

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DETERMINATION OF SIGNIFICANCE, MODIFICATION
TO HISTORIC STRUCTURE AT 1245 PARK STREET
(OLD BANK OF AMERICA BUILDING / ALI'S)

DATE: JANUARY 20, 2004

Needs: For the City Council to consider determining that proposed modifications to the subject property to address earthquake related damage would not be a significant alteration under California Public Resources Code Section 5028.

Facts:

1. California Public Resources Code Section 5028 regulates what can be done to historic buildings that are listed on the National Register of Historic Places, the California Register of Historic Places, or on any local public register of historic places. A copy of the subject code section is attached.
2. In the early 1980s, with State assistance the City prepared a "Historic Resources Survey and Inventory". Review of City records indicates that the inventory was received and filed but was not adopted as a "registry" of historic buildings.
3. The "Old Bank of America Building" is included in the City's Historic Resources Inventory. Attached is the excerpt from the inventory regarding that structure. (Please note that the statement regarding the building not being earthquake reinforced is no longer accurate; since the survey was taken, the property owner made substantial improvements to retrofit the subject building.)
4. Indications are that the subject building is one of perhaps four structures in the City of Paso Robles that may be on a State of California listing of historic buildings. The City is confirming that status.
5. As a result of the December 22, 2003 earthquake, the subject building suffered damage to its façade. A number of the relatively unique terra cotta bricks were broken.

6. Attached is a letter from the property owner's structural engineer, Robert Alderman, proposing that a band of the northern façade be modified to replace lost / broken bricks with stucco (consistent with the balance of the northern façade further to the west). A copy of his proposed plan is attached to his letter.
7. The City Council is being requested to make a determination regarding the significance of the proposed change to the building façade. At this point in time it is not clear whether or not the State of California will also need to take any action on this matter. However, in order not to delay the process by two or more weeks, it is proposed that the City Council take its action at this time. (If the State needs to review the matter, they will be seeking prior City Council action.)

Analysis
and

Conclusion:

The proposed modification to the northern (13th Street) frontage of the subject building would appear to be generally consistent with the stucco work that had previously been done on the balance of that same side of the building. The change would not seem to be significant, and would enhance public safety for pedestrians along 13th Street.

No changes are proposed to the primary, east-facing façade of the building, and the brick corner treatment would be restored to its pre-earthquake appearance.

The Council's proposed finding would facilitate the processing of earthquake related repairs to the subject building and the ability for the former tenants to reoccupy the structure. If necessary, State concurrence with the Council's determination would be sought before issuing a building permit.

Policy

Reference:

California Public Resources Code Section 5028

Fiscal

Impact:

None

Options:

- a. That the City Council conclude that the proposed building modifications are generally consistent with the stucco treatment that already exists further west along the same north-side (13th Street) façade and authorize staff to take necessary steps to facilitate the required steps to allow the building to be repaired as recommended by the property owner's structural engineer.
- b. Amend, modify or reject the foregoing option.

Public Resources Code Section

5028. (a) **No structure that is listed on the National Register of Historic Places, on the California Register of Historic Places, or on any local public register of historic places, and that has been damaged due to a natural disaster, including, but not limited to, an earthquake, fire, or flood, may be demolished, destroyed, or significantly altered, except for restoration to preserve or enhance its historical values, unless the structure presents an imminent threat to the public of bodily harm or of damage to adjacent property, or unless the State Office of Historic Preservation determines, pursuant to subdivision (b), that the structure may be demolished, destroyed, or significantly altered.**

(b) Any local government may apply to the State Office of Historic Preservation for its determination as to whether a structure meeting the description set forth in subdivision (a) shall be demolished, destroyed, or significantly altered. That determination shall be based upon the extent of damage to the structure, the cost of rehabilitating or reconstructing the structure, the structure's historical significance, and any other factor deemed by the State Office of Historic Preservation to be relevant. In making that determination, the State Office of Historic Preservation shall consider the recommendation made by a team selected by the State Office of Historic Preservation, composed of three residents with historic preservation expertise who reside in the affected county. The determination of the State Office of Historic Preservation shall be issued no later than 30 days after the structure was damaged, or 30 days after the receipt of the application, whichever occurred later.

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 10/709280/3944900 B _____
C _____ D _____

IDENTIFICATION

1. Common name: North County Sports
2. Historic name: Old Bank of America Building
3. Street or rural address: 1245 Park St. (25/18)
City Paso Robles, CA Zip 93446 County San Luis Obispo
4. Parcel number: 9-042-02 (4)
5. Present Owner: Harold & Claudia Wiens et al Address: 1120 Junewood
City Oxnard CA Zip 93030 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Bank

DESCRIPTION

- 7a. Architectural style: Classic Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Old, brick-on-concrete; three-story, flat-roofed bank. Quoin-like brick corners, and recessed/columnar window openings. A plain brick band runs the perimeter of the building above the third-story windows. Third-story windows are double hungs with square openings. Second story topped by a horizontal decorated stone band that encircles the building. Front, second-story windows are latticed panes with semi-circular openings of radiating brick. Street level windows have latticed transoms, off-center door has stepped-stone pediment topped by latticed transom. Three glass panel wooden door. Building is not earthquake reinforced. Upstairs is vacant.



Construction date:
Estimated 1919 Factual _____
Architect Unknown
Builder L. Nyberg
Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage .13
Date(s) of enclosed photograph(s)
6/84

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: _____
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

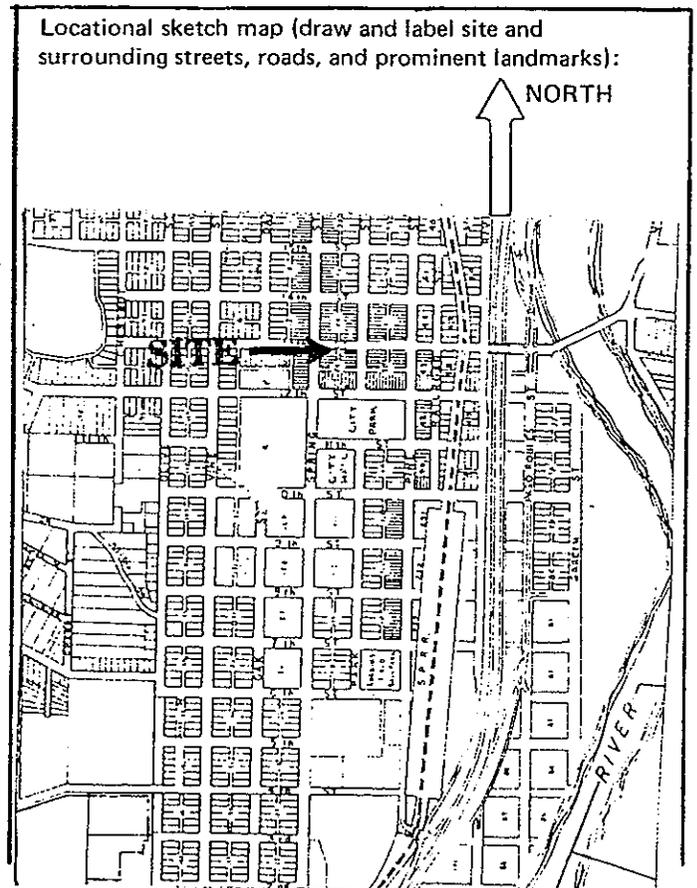
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Constructed in 1919, this brick building was the site of the Bank of Italy (based in San Francisco). Later it became the Bank of America. Housing several different establishments since, it is currently being reworked. The building definitely adds to the harmony of the street.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 3. Arts & Leisure _____
Economic/Industrial 1. Exploration/Settlement 2.
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
Tax Assessor's Records, 1946
Sanborn map: Jan. 1926
Field Survey: 1981, 1984

22. Date form prepared 6-30-84
By (name) Carl Morehouse
Organization Planning Department
Address: 1030 Spring Street
City Paso Robles, CA Zip 93446
Phone: 805/238-1529



Robert F. Alderman
6080 Joan Place
San Luis Obispo, CA 93401
(805) 782-9001

RECEIVED
JAN - 2 2003
Community Development

FAX COVER SHEET

TO: Michael
City of Paso Robles Building Department

DATE: January 2, 2004

PAGES TO FOLLOW: 1

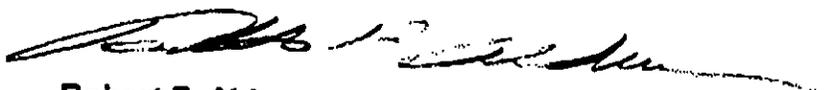
SUBJECT:
1245 Park Street - Repair

MESSAGE:

The following drawing shows the change to the appearance we would like to make at the north wall of the subject building. Many of the bricks have fallen and been broken and it is probably impossible to match the original appearance. We plan to strengthen the damaged area with Shotcrete and then finish it to match the adjoining section of stucco as closely as we can.

If this needs to be approved by the Planning Department or any one else, please submit it or let me know if there is anything else I need to do. We plan to start work next week in order to eliminate the hazard the building presents now.

Thank you,


Robert F. Alderman

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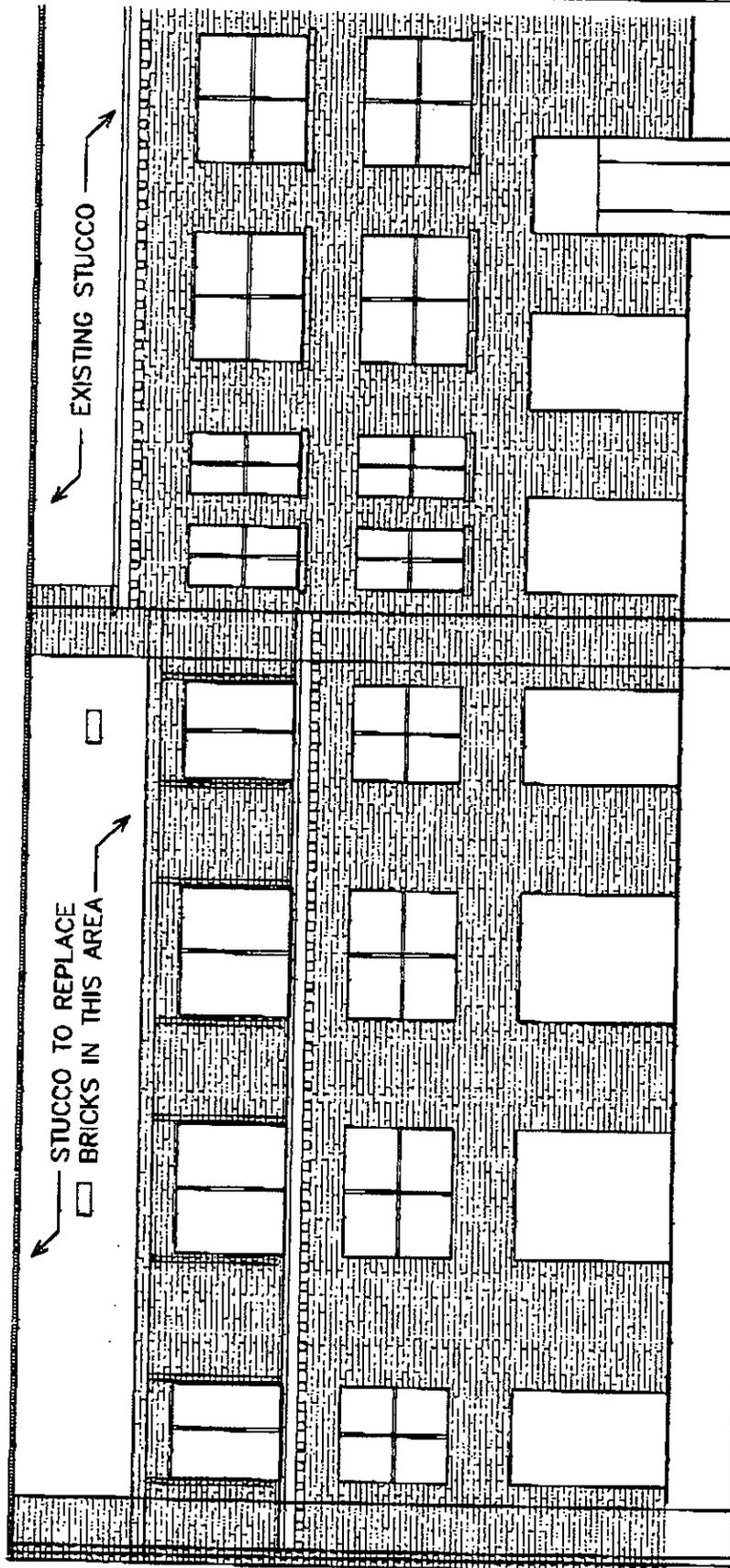
BOB ALDERMAN ASKED ME TO FORWARD THIS TO YOU

M.

Robert F. Alderman
Consulting Civil Engineer
6080 Joan Place
San Luis Obispo, CA 93401
Phone & Fax (805) 782-9001

CLIENT Ali Salmanzadeh
PROJECT 1245 Park Street, Paso Robles, CA
Seismic Structural Repair

SHEET 1 OF 1
JOB NO 1010
DATE 1/2/04
ENGINEER RFA



NORTH WALL - 1245 PARK STREET
SCALE: 3/32" = 1'-0"

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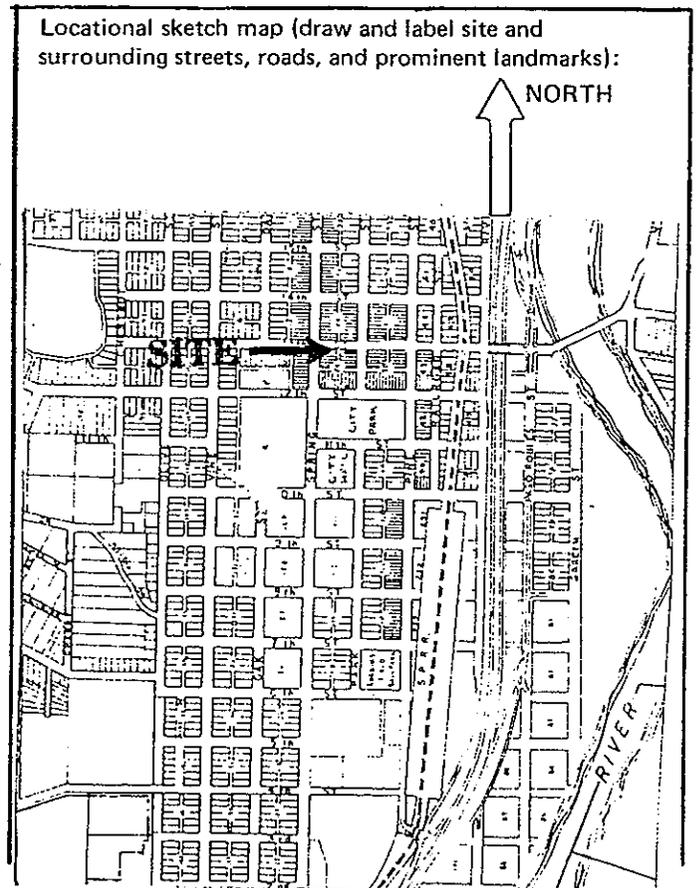
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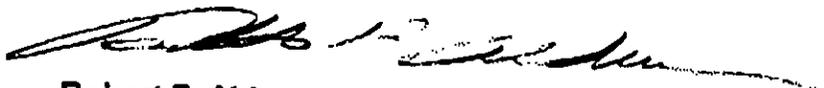
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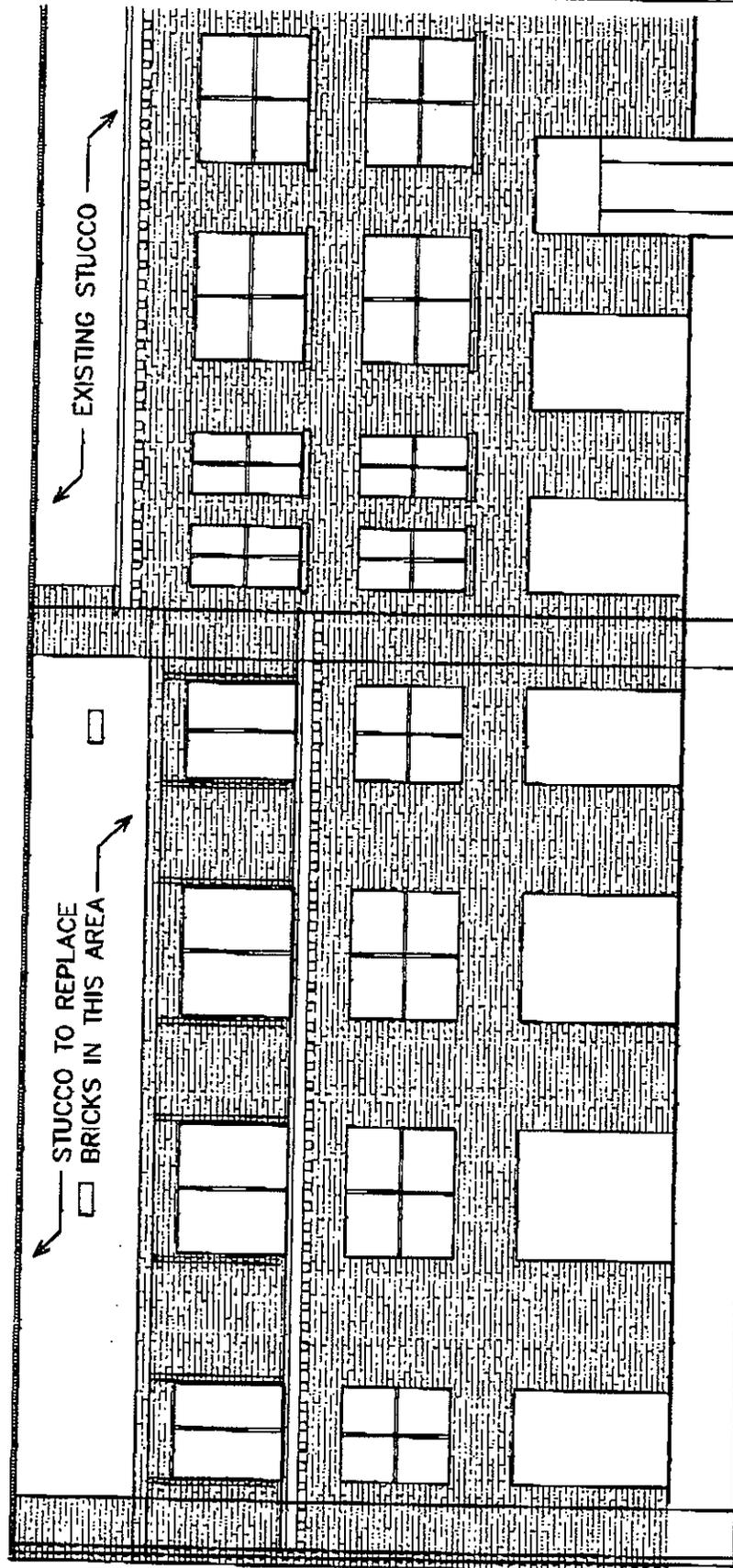
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