



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: Historic Preservation Review (HPR 18-02)
Paso Market Walk - Historical House at 1803 Spring Street
Applicant – Deborah Longo on behalf of the Paso Market Walk
Recommendation to City Council regarding a Certificate of Historic Appropriateness related to the request for exterior rehabilitation and building additions to the existing historic building located 1803 Spring Street (APN 008-234-010).

Date: July 31, 2018

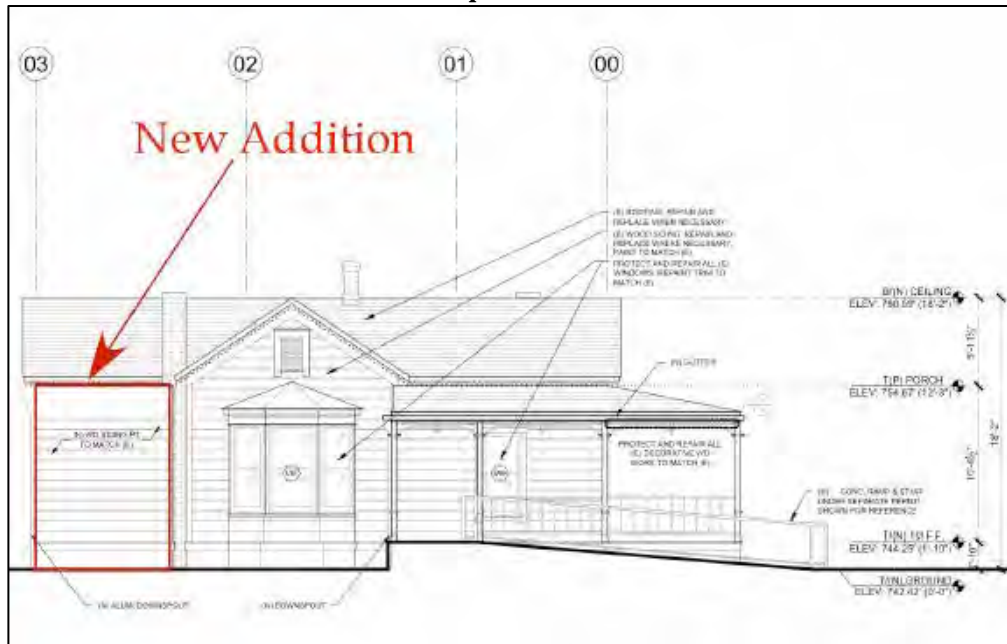
Facts

1. The existing building is located at 1803 Spring Street. See Vicinity Map, Attachment 1.
2. The site was previously approved as part of a Development Plan (PD 17-003) for a mixed-use development called the “Paso Market Walk” that would include repurposing the existing historic building to a restaurant use. As part of PD 17-003, a condition of approval requires the applicant to receive a Certificate of Appropriateness for proposed exterior rehabilitation and building additions.
3. The project consists of rehabilitating exterior materials that have deteriorated over time with the same type of exterior siding, windows and other appurtenances in keeping with the existing historic architectural theme and consistent with the Secretary of the Interior’s Standards for Rehabilitation with the intention to repurpose this building for a restaurant. The project also includes the removal of a shed roofed addition that will be replaced with two modern additions constructed on the west façade of the building (See Letter from CRMS, Attachment 2).

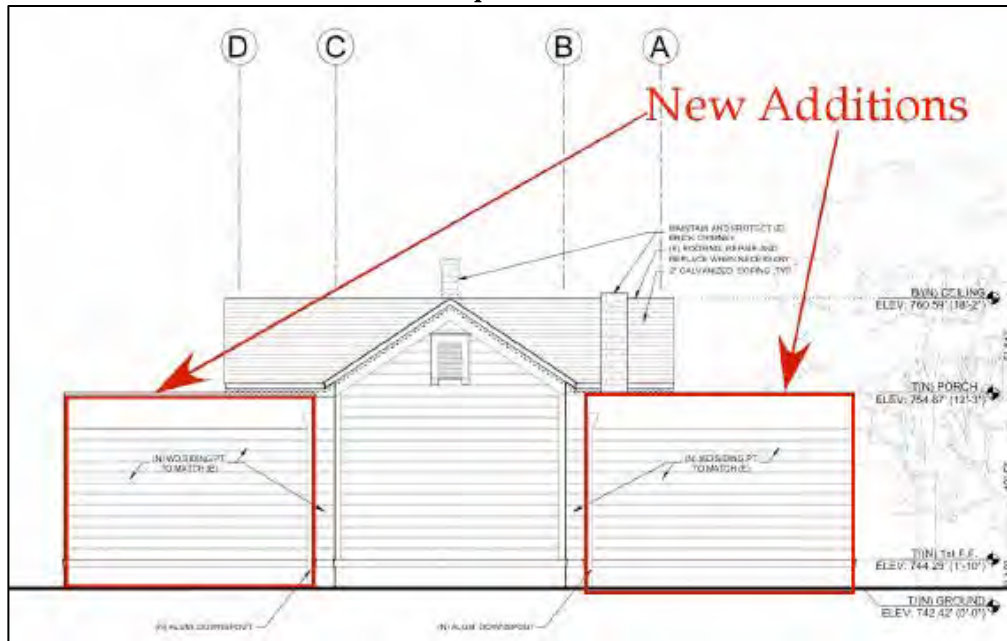
Existing House – South Elevation



Proposed South Elevation



Proposed West Elevation



4. The house is listed on the City's Historic Resource Inventory, as eligible for local listing.
5. The City's Historic Preservation Ordinance requires that a Certificate of Appropriateness be approved by the City Council for the proposed work which involves removal of the shed roofed addition and installation of the two new additions.

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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. 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.

Options

1. Adopt Draft Resolution A (Attachment 3), recommending that the City Council approve Certificate of Appropriateness (HPR 18-02).
2. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
3. Recommend the City Council deny HPR 18-02, based on specific findings made by the Planning Commission.

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 exterior modifications of the building along with the additions will be done in a manner that will complement the existing design, color, texture and materials, it will preserve the historic quality of the building and will therefore comply with the Design Guidelines since the historic building style will make a positive contribution to the visual character of the Uptown Town Centre Specific Plan area;*

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- 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; *Although the project proposes to remove the shed roofed addition on the west end of the building, the project also proposes to restore the original 1890s gable end. Restoring the building back to its defining architectural elements 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 project Designer is familiar with the Historic Building Code and is prepared to address the code as necessary.*
- 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 building to be repurposed as a restaurant in a mixed-use development. The Ordinance provides the process to allow for rehabilitation and additions 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 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 project request.

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.

Options

Option 1. Option 1 takes into account the applicant is proposing to restore the historic building to be reused as a restaurant as part of a previously approved mixed-use development site (PD 17-003). Obtaining approval of a Certificate of Appropriateness for the exterior modifications to the building was a condition of PD 17-003.

Option 2. The Commission may wish to make suggestions to the exterior modifications, and continue the public hearing to provide staff and the applicant time to address issues raised.

Option 3. If the Planning Commission decides to recommend denial of the project, the Commission must make specific findings as to how the project is not consistent with City policies and/or standards. Considering the applicant is seeking approval for a Certificate of Appropriateness for a project that was previously approved, and the proposed exterior modification demonstrate the building will retain historical integrity, findings for denial would be difficult to support.

Fiscal Impact

Expansion of restaurants within the Downtown is consistent with the City's economic strategy and supports the tourism industry. Therefore, the reuse of the building is anticipated to have a slight positive fiscal impact on the City.

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Recommendation

Approve Draft Resolution A, recommending approval of Certificate of Appropriateness HPR 18-02.

Attachments

1. Location Map
2. Letter from Cultural Resource Management Services (CRMS)
3. Draft Resolution A, to approve HPR 18-02
4. Mail Affidavit
5. News Affidavit

Attachment 1

Vicinity Map



Project Site
1803 Spring Street

CRMS



CULTURAL RESOURCE MANAGEMENT SERVICES

Cultural Resource Management Services
829 Paso Robles Street
Paso Robles, CA 93446
Phone 805-237-3838
Fax 805-237-3849

Colin Peeples AIA
 Project M Plus
 2898 Rowena Avenue Suite 102
 Los Angeles, CA 90039

June 13, 2018

RE: The proposed rehabilitation of the building at 1803 Spring St by Project M Plus. As Described in the- PASO MARKET WALK Building A/Historical House 1803 Spring St. Plan Check dated 4/6/18

Dear Mr Peeples,

I am writing in response to your request for an assessment of the current proposal to rehabilitate the existing structure at 1803 Spring St. in Paso Robles California and repurposing it as a restaurant. This assessment is solely focused on the historic preservation issues that might arise from the proposed rehabilitation, with particular regard to sections 21.50.130 and 21.50.150 of the City of Paso Robles Historic Preservation Ordinance (Historic Resources Group: 2011: pp. 15 - 20)

Having studied the documentation you have provided I have concluded the following:

Much of what I wrote in my 2017 report (Preliminary Historic Structures Assessment of 1803 Spring Street & 630 19th Street.) is applicable to the current rehabilitation plan (Hannahs: 2017 page 3). 1803 Spring Street. is clearly a significant resource in its own right and a contributing element in a historic district. Like the 2017 proposal the current plan will involve the removal of the shed roofed addition on the west end of the building and restoring the original 1890s gable end (see Figures 1 & 2).

Also, like the 2017 plan, the project will repurpose the existing structure as a restaurant. The plan seeks to preserve the architectural elements that make this building a significant historical resource. The structure is cited as the best available example of the architectural type "Carpenter Gothic" in Paso Robles (Historic Resources Group: 2010a: p. 73). The current proposal states that it will comply with the Secretary of the Interior's Standards for rehabilitation (page GO. 101: Paso Market Walk 2018). These standards are designed to preserve, restore or, where impossible, reconstruct those defining architectural elements of this structure, which in this case includes, but is

not limited to, low pointed arches, a steeply pitched roof, tall narrow windows, decorative bargeboard, wooden clapboards and a full width porch.

A full assessment of the structural integrity of the entire building has not been concluded at this time. Thus what elements can be preserved, rather than restored or replaced, remains to be determined (Peeples: 2018). The foundation will undergo considerable rehabilitation. The building will remain at its current location and will revert to the footprint it had prior to the shed roofed addition (see Figures 1 & 2). Two modern additions will be constructed west facade (page A1. 100: Paso Market Walk 2018) (see Figures 2-6).

The current plan differs primarily from the 2017 proposal in regard to the location and massing of the new additions and a minor change in the location of an ADA compatible ramp on the southern facade. The current proposal will restore the gable end to the west facade which will be flanked by two flat roofed additions (see Figures 3-6). The proposed restoration and adaptive reuse of the building will require a certificate of appropriateness. The size of these additions are more modest than those previously proposed. The additions should be compatible with the existing structure but should be identifiable as non-historic and modern. The flat roofs on the additions will serve to make that distinction more legible (see Figures 3-6).

This project appears to be consistent with the goal of preserving and maintaining Paso Robles historic resources and is the type of project that section 21.50.170 of the City of Paso Robles Historic Preservation Ordinance seeks to encourage (Historic Resources Group: 2011: p. 20).

Sincerely,



Todd Hannahs, MS, RPA
Senior Staff Archaeologist
& Architectural Historian
Historic & Prehistoric Research Group

CC:

Ron Rose, Cultural Resource Management Services

REFERENCES

Hannahs, Todd

2018 Preliminary Historic Structures Assessment of 1803 Spring Street & 630 19th Street & 630 19th Street. January 2017, report on file with the city of Paso Robles, Ca. Cultural Resource Management Services

Historic Resources Group

2010a City of Paso Robles Historic Resources Survey. August 2010, report on file with the city of Paso Robles, Ca. Historic Resources Group.

2010b Paso Robles Historic Resources Inventory. December 2010, report on file with the city of Paso Robles, Ca. Historic Resources Group.

2011 City of Paso Robles Historic Preservation Ordinance. February 2011, report on file with the city of Paso Robles, Ca. Historic Resources Group.

Project M Plus Architects

2018 Paso Market Walk: Building A/Historical House 1803 Spring Street, Paso Robles California 93446. April 2018. Plans on file with Project M Plus Los Angeles, CA.

Peeples, Colin

2018 Personal communication June 8, 2018.

FIGURES 1 - 6

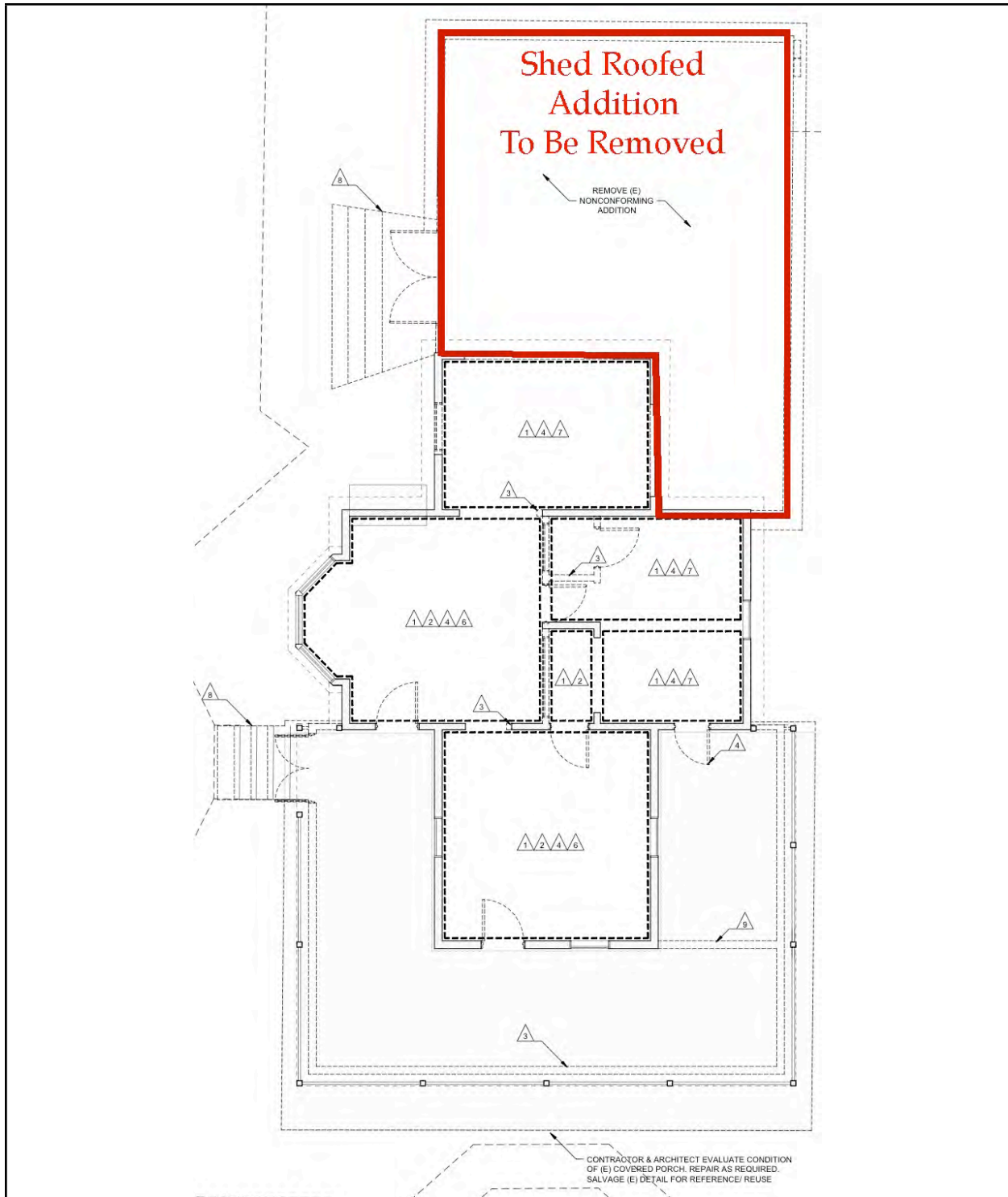


Figure 1: Existing Foot Print for 1803 Spring St.

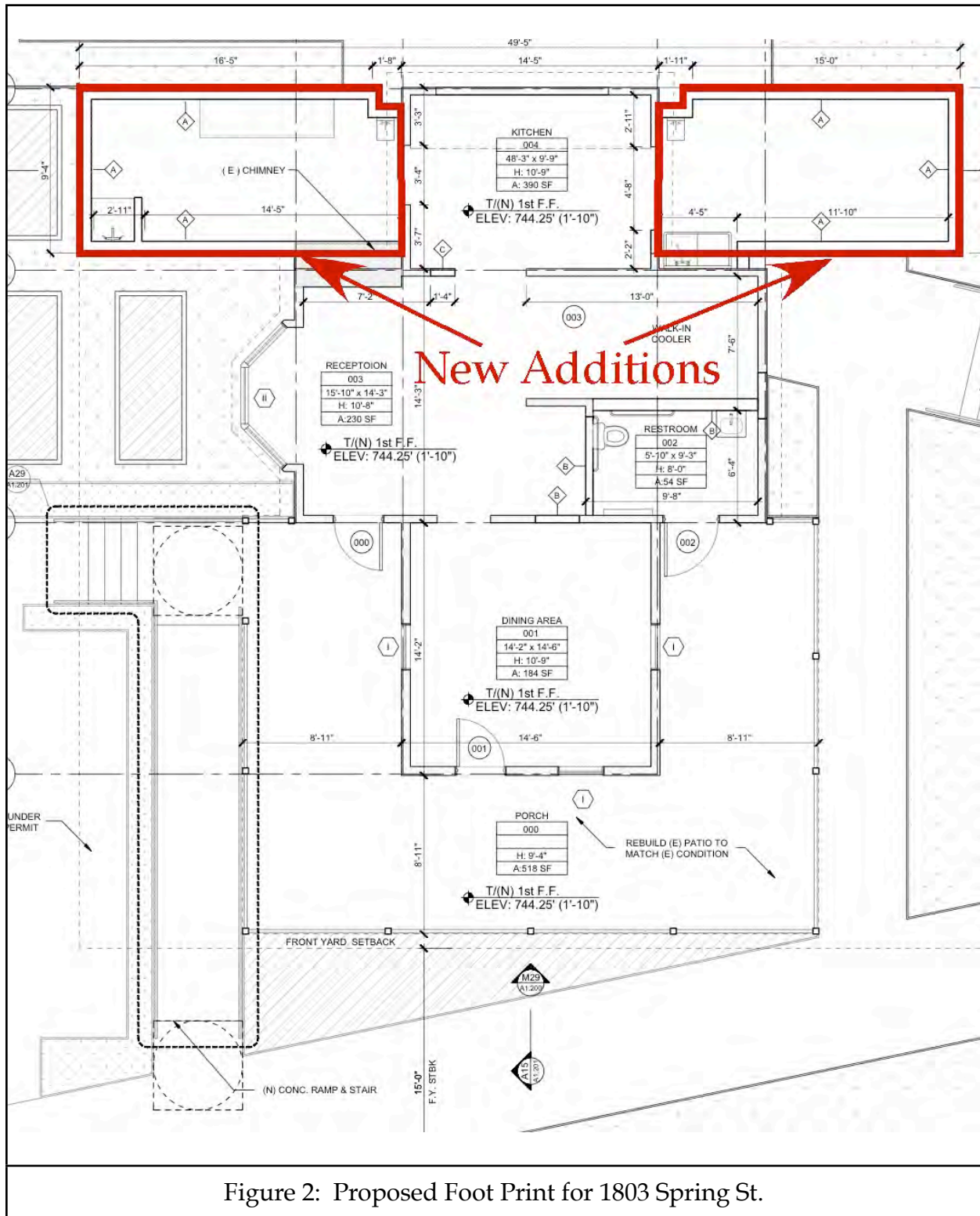


Figure 2: Proposed Foot Print for 1803 Spring St.

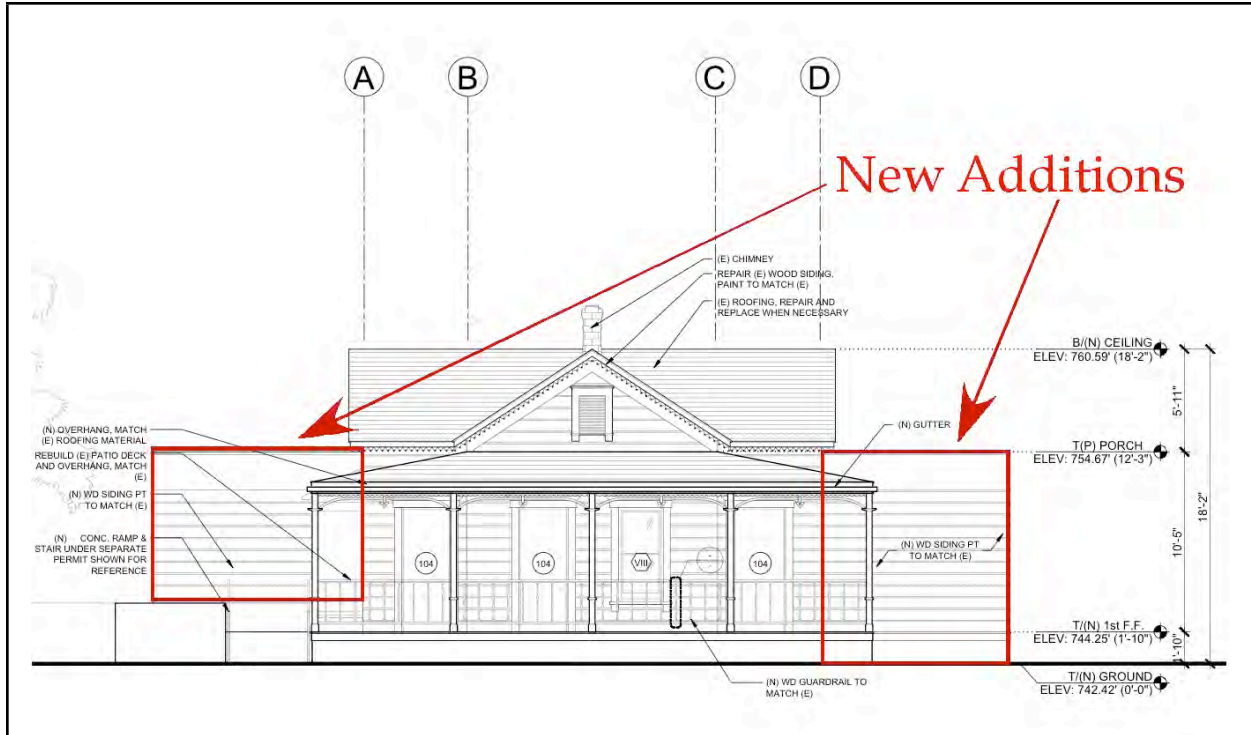


Figure 3: Proposed East Facade Facing Spring St.

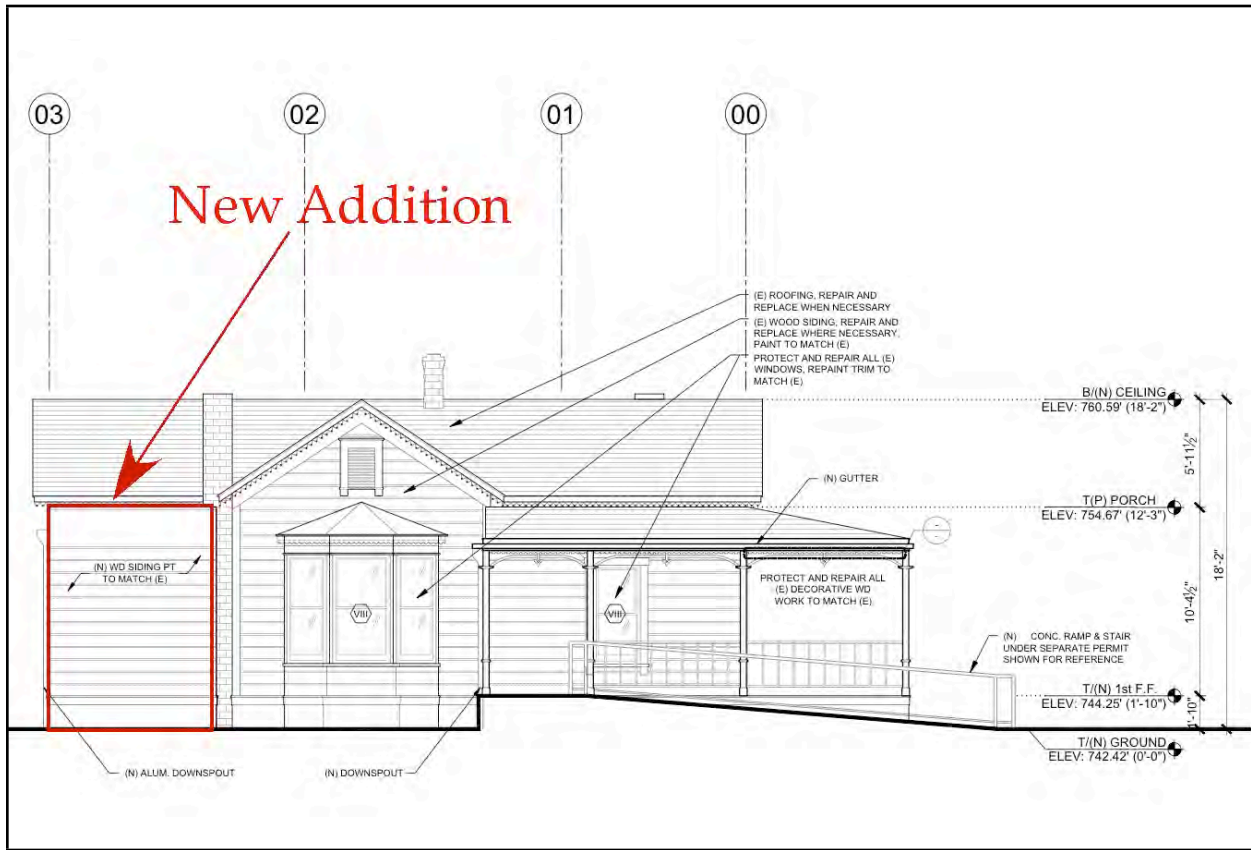


Figure 4: Proposed South Facade Facing 18th St

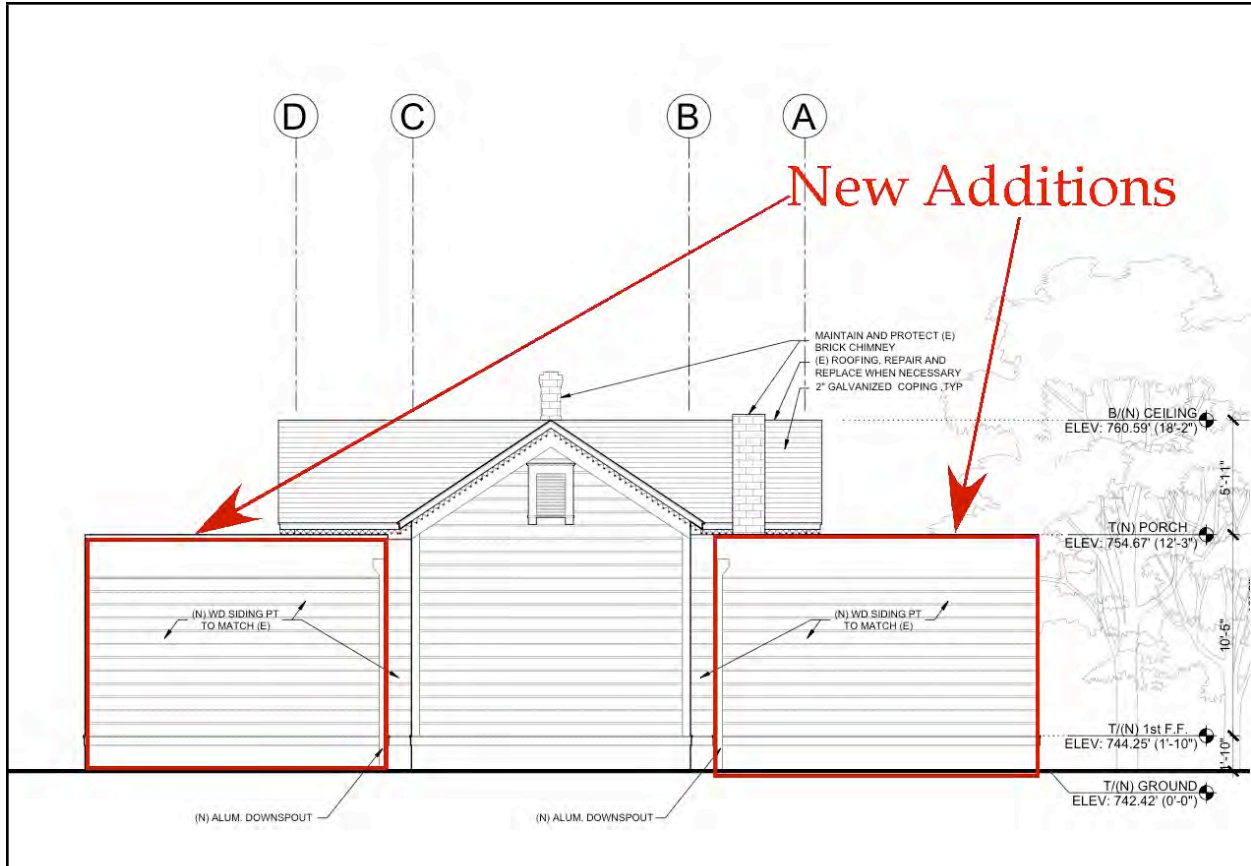


Figure 5: Proposed West Facade

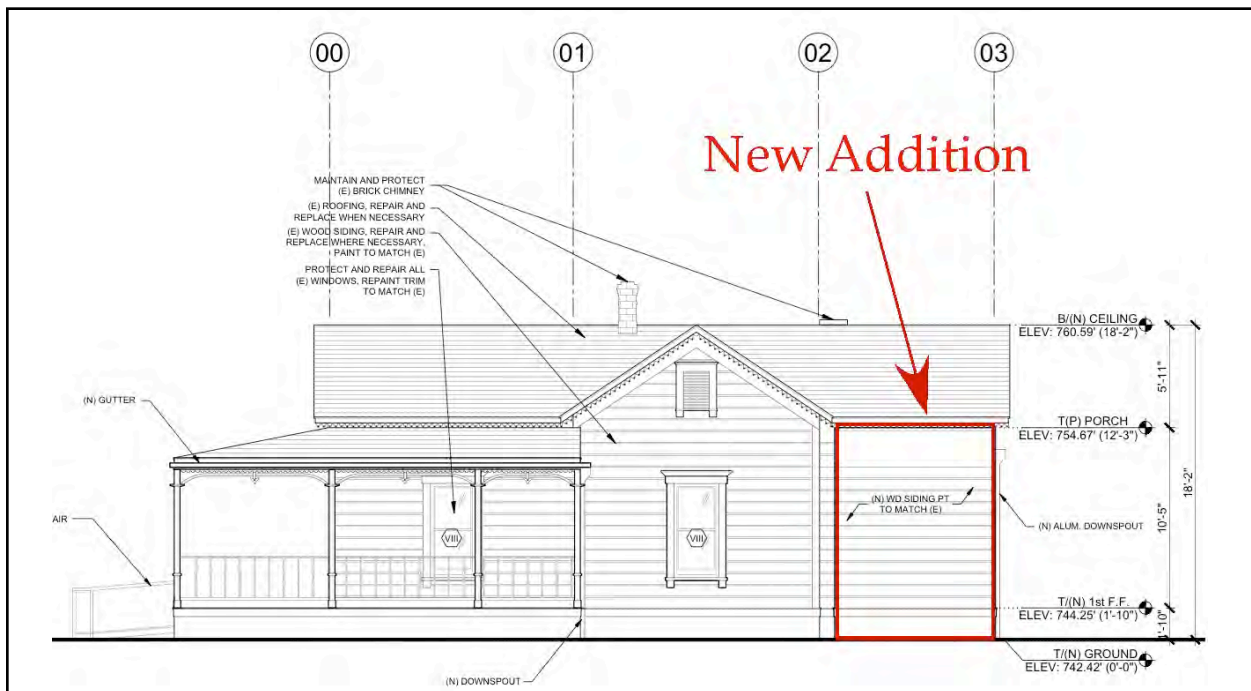


Figure 6: Proposed North Facade

Attachment 3

Draft Resolution A

RESOLUTION PC 18-XXX

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL OF CERTIFICATE OF APPROPRIATENESS (HPR 18-02)
APPLICANT- DEBORAH LONGO
1803 SPRING STREET, APN: 008-234-010**

WHEREAS, the existing building is located at 1803 Spring Street is listed in the City's Historic Resources Inventory; and

WHEREAS, Deborah Longo on behalf of Paso Market Walk, has submitted an application for a Certificate of Appropriateness related to the request for exterior rehabilitation and building additions to the existing historic building located 1803 Spring Street ; and

WHEREAS, the project consists of rehabilitating exterior materials that have deteriorated over time with the same type of exterior siding, windows and other appurtenances in keeping with the existing historic architectural theme and consistent with the Secretary of the Interior's Standards for Rehabilitation with the intention to repurpose this building for a restaurant.. The project also includes the removal of a shed roofed addition that will be replaced with two modern additions constructed on the west façade of the building; 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 additions 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, a public hearing was conducted by the Planning Commission on July 31, 2018, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; 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 Planning Commission makes the following findings:

- a. The proposed work is found to be consistent with applicable design guidelines adopted by the City Council; Since the exterior modifications of the building along with the additions will be done in a manner that will complement the existing design, color, texture and materials, it will preserve the historic quality of the building and will therefore comply with the Design Guidelines since the historic building style will make a positive contribution to the visual character of the Uptown Town Centre Specific Plan area;

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- 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; Although the project proposes to remove the shed roofed addition on the west end of the building, the project also proposes to restore the original 1890s gable end. Restoring the building back to its defining architectural elements 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 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 Planning Commission of the City of El Paso de Robles hereby recommends approval of a Certificate of Appropriateness (HPR 18-02), authorizing the remodel and additions to the building at 1803 Spring 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, subject to the necessary Building Codes and Historic Building Code as determined by the Building Official,

PASSED AND ADOPTED THIS 31st day of July, 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG BARTH, CHAIRPERSON

ATTEST:

Warren Frace, Planning Commission Secretary

Exhibit: A Project Plans

FIGURES 1 - 6

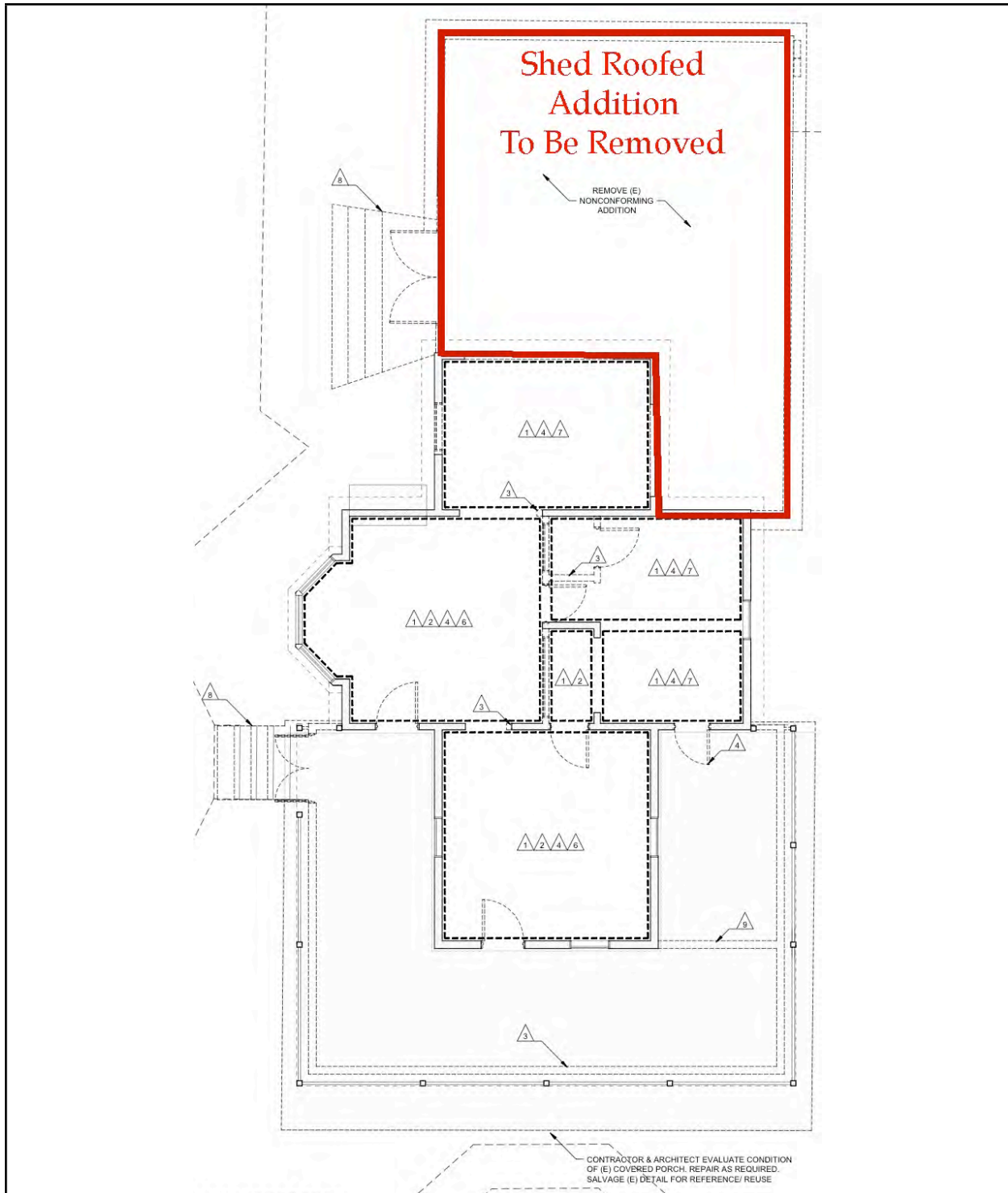


Figure 1: Existing Foot Print for 1803 Spring St.

Exhibit A Project Plans

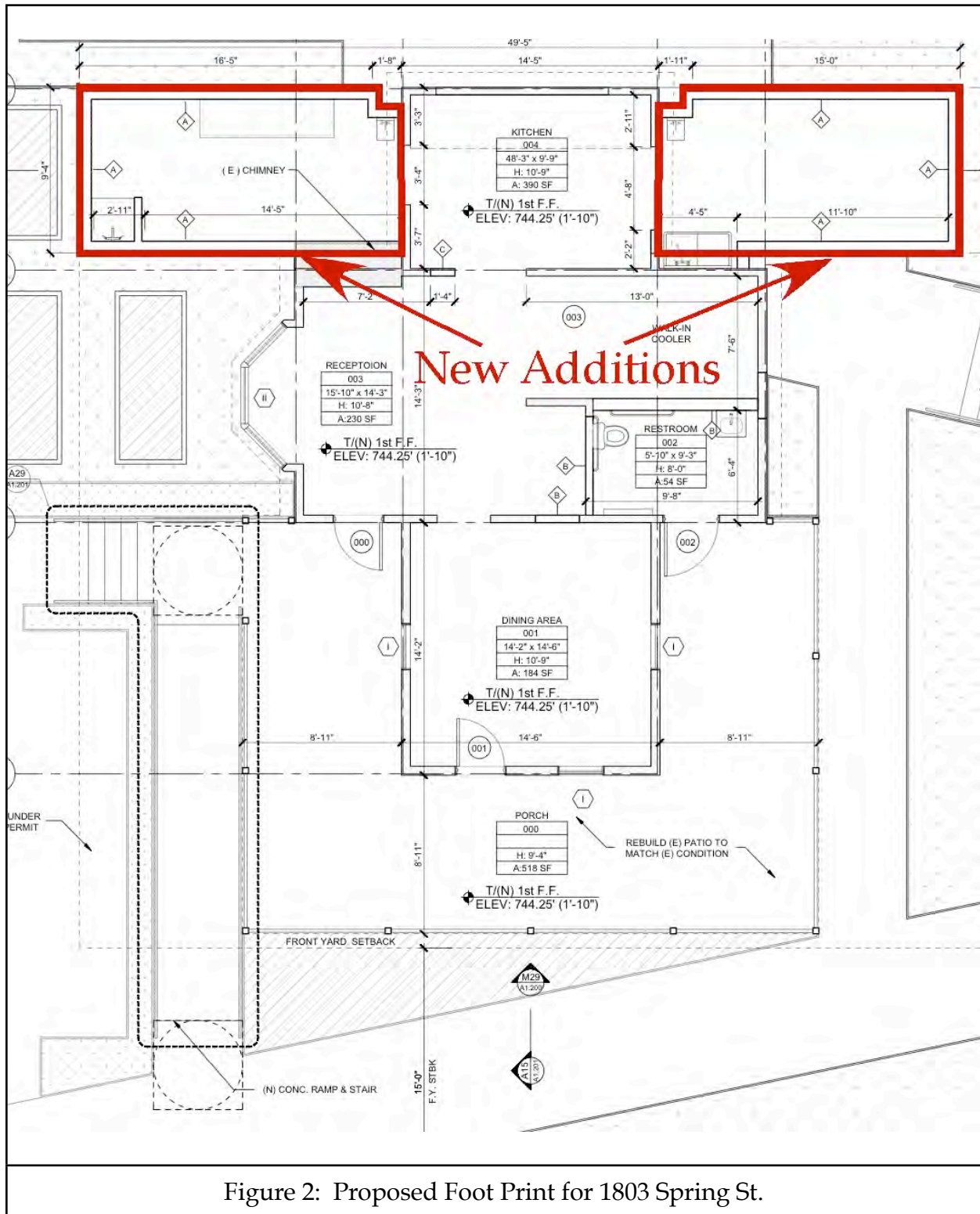


Figure 2: Proposed Foot Print for 1803 Spring St.

Exhibit A Project Plans

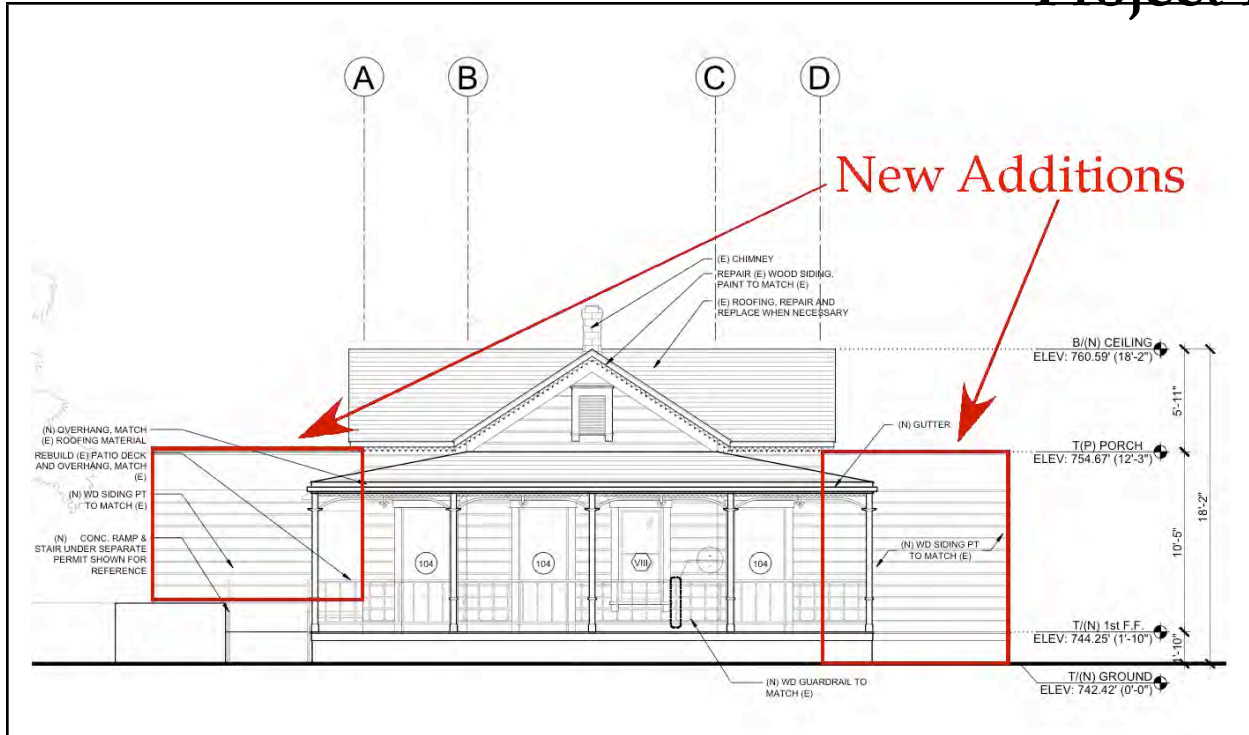


Figure 3: Proposed East Facade Facing Spring St.

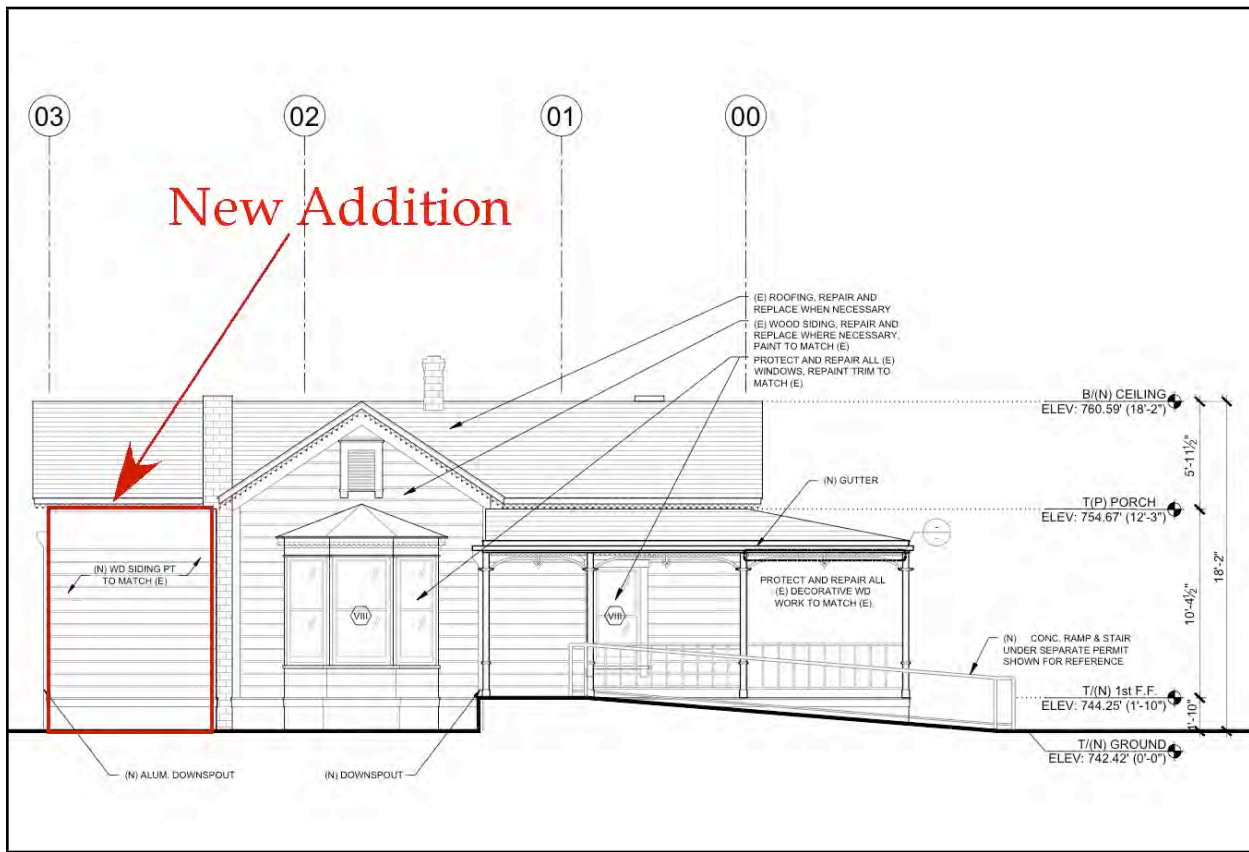


Figure 4: Proposed South Facade Facing 18th St

Exhibit A Project Plans

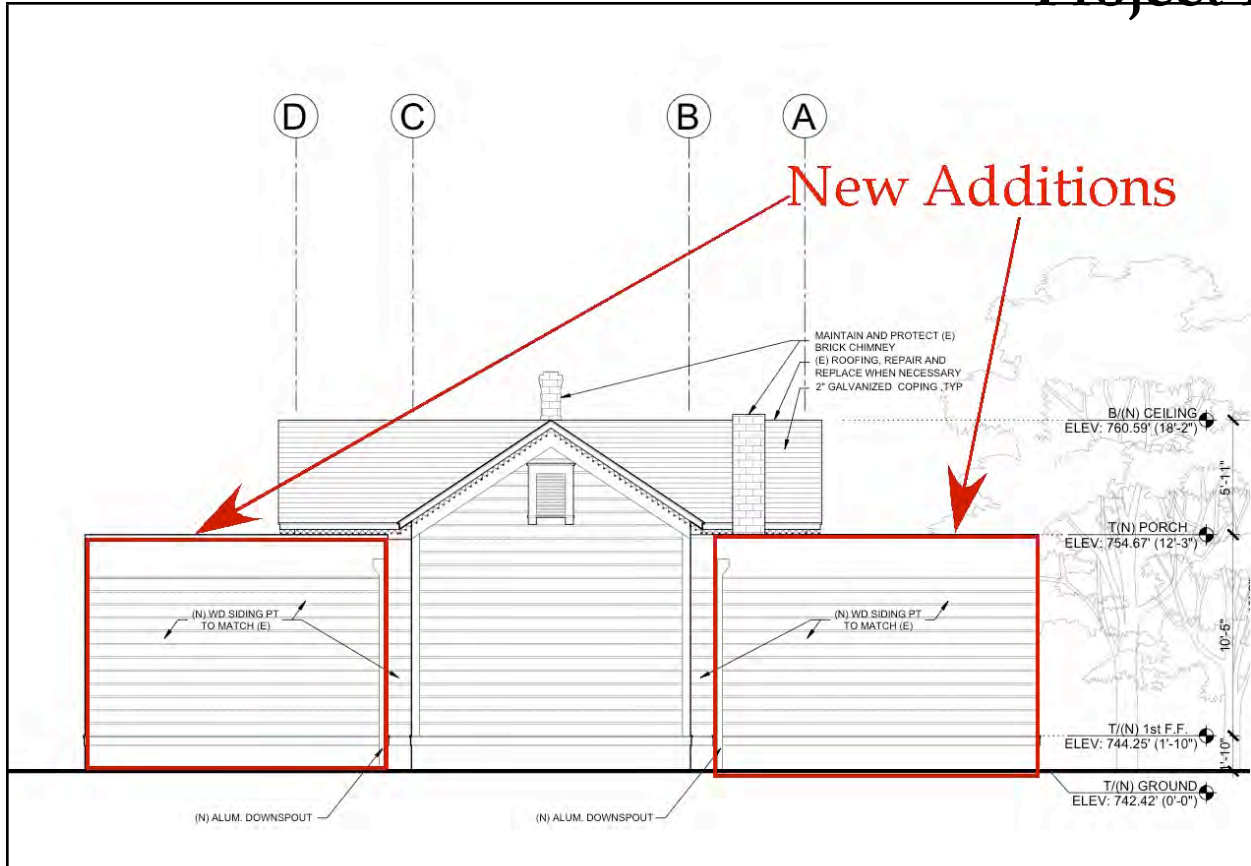


Figure 5: Proposed West Facade

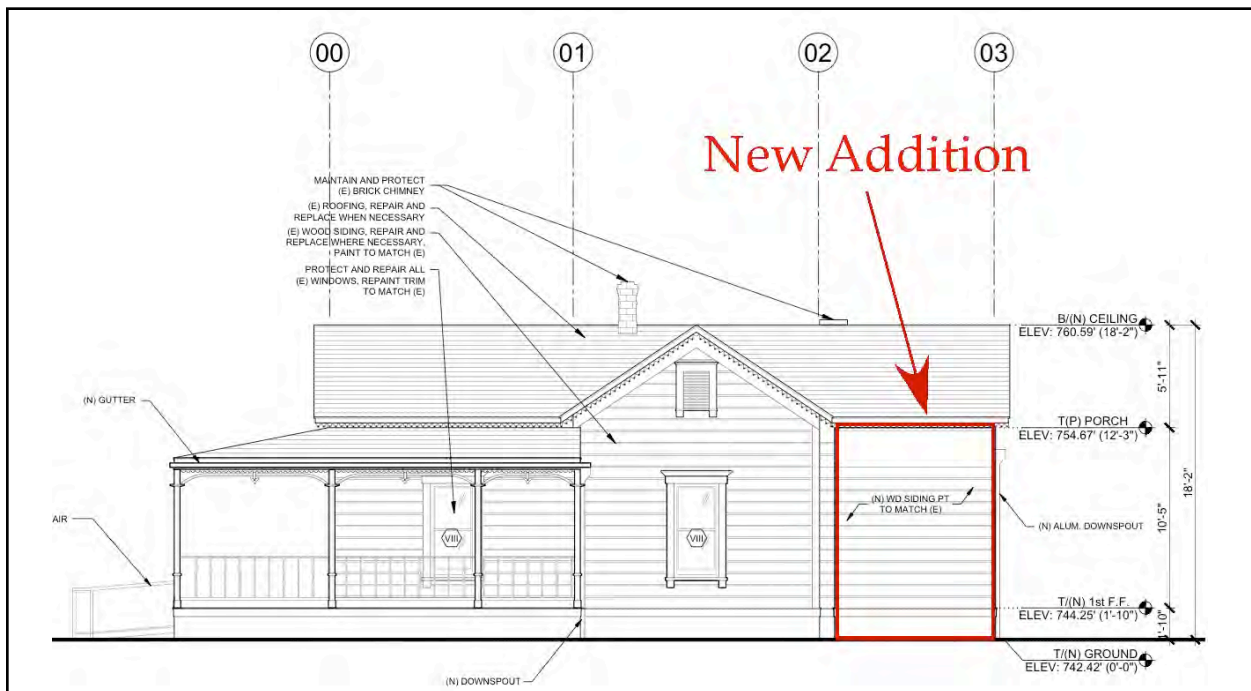


Figure 6: Proposed North Facade



AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Gisele Tremblay, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Historic Preservation Review (HPR) 18-002 on this 20th day of July, 2018.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Gisele Tremblay

THE Newspaper of the Central Coast TRIBUNE

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In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 3764722
CITY OF PASO ROBLES

STATE OF CALIFORNIA
ss.
County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof - on the following dates to wit; JULY 20, 2018, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Shelley A. Doyle
(Signature of Principal Clerk)

DATED: JULY 20, 2018
AD COST: \$228.69

CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider making a recommendation to the City Council the following project:
APPLICATION: Historic Preservation Review (HPR 18-02), a request for the Planning Commission to consider a Certificate of Appropriateness to convert the existing structure last used as the Hometown Nursery office to a restaurant use associated with the Paso Market Walk project. The structure is listed on the City's Historic Resource Inventory.
APPLICANT: Deborah Longo on behalf of the Paso Market Walk
LOCATION: 1803 Spring Street; Assessor's Parcel Number 008-234-010
ENVIRONMENTAL DETERMINATION: 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.
HEARING: The Planning Commission will hold a Public Hearing on Tuesday, July 31, 2018, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.
Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.
If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.
Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.
Darren Nash
Associate Planner
July 20, 2018
3764722