

TO: JAMES L. APP, CITY MANAGER
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OR NON-SIGNIFICANCE OF AN EXISTING GARAGE AT 1732 SPRING STREET FOR DEMOLITION/RECONSTRUCTION PERMIT APPLICATION (JUDITH SUMMERS)
DATE: SEPTEMBER 2, 2003

Needs: For the City Council to consider making a determination as to the historic or architectural significance or non-significance of an existing garage at 1732 Spring Street.

Facts:

1. A demolition/reconstruction request (MISC 03-007) has been filed with the City for processing.
2. The request is to demolish/reconstruct the existing garage using the same architectural style as the existing structure, while bringing the building into compliance with the Uniform Building Code.
3. The garage is situated on a site that is included on the 1981-1984 Historic Resources Survey (see attached survey form). The Historic Resources Survey Form does not address the garage.
4. Per Chapter 17.16 (Demolition of Buildings and Structures) of the Zoning Ordinance, the City Council is being asked to make a determination as to whether or not the existing garage is of historic or architectural significance.

Analysis
And

Conclusions: The Council has the discretion to make a final determination as to the building's historic or architectural significance or non significance prior to the processing of the demolition/reconstruction permit.

The evaluation/determination of significance is to be based on Federal, State, or Local Criteria (see attached).

Since the Historic Resources Survey Form does not address the garage, it may or may not be a contributing feature to the main residence.

If the Council finds that the existing garage is of significant historic, or architectural character, require a six month continuance in consideration of the demolition permit request with an option to extend the continuance for an additional six months. The purpose of the continuance, and the possible extension, is to provide adequate time to investigate alternatives to demolition. Upon making the determination that there are no feasible alternatives to demolition, the council may direct the building official to issue the demolition permit.

It would appear that the existing garage was not considered to be a contributing feature since it was not so identified on the Historic Resources Survey Form. Further,

reconstruction with the same architectural style as the existing structure would maintain consistency with the neighborhood character.

Policy

Reference: Paso Robles General Plan, Paso Robles Zoning Ordinance, Title 17 (Building and Construction) of Paso Robles Municipal Code relating to demolition of building and structures

Fiscal

Impact: None.

Options: After considering the information and analysis presented and the public testimony received, the City Council will be asked to select one of the following options:

- a.** Determine that the existing garage is not of historic or architectural significance, and direct that the demolition permit application be processed.
- b.** Determine that the existing garage is of historic or architectural significance, and delay processing of the demolition permit application for six months.
- c.** Request additional information/analysis after identifying what is needed and continuing the open public hearing to a specific date, such as the next regularly scheduled meeting on September 16, 2003.
- d.** Amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Historic Resources Survey Form
3. Applicant's Letter and Plans
4. Municipal Code Excerpt

8-9-03

To: Planning Division, Community Development Dept., City of Paso Robles

From: Judith Summers

Re: Plan for garage renovation; approval requested

I request approval by the Planning Division of my plan for renovation of the garage at the N-E corner of my property at 1732 Spring Street, Paso Robles.

Because of the historical aspects of this property, your department recommended that I submit artist's renderings of the proposed project to be evaluated by your staff and the DRC. Those renderings have been submitted along with paint and material samples, a foam-core model (1 in.: 1 ft.), a plot plan, photos, and other relevant information.

The intended use of the renovated structure is as a storage building for art supplies, equipment, teaching materials, artwork, and other items related to my work as a teacher and artist.

The other structures on this property include a 1918 California craftsman-style two-story house (3000 sq. ft.) and a small cottage in the back garden (400 sq. ft.). The 1st floor of the main house is leased office space. The 2nd floor is my residence, a 3-bedroom apartment. In recent years I have worked to restore the interior spaces of the main house and cottage, guided by my wish to retain the architectural integrity of the property.

The garage on the N-E corner is badly deteriorated, and considered, by some, to be older than the other 1918 structures. My proposed project would re-establish the garage as a useful building. There will be no change in the 18 ft. X 18 ft. dimensions of the original structure. The renovation will reflect the exterior style of the main house and cottage; paint, siding, trim, double-hung window, composition shingle roof, etc.

The contractor for this project is R. J. Potter Construction. Although the structural materials will be new and in compliance with code, Mr. Potter and I agree that, where possible, some of the original material (all redwood) will be incorporated into the renovation. He shares my interest in retaining some of the elements, or "spirit," of the old structure.

The planned renovation will include the following:

- Foundation/footings
- Concrete added to existing concrete floor
- Walls rebuilt to code requirements
- Roof replaced; truss construction
- New siding; ship-lap, as main house and cottage
- New windows, door

- Dry wall interior
- Two sky lights on the east and west roof slopes to compensate for no windows on the north and east walls
- Suitable electrical

I have submitted the application forms, plans, and specifications to the building department. Please advise me of any additional information or clarification needed by your staff or the DRC members.

I appreciate your timely attention to my request for approval of this project.

A handwritten signature in cursive script that reads "Judith Summers". The signature is written in black ink and is positioned above the typed name and address.

Judith Summers
P. O. Box 3913
Paso Robles, CA 93447
238-6413

HISTORIC RESOURCES INVENTORY

HABS	HAER	NB	3	SHL	Loc
UTM: A	10770914073945440		B		
C			D		

IDENTIFICATION

1. Common name: The Spring House
2. Historic name: Spring House
3. Street or rural address: 1732 Spring Street (20/10)
- City Paso Robles, CA Zip 93446 County San Luis Obispo
4. Parcel number: 8-285-02
5. Present Owner: FJ and ME Meidam Address: 1732 Spring St.
- City Paso Robles, CA Zip 93446 Ownership is: Public Private
6. Present Use: Commercial Original use: Residential

DESCRIPTION

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

Large, two-story rectangular frame house with gable roof, composition roof shingles, exposed rafter eaves and clapboard siding. Two-story gable-roofed extension from midpoint of west gable end (main structure). Main gable has vertical-slatted vent. Extension gable has trimmed apex window. Gables have simple brackets. Shed roof at first floor covers a raised, wrap-around porch on southwest corner. Supports are large tapering wood squares on painted brick piers. Bay windows; first floor on north side. Flat trimmed double hung windows. Open yard, large shade tree



8. Construction date:
Estimated 1918 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.16
12. Date(s) of enclosed photograph(s)
6/14/84

13. Condition: Excellent _____ Good Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
 Residential Industrial _____ Commercial Other: Located on main street of Paso
16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
 Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

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

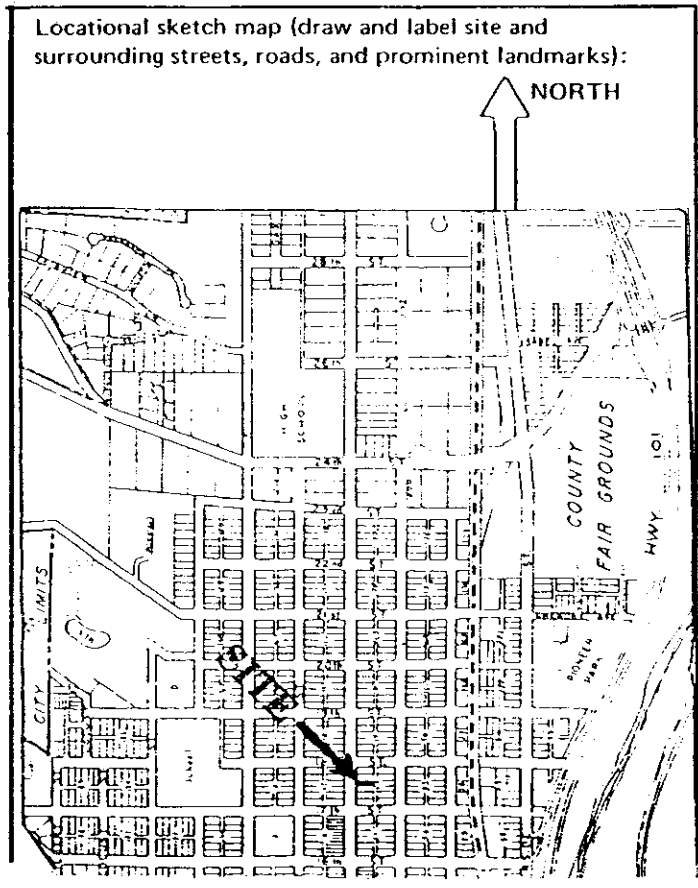
This structure has served as a hospital and residence in the past. When it was a hospital it was reputedly the establishment the body of actor James Dean was brought to following his fatal accident.

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

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

Tax Assessor's Records, 1946
 Field surveys: 1982, 1984
 Sanborn Map: Jan 1926

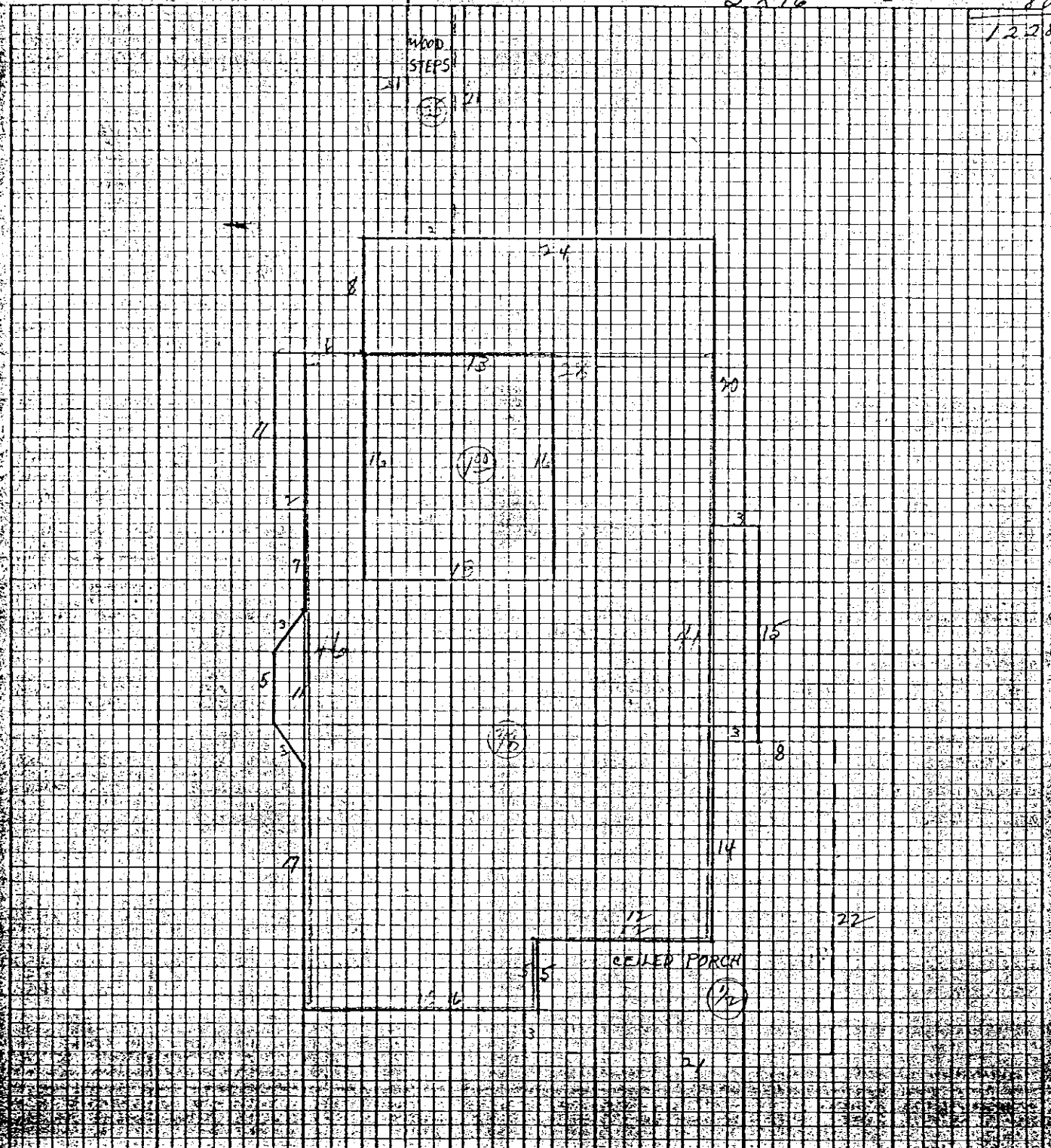
22. Date form prepared 7/82
 By (name) M. Aguinaga
 Organization Planning Dept.
 Address: 1030 Spring St.
 City Paso Robles CA Zip 93446
 Phone: (805) 238-1052

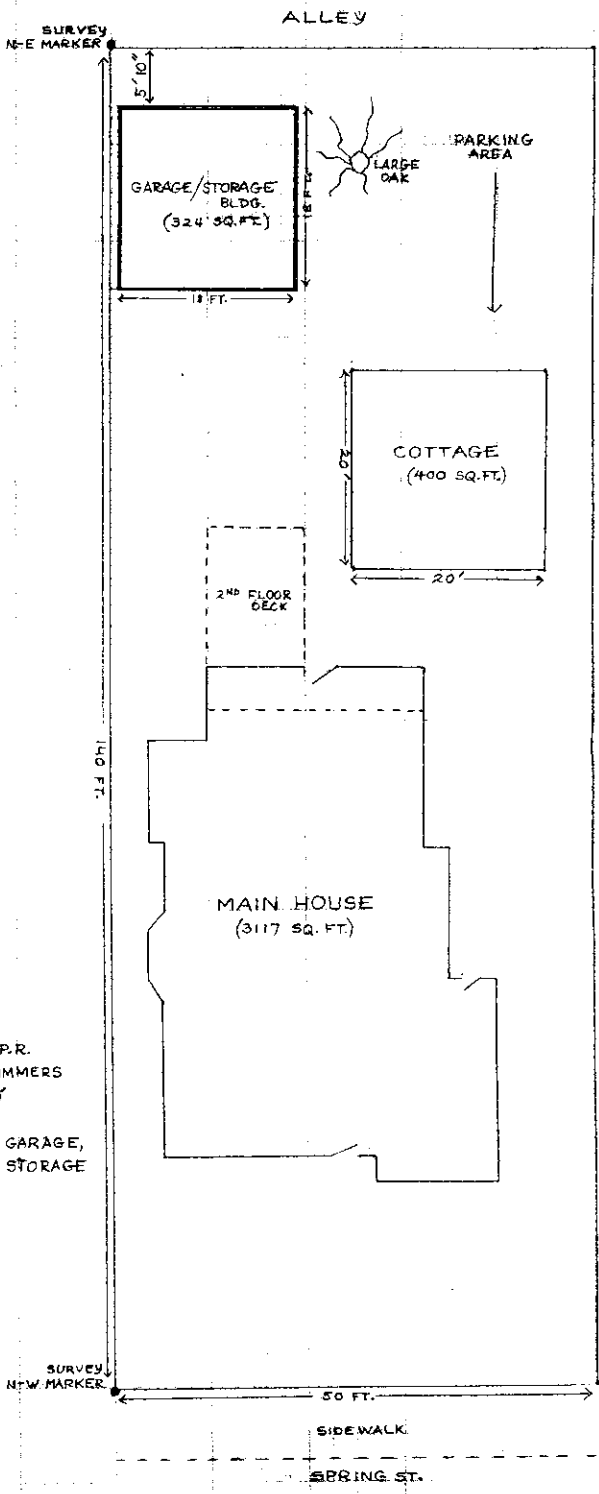


CONCRETE	WALKS								
2-GARAGE	WOOD	2X4X24 FRAME	BEVEL	GABLE COMP-	DIRT LIND	UNFIN	18X18 = 324	.50	5 x 16 = 80
OUT BLDG	CONC	2X4X24 FRAME	"	SHINGLE	OVER CONC	W-B	20X20 = 400	1.50	2 x 11 = 22
									2 x 8 = 16
									3 x 15 = 45
									2 x 8 = 16
									8 x 21 = 168 x 1/2 = 84
									8 x 14 = 112 x 1/2 = 56
									1659

Remarks: 1-COMMUNITY KITCHEN ON 2ND FLOOR.
OUT BLDG. HAS ONE BATH. WC. LA. AND TUB.

2 nd Floor		
28 x 41	=	1148
5 x 16	=	80
		1228





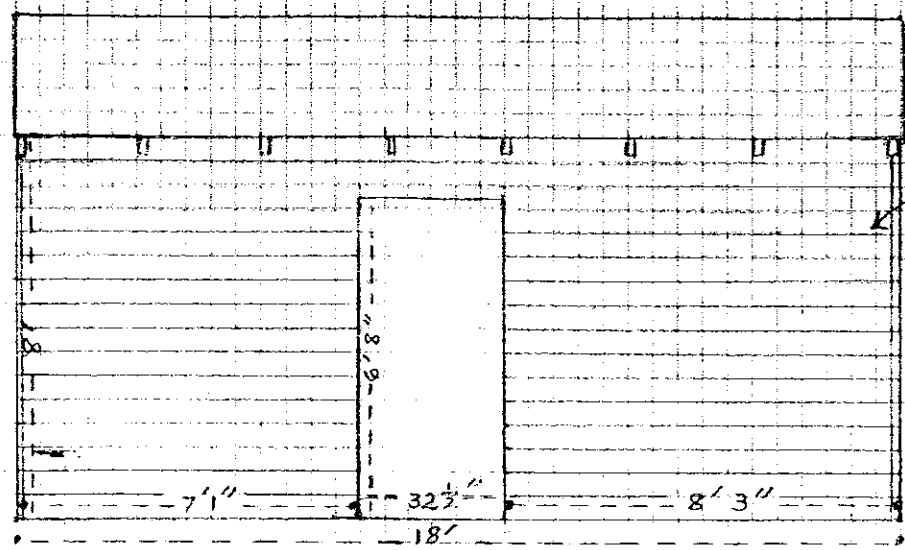
SPRING HOUSE
 1732 SPRING ST. P.R.
 OWNER: JUDITH SUMMERS
 LOT SIZE: 150' X 140'

PROJECT: RESTORE GARAGE,
 (N-E CORNER) AS STORAGE
 BUILDING.

SPRING HOUSE GARAGE

324 SQ. FT.

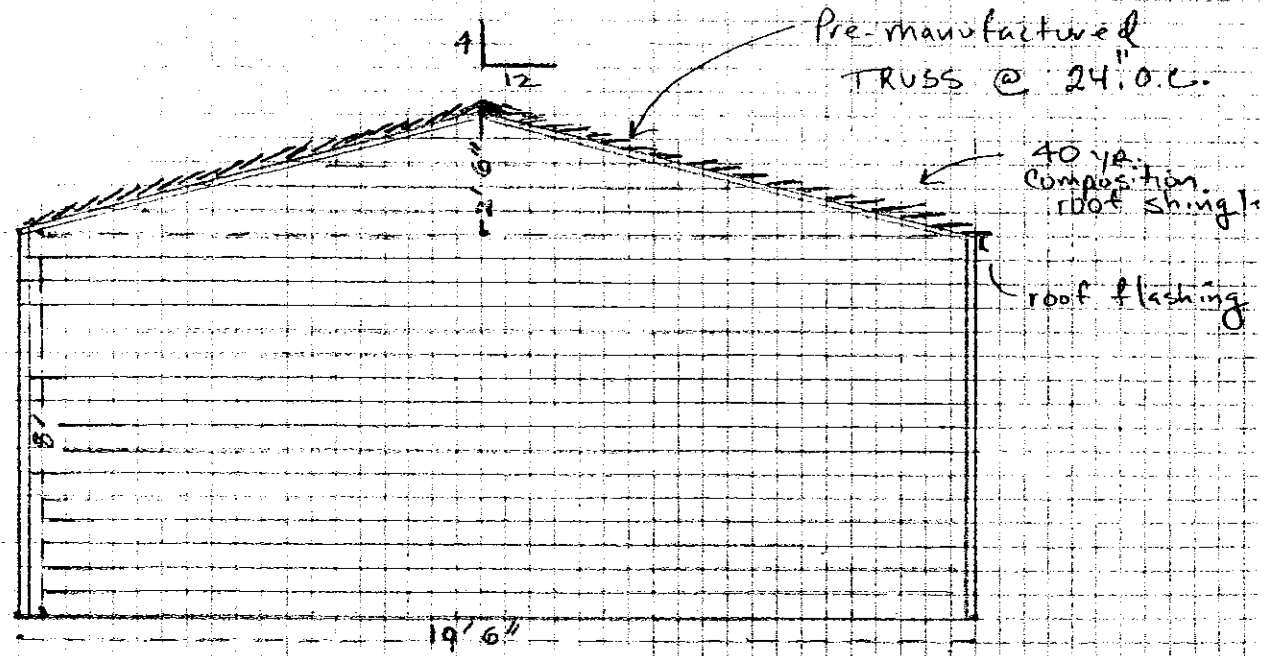
1/4" = 1'



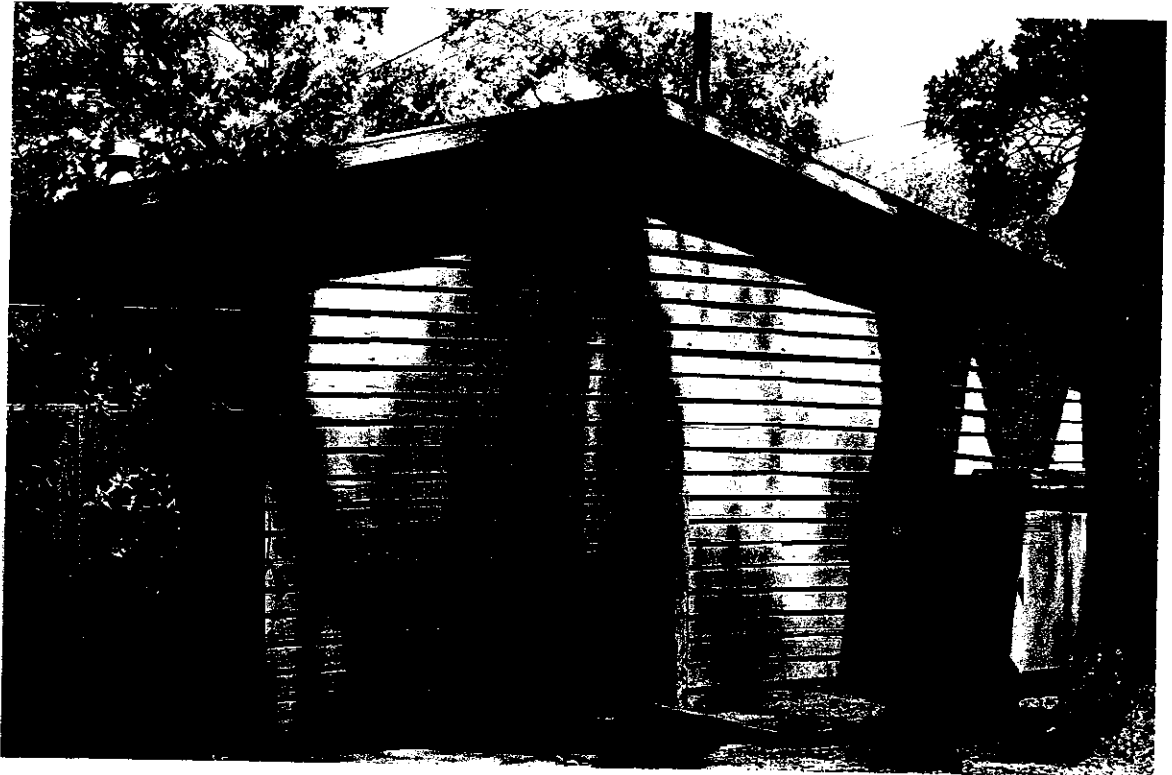
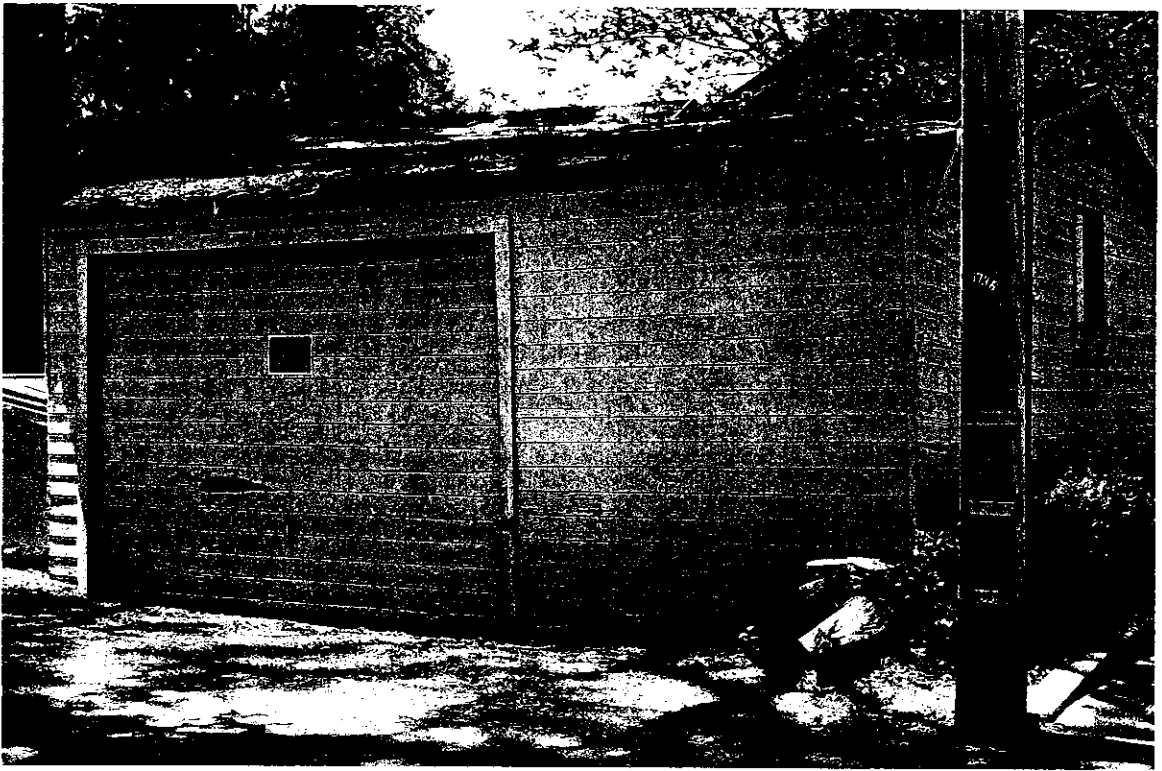
HARDIE PLANK
HORIZONTAL
EXTERIOR SIDE

WEST

ROOF PLAN



SOUTH



Chapter 17.16

DEMOLITION OF BUILDINGS AND STRUCTURES

Sections:

- 17.16.010 Purpose and intent.
- 17.16.020 Permit required.
- 17.16.030 Application for permit.
- 17.16.040 Determination of historic or architectural significance.
- 17.16.050 Processing procedures.
- 17.16.060 Exception.

17.16.010 Purpose and intent.

The purpose of this chapter is to protect buildings, structures, and features which reflect special elements of the city's heritage and to seek alternatives to demolition for important historical resources. The protection and preservation of cultural resources are required in the interest of the health, prosperity, social and cultural enrichment, and general welfare of the people. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.020 Permit required.

No person shall demolish any building or structure until a permit has been issued by the building official in accordance with the provisions set forth in this chapter. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.030 Application for permit.

An application for a permit to wreck, demolish, or raze a building or structure shall be submitted to the building official. An application shall state:

- A. The precise location of the building or structure to be demolished identifying the building or structure to be removed and distances to the neighboring buildings, property lines, streets or right of ways, and public utilities;
- B. The type of equipment to be used to demolish the building or structure;
- C. The length, width, height, and principal materials or construction of the building or structure;

D. The length of time required to complete the proposed demolition work;

E. The name and address of the owner(s) of the building or structure;

F. Proof of permission from the owner(s) and other vested interests to do the proposed work;

G. Method(s) of proposed demolition; and

H. Any other information deemed necessary by the building official. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.040 Determination of historic or architectural significance.

Upon receipt of an application for a permit to demolish a building or structure, the building official shall forward the application to the planning division of the community development department. The city planner shall determine whether the building or structure is a potential historic or architectural resource, using the following criteria:

A. Inclusion on any list of historic and cultural resources, including, but not limited to, the National Register of Historic Buildings, the state list of significant historic buildings, the 1981-1984 Historic Resources Survey conducted by the community development department or any other recognized source of historic and cultural resources for the City of El Paso de Robles; and

B. An evaluation of the building or structure based upon the following criteria:

1. Whether the building or structure reflects special elements of the city's historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development; or
2. Whether the building or structure is identified with persons or events significant in local, state, or national history; or
3. Whether the building or structure embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or whether the building or structure represents an established and familiar visual feature of a neighborhood or community of the city.

The city planner shall make his/her determination within thirty days from the date the application for demolition is submitted. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.050 Processing procedures.

A. Nonsignificant Buildings or Structures. If the building or structure to be demolished is determined by the city planner as having no historic, architectural or aesthetic significance to the city, the city planner shall refer the matter back to the building official with recommendation to issue the demolition permit. When in doubt, the city planner may seek the review and advice from the architectural review committee/historic preservation commission. The demolition permit shall be effective on the date of issue.

B. Significant Buildings or Structures.

(1) If the building or structure proposed to be demolished is determined by the city planner to have historic, architectural, or aesthetic significance to the city, the city planner shall schedule the request for demolition to the council for final determination at the next available hearing.

(2) The community development department shall place a legal notice in a newspaper of general circulation in the city, announcing the proposed demolition. The notice shall be given in a manner consistent with city policies and procedures and state law. The notice shall show the location of the building or structure on a vicinity map with the street address. The community development department shall also notify by first class mail all property owners within a three-hundred-foot radius of the proposed demolition and any persons or organizations that have asked to be notified of the application for demolition permits. The applicant for the demolition permit shall be responsible for providing a set of mailing labels containing the property owners and addresses based upon the latest county assessor's tax roll.

C. Findings Required.

(1) The council may, upon finding that the building or structure is of significant historical character, require a six month continuance in consideration of

the demolition permit request with an option to extend the continuance for an additional six month period should that become necessary. The purpose of the continuance, and the possible extension, is to provide adequate time to investigate alternatives to demolition.

(2) Upon making the determination that there are no feasible alternatives to demolition, the council may direct the building official to issue the permit.

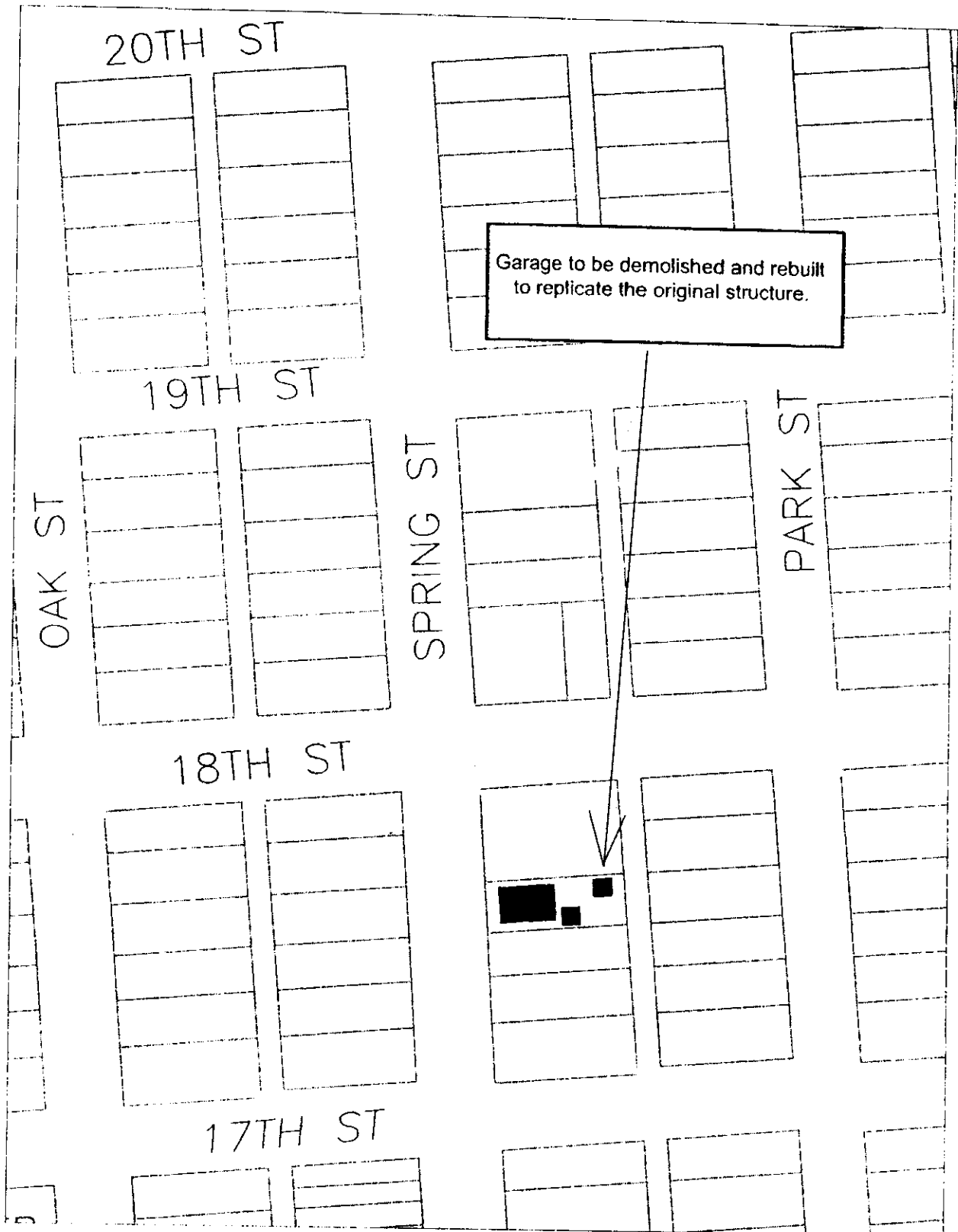
(3) The demolition of all buildings and structures shall be conducted in accordance with all conditions outlined in Chapter 44 and subsection 4409 of the Uniform Building Code as adopted by council. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.060 Exception.

Upon determination by the building official that the building or structure to be demolished poses a threat to the health and safety of persons in the area surrounding the subject structure, the building official may, with the community development director's concurrence, issue the demolition permit without city council review and the findings set forth in this chapter. The building official may also require fencing or other appropriate measures to secure the site pending review by staff and/or council. (Ord. 586 N.S. Exh. A (part), 1989)

MISC 03-007

1732 Spring Street



Determination of Historic or Architectural
Significance

