

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: FEBRUARY 17, 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. This consideration is a follow-up to City Council discussions on January 20, 2004.

Facts:

1. Attached is a copy of the staff report for January 20, 2004, containing the related background information.
2. The property owner, Mr. Ali Salmanzadeh, is requesting that an additional area on the east façade of the subject building be permitted to be in stucco, similar to what was approved for the north façade.
3. The reason stated by Mr. Salmanzadeh is that too many of the bricks have fallen and have been broken, precluding his ability to fully replace the bricks on the easterly façade.
4. In the January 20, 2004 staff report it was noted that it was not clear whether or not the State would provide a review of the proposed modifications to the north façade. Based on the Council's January 20, 2004 action to conclude that the modification was not significant, the State Historic Preservation Office (SHPO) concluded as follows:

“Regarding the Bank of American Building (formally the Bank of Italy Building), which is listed individually in the NR: The City Council formal findings that the proposed repair work is not a “significant alteration” under PRC 5028 (a) completes that process.”

5. In light of Mr. Salmanzadeh's request for a further modification to the subject building, the Council is being requested to consider making a similar finding as was made on January 20, 2004.
6. A copy of the staff report for the February 17, 2004 Council meeting is being forwarded for information and comment to the State Historic Preservation Office.

Analysis
and

Conclusion:

The proposed modification to the eastern (Park Street) frontage of the subject building would appear to be generally consistent with the stucco work that had previously been done or approved for the north side of the building.

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.

Policy

Reference:

California Public Resources Code Section 5028

Fiscal

Impact:

None

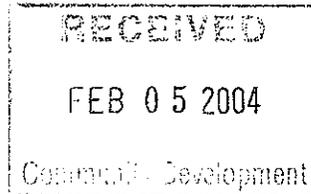
Options:

- a. That the City Council conclude that the proposed building modifications to the Park Street (eastern façade) are generally consistent with the stucco treatment that already exists and has been approved for the 13th Street (north-side) 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.

Ali Salmanzadeh
1245 Park Street
Paso Robles, CA 93446
(805) 237-1000

February 4, 2004

City of Paso Robles
Robert A. Lata
1000 Spring Street
Paso Robles, CA 93446

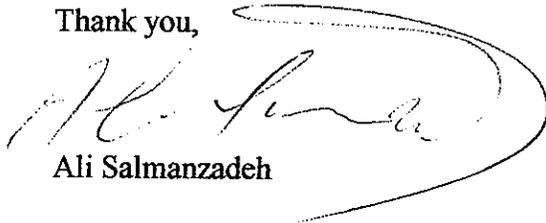


RE: 1245 Park Street Repair

Dear Bob:

The attached drawing shows the change to the appearance we would like to make at the EAST wall of the building. To 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.

Thank you,

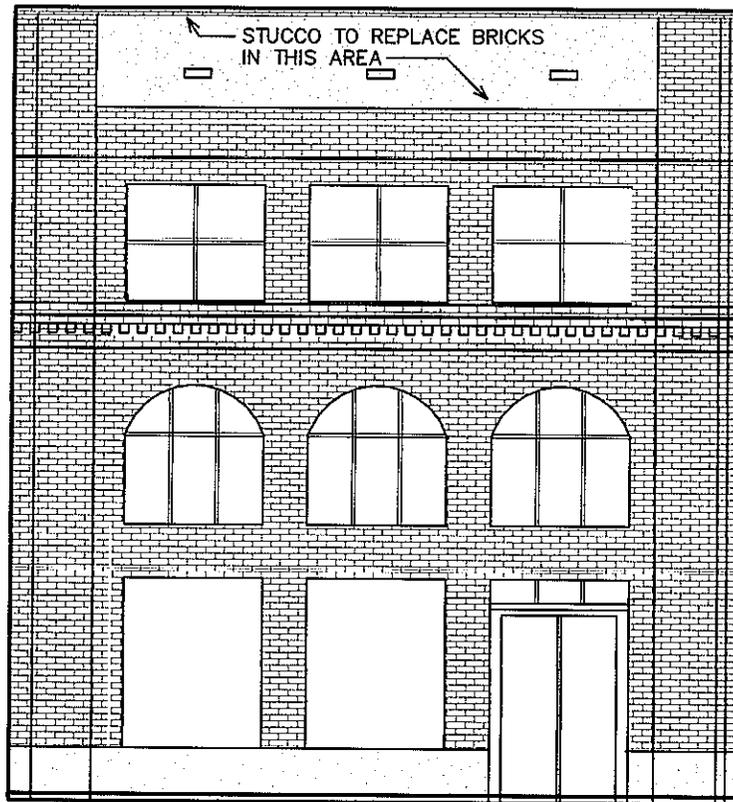


Ali Salmanzadeh

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

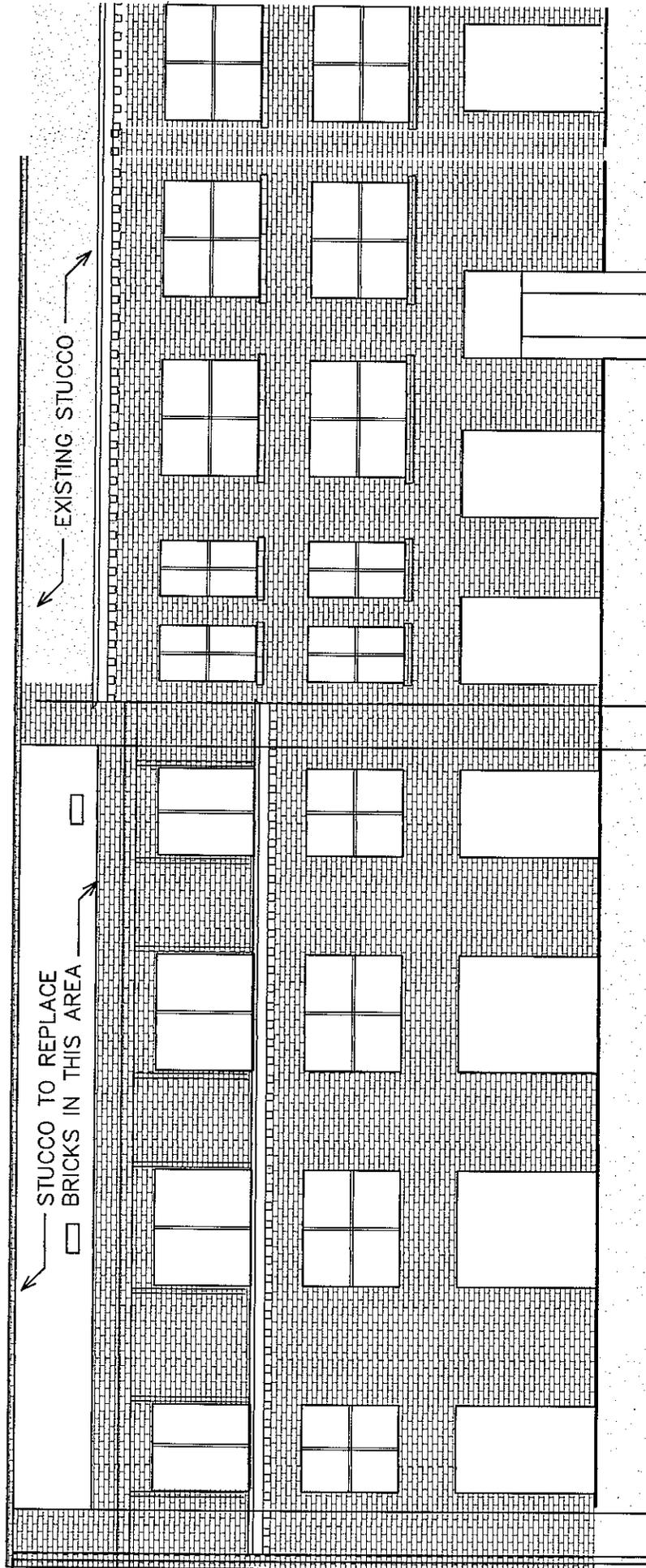
CLIENT Ali Salmanzadeh SHEET OF
PROJECT 1245 Park Street, Paso Robles, CA JOB NO 1010
Seismic Structural Repair DATE
ENGINEER

RECEIVED
FEB 05 2004
Community Development



EAST WALL

SCALE: $3/32" = 1'-0"$



NORTH WALL - 1245 PARK STREET

SCALE: 3/16" = 1'-0"

RECEIVED
 FEB 05 2004
 Community Development

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.

 **FILE**

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.