, the same door just widened.

Bill Spencer (rep): I have since talked about this with everybody and we've come with something we think would be suitable for everybody. So the drawings would reflect that. What I have done is (copies distributed) (and Spencer pointed out where the existing door is inside the Pizza parlor and basically what Barry's wants is a separate door on this (north) side of his shop, getting the entrance off the street, so there aren't any steps protruding out and so that he has wheelchair and handicapped access. (Spencer pointed out proposed new door through eight foot atrium opening in the east facade).

O'Brien: Again as per the agreement, original, the 76 gas station is going to stay.

Healy: That's a question.

O'Brien: Is it going to stay.

Healy: No, the gas pumps will remain.

O'Brien: The real question I'm getting to is exactly what number of businesses is this building going to handle?

#83-70 con't Page Two

Healy: Just what you see there (inc Paperboy & proposed Cookie shop).

O'Brien: What exists right here includes the gas pumps.

Healy: I've got an agreement with somebody else concerning those pumps.

Sverko: Then, will the gas pumps be functional or not functional.

Healy: I don't see what that has to do with this application here.

O'Brien: It does as it concerns our original agreement and the CEQA process, which had a statement of fact on how many businesses would be in there, not simply the square footage involved.

Healy: We had a garage in there that never made it.

O'Brien: I understand that and I understand why Old Gold spread out and why Sky's No Limit spread out to take that space. I have no problem with that. I do have a problem with the increase in the number of shops. (9 shops).

Healy: The Union 76 won't be there.

O'Brien: Yes, but what I'm hearing is that Union 76 won't be there but the gas pumps will be there, possibly under another arrangement.

Healy: I can't help you with that because that's totally a matter of business between myself and my partner, that's like asking you to show your receipts or something.

O'Brien: no, no, no, it's asking you what is the impact of this building going to be, it's the same thing we asked you when we considered it for CEQA in the beginning. The way the CEQA process ended was with a satisfactory agreement on the impact of that particular building, which was considerably less than we are seeing now.

Lengthy discussion between O'Brien, applicant Barry Reed and building owner Flurry Healy re impact of these three businesses, the Paperboy, The Cookie Company and the gas pumps.

Sverko questioned the relationship on the drawings between the proposed new entrances, the gas pumps, the amount of foot traffic generated in front of building, the narrow space between the gas pumps and the building and if someone then also operates the gas pumps, what cubbyhole will that business be operated from.

Healy: they could have an outside cash box.

O'Brien: that's precisely my point.

Spencer: noted the pumps are about 5 1/2 maybe 6 feet from the building.

Public Hearing:

The owner of the gas station presented that the garage can be functional .. that the town needs another gas station ... that he had been told by one of the owners that his lease was being terminated ... and strongly recommended the town make every effort to retain two gas stations... and then pointed out the danger of in-operative gas pumps and that the Board should consider that danger.

Hee: It is a serious question, Flurry, that this Board held CEQA a very lengthy process on this application and approval was given to this application based on commitments given to us by you and your partners that only a certain amount of businesses were going to go in here and water study, traffic study, and the other environmental conditions that were investigated were predicated on the number of businesses that would exist in this structure, and I see that any additional businesses going into this structure would bring us back to the CEQA process.

Healy: I understand what you're saying, Lorraine, but I have no control over the operation of the businesses in that building.

O'Brien: But you do have control over whether there is going to be a gas station or not.

Healy: I can say that the gas station is going.

Sverko: But the gas pumps are going to stay?

Healy: Well, you're talking about an expense at this time as far as removing the gas pumps.

Sverko: No, what I am anticipating is that we're going to approve the Cookie Company and the Paperboy entrance and then someone is going to come in and start up the gas pumps again. You know, you can't have everything as far as I'm concerned. If the gas pumps are going, then I could look at the Cookie Company and the new entrance to the Paperboy. If the gas pumps are going to stay, then I can't see approving these other businesses in the building.

Healy: Will the Review Board remove the gas pumps?

Sverko: No, that's not the function of the Review Board. What the function of the Review Board is, is to judge impact, with this whole building and not looking at it piece-meal.

Hee: noted she couldn't see any business wanting to have gas pumps in front of the doors.

Healy suggested he thought about doing wood framing around the pumps and bringing them out like flower boxes, with benches for people to sit.

Beth Bosk: I have just listened to the hazard that would be introduced with the gas pumps and would ask the Board to delay this application until that hazard is checked out. Not only the pumps but the tanks beneath them ... you're responsible for not~~ing~~ what effect a change has on traffic flow, water and you're probably responsible for what changes create disposal of hazard waste has.

MHRB 83-70 Page Four

Sylvia Coddington: Nobody has really raised the concern of cumulative impact, as it was six years ago, when it was considered for motel units and we went to the expense of having a preservationist architect fly up here to help decide if that was a building that needed to be saved and it was and the motel was denied ... and at that time, if we had had in our mind nine businesses and five doors, we probably would have let the motel build. The cumulative effect is the main problem in this town and is the main problem for the Review Board .. just like it was the main problem for the town plan .. Each little thing by itself looks lovely. It was a stable to begin with and then a garage to hold school buses .. I just don't think it was meant to be what it is now when decided by your Board a few years ago.... so I don't see how cumulative effect cannot take into consideration all this architecture that is clearly out of character really - the cookie factory doors are out of character. The whole thing is out of character and the more we learn about it tonight, the more we learn that it will be even more so because if there is a question about the pumps being functional.

Hee: Originally the application was approved for five businesses.

Spencer asked for a copy of that.

There was no copy present at the meeting.

O'Brien noted that as each of the previous changes were considered individually they seemed to be minor changes but when you begin to consider cumulative impact then we need to look at the whole building but if the gas pumps are not going to be there, then all we are considering is a new door to the Paperbby and the changes that would be made to accomodate the Cookie factory.

Sverko and O'Brien both noted they have a problem with approving the cookie factory and leaving the gas pumps there .. noting we cannot insist the building owner maintain gas pumps if he doesn't want to. Sverko noted to Barry Reed that it was impossible to just look at his new door when there are two other applications before us dealing with the same building and there is doubt about whether the gas pumps are going to be there or not be there.

Grail Dawson raised issue that just acting on this application would not be satisfactory and this thing has to be taken as a whole, the Shell Building, and I certainly have some concerns about the impacts as raised here tonight.

Pat Reed: noted the economic effect on their business and the inability of people to find their entrance door and the continued loss of income they are experiencing and requested that somebody make a motion that would deal with the concerns expressed tonight and condition their approval so they would not be held up any longer.

MHRB 83-70 Page Five

Discussion among Board members as to location of the signs, both 83-70 and 83-73, and how many would remain on the building.

Jade Pier: Wanted to express her concern with water and the traffic flow onto Albion Street and the increased businesses in this building as well as a monstrous new construction in the middle of the block is really heading us into a lot of trouble.

Spencer pointed out that a lot of consideration had been given to the Mendocino Town Plan and the building is commercial and who's to judge what commercial businesses are in it, existing or proposed and he thought this was fully addressed in all the previous discussions dealing with the Town Plan.

Sverko noted that while it is a Commercial Building, the Board of Supervisors had also adopted into the Mendocino Town Plan recognition of the Mendocino Historical Review Board, the Guidelines as ratified, and the Mendocino Historic Research list of Historic old buildings, categorized, and while it is a commercial building, it still comes under historic preservation. And what we're looking at is the overall effect on this historic building, these businesses in this historic building and the cumulative impact on it, whether or not all of these businesses can be accomodated, I have no desire to see wood enclosed pumps and benches and flower boxes in front of what used to be a stable. So, we're having to deal with it as a historic building consistent with the ordinance as well as the fact that it is a commercial building. The main criteria right here is historic preservation.

Public hearing closed.

Pat Reed again addressed the Board noting the problem seems to be the gas pumps .. she didn't realize the pumps were going to stay ... she didn't know if the people proposing to put in the cookie company realized they might have gas pumps in front of their door ...

Hee asked Mrs. Younger about the pumps

Mrs. Younger replied it was her understanding the pumps were not going to be there.

The owner of the gas station noted it was his understanding that the pumps were to be removed.

Public hearing closed again.

O'BRIEN MOVED that the Board, in regards to application #83-70 of Barry & Patricia Reed, approve the application and have the applicants add an opening of 8' x 10' in the eastern side of the Shell Building; said opening to contain one door to the bath-room, one door to the Paperboy, and one door to the Cookie Company; this approval being contingent upon the owner of the property removing the gas pumps and making said gas station area safe for the public and meeting all applicable county codes regarding safety; the Board finds that these changes are in keeping with the basis structure and will not detract from other structures in the area; and that these contingencies will be complied with within 60 days. BEESON SECONDED. APPROVED, 5-0.

MURB SHELL BUILDING
August 29, 1983

#83-72 Donald & Beverlee Younger, to construct shop space at 10450 Lansing St (former garage area) to construct a store front facade, including two bay windows and door, in same style as now used in building.
Approximately 400 sq ft and costing \$7,500, est.

SVERKO MOVED that the Board approve application #83-72 of Donald & Beverlee Younger, to construct shop space at 10450 Lansing St., conditioned on the entrance being in the north wall inside the foyer, and conditioned on the 13' of wall space having two six-pane windows centered within that 13' wide space, and consistent with the existing window treatment in the building; and that the wall space which is not taken up by windows will be covered with exterior siding similar to that presently on the building, and contingent upon the gas pumps being removed and the holding tanks being sealed consistent with the safety guidelines of the County of Mendocino and to be removed within 60 days. O'BRIEN
SECONDED. APPROVED, 5-0.

9-1-1983

Category 1: Shell Building

119-236-05 #28A

Shell pumps must go

By ROB FOWLER

Amid arguments that the town is losing a valuable service station, the Mendocino Historical Review Board decided the Union 76 gasoline pumps in front of the historic Shell Building must be taken out if the new cookie shop is to be installed.

In a two-part decision, the board approved the creation of a small open entrance hall, where the gas station office now is, which will act as a doorway for Barry Reed's Paperboy and the new North Coast Cookie Company being installed in the old garage area in front of the pumps.

Faced with creating avenues for what it felt were too many businesses in the building, the board conditioned the cookie shop's permit on grounds the pumps be taken out to ensure no more businesses were added to the clustered shopping center.

Shell Building owner and renovator Flury Healy first said he planned to leave the pumps installed when the present gas station business, owned by Don Rolfe, was cut from its lease and a new cookie shop brought in. But the board feared Healy might later reopen the gas station and thus create a ninth business in a building. When he had originally received environmental review approval several years ago it was for not more than five shops in the building.

The board said it preferred the gas station remain, partly because it is one of only two in the town and because of the impact on water use a cookie shop would have, keeping in mind a

new pizza shop was recently added to the building.

But the contract with the gas station is being severed, according to owner Don Rolfe, and the board said it had to face the reality of dealing with the incoming shop.

Healy had intended to cover the pumps with flower boxes which would prevent tourists from stopping continuously to buy gas, and was exceptionally cheaper than tearing out the pumps. But some members of the community raised safety

questions, including Rolfe who said empty tanks are unsafe and illegal in a populated area.

After more than an hour debating the wisdom of leaving the pumps, with Healy asking if the review board cared to pay for the pumps' removal, Healy agreed to pull them out if the board would approve the cookie shop permit and the new entrances.

The applications were before the board for the second time, after the board had requested

See SHELL, page 2

County refuses coast chamber request

The Mendocino County Board of Supervisors voted to support the Fort Bragg-Mendocino Coast Chamber of Commerce, but stopped short of dipping into its pockets to aid the organization.

Although the Chamber was requesting 15 percent of the bed tax revenue for the upcoming year, which would add about \$40,000 to its budget, the board voted to allocate 15 percent of the tax above the first \$597,100 it receives from the state. The decision could prevent the chamber from receiving any money from the County.

Last year the County took in \$454,000 while taxes were at 6 percent. It expects that figure to rise by one-third because the tax was increased to 8 percent.

The board recently gave the Mendocino County Chamber of Commerce \$58,000 to operate its office. Fort Bragg director

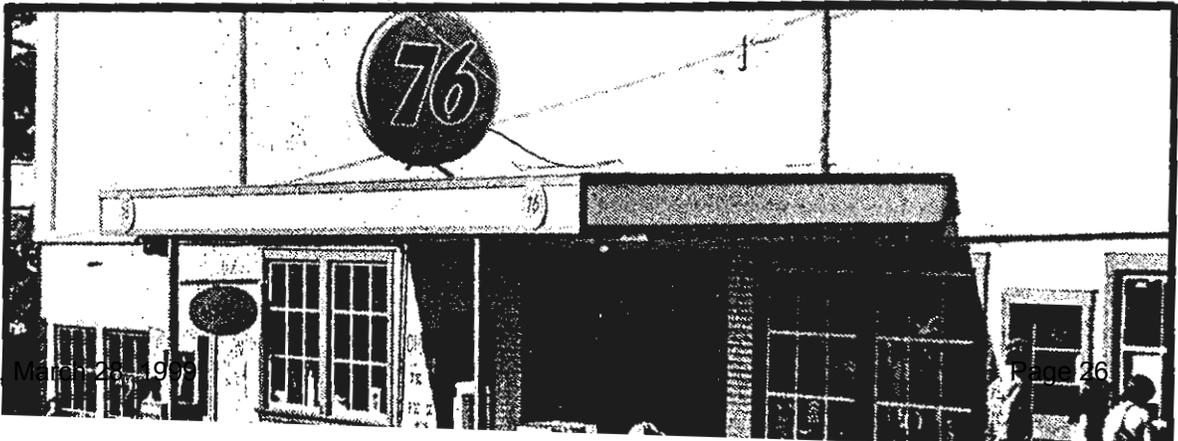
Ron Spath said Tuesday he was hoping the board would realize the high percentage of tax revenue the coast inns retrieve for the county and adjust its allocations thusly.

He said coastal bed tax revenues increased by 12 percent last year while many other areas declined by 4 or 5 percent. He estimated that had the coast declined also, it would have cost the county \$13.3 million in income, \$2.7 million in payroll and 340 jobs.

Earlier the coast chamber received a straight 15 percent allocation from the City of Fort Bragg, which it expected to amount to approximately \$32,000.

The board of supervisors has rarely offered extra money to the coast chamber, although last year it granted it \$10,000 for its first-time production of the March Whale Festival.

minute order, which was last month at a super hearing. In that hearing board was told by its counsel that its minute s illegal, Carter said. B members countered supervisors had not the minute order, and still under its decree. stated in her motion hat the Murray House Multi-Family Residen- the Town Plan does not for creation of new rving facilities, such as ay House, in that area. d that the Joshua Grin- s recent approval for a expansion was granted it is an expansion of an inn, which the plan and not a new creation. r argued continually roving the Joshua Grin- and not the Murray meant the board was to give both projects nsideration. o also attacked the pro- sign in her motion. She plans were architectural- mplete because they fail- designate window and esigns and also omitted circulation and parking. idded that the new struc- rwhelmed the original and was not consistent he structures in the cal District because of its She pointed out that other homes and inns, housed more units, were rably smaller, including member MacNamara's ara mansion which is q. ft and the MacCallum which is 5000. t point brought specula- n the possibility that the would someday divide oms and create additional within the house, further- ting CEQA considera- rko said the residence's sive square footage ts from the streetscape of Lake Street. She noted the houses front and face the on the south, where this set back and a sidewall of ilding fronts the street. ncerning the consistency zoning, Carter read from Coastal Commission staff t on the Joshua Grindle expansion application. It the inn stated no en- mental concerns per Sverko d, and the project was



March 2, 1983

Category: Shell Building
 rray House, in
 led that the Joshua
 's recent approval for a
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 and not a new creation.
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 and not the Murray
 meant the board was
 to give both projects
 consideration.
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 from the streetscape of
 ke Street. She noted the
 ouses front and face the
 n the south, where this
 t back and a sidewalk of
 ding fronts the street.
 erving the consistency
 ning, Carter read from
 astal Commission staff
 on the Joshua Grindle
 ansion application. It
 e inn stated no en-
 ental concerns were in-
 and the project was
 hat Mendocino needs."
 ed that the MHRB "also
 o issue" with the Grin-
 lication when it raised
 orementioned planning
 s. He stated that Reed
 "constructive input"
 e board and if it was go-
 'simply prevent the inn
 eing built, it should say
 llow them to move on."

stalled.
 In a two-part decision, the
 board approved the creation of
 a small open entrance hall,
 where the gas station office now
 is, which will act as a doorway
 for Barry Reed's Paperboy and
 the new North Coast Cookie
 Company being installed in the
 old garage area in front of the
 pumps.
 Faced with creating avenues
 for what it felt were too many
 businesses in the building, the
 board conditioned the cookie
 shop's permit on grounds the
 pumps be taken out to ensure
 no more businesses were added
 to the clustered shopping
 center.
 Shell Building owner and
 renovator Flury Healy first said
 he planned to leave the pumps
 installed when the present gas
 station business, owned by Don
 Rolfe, was cut from its lease
 and a new cookie shop brought
 in. But the board feared Healy
 might later reopen the gas sta-
 tion and thus create a ninth
 business in a building. When he
 had originally received en-
 vironmental review approval
 several years ago it was for not
 more than five shops in the
 building.
 The board said it preferred
 the gas station remain, partly
 because it is one of only two in
 the town and because of the im-
 pact on water use a cookie shop
 would have, keeping in mind a

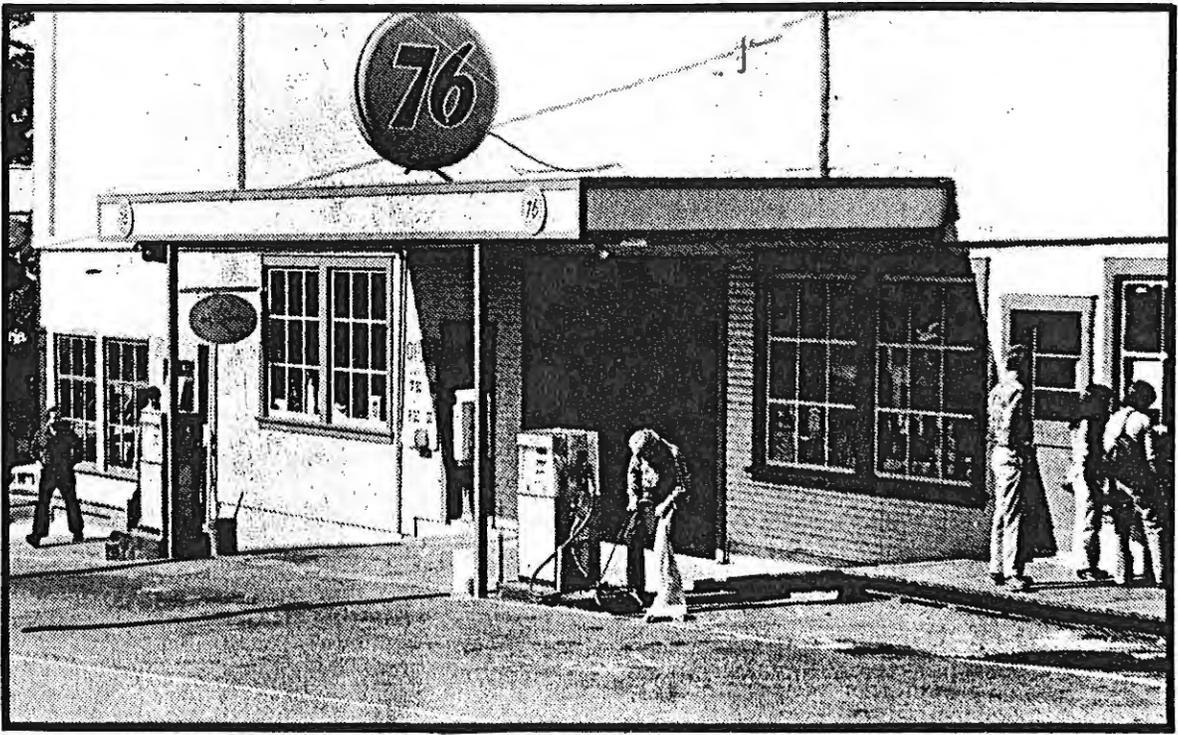
the pumps with flower boxes
 which would prevent tourists
 from stopping continuously to
 buy gas, and was exceptionally
 cheaper than tearing out the
 pumps. But some members of
 the community raised safety

board would approve the cookie
 shop permit and the new en-
 trances.
 The applications were before
 the board for the second time,
 after the board had requested
 See SHELL, page 2

County refuses coast chamber request

The Mendocino County Board of Supervisors voted to support the Fort Bragg-Mendocino Coast Chamber of Commerce, but stopped short of dipping into its pockets to aid the organization.
 Although the Chamber was requesting 15 percent of the bed tax revenue for the upcoming year, which would add about \$40,000 to its budget, the board voted to allocate 15 percent of the tax above the first \$597,100 it receives from the state. The decision could prevent the chamber from receiving any money from the County.
 Last year the County took in \$454,000 while taxes were at 6 percent. It expects that figure to rise by one-third because the tax was increased to 8 percent.
 The board recently gave the Mendocino County Chamber of Commerce \$58,000 to operate its office. Fort Bragg director

Ron Spath said Tuesday he was hoping the board would realize the high percentage of tax revenue the coast inns retrieve for the county and adjust its allocations thusly.
 He said coastal bed tax revenues increased by 12 percent last year while many other areas declined by 4 or 5 percent. He estimated that had the coast declined also, it would have cost the county \$13.3 million in income, \$2.7 million in payroll and 340 jobs.
 Earlier the coast chamber received a straight 15 percent allocation from the City of Fort Bragg, which it expected to amount to approximately \$32,000.
 The board of supervisors has rarely offered extra money to the coast chamber, although last year it granted it \$10,000 for its first-time production of the March Whale Festival.



Soon Mendocino will be a one-station town.

Category I:

Shell Building—An employee at Highway Market reported that an unidentified subject threw a bottle of liquor on the floor Aug. 10. The liquor was valued at \$5.

Shell

Continued from page 1

Healy be present to answer questions on the cumulative effect of the shop additions which have occurred since the building



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1983 MEMBER
California Newspaper
Publishers Association

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Subscription rates are: One year in county \$9.00
Two years in county \$17.00. One year out of county \$11.00. Advertising Rates available on request.
Phone (707) 937-5874 P.O. Box 225
650 Ukiah Street Mendocino, CA 95460

- W. Ron Barnes
Publisher
- Rob Fowler
Editor
- Betty Elam
Office Mgr.

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was remodeled.

Originally a hotel was applied for several years ago, but planning restrictions eventually led to the creation of a five-business shopping building with the historical frontier facade recreated. Since then, the owner has contracted for three additional businesses.

Reed's Paperboy periodicals store originally had an outside entrance. But the creation of an adjacent enclosed Pizza shop forced his customers to enter through that restaurant and he applied for another door on the east facade.

His application came on the same evening as the North Coast Cookie Company's request for building a solid wall and shop entrance where the now-defunct garage is. The board rejected both and asked Healy to appear.

Now the Paperboy will have an outside entrance on the opposite (north) end of its shop

in the door were placed on the street-facing wall. The cookie shop's windows were also reduced and the siding was changed to match the existing facade.

Murray

Continued from page 1

He said the plan allows for 15 more units east of Lansing Street, minus the Grindle Inn's recently acquired two, and Reed is asking for five of those. He also accused Sverko of falsely reporting to the MHRB the statements by the county counsel regarding the legality of the Supervisorial minute order after she returned from that meeting.

But the board stood firm on the belief that the intent of the plan was to allow an extra 15 units to be allocated for "one- or two-unit expansions among the existing inns" and refuted a claim that Sverko falsely reported to the board, again stating that they were resigned to follow the order until it was officially rescinded by the supervisors.

Toward the end of the

Butcher appoi

Marilyn Butcher was appointed as Mendocino County's first district supervisor last Thursday, taking the seat vacated by Tom Crofoot, who left to accept the position of deputy secretary of the California Youth and Adult Corrections

Authority last June.

Butcher, 48, is the county's first female supervisor, and will represent Redwood Valley, Calpella, Talmage, Lake Mendocino and parts of Ukiah.

Butcher was expected to take her seat on the

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964-4052

Per Sverko, March 28, 1983

**KUT &
KURL**

501 Walnut



**Spruce Up For Fall
And Back To School!**

Haircuts \$7

The Family Salon Since 1961

Page 28

Dear Bill Spencer,

I couldn't tell at the meeting tonight whether you had really been unable to get information about the appeal on the Shell building. I tried to phone you this morning but no answer. Did the County really refuse to let you see my letter?

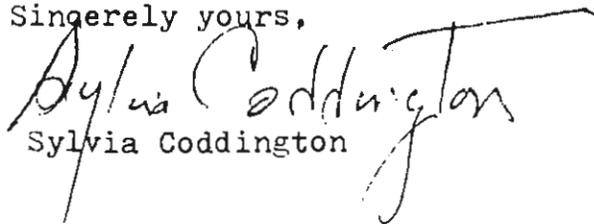
My surprise was partly because I thought Barry Reed might have told you what I told him about it. I expressed my regrets that his business was being disadvantaged by the closed-off door. I also thought that happening in his absence was regrettable, but not the issue of the appeal.

The appeal is based on a clear agreement made not with the Review Board but with a Senior County Planner, Jay McKeeman, in 1979, that the businesses in the building would not profligate.

Surely even the most unsympathetic of us have to agree with J. Helfer's statement in the last Beacon, that Albion street is now a mess. A building to cut off all views to the sea coming down the street is just going up. At the other end is a monstrosity of a building and a monstrosity of a garage. Across from the Chinese temple special State monument is a chopped-out parking lot where trucks and motor cycles are parked most of the days. We shouldn't pretend about what we're doing. I think it would be better for Applicants to acknowledge that they don't really give a fig about preserving view corridors, or town character or whatever. Then the Board wouldn't spend all night trying to figure it out, as to whether they are sincerely trying to meet the Ordinance.

If you want any more information about the appeal I'll be glad to talk to you about it.

Sincerely yours,


Sylvia Coddington

cc Review Board

Shell Bldg

Mendocino Historical Review Board

Attachment A

Post Office Box 744
Mendocino, CA 95460
964-5379



119-236-05

June 25, 1985

Board Members: Re: Appeals heard by Board of Supervisors
June 24, 1985

TONY GRAHAM: Appeal by Sylvia Coddington

Appeal denied. Sylvia represented by Atty Alexander Henson who claimed that since MHRB is first "Discretionary" Board to hear applications we MUST do review for environmental impact. Zan Henson and County Counsel Peter Klein were in disagreement and seemed to reach legal impasse ... unfortunately court case scheduled at two-thirty interrupted proceedings on appeal so legal disagreement was never resolved.

SHELL BUILDING: Appealed by Michael Huddleston, represented by Dennis McCroskey and Bill Spencer, for exterior staircase, deck and double french doors. Appeal denied by Board of Supervisors.

MONTE REED "MURRAY HOUSE" - Wm Lane, architect, from Fremont was present .. presented that drawings are for building 7,470 sq ft interior measurement; plus 820 sq ft of porches, decks lower floor; plus 228 sq ft upper balconies for total he computes at 8,518 sq ft.

Basis of appeal was doubtful. (which motion) deVall moved/Eddie seconded to allow MHRB 30 more days to review dimensioned drawings and allow for public review. Motion failed on 2-2 vote with Redding abstaining.

Cimolino moved/Butcher seconded to approve project as submitted.

Jim Eddie asked if John was considering MHRB recommendations and he said no, he was approving the project as submitted.

Cimolino moved/Butcher seconded to delay vote on approval to July 8th to allow Redding time to review tapes and public record for qualification to vote. This motion passed 3-1 (deVall opposed).

EJB
Page 30

Bacon 01/8/87

MNRB

Sheer Berg #28
119-236,05



Reconvening, the board denied an application by Michael Huttleston to remove a roll-up garage type door from the Albion Street side of the Shell Building, to be replaced by a conventional door and display window matching others along that side of the building.

Huttleston explained that the door would lead to a planned interior staircase accessing the second story. He holds county and Coastal Commission permits to develop offices there and needs a second access; the other access is from Lansing Street between the Paperboy and the Cookie Com-

pany.

Allen and Coddington did not object to the proposal. However, O'Brien strongly objected. "I see no reason why this building should have one more door... The roll door is a vestige of what the building once was. I feel we've overdone this building," he said.

Coddington agreed with his sentiment, but said she didn't consider the change a detriment "compared to the disaster that's already there."

Allen motioned to approve the application, Coddington seconded. The vote was 2-2, O'Brien and Farrar opposed.

The board unanimously approved an application to replace

"Dottie's Place" sign with another of the same size reading "Upstairs Hair Design." The new sign will have a peach background with dark green lettering.

Rob Ferrero withdrew his application for approval of an existing "part-time" sign for the MacCallum House Restaurant upon learning the board would not give its approval to a third sign for the building. He said he will resubmit a revised application at a later date.

The board unanimously approved an application by James and Diana Lucas to restore their Evergreen Street house to its original appearance. The house is uninhabitable now.

Case No. 9-236-05
#28a

Shell Building changes too much

APNs 9-236-00
Attachment A
9-4-1983

The cumulative impact of additions to the historic Shell Building on Lansing Street caused the Mendocino Historical Review Board Monday night to deny two applications from tenants of the building in hopes of bringing the building's owner to the next meeting.

Barry Reed of the "Paperboy" magazine shop lost his bid to have a new door placed on the outside of the building which would allow customers to enter his shop without first having to walk through a newly constructed dining area for a new pizza business. Previously, the dining area was an open deck and Reed's customers entered unhindered through his main door. But when owner Flury Healy enclosed the area for dining, he also turned the "Paperboy" into virtually a backroom shop.

Reed had requested a second door on the eastern, street-facing side of the building, but the review board denied his permit on grounds that the building's historical facade was being destroyed by too many new doors and shops.

Contractor Don Pollard, in the audience for another application, noted that the enclosure also covered three outside doors thus creating the

loss of one door overall if Reed's was constructed.

Although the review board then backed down slightly—granting permission for a door on the other end of the shop on grounds of balancing the facade—it erased the decision when it later came across an application for another business, a cookie shop, in the same side of the building about 10 feet away where a garage used to operate.

Chairman Lorraine Hee said the board originally understood that the "Paperboy" would be allowed to use the now existing gas station entrance when Healy's application for construction of the pizza shop enclosure was granted.

Reed, however, said he was never informed of that and noted that the gas station was still in business and would be for at least six more months, thus he needed his own door to keep the business going.

Gas station proprietor Don Rolfe said Tuesday his lease was expiring in January and it was his understanding he would not be allowed to renew. He added, however, it was his belief that his door would be used for entrance to a stairway leading to another new shop upstairs.

Healy was not available at the meeting to confirm such a plan, however, and could not be reached by press time.

The second application on the building was for a new business called "North Coast Cookies".



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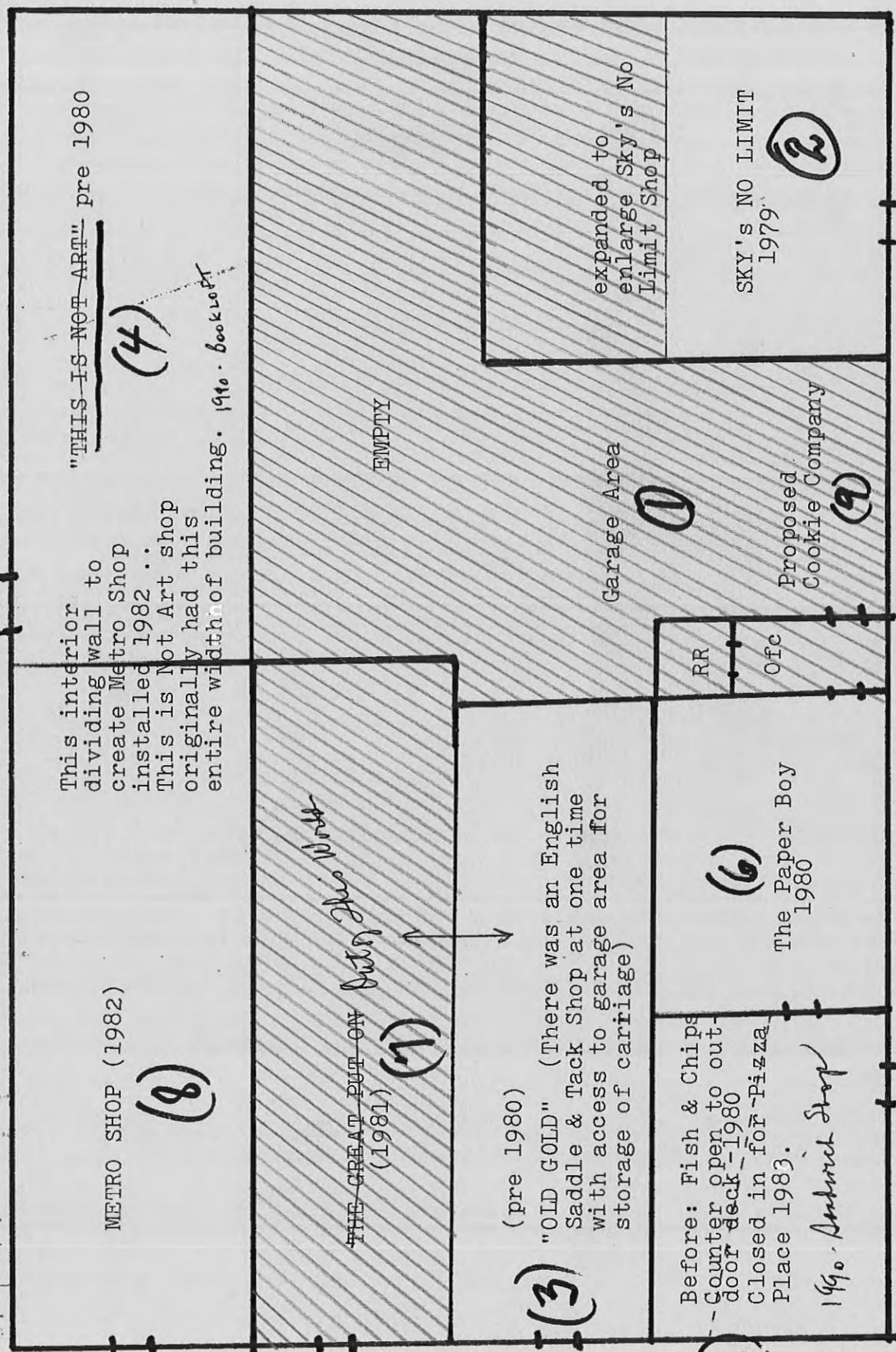
Subscription rates are: One year in counties \$9.00

10/24/1983

Delineations are approximate.

Category I: Shell Building
Mktg. Shell Building
File # 15-2000
appeal
10/24/83

NA



"THIS IS NOT ART" pre 1980 (4)

This interior dividing wall to create Metro Shop installed 1982. This is Not Art shop originally had this entire width of building. 1990. book LOFT

METRO SHOP (1982)

(8)

THE GREAT PUT ON BUTS This Work (1981) (7)

EMPTY

(pre 1980)

(3)

"OLD GOLD" (There was an English Saddle & Tack Shop at one time with access to garage area for storage of carriage)

Garage Area

(1)

Before: Fish & Chips Counter open to outdoor deck - 1980 Closed in for Pizza Place 1983. 1990. Andrew Shop

(5)

The Paper Boy 1980

(6)

Proposed Cookie Company

(9)

expanded to enlarge Sky's No Limit Shop

SKY's NO LIMIT 1979'

(2)



Gas Pumps

SHELL BLDG

LANSING ST

-MHRB-

AL Bldg ST

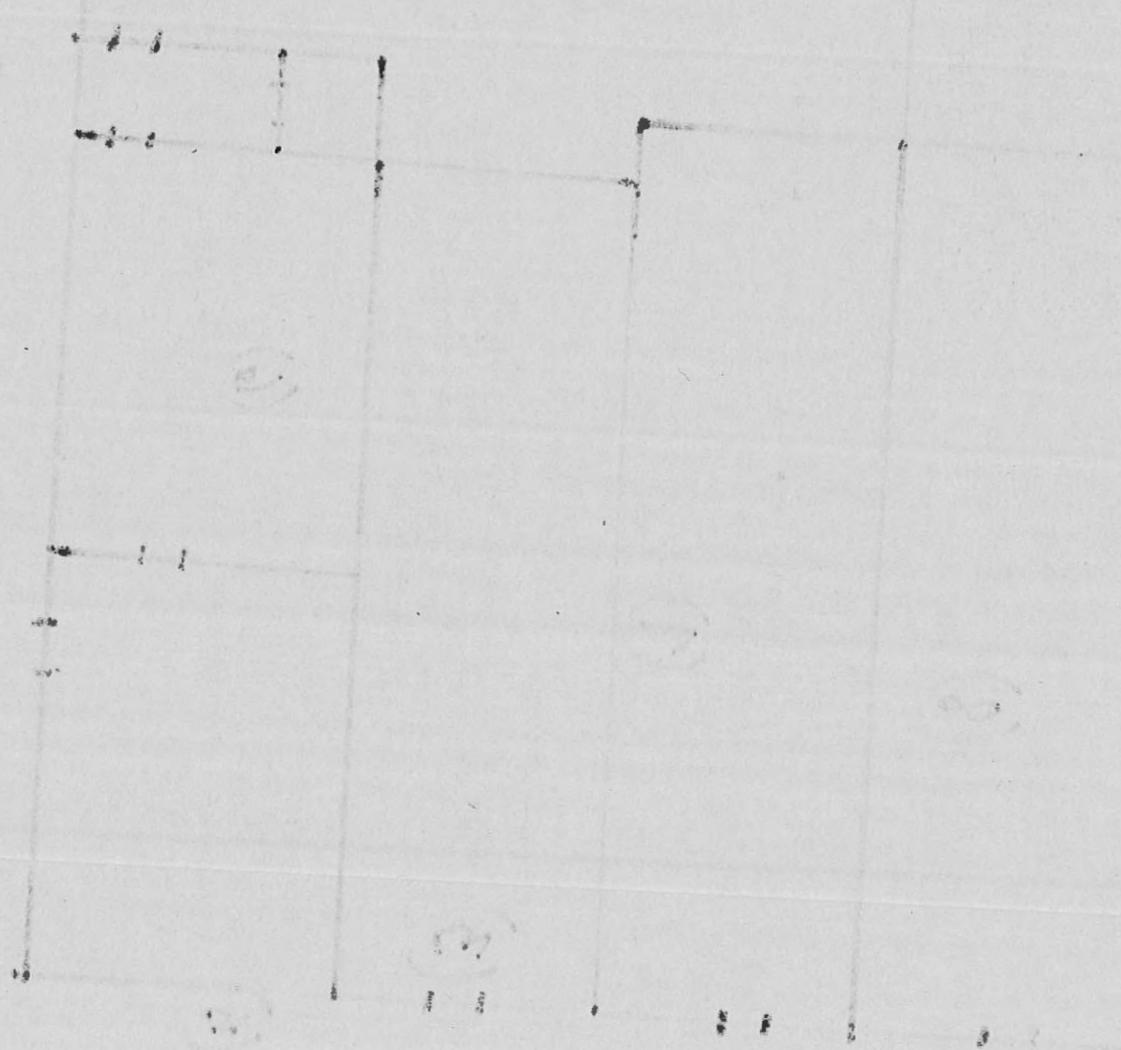
5/7/73 119-08-10 Aurora Atwood Remove & check + fill dry wells aged
Rita Nelson - Woodward + Callie St - Remove + add - redesign north wall aged
Ken Area - Zone A - Rotary Club - post metal dog control + kerel land signs
Cone

Project - 1973-74 prog - 1,536.00

Violations discussed - Leonard Lake illegal sign at "uncommon good"

Ap Meeting for Monte Reed Motel - 5/21/83
no title of economic value

5/21/83 Merdo School - unique painting on portico beds -



MINUTES

Nendocino Historical Review Board

September 11, 1979, Mendocino High School

BOARD MEMBERS PRESENT: Lorraine Fee, Farry Gusick, Donald Hahn, Ed C'Prien

BOARD MEMBER ABSENT: David Costad

COUNTY PLANNING STAFF PRESENT: Jay McKeenan and Darryl Mitchell

Minutes of July 16 and August 6 were unanimously approved.

SUMMARY

Continued hearing:

1. Flurry Healy, to rebuild, remodel and restore an existing building, continued

CONTINUED HEARING (CEQA)

1. Flurry Healy, for permission to rebuild, remodel and restore an existing commercial building and to construct a watertower on the west portion of the Shell Building, for use as commercial retail and services, 10450 Lansing Street.

Mendocino County Planning Department staff have prepared an initial study of the project. Staff recommend further study in order to make necessary environmental determinations.

McKeenan told the board a major modification of the proposal is anticipated that could substantially reduce some concerns. The theater is out. Planning staff recommend more focused studies. They can take place either as a focused EIR or the applicant can turn in the studies. There would be a public hearing for the adequacy of those documents. An EIR is really not a good format for discussion of specific topics. We have enough questions to require an EIR. It would take six to eight months. Focused studies could be completed in a month or sooner.

Mitchell read from the initial study and pointed out three areas of concern: projected water use and availability; historic aspects of the structure; and transportation and circulation.

Sylvia Coddington: If there are major modifications, why hear the initial study? Fee: If there are modifications, it should go back to the agencies.

Anthony Graham, representing the applicants: After reading the initial study, we have eliminated certain architectural features to bring it back closer to what exists and to limit use to the present. The use will be a single story building. The roof trusses will remain. On the ground floor there will be a garage repair shop. The gas pumps will be in front. The two commercial spaces--a saw shop and a tack shop--will remain. The applicant wants to paint the building, clean it up, replace broken pieces, put in a foundation, and move a couple of doors. The applicant wants to restore the building and satisfy some of the environmental issues. \(\

September 11, 1979

Page 2

Graham gave the board a sheet of specifications for the new project.

Hee: If you use the 1976 Tax Act, if you sandblast you will not get the benefit. Graham: What exists in front will remain. There will be wood windows and doors with six and nine lights.

Healy: I found a building in Santa Rosa with the same material.

Graham: On the south, we are replacing it with identical roofing. If you find the shed roof dormer offensive, we'll leave it out.

Hahn: Leave it as it is. Use the skylights for light. Hee: If I had to choose, I'd rather see skylights. Cusick: Mike should be able to say if he wants dormers or skylights. O'Brien: I don't like the dormers. Hahn: You might want to move the skylights down the roof.

Graham crossed the dormers off the plans.

Hahn: Why two doors into the saw shop? Graham: One can be eliminated.

O'Brien: Will it be the same as what's there? Huddleston: Yes, only larger.

A photo of the existing building shows six windows along the side.

Graham: We are eliminating the water tower and balcony and top doors and we'd like a window on the top back. On the north, the building is on the property line. We will drop the dormer. The building department may require cement block rather than wood. It's metal now.

Hahn: Because there are no major changes, no demolition and retention of pieces of historical importance, and the use will not change, this can be heard without study.

Graham: I am amending the application in hopes of getting a vote.

Hahn: We can continue to the next meeting to give you time to produce a drawing. I'd like to think more about wood versus metal siding.

McKeeran: He's changed his application to a categorically exempt application. It is not necessary to formally deal with the initial study.

Cusick asked about the back yard. O'Brien asked the applicant to find out about the firewall so it could be on the plans.

Graham: We will have them by Friday.

Sylvia Coddington: You don't have to lift the building to put in the foundation? Graham: No, maybe two inches, then set it on top.

Hahn: It's heartwarming to hear the applicant's heed the environmental concerns.

Motion: Cusick moved, O'Brien seconded, to continue the hearing to the next meeting. Vote: Unanimous approval.

1688

Summary of MHRB Minutes Relative
to Applications Regarding the Shell Building

April 3, 1978 Page 6 Item #7

McLaren, Architect applies to close the garage door opening (Albion Street side?) with new door and window and new door at rest room opening. Approved

McLaren also applies Item #8
to modify Shell sign to read "Fast Gas etc."
Public opposition and 3 Bd members opposed

McLaren also applies Item #9 Pages 7, 8 9 and 10
for modifications to interior and exterior adding 2000 sq ft, and 24 ft in length, plus new rear yard for 34-unit motel with subterranean parking. These facts not shown on application
Much public input and controversy
Continued to 4/17/78.

MINUTES OF 4/17/78 NOT WITH PACKET

Reference made to September 1978, and to October 1978 with letters sent to Board of Supervisors Nov 1978.

July 9 1979 Page 6, 7, 8 and 9

Flurry Healey applies for theater, second floor etc. Note in discussion that it is largest building in town (16,000 sq ft, 8000 on bottom floor?) Healey states "for 5 business" but no application
Project referred for CEQA Initial Study

Sept 11 1979 Pages 1,2,3 Jay McKeeman present
Ceqa hearing "Further study needed"

Sept 17, 79 Pages 2,3,4, Jay McKeeman and Darryl Mitchel present
if more than 3 businesses, as presently operating, CEQA would be required. Owner changes plans, Makes agreements. Application for Motel denied. Focused EIR needed on water, traffic and parking.

April 7 1980 Pg 7
Two-ft roof overhang and wood sidewalk requested. Approved with re-design of ~~large~~ window.

May 5 1980 Page 17

Applic to paint facade (ok) and place window on west, size 8 ft by 12 ft. Too large; reduced to 8' by 6'

April 6 1981

Kites and Toys asks sign. Bd comments "becoming cluttered"
Nevertheless grants sign. Considers Directory for future signs

May 4 1981

Sign requested, but Applicant absent from meeting. Con't.

June 1 1981

Sign requested, "Fish & Chips - The Station - Hot Dogs"
Applicant absent Con't.

July 6 Signs requested. Applicants absent still Con't.

Letters of complaint sent by MHRB re: unapproved signs
Per Sverko March 28 1999
being displayed.

August 3, 1981 Flurry Healy applies for "Fish & Chips sign
Approved on condition of 2 other "day use" signs
not approved being removed.

Application for "Mendocino Motors" sign. Approved

April 5, 1982 Applic #82-14 Elan Gay leasing Albion St business
Applies for 9 windows and dutch door at "Great
Put-On" Approved.

(That business evidently did not come to MHRB due
its being added as one of the inside businesses.)

July 12, 1982 Barry Reed applies for new business

Request for sign 20"X30" perpendicular to bldg, ro
"Paper Boy" Approved

January 4, 1983 Page 4

COPY
Peter Wells applies to enclose porch for his business,
described as expanded pizza operation. Conditions placed on this
project were (1) siding on East to match (2) windows separately
trimmed (3) develop a parking plan acceptable to Planning Depart-
ment.

April 4 1983 Elan Gay for business on Albion St "Great Put-On"

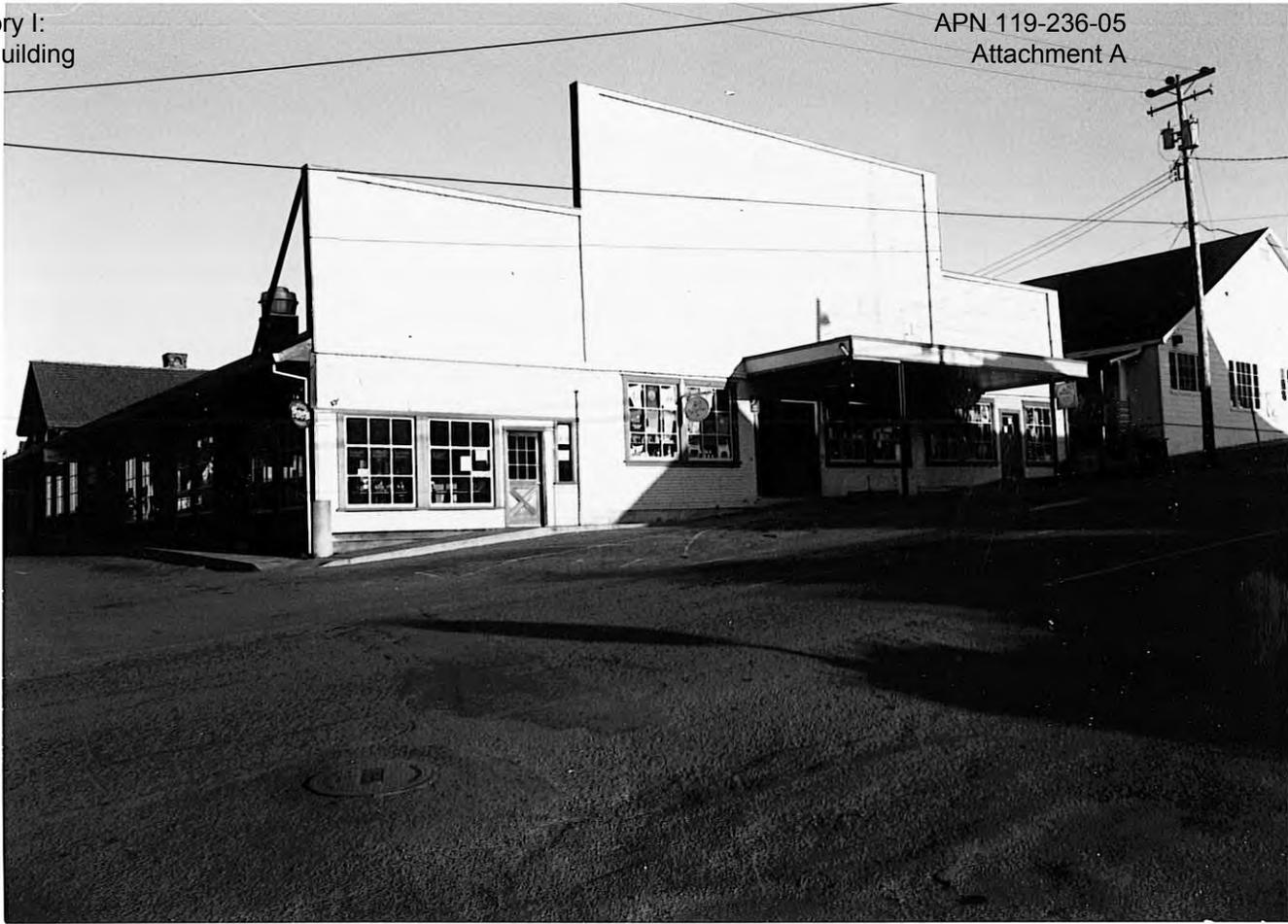
Requests sign, (already in place) Discussion of location.
To return in 60 days.

June 6 1983 Applicant above returns. Approved.

August 29 1983 Barry Reed and Beverly Younger reuest doors and
COPY new business (Cookie Factory)

McCroskey applications July 9 1979 Subject to CEQA
June 6 1983 continued

Board of Supervisors' directive to MHRB dated 3/9/81



Category 1:

APN 119-236-05

Shell Building

Attachment A

Bob & Janine Treaster will be opening a new art gallery very soon in the back portion of the Shell building. Access will be from Albion street. opening about 10/1/1980

Flurry Healy and Peter Wells

83-05 enclose porch at 10450 Lansing St.
Jan. 4, 1983 Approved

Shell Bldg 119-236-05

Elan Gay

82-14 install 9 windows and a door at
10450 Lansing St.
April 5, 1982 Approved

Shell Bldg 119-236-05

Category: Wells and Flurry Healy
Shell Building
83-05 enclose porch at 10450 Lansing St.
Jan. 4, 1983 Approved
APN 119-236-05
Attachment A

Shee Betty 119-236-05

Robert Treaster

81-63 build a 10-sided gazebo at Shell Bldg.
in rear yard on Albion Street.
Oct. 5, 1981 Approved

119-236-05

Barry Reed

82-21 sign for the Paperboy, 10450 Lansing
July 12, 1982 Approved

119-236-05

Permits

*Mendocino Coast Home Hotel - Mendocino
\$ 115,358*

*Shell Bldg
119-236-05*

Beacon, 4/21/1923

119-236-05

George Daniels has begun the work of tearing down the large stable on the corner of Lansin and Albion streets, occupied for many years as a livery stable until horses gave way to automobiles, and will replace it with a public garage. The lot is a large one and he plans to have a good-sized structure that will hold plenty of storage room. The structure will be proceeded with as fast as ~~xxxxxxx~~ material can be assembled and the work done. It is understood that Mr. Daniels has a renter for the structure when it is completed.

Shell Bldg

Beacon, 1/9/1926 Bowman & Tyrrell are making a big improvement in the arrangement of their garage. Their office, which is now located on the south side of the building, is to be moved to the opposite side of the building. It will be enlarged and made more convenient and much lighter. P. Maxwell is doing the work.

MIKE HUTTLESTON

Attachment A
10450 LANSING

Remodeled 1978 - METAL FRONT FACADE least ALTERED?
1984-85 - CONVERTED TO RETAIL SHOPS

1987

SIMPLE GABLE

1 STORY WITH FALSE FRONT FACADE AND PORCH OVERHANG

SIDING PRESSED METAL

ROOF CORRUGATED METAL

CONDITION - GOOD