

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: MISC 03-013 - DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OR NON-SIGNIFICANCE OF AN EXISTING SHED AT 1714 PARK STREET DEMOLITION PERMIT APPLICATION (TOM & SHARON BARON)

DATE: JANUARY 6, 2004

Needs: For the City Council to consider making a determination as to the historic or architectural significance or non-significance of an existing shed at 1714 Park Street and whether or not the proposed addition should be designed to be architecturally compatible with the existing house.

Facts:

1. A request to demolish the existing shed has been filed with the City in conjunction with an application to expand the existing residence and construct a new garage.
2. The shed is situated on a site that is included on the 1981-1984 Historic Resources Survey (see attached). The Survey Form does not address the shed.
3. 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 shed is of historic or architectural significance.
4. With this demolition request, the Council is also being asked to determine if the proposed addition to the existing house needs to be architecturally compatible with the house. The addition as proposed (see attached architectural elevations) is not compatible with the bungalow architecture of the house.
5. The Development Review Committee (DRC) reviewed the plans for the proposed addition at their meeting on December 1, 2003. The DRC concluded that since the addition would be located on the rear of the site off of the alley, and since the existing trees and vegetation located in the front yard will remain and will screen the proposed addition from Park Street, made a recommendation to the Council that the addition as proposed would be acceptable.

Analysis
And

Conclusions: The Council has the discretion to make a final determination as to the shed's historic or architectural significance or non significance prior to the processing of the demolition permit. The evaluation/determination of significance is to be based on Federal, State, or Local Criteria. Since the Historic Resources Survey Form does not address the shed, it may or may not be a contributing feature to the main residence.

A determination of non-significance would allow the demolition permit to be processed; whereas, if the shed is found to be of historic or architectural significance, the Council may delay processing of the demolition permit for six months in order to provide adequate time to investigate alternatives to demolition.

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

The Council also has the discretion to make a determination of whether or not the new addition should be compatible with the existing architecturally significant house. The plans for the new addition as currently designed are not compatible with the architecture of the existing house.

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

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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 shed is not of historic or architectural significance, and direct that the demolition permit application be processed, and require that the applicants and their architect redesign the plans for the new addition/garage to be compatible with the architectural character of the existing house.
- b.** Determine that the existing shed is not of historic or architectural significance, and direct that the demolition permit application be processed, and based on the low visibility of the addition from Park Street, allow the construction of the new addition with the design as proposed by the applicants and their architect.
- c.** Determine that the existing shed is of historic or architectural significance, and delay processing of the demolition permit application for six months.
- d.** 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 January 20, 2004.
- e.** Amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Site Plan
3. Historic Resources Survey Form
4. Site Plan
5. Architectural Elevations (East and West)
6. Architectural Elevations (North and South)
7. Municipal Code Excerpt