



City Council Agenda Report

From: Darren Nash, Associate Planner

Subject: **Certificate of Historic Appropriateness (COA 17-001) – 1949 Oak St. Single-Family House**

Certificate of Historic Appropriateness related to the request to add a 625 square foot addition to an existing house listed in the City's Historic Resource Inventory, located at 1949 Oak Street (APN 008-231-007).

Applicant – Diane Harris

Date: October 17, 2017

Facts

1. The project is located at 1949 Oak Street. See Vicinity Map, Attachment 1.
2. Diane Harris owns the house and is working with Jim Reed, draftsman, on designing a 625 square foot addition to the house. See letter from Diane Harris, Attachment 2.
3. The addition includes two bedrooms and two bathrooms, along with an interior remodel of the existing house. The intent of the design of the addition is to complement the existing historic house by using a similar Craftsman design and matching colors, materials, and decorative trim. See Site Plan and Elevations, Exhibits A-D of Draft Resolution A, Attachment 3.

Existing House:



4. The house is listed on the City's Historic Resource Inventory, as eligible for local listing, and is identified as a contributor to the Vine Street Overlay Zone.
5. The City's Historic Preservation Ordinance requires that an addition to a historic resource require the approval of a Certificate of Appropriateness.

Proposed Addition - Rendering



6. A Certificate of Appropriateness is an approved Certificate authorizing work on a historic resource. Section 21.50.130.C, of the Historic Preservation Ordinance, requires that the Planning Commission review a request for the Certificate, and make a recommendation to the City Council based on the following findings:
 - i. The proposed work is found to be consistent with applicable design guidelines adopted by the City Council;
 - ii. In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation;
 - iii. If the project is a demolition or relocation, the project will not cause a significant adverse effect as defined in the state CEQA guidelines;
 - iv. Any designated historic landmark or contributor to a historic district may, upon request of the applicant for a certificate of appropriateness, be subject to the provisions of the California Historical Building Code if the work is required to comply with the Secretary of Interior Standards;
 - v. The California Historical Building Code may also apply to a property that has not been designated if the City Council determines that the property qualifies for a historical designation;
7. The project was reviewed by the Development Review Committee (DRC) on August 28, 2017. The DRC was in favor of the addition as proposed, including the design and materials. The project plans utilize materials and a design that is consistent with the primary historic house. At the time of the DRC meeting there was discussion on the type of window that would be used on the front elevation of the addition. The applicant was not sure if it would be a vinyl or wood window.
8. Since the DRC meeting that applicants have provided additional information indicating that the window on the front elevation would be a wood, double hung window, to be consistent with the existing windows. The windows on the side and rear of the addition would be vinyl.
9. Since this project consists of an addition to an existing single family residence, no parking is required for the addition.
10. Based on the applicants proposing to re-use the existing building, which would include exterior and interior improvements that would be consistent with the Secretary of Interior Standards for Historic buildings, Section 15331 of the State's Guidelines to Implement the California Environmental Quality

Act (CEQA), would allow the City to Categorically Exempt (Class 31) the project from environmental review.

11. On September 26, 2017, the Planning Commission reviewed the proposed Certificate of Appropriateness, and based upon facts and analysis presented in the staff report and the attachments thereto, and the public testimony received, recommended that the City Council approve the Certificate of Appropriateness.

Options

1. Adopt Draft Resolution A (Attachment 3), approving Certificate of Appropriateness (COA 17-001).
2. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
3. Deny COA 17-001, based on specific findings made by the City Council.

Analysis and Conclusions

As mentioned above, a Certificate of Appropriateness requires City Council approval based on specific findings. The findings are listed below with a statement on how the proposed project would comply with each finding:

- The proposed work is found to be consistent with applicable design guidelines adopted by the City Council; *Since the addition will utilize a design and materials that will be consistent with the Craftsman architecture of the existing historic home, the home along with the addition will comply with the Design Guidelines established in the Uptown Town Centre Specific Plan, and therefore be compatible with the Vine Street Overlay Zone;*
- In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation. *As mentioned above, the project would comply with the established Uptown Town Centre Specific Plan guidelines.*
- If the project is a demolition or relocation, the project will not cause a significant adverse effect as defined in the state CEQA guidelines; *this project does not include the need to demolish or relocate a historic resource, therefore the project will not cause a significant adverse effect as defined by CEQA.*
- Any designated historic landmark or contributor to a historic district may, upon request of the applicant for a Certificate of Appropriateness, be subject to the provisions of the California Historical Building Code if the work is required to comply with the Secretary of Interior Standards. *The house is a contributor to the Vine Street Overlay Zone. Whether there is a need to utilize the Historic Building Code will be determined at the time the plans are developed for a building permit.*
- The California Historical Building Code may also apply to a property that has not been designated if the City Council determines that the property qualifies for a historical designation. *The building is listed on the City's Historic Resource Inventory and is eligible to receive a Certificate of Appropriateness.*

One of the primary reasons the City adopted a Historic Preservation Ordinance was to be able to accommodate a project such as this one. In this case the applicants are taking the necessary steps to restore this building to its historic form and character, but also improve the residence to accommodate current needs and function. The Ordinance provides the process to allow for rehabilitation and addition to a historic structure, which is the Certificate of Appropriateness. As described above it appears that the findings can be made which would give the City Council enough information to approve the Certificate that would allow the applicants the ability to move forward with the restoration of the 1949 Oak Street house as proposed by Ms. Harris.

This project is a good example of how a historically significant building can be adapted and re-used to meet the owner's needs, but still comply with local and State historic preservation requirements.

Option 1. The applicant is proposing an attractive, residential addition project that supports infill development goals in the downtown. The project would be consistent with the General Plan, Zoning Ordinance, Uptown/Town Center Specific Plan, and Economic Strategy.

Option 2. The Council may wish to make suggestions to the site plan or architecture, and continue the public hearing to provide staff and the applicant time to address issues raised.

Option 3. If the Council decides to deny approval of the residential addition project, the City Council must make specific findings as to how the project is not consistent with City policies and/or standards.

Fiscal Impact

There is no fiscal impact associated with this residential addition project.

Recommendation

Staff and the Planning Commission are recommending the City Council Approve Resolution 17-XXX, approving Certificate of Appropriateness COA 17-001.

Attachments

1. Location Map
2. Applicant Letter
3. Draft Resolution A, to approve COA 17-001
 - a. Site Plan
 - b. Floor Plan
 - c. Building Elevations
 - d. Rendering
 - e. Window Spec Sheet
4. Public Hearing Notices



Attachment 2

Draft Resolution

RESOLUTION 17-xxx

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING CERTIFICATE OF COMPLIANCE 17-001 (COA 17-001)
APPLICANT- DIANE HARRIS
1949 OAK STREET, APN: 008-231-007**

WHEREAS, the existing house located at 1949 Oak Street is listed in the City's Historic Resources Inventory; and

WHEREAS, Diane Harris has submitted an application for a Certificate of Appropriateness to allow for an addition to the existing house at 1949 Oak Street; and

WHEREAS, the project consists of adding a 675 square foot addition to the existing single family home that would add two bedrooms and two bathrooms; and

WHEREAS, Section 21.50.130.C, of the Historic Preservation Ordinance, requires that the Planning Commission review a request for the Certificate and make a recommendation to the City Council based on findings; and

WHEREAS, based on the applicant's proposal to re-use the existing building, which would include an exterior addition that would be consistent with the Secretary of Interior Standards for Historic buildings, Section 15331 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), would allow the City to Categorically Exempt (Class 31) the project from environmental review; and

WHEREAS, on September 26, 2017, the Planning Commission reviewed the proposed Certificate of Appropriateness, and based upon facts and analysis presented in the staff report and the attachments thereto, and the public testimony received, recommended that the City Council approve the Certificate of Appropriateness; and

WHEREAS, on October 17, 2017, the City Council reviewed the proposed Certificate of Appropriateness, and based upon facts and analysis presented in the staff report and the attachments thereto, and the public testimony received, the City Council approved the Certificate of Appropriateness; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Section 21.50.130.C of the Historic Preservation Ordinance, Findings for Approval for Certificates of Appropriateness, and based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the City Council makes the following findings:

- a. The proposed work is found to be consistent with applicable design guidelines adopted by the City Council; Since the rebuilding of the house with the additions will be done in a manner that will complement the existing design, color, texture and materials, it will maintain the historic quality of the building and will therefore comply with the Design Guidelines for the Craftsman architectural style outlined in the Uptown Town Centre Specific Plan;

- b. In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation. The project would meet applicable design guidelines as described above however; the project will also comply with the Secretary of Interior Standards.
- c. If the project is an addition to a historic building, the project will not cause a significant adverse effect as defined in the state CEQA guidelines; Since this project consists of an addition built in a manner consistent with the Secretary of Interior Standards, the project will not cause a significant adverse effect as defined by CEQA.
- d. Any designated historic landmark or contributor to a historic district may, upon request of the applicant for a Certificate of Appropriateness, be subject to the provisions of the California Historical Building Code if the work is required to comply with the Secretary of Interior Standards. The house is a contributor to the Vine Street Overlay Zone. The Designer is familiar with the Historic Building Code and is prepared to address the code as necessary.
- e. The California Historical Building Code may also apply to a property that has not been designated if the City Council determines that the property qualifies for a historical designation. The building is listed on the City's Historic Resource Inventory and is eligible to receive a Certificate of Appropriateness.

Section 3 Approval. The City Council of the City of El Paso de Robles hereby approves a Certificate of Appropriateness COA 17-001 authorizing the remodel and addition of the house at 1949 Oak Street and require that its reconstruction be done in a manner that retains the character defining features such as the design, color, texture, and visual qualities as indicated in the project plans attached as Exhibit A-E, subject to the necessary Building Codes and Historic Building Code as determined by the Building Official,

APPROVED this 17th day of October, 2017, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

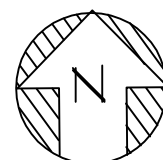
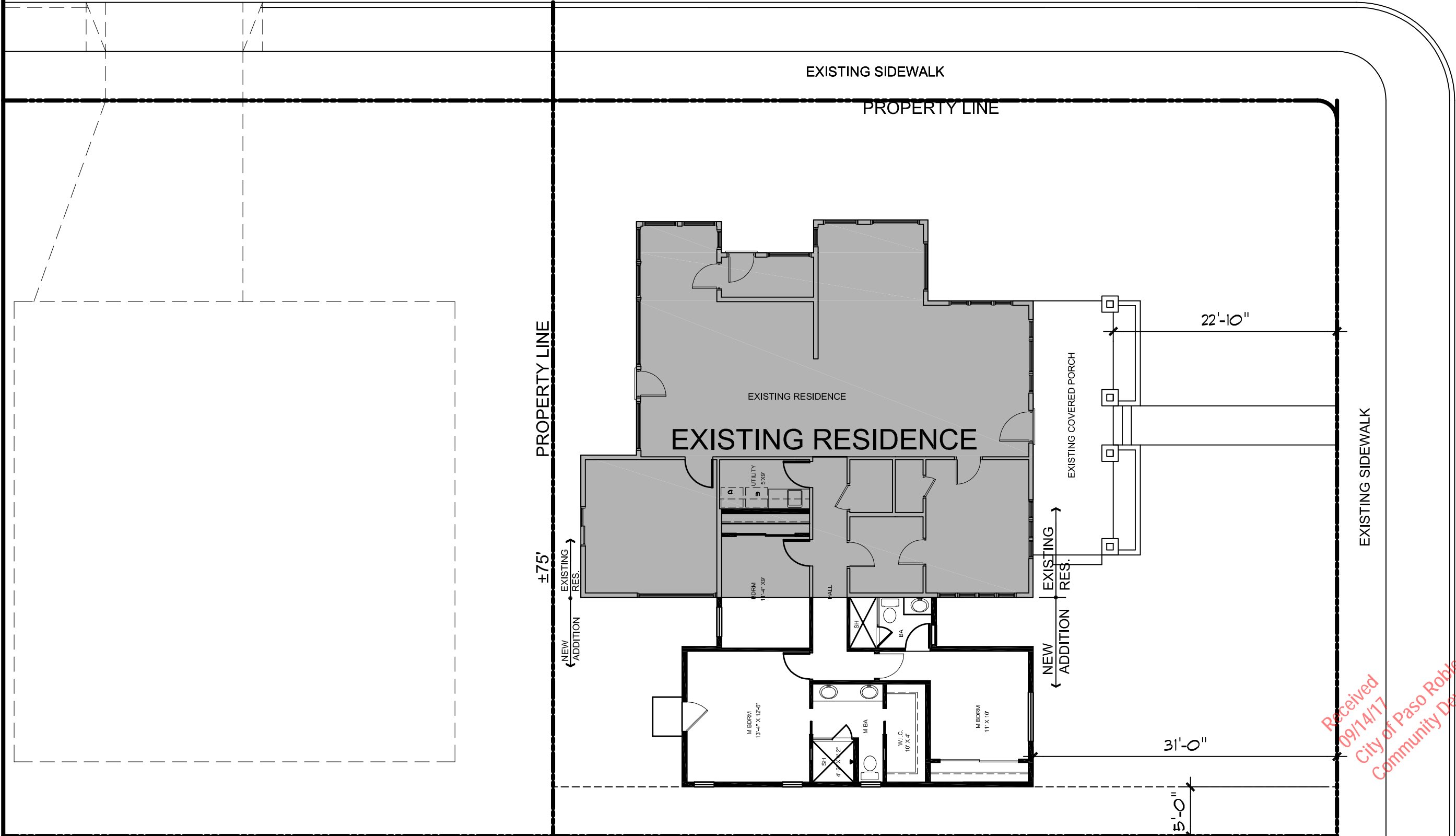
Kristen L. Buxkemper, Deputy City Clerk

Exhibits: A Site Plan
 B Floor Plan
 C Elevations
 D Color Rendering
 E Window Spec. Sheet

20TH STREET

Exhibit A

JIM REED
C.A.O.
SERVICE
810 10TH STREET
PASO ROBLES, CA
805 274-8870
jimreed@jimreed.net



SITE PLAN
WITH PROPOSED ADDITION

±80' PROPERTY LINE

OAK STREET

Received
09/14/17
City of Paso Robles
Community Development

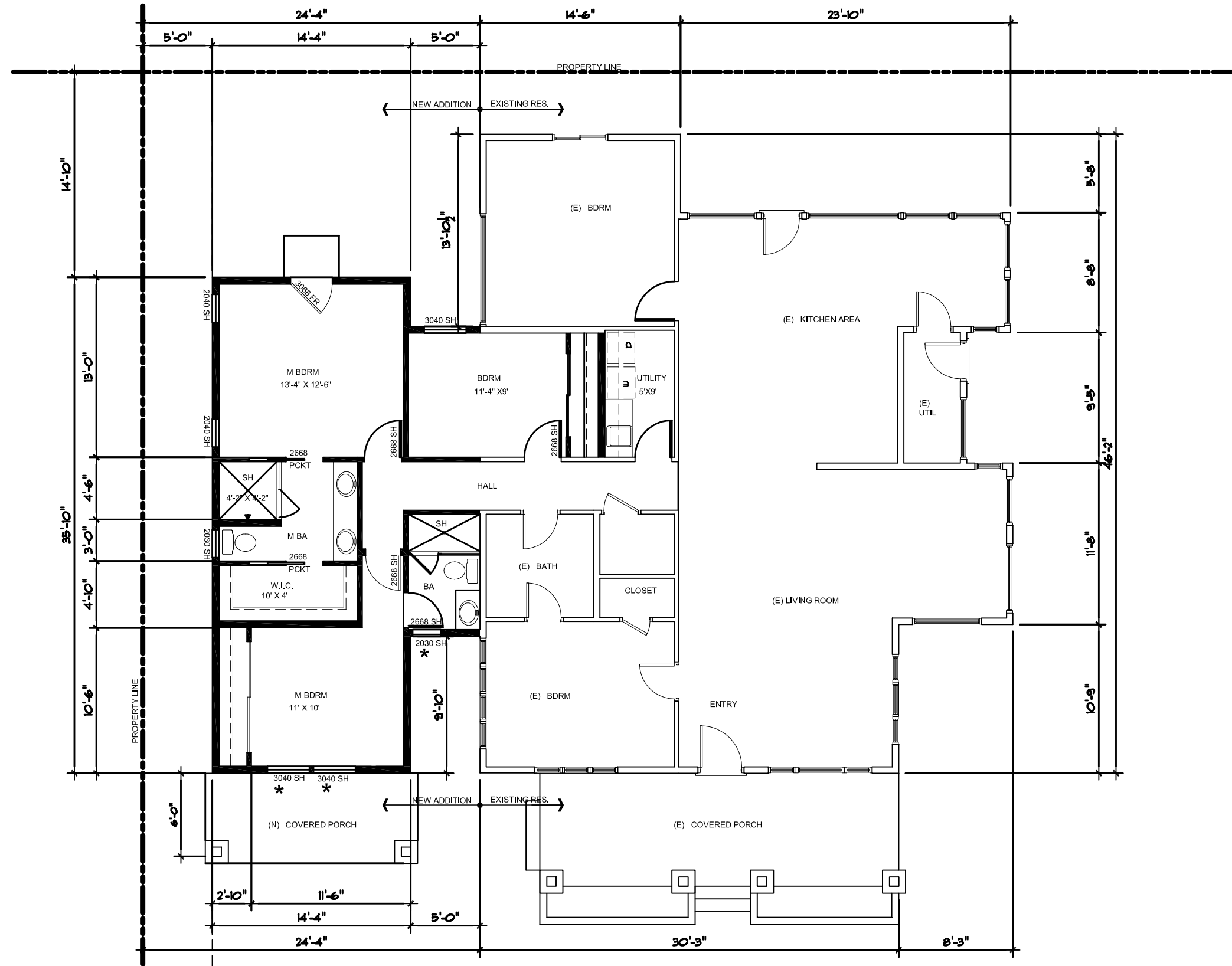
DIANE HARRIS - VICTORIA JENKS
1949 OAK STREET
PASO ROBLES, CA.

SHEET
NUMBER
2

Exhibit B

**JIM REED
C.A.D.
SERVICE**

610 10TH STREET
PASO ROBLES, CA
(805) 234-8670
reed708@abcglobal.net



* WINDOWS ON FRONT WALL OF NEW ADDITION TO BE SIERRA PACIFIC CARMEL STYLE WOOD WINDOWS. SEE SHEET 5 FOR WINDOW SPECIFICATIONS

WALL LEGEND:
 EXISTING WALLS
 NEW WALLS

PROPOSED FLOOR PLAN SCALE: 1/8" = 1'-0"
 EXISTING RESIDENCE: 1520 SF.
 EXISTING COVERED PORCH: 215 SF.
 NEW ADDITION: 625 SF.

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DIANE HARRIS - VICTORIA JENKS
1949 OAK STREET
PASO ROBLES, CA.

SHEET NUMBER

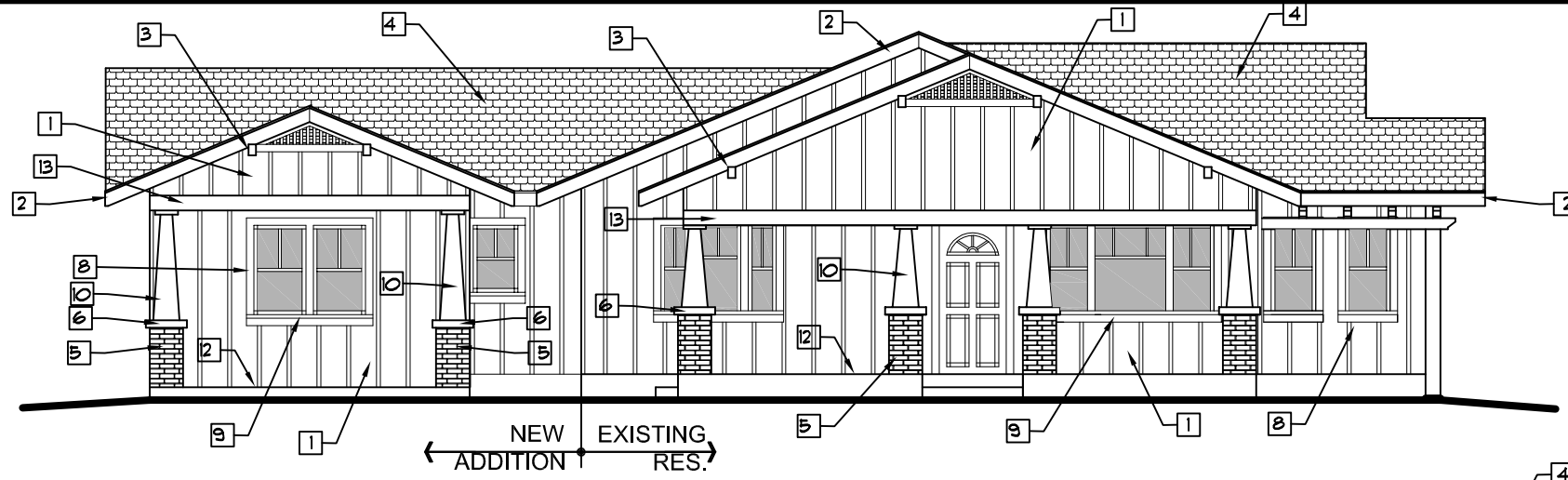
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Exhibit C

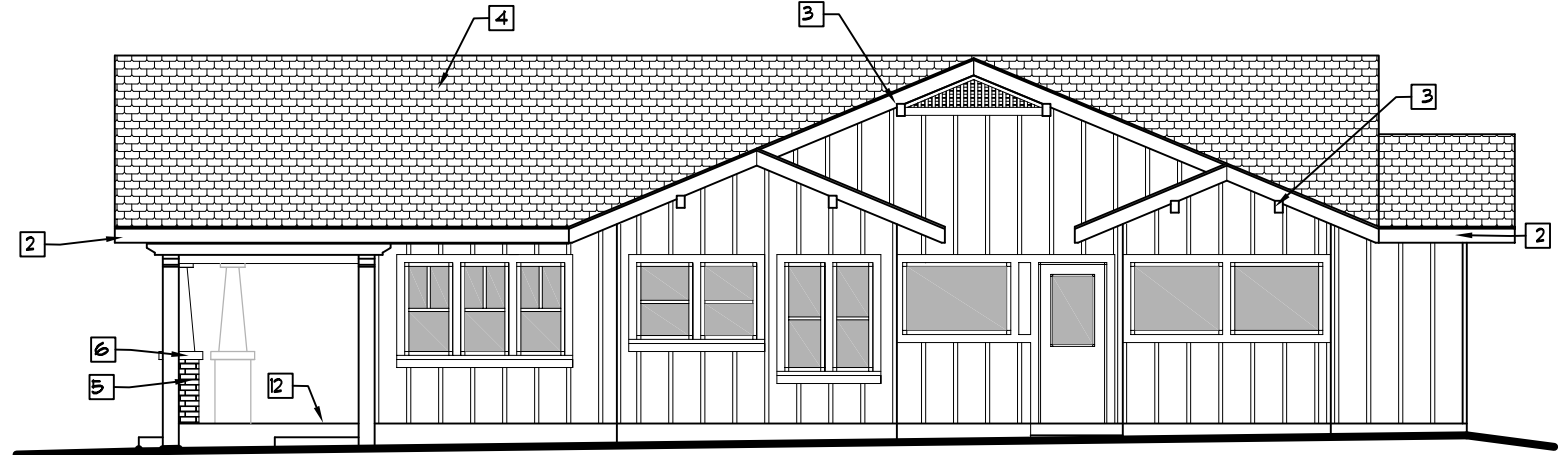
**JIM REED
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EXISTING RESIDENCE CALLOUTS

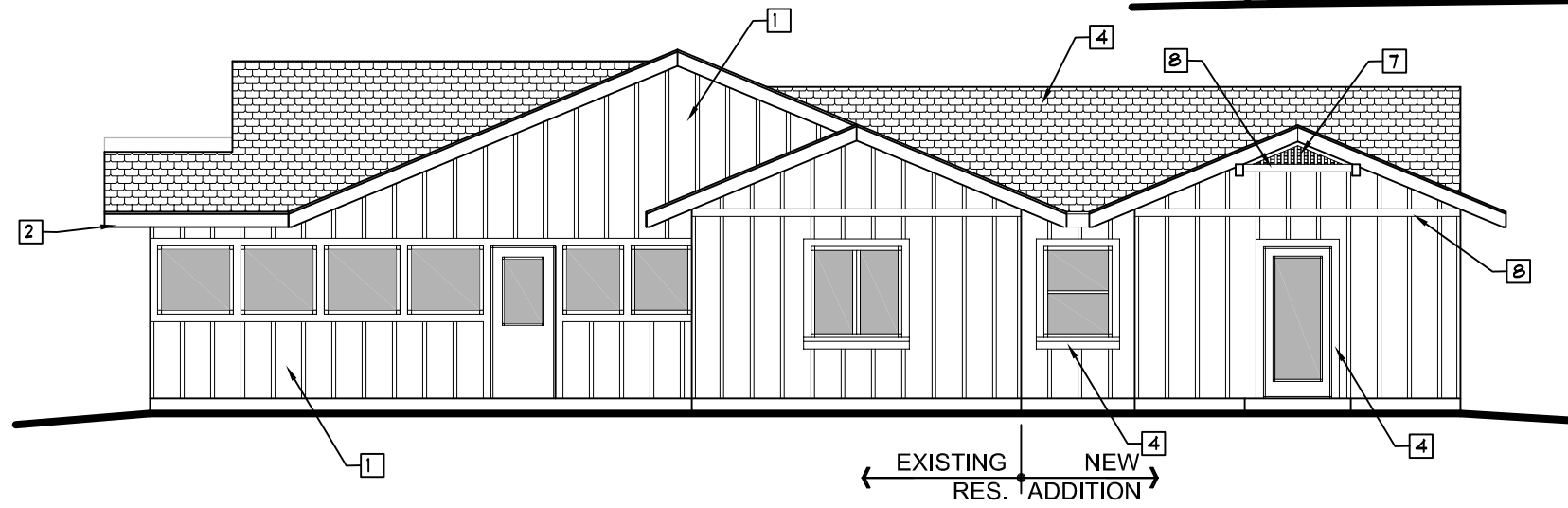
- 1 PLYWOOD SIDING WITH 1X3 HEM FIR BATS AT 16" O.C.
- 2 2X8 HEM FIR FASCIA BOARD
- 3 6X8 OUTRIGGER
- 4 ASPHALT SHINGLE ROOFING
- 5 BRICK VENEER AT FRONT COLUMNS
- 6 3" THICK CONCRETE SLAB AT TOP OF BRICK VENEER
- 7 LATTIS WITH SCREEN GABLE VENT
- 8 1X4 HEM FIR TRIM BOARD
- 9 2X DF WINDOW SILL
- 10 TAPERED WOOD COLUMN
- 11 8X8 WOOD POST AT DECORATIVE TRELLIS
- 12 CONCRETE PORCH
- 13 2X8 DF BAND



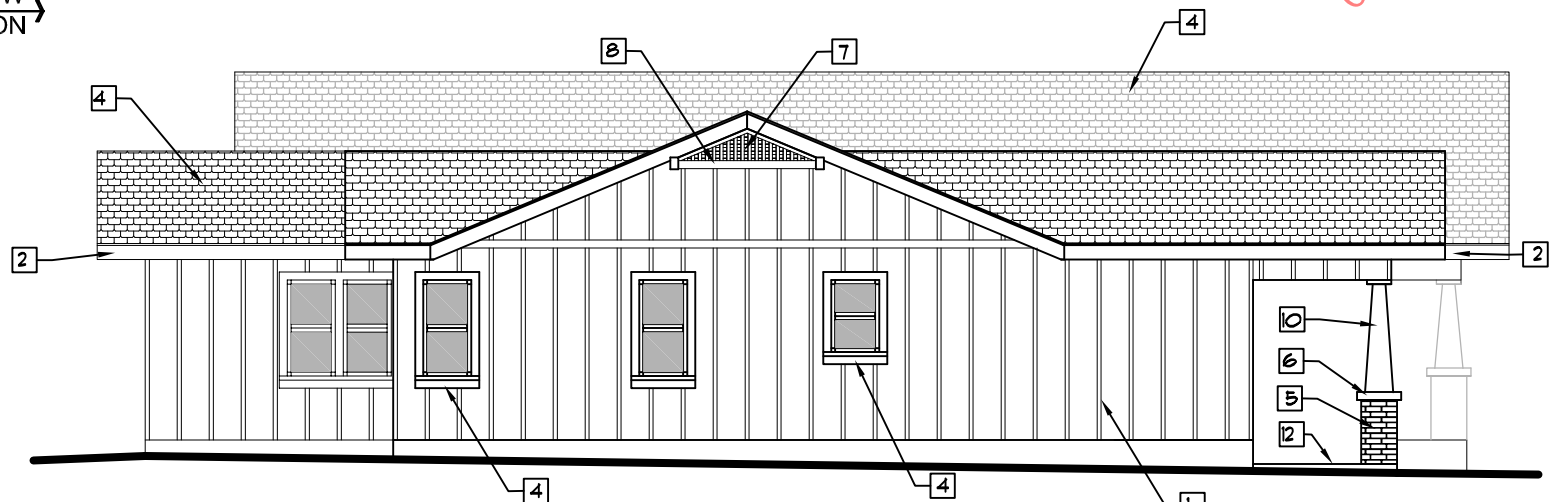
FRONT ELEVATION
OAK STREET $\frac{1}{8}'' = 1'-0''$



RIGHT ELEVATION
20TH STREET $\frac{1}{8}'' = 1'-0''$



BACK ELEVATION
 $\frac{1}{8}'' = 1'-0''$



LEFT ELEVATION
 $\frac{1}{8}'' = 1'-0''$

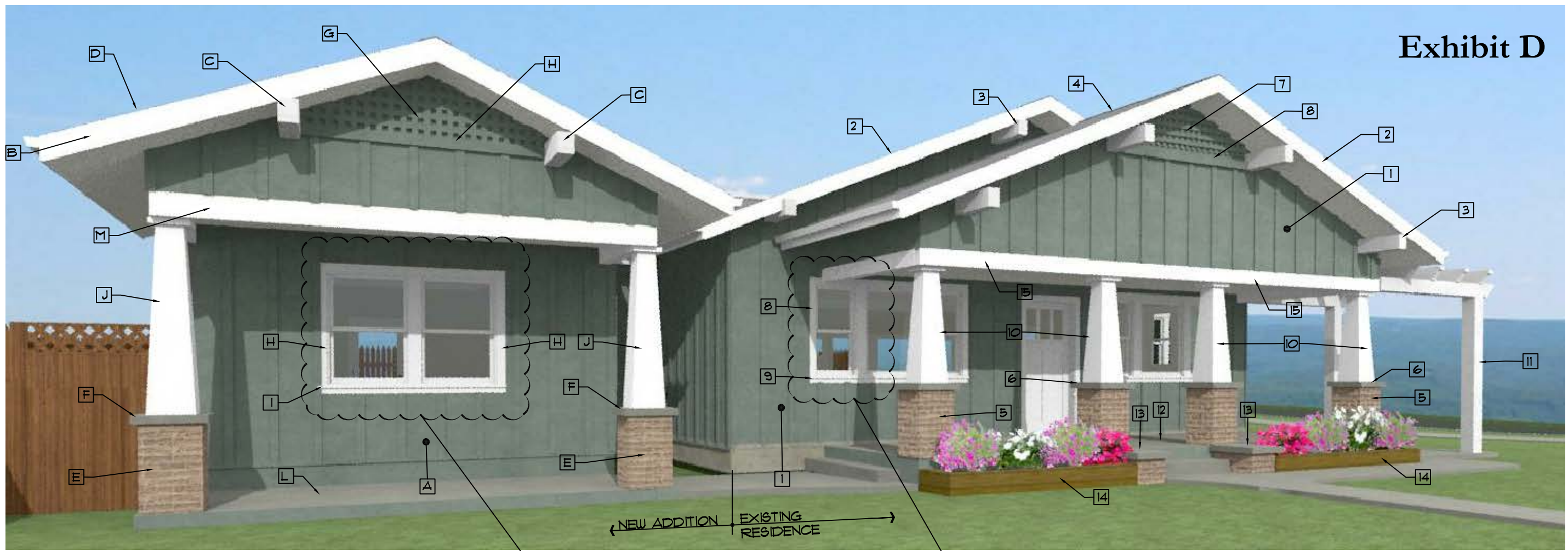
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DIANE HARRIS - VICTORIA JENKS
1949 OAK STREET
PASO ROBLES, CA.

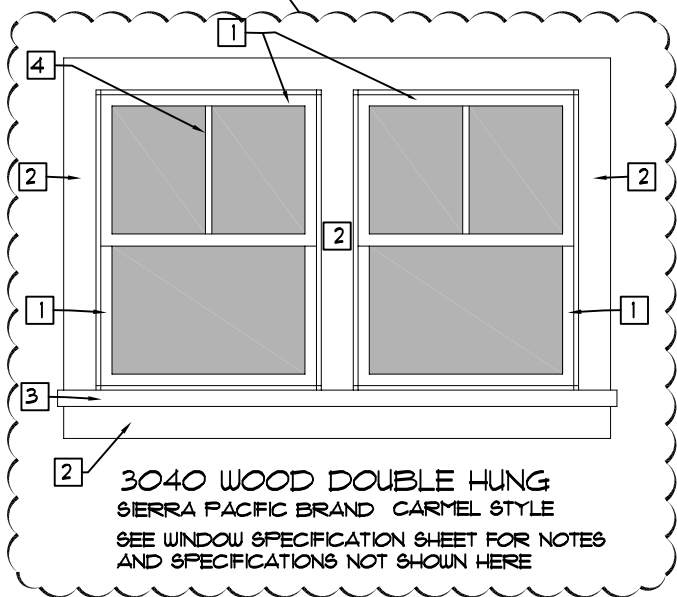
SHEET
NUMBER

4

Exhibit D



- NEW ADDITION CALLOUTS:**
NOTE - NEW EXTERIOR BUILDING ELEMENTS TO MATCH EXISTING EXTERIOR
- A EXISTING PLYWOOD SIDING WITH 1X3 HEM FIR BATS AT 16" O.C.
 - B 2X8 HEM FIR FASCIA BOARD
 - C 6X8 OUTRIGGER
 - D ASPHALT SHINGLE ROOFING
 - E BRICK VENEER AT FRONT COLUMNS
 - F 3" THICK CONCRETE SLAB AT TOP OF BRICK VENEER
 - G LATTUS WITH SCREEN GABLE VENT
 - H 1X4 HEM FIR TRIM BOARD
 - I 2X DF WINDOW SILL
 - J TAPERED WOOD COLUMN
 - L CONCRETE PATIO
 - M 2X8 DF BAND



- WINDOW TREATMENT CALLOUTS:**
- 1 PAINTED WOOD DOUBLE HUNG WINDOW
 - 2 1X4 HEM FIR WINDOW TRIM
 - 3 2X WINDOW SILL
 - 4 VERTICAL MULLION



- EXISTING RESIDENCE CALLOUTS**
- 1 EXISTING PLYWOOD SIDING WITH 1X3 HEM FIR BATS AT 16" O.C.
 - 2 2X8 HEM FIR FASCIA BOARD
 - 3 6X8 OUTRIGGER
 - 4 ASPHALT SHINGLE ROOFING
 - 5 BRICK VENEER AT FRONT COLUMNS
 - 6 3" THICK CONCRETE SLAB AT TOP OF BRICK VENEER
 - 7 LATTUS WITH SCREEN GABLE VENT
 - 8 1X4 HEM FIR TRIM BOARD
 - 9 2X DF WINDOW SILL
 - 10 TAPERED WOOD COLUMN
 - 11 8X8 WOOD POST AT DECORATIVE TRELLIS
 - 12 CONCRETE PORCH
 - 13 3" THICK CONCRETE SHELF WITH BRICK BASE
 - 14 2X RED WOOD PLANTER
 - 15 2X8 DF BAND

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Community Development

SHEET INDEX:

1	MATERIALS TRIM AND WINDOW DESIGNATIONS
2	SITE PLAN
3	PROPOSED FLOOR PLAN
4	ELEVATIONS
5	WINDOW SPECIFICATIONS

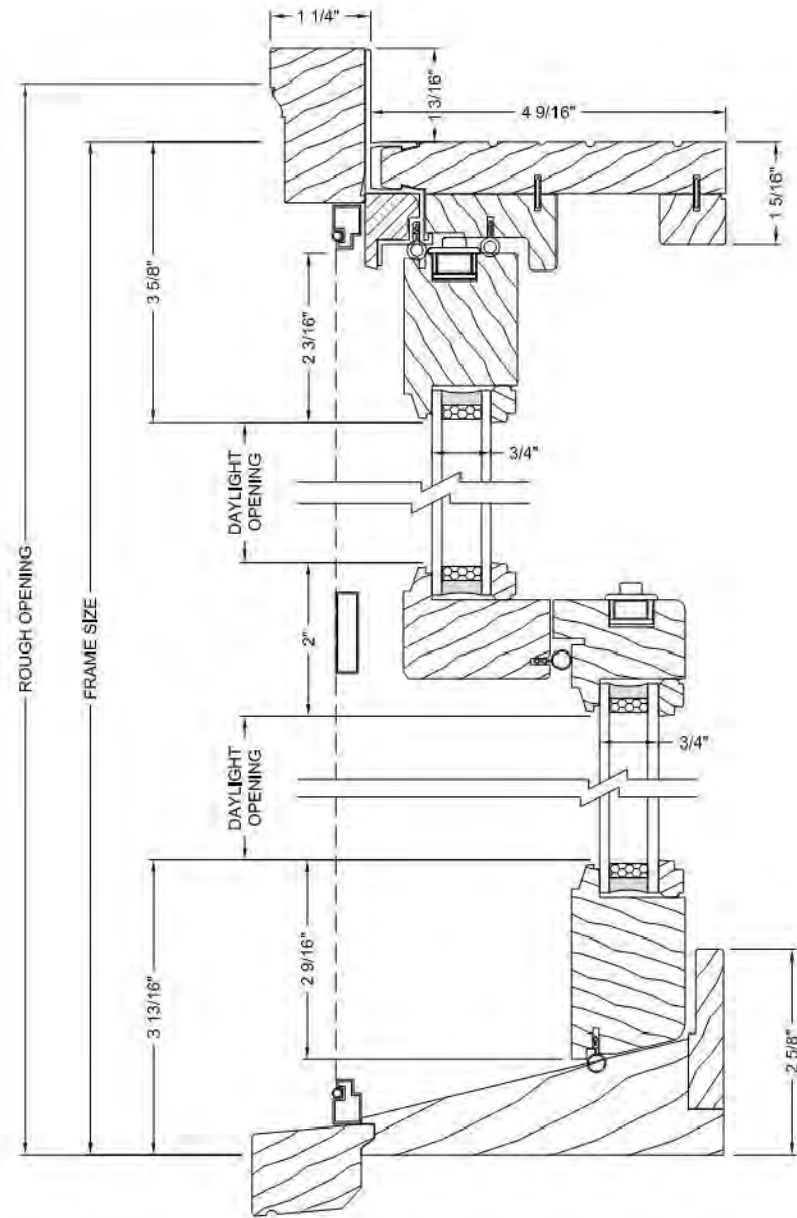
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SHEET NUMBER
1

Wood Carmel Double Hung

Scale: 6" = 1'-0"

Standard 4 9/16" Jamb (Wood Sill)
Vertical/Operable Section



www.sierrapacificwindows.com
800-824-7744

Note: Sierra Pacific Windows reserves the right to change specifications without notice.
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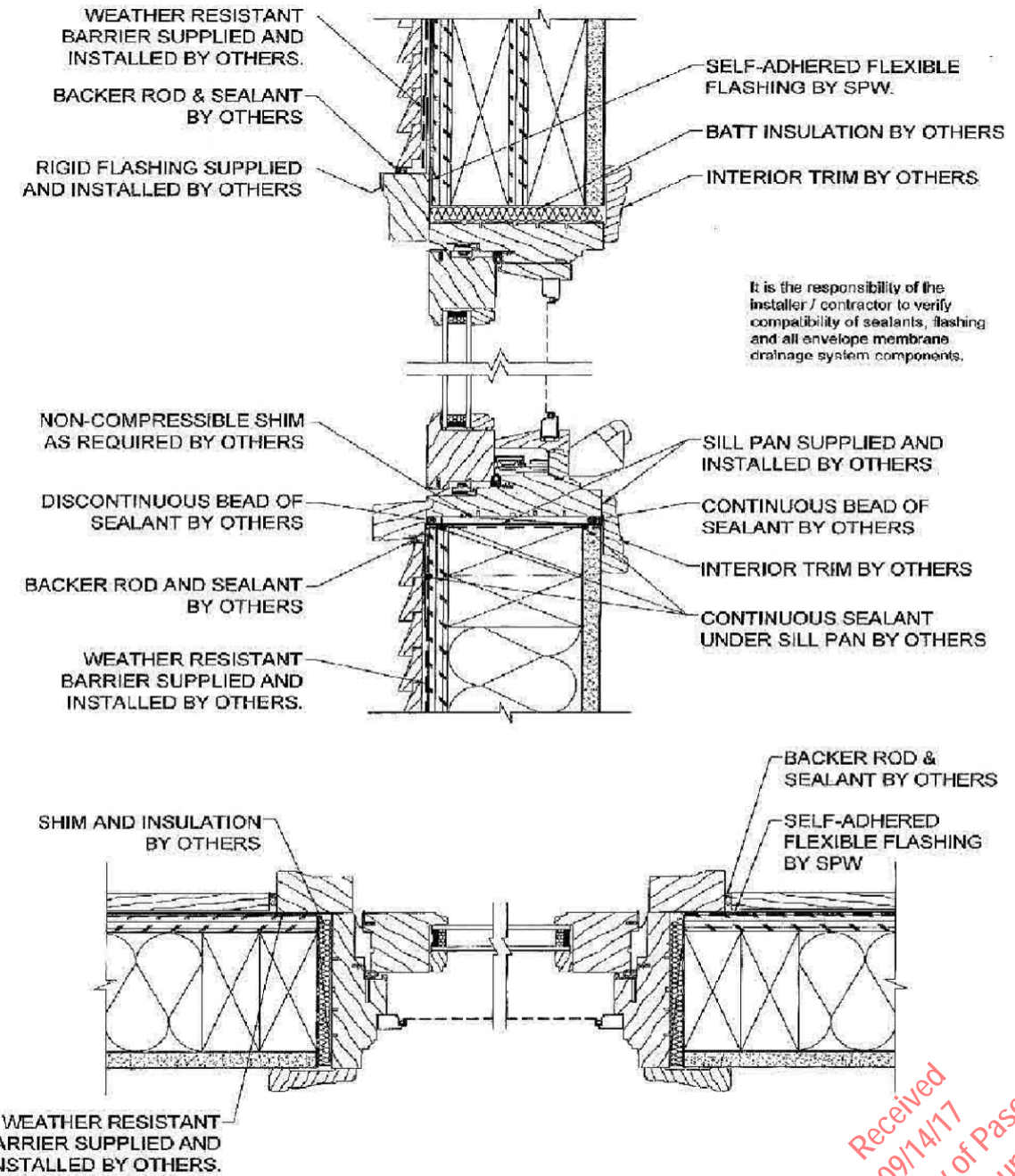
Updated: 7/11

Wood Casement Installation

Scale: 3" = 1'-0"

Wood Exterior 4 9/16" Jamb
Vertical / Horizontal

Exhibit E



It is the responsibility of the installer / contractor to verify compatibility of sealants, flashing and all envelope membrane drainage system components.

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800-824-7744

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Updated: 6/15

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DIANE HARRIS - VICTORIA JENKS
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SHEET NUMBER
5
WINDOW SPECS