

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: CERTIFICATE OF APPROPRIATENESS 11-001
(DERBY WINE ESTATES) APN: 009-268-003 & 004**

DATE: SEPTEMBER 27, 2011

Needs: For the Planning Commission to consider making a recommendation to the City Council for the approval of a Certificate of Appropriateness related to the reconstruction of the cupola portion of the Farmer's Alliance building.

Facts:

1. The building is located at 525 Riverside Avenue.
2. On February 22, 2011, the Planning Commission approved PD 10-002 to allow the adaptive reuse of the building by Derby Wine Estates in a manner that would be consistent with the Secretary of Interior Standards for Historic Buildings.
3. The project consisted of establishing a wine making facility including a wine tasting lounge. The improvements include restoring the exterior of the original building façade by painting the exterior in the original color; replacing/repairing the existing windows to the original condition; restoring the historic lettering "Paso Robles Almond Growers Association Building" on the parapet; retaining the existing diamond frame and incorporate a new sign for Derby winery on the tower; retaining and utilizing the existing roll up doors; and reusing the existing loading dock along the front of the building.
4. The Farmers Alliance Building is listed in the City's Historic Resources Inventory. The Inventory indicates that the building "Appears individually eligible for local listing, appears eligible for listing in the California Register, and the National Register". The Inventory does not list the building as a contributor to an overlay zone.
5. According Craig Smith, AIA, project Architect, while in the process of observations and inspections of the building in order to develop plans to preserve the tower, it was determined that the cupola portion of the building is in poor condition as a result of a combination of termite damage, wet/dry rot, structural failure and long-term deterioration. Additionally, the existing construction within the cupola was poorly executed with prior structural modifications and resulting damage to the structural integrity of the walls. See Letter from Craig Smith, Attachment 1.

6. Craig Smith concludes that it is necessary to remove and reconstruct the cupola to allow proper preservation of the tower in a manner that can accommodate the proposed use, and thereby requests that the City process a Certificate of Appropriateness.
7. 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:
 - The proposed work is found to be consistent with applicable design guidelines adopted by the City Council;
 - In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation;
 - If the project is a demolition or relocation, the project will not cause a significant adverse effect as defined in the state CEQA guidelines;
 - 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 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.
8. Condition No. 6 of the Secretary of Interior Standards for Rehabilitation states: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the feature shall match the old in design, color, texture, and visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence”.
9. As stated in his letter, Craig Smith indicates that the reconstruction of the cupola will be done in a manner where “the end result will achieve the exact and same cupola structure, as it originally appeared, and has occupied the top of the tower since being originally built”.

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.

**Analysis
and**

Conclusions:

As mentioned above, a Certificate of Appropriateness requires that the Planning Commission make a recommendation to the City Council 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 rebuilding of the cupola will be done in a manner that will match the existing old design, color, texture and materials, it will maintain the historic quality of the building and will therefore comply with the Downtown Design Guidelines (Riverside District) as well as the Uptown Town Center Specific Plan;*
- 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.*
- If the project is a demolition or relocation, the project will not cause a significant adverse effect as defined in the state CEQA guidelines; *Since this project consists of reconstruction of a small portion of the building in a manner consistent with the Secretary of Interior Standards, 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 building is not designated as a historic landmark, nor is it a contributor to a historic district.*

- 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, as with the case of many old buildings, a portion of the building needs to be reconstructed. The Ordinance provides the process to allow for restoration of a historic structure, which is the Certificate of Appropriateness. As described above it appears that the findings can be made which would give the Planning Commission enough information to recommend to the City Council approval of the Certificate that would allow the applicants the ability to move forward with the restoration of the Farmers Alliance building as proposed by Derby Wine Estates.

It is also important to note that over the years the cupola has been modified from its original form and character as a result of removing the tile roof and replacing it with a metal roof, installation of cellular antenna panels, and covering the original windows. The issuance of the Certificate of Appropriateness would allow Derby Wine Estates to not only restore the cupola, but the entire building back to its original form and character.

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.

Reference: Secretary of Interior Standards for Historic Buildings, Paso Robles Historic Preservation Ordinance, 2006 Paso Robles Economic Strategy and CEQA.

Fiscal Impact: None.

Options:

After opening the public hearing and taking public testimony, the Planning Commission make a recommendation to the City Council to take one of the actions listed below:

By separate motions:

- a. Adopt the attached Resolution approving a Certificate of Appropriateness which would allow Derby Wine Estates to remove the cupola of the Farmers Alliance building and reconstruct the cupola in a manner that would comply with the Secretary of Interior Standards, subject to standard and site specific conditions of approval.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Attachments:

1. Letter from Craig Smith, AIA
2. Resolution to Approve Certificate of Appropriateness

August 11, 2011

City of Paso Robles
1000 Spring Street
Paso Robles, CA. 93446

Attn: Susan DeCarli, AICP, City Planner

RE: 525 Riverside Dr. – Derby Winery Estates Project

Dear Ms. DeCarli,

Please find attached the study and report for the rehabilitation of the existing farmer's alliance "cupola" on the existing tower structure. This study is a follow-up and response to our meeting a couple of months ago regarding the deteriorated condition of this structure. In that meeting it was discussed that we would provide a comprehensive report for the rehabilitation and replacement of the same. Furthermore, it was stated that this report should insure this was in line and conforming to the Interior Secretaries standard # 6, and be consistent with the planning commission's findings and conditions. We have accomplished this and are hereby submitting the report for your review and acceptance, accordingly.

Should you have any need for additional information, explanation of the report, additional questions or need for any follow-up, please contact me at your convenience.

Thank you for your help and assistance regarding this matter.

Sincerely,

CRSA Architecture

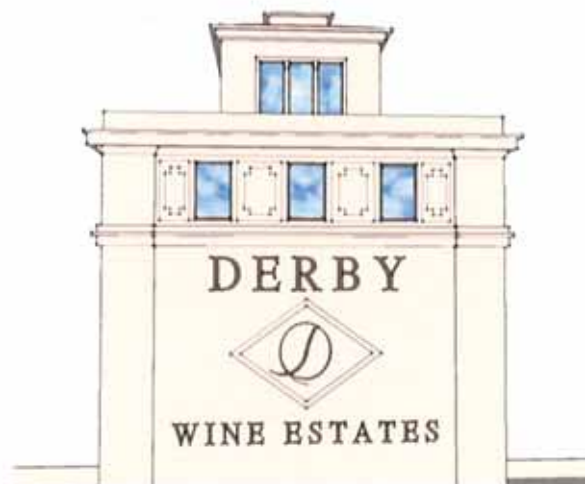


Craig R. Smith, AIA

Derby Winery Estates

Tower (Cupola) Rehabilitation Plan

A photo documentary, dimensional analysis and reconstruction study for the rehabilitation of the existing "cupola" tower feature of the existing historical Farmer's Alliance Building, and future Derby Winery Estates Facility, at 525 Riverside Drive, Paso Robles, California, 93446



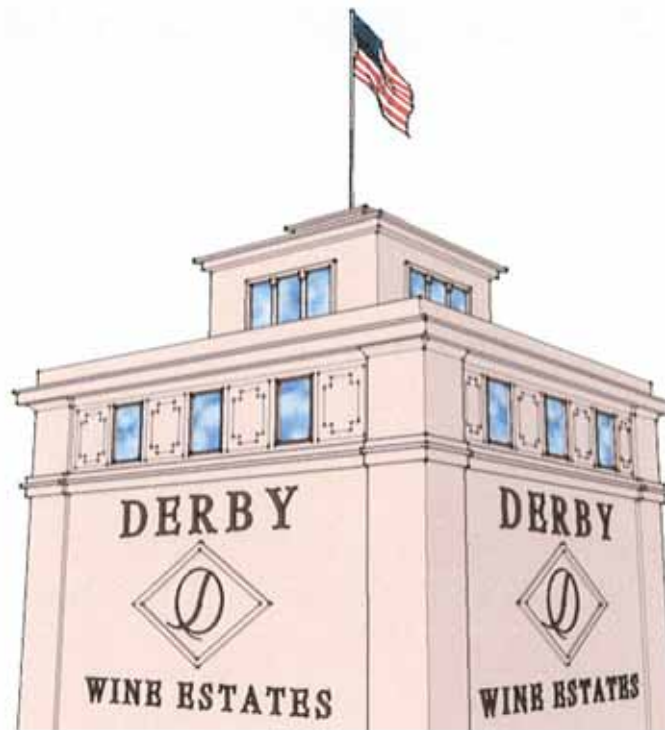
Developed by: CRSA Architecture & KIRK Consulting

August 8, 2011

Derby Winery Estates

Tower (Cupola) Rehabilitation Plan

As a result of a detailed and on-site investigation of the status and condition of the existing tower structure, it was discovered that certain areas and existing conditions were not capable of being used in a manner that was adequate for the proposed and sustainable use, from a health and safety and building code compliant perspective, with the condition of existing materials, water proof elements and deteriorating lumber quality of the structure. The specific area is the very top of the vertical tower feature that has become known as the “cupola”. This is the narrower and smaller structure that sits on top of the larger and wider tower. The original historical version maintains a tiled roof with window features on all four sides and is detailed, finished and colored to match the larger tower. It is strictly an architectural feature.



Computer rendering of restored cupola on top of restored tower structure, with proposed new surface signage.

Derby Winery Estates

Tower (Cupola) Rehabilitation Plan

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The cupola's original use, or reason for its placement, size and function is unknown. However, in accordance with the existing findings and conditions of approval (PD 10-002) and the standards for historic building rehabilitation, as established by the Secretary of the Interior, for the State of California, the tower feature is to remain and maintain compliance specifically with the findings and standards as follows:

PD 10-002 Finding #4:

4. The proposed development is consistent with the Secretary of Interior Standards for Historic Buildings; and

Secretary of the Interior's Standards for Historic Building Rehabilitation:

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Since the Planned Development approval, detailed onsite observations and inspections have been conducted in order to evaluate the existing conditions in preparation for structural analysis and construction methods necessary to preserve the tower. These observations and inspections revealed the tower's existing condition that included a combination of termite damage, wet/dry rot, structural failure and long-term deterioration. Additionally, the existing construction within the cupola was poorly executed with prior structural modifications and resulting damage to the structural integrity of the walls. This primarily due to modifications presumably done by the Farmers Alliance organization to allow the almond bins to be used for grain bins that further contributed to the deterioration of the structure. In addition, the structural integrity of the cupola has been compromised because the existing stucco and lath material becoming separated from the wall framing, thus eliminating the anchoring and shear value of the stucco cover. Additional work, assumed to have been done when the cellular company antennae were introduced to the walls of the cupola structure, could have resulted in improper flashing installation, water intrusion and damaged wall framing. The rebuild approach would correct these deficiencies and better the situation from a health and public safety perspective, and would preserve the structural integrity in the event of an earthquake, hard and driving rain and/or elevated wind loads.

**Derby Winery Estates
Tower (Cupola) Rehabilitation Plan**

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In order to retain the cupola features, and maintain the adequate structural integrity, it will be necessary to replace most of the existing structural and architectural features and components. This would include the upper cupola walls, roof and support framing. Due to the existing level of deterioration, and to conform to the secretaries standards, it will be necessary to replace all distinctive exterior features, structural components and architectural characteristics in a manner that will match the existing, old design, color, texture and materials.

The approved project included retaining the tower feature and utilizing it for visitor space. The final intent, and use, will continue to accomplish this. In order to achieve this reuse concept, and correct the existing damage, certain structural upgrades and material replacement will be required. The following photos and exhibits indicate, and represent, the scope of work and level of “rebuilding” proposed for this task.

The manner and process in which this will be conducted will be by the established guidelines, methods and specifications of the Federal Advisory Council on Historical Preservation, the State of California Historical Resources Commission, and the Office of Historic Preservation for the State of California. As discussed in the approved project, any materials and features that involve replacement will be consistent with the Secretary of the Interior Standards by being substantiated with a detailed documentary architectural, as-built analysis, and photo surveying, with all existing details documented prior to any historical replacement, restructuring or rebuilding. This compliant and complying process will be in accordance with The Secretary of the Interior’s Standards for Historic Building Rehabilitation # 6. The end result will achieve the exact and same cupola structure, as it originally appeared, and has occupied the top of the tower since being originally built.

The following photographic survey analysis was conducted in July of 2011 for the purpose of this study. These photos, with the attached architectural rebuild plans, elevations, sections and details, will be further expanded and developed for a completely replicated and compliant/conforming replacement structure.

Derby Winery Estates
Tower (Cupola) Rehabilitation Plan
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Interior photos of Cupola structure at just below roof framing at top of tower with the existing window openings:



Derby Winery Estates
Tower (Cupola) Rehabilitation Plan
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Interior photos of Cupola structure at just below roof framing at top of tower and roof framing at the top of the Cupola:



Derby Winery Estates
Tower (Cupola) Rehabilitation Plan
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Exterior photos of Cupola structure at North/South Elevation:



Derby Winery Estates
Tower (Cupola) Rehabilitation Plan
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Exterior photos of Cupola structure at East/West Elevation:



Exterior photos of Cupola window array and window trim arrangement:



**Derby Winery Estates
Tower (Cupola) Rehabilitation Plan**

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Exterior photograph with computer-line overlay to generate “true” size and dimensional analysis.



Photographic exterior elevations of the cupola were taken and overlaid with a scaled frame of reference to generate an accurate depiction of the actual features, sizes, lengths and heights. The computer can determine the length of the line based on a given frame of reference scale, inputted to the CAD system for true and correct measurement. In this case the windows were measured as the “as-built” frame of reference scale. As a line is drawn over the actual component, a scaled reading is generated for the redraw of the elevation as an architectural exterior elevation (refer to following elevations and sections for this representation).

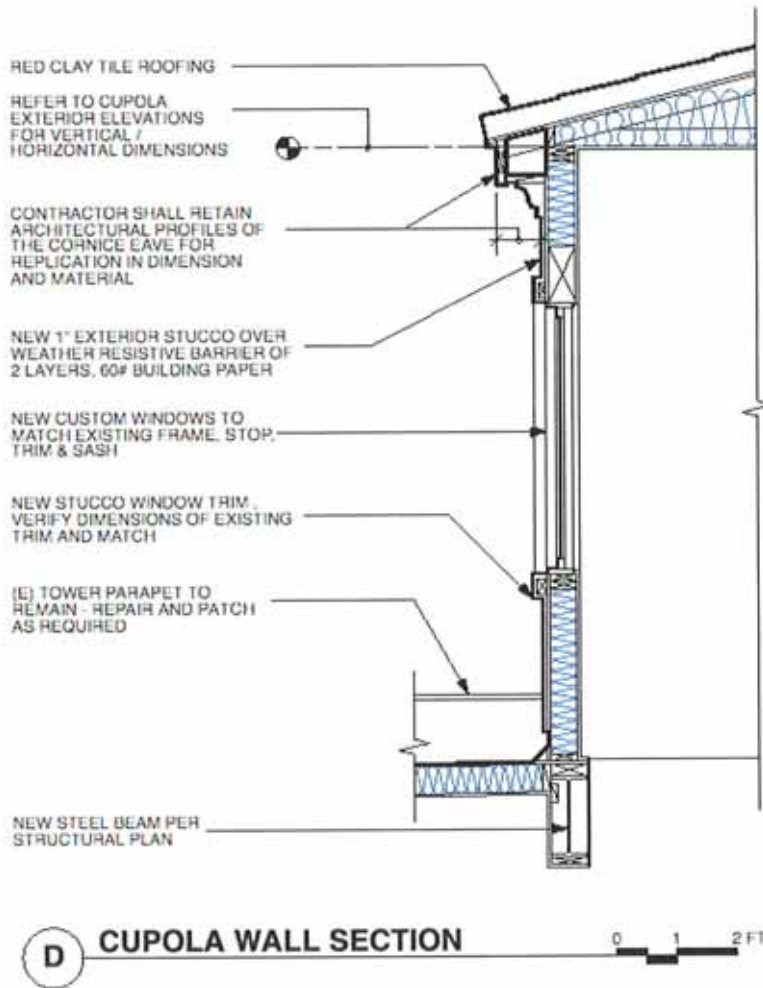
Additionally, field measurements were taken to verify trim depths, overhangs and other horizontal or vertical characteristics of the structure. Some minor demolition and investigative work was also conducted to verify thicknesses, fastening and attachment of finishes, trim and some structural aspects of the existing framing.

Derby Winery Estates Tower (Cupola) Rehabilitation Plan

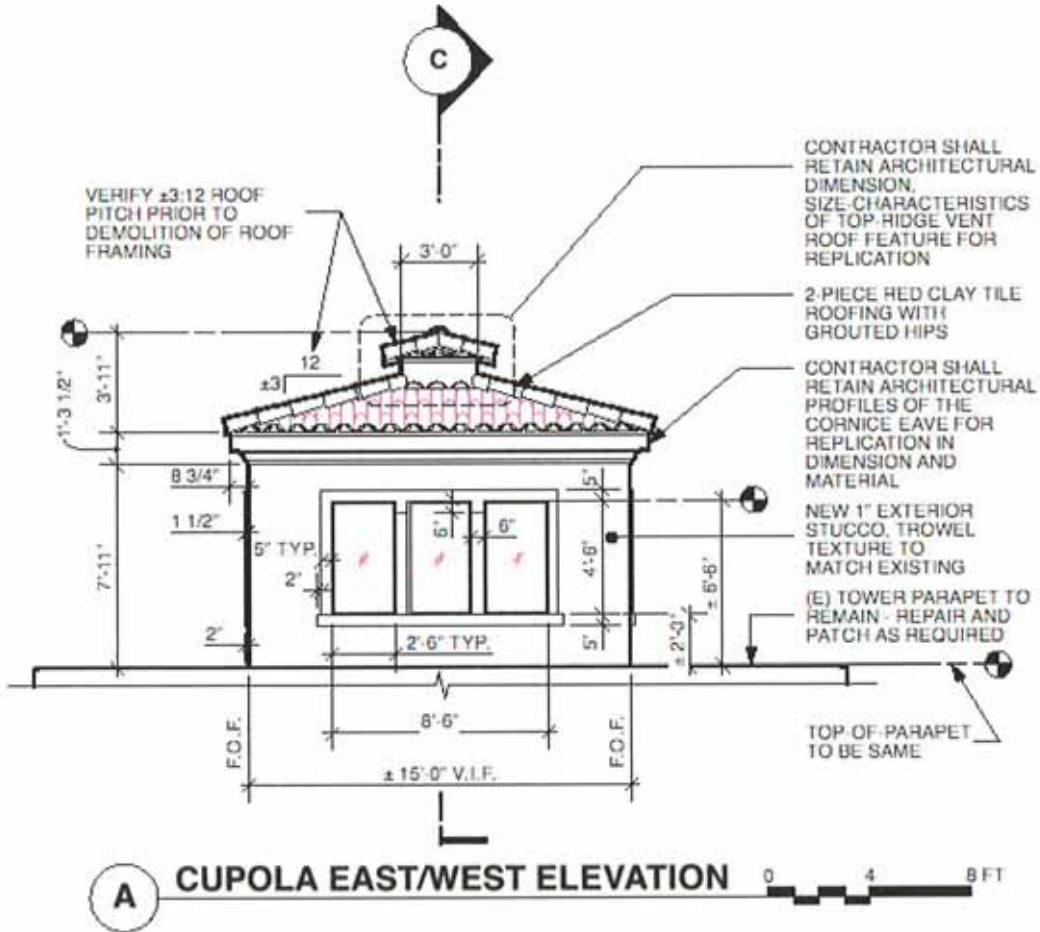
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As a follow-up to insuring true sizes, dimension and characteristics, the construction documents will require the contractor to check all field verification requirements, as noted on the architectural drawings. As the structure is removed, some features will require further justification. This will be noted in the construction documents along with the process, or specific requirements and/or procedure to accomplish this task.

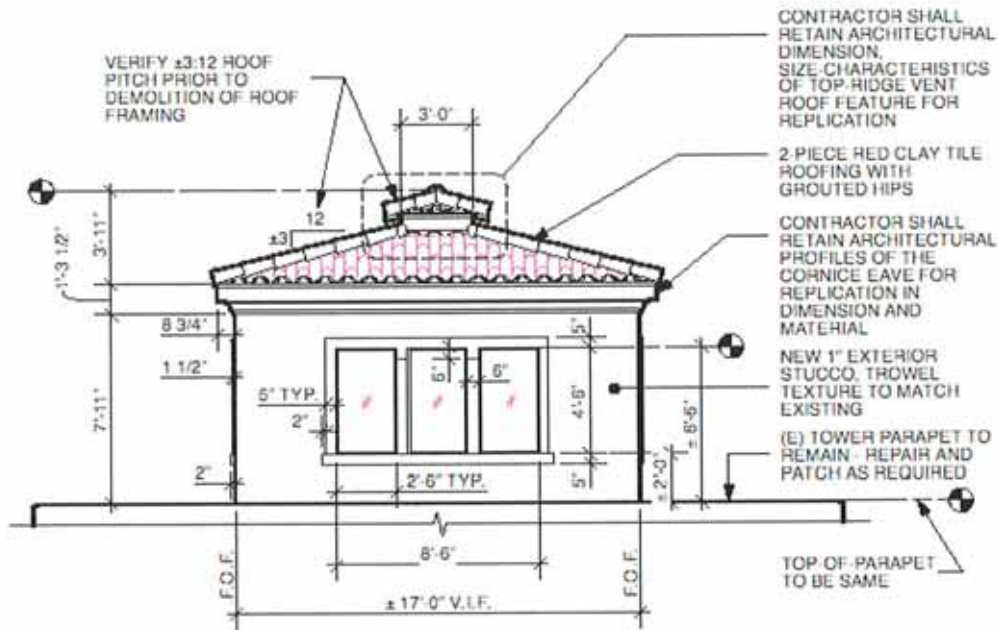
Developed Architectural Drawings:



Derby Winery Estates
Tower (Cupola) Rehabilitation Plan
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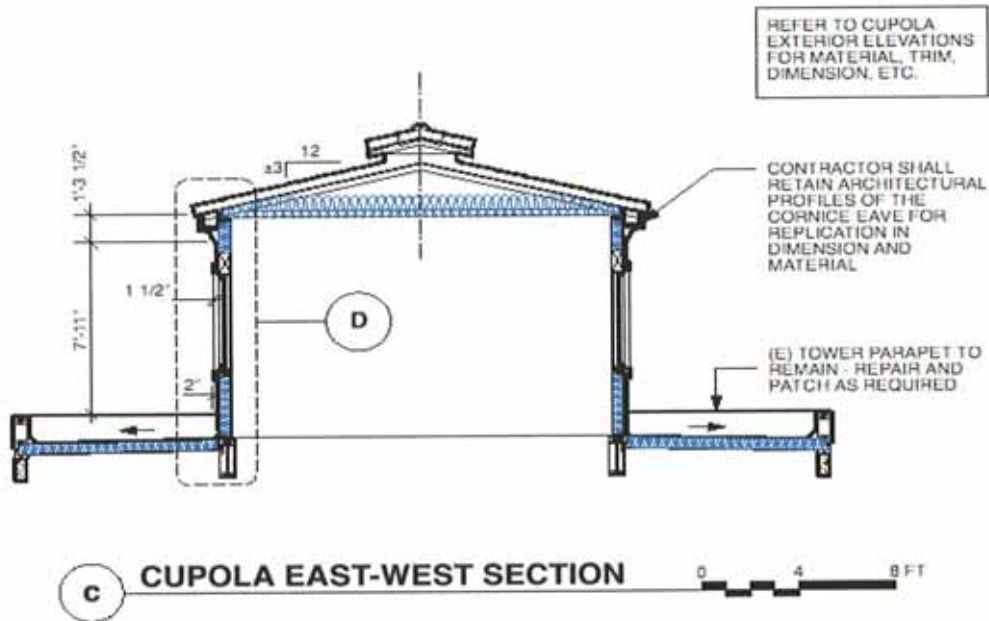


Derby Winery Estates
Tower (Cupola) Rehabilitation Plan
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B CUPOLA NORTH / SOUTH ELEVATION 0 4 8 FT

Derby Winery Estates
Tower (Cupola) Rehabilitation Plan
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NOTES:

1. ALL FEATURES, DIMENSIONS AND EXISTING CHARACTERISTICS REQUIRING FIELD VERIFICATION SHALL BE CONDUCTED PRIOR TO REMOVAL / DEMOLITION.
2. CONTRACTOR TO NOTIFY ARCHITECT UPON COMPLETION OF THE FOLLOWING PHASES:
 - A. ROUGH FRAMING
 - B. TRIM BUILD-OUT / INSTALLATION
 - C. ROOF CONSTRUCTION
 - D. EXTERIOR FINISH TEXTURING

Derby Winery Estates
Tower (Cupola) Rehabilitation Plan
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The final and complete end product will be the true and replicated cupola structure, rebuilt in accordance to the accepted and required guidelines set forth for historical rehabilitation and restoration.



Computer rendering of final and proposed project

RESOLUTION NO. 11-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING A CERTIFICATE OF APPROPRIATENESS FOR THE
FARMERS ALLIANCE BUILDING LOCATED AT 525 RIVERSIDE AVENUE
(DERBY WINE ESTATES)

WHEREAS, the Farmers Alliance Building is listed in the City's Historic Resources Inventory; and

WHEREAS, Craig Smith, AIA, on behalf of Derby Wine Estates, has submitted an application for a Certificate of Appropriateness to allow for the removal and reconstruction of the cupola of the Farmers Alliance Building located at 525 Riverside Avenue; and

WHEREAS, the cupola is the architectural element that sits on top of the vertical tower feature of the building; and

WHEREAS, it has been determined by Craig Smith, that the cupola portion of the building is in poor condition as a result of a combination of termite damage, wet/dry rot, structural failure and long-term deterioration, additionally, the existing construction within the cupola was poorly executed with prior structural modifications and resulting damage to the structural integrity of the walls; and

WHEREAS, the Architect concludes that it is necessary to remove and reconstruct the cupola to allow proper preservation of the tower in a manner that can accommodate the proposed use, and thereby requests that the City process a Certificate of Appropriateness; 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 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; and

WHEREAS, on September 27, 2011, 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, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, the City Council makes the following findings:

1. The proposed work is found to be consistent with applicable design guidelines adopted by the City Council, since the rebuilding of the cupola will be done in a manner that will match the existing old design, color, texture and materials, it will maintain the historic quality of the building and will therefore comply with the Downtown Design Guidelines (Riverside District) as well as the Uptown Town Center Specific Plan;

2. In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation, since the project would meet applicable design guidelines as described above however; the project will also comply with the Secretary of Interior Standards.
3. If the project is a demolition or relocation, the project will not cause a significant adverse effect as defined in the state CEQA guidelines, since this project consists of reconstruction of a small portion of the building in a manner consistent with the Secretary of Interior Standards, the project will not cause a significant adverse effect as defined by CEQA.
4. 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.
5. 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve this Resolution, thereby approving a Certificate of Appropriateness that authorizes the removal of the cupola of the Farmers Alliance building and require that its reconstruction be done in a manner that matches the old in design, color, texture, and visual qualities and where possible, materials of the original cupola, subject to the necessary Building Codes and Historic Building Code as determined by the Building Official.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 18th day of October 2011 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Dennis Fansler, City Clerk