

THE CITY OF



MEMORANDUM

Date: January 14, 2014

To: Honorable Mayor and Members of the City Council

From: Nelson Fialho, City Manager *NF*
 Brian Dolan, Director of Community Development *BD*

Subject: Historic Preservation and Residential Design Amendments

Staff has prepared this memo to address items that were discussed or requested by Councilmembers at the December 17, 2013, City Council meeting.

Demolition Definition - Based on a comment by Councilmember Brown, staff is providing alternative language for the Council's consideration (possible change is double underlined; the staff-recommended changes that were described in the December 17, 2013, City Council staff report and December 16, 2013, memo are single underlined):

Demolition of a residential building for purposes of historic preservation shall be defined as the removal of the front façade or the most visible façade from the street, including changes to the roof and roof line, but excluding the replacement of windows and doors. The front or most visible façade shall be considered the forward most ten feet of the structure and roof/roof line. If the portion(s) of a building that is(are) required to remain as described above are later determined by the Director of Community Development to be unusable (e.g., due to dry rot, termite damage, etc.), then said portion(s) may be removed and reconstructed provided the new exterior construction matches the original in material, composition, design, color, texture, shape, and dimensions. Changes to the front façade as described above that are determined to be consistent with the Secretary of Interior's Standards for Rehabilitation shall not be considered a demolition.

Metal Roofs Based on a comment by Councilmember Narum, staff is providing alternative Downtown Design Guideline language for the Council's consideration regarding the use of metal roofs on residential structures (possible change is shown underlined):

Metal roofs are discouraged; however, metal shingles that resemble shake or tile with a dull finish and muted color may be approved.

Detached Garage Requirement and Lot Depth – Councilmember Narum had requested that staff look at whether a minimum lot depth should be included in the detached garage requirement as there appeared to be several lots that were not very deep and the proposed garage regulation could result in the detached garage taking up most of the rear yard area. Staff found that approximately 10% of the residentially zoned lots in the Downtown Specific Plan Area are less than 100 ft. deep (approximately

31 of 301 lots, excluding condominiums, townhomes, and small-lot PUDs). Many of these shallower lots already have detached garages. While staff does not foresee that the proposed language would create a problem for a large majority of Downtown lots, staff recommends that lot depth be added to the exception language of the draft policy as shown below (possible change is shown underlined):

When a lot exceeds 60 feet in width, detached garages are required and shall be located to the rear of the site. Exceptions can be granted due to a physical constraint that prevents compliance such as an existing heritage-sized tree or inadequate lot depth.

Cutoff Year for Determining Historical Significance – Mayor Thorne and some members of the public had mentioned the possibility of using a date other than “built before 1942” in the local criteria for determining if a residential structure is considered a historic resource.

There are approximately 189 residentially-zoned residences in the Downtown Specific Plan Area that were built before 1942 (based on County Assessor’s data). However, there are only about 32 residentially zoned residences that were built before 1900. Staff has included photographs of a few Downtown residences that were built between 1930 and 1940. Staff continues to believe that that the “built before 1942” date is appropriate to use.

Use of Story Poles – Councilmember Cook-Kallio requested that staff provide a few examples of when story poles might be required. As indicated in the draft ordinance language, the Zoning Administrator or Planning Commission could require story poles for a two-story addition to an existing house or a new house within the Downtown Specific Plan Area. In the Downtown, new single-family residences not part of a PUD development and two-story additions are subject to design review approval by the Zoning Administrator. The Planning Commission would only review these kinds of projects if the Zoning Administrator’s decision was appealed or if the Zoning Administrator referred an application directly to the Planning Commission.

The Historic Preservation Task Force had discussed the possibility of making story poles mandatory in all cases, but decided on leaving some discretion on the part of City staff where it felt story poles weren’t warranted. Staff would generally require story poles for all new homes, but there could be some two-story additions that wouldn’t warrant story poles (e.g., a small two-story addition to an existing two-story home).

Secretary of the Interior’s Standards for Rehabilitation – Councilmembers had requested a copy of the Secretary of Interior’s Standards for Rehabilitation since there were referenced in some of the proposed policies. The 10 standards are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Attachments:

1. Photographs of homes built between 1930-1940
2. December 16, 2013, Memorandum to the City Council

653 Saint John St. – 1930



530 Saint Mary St. – 1930



4342 First St. – 1932



4408 First St. – 1937



4575 Augustine St. – 1930



4699 Second St. – 1934



4251 Pleasanton Ave. – 1938



THE CITY OF



SUPPLEMENTAL MATERIAL

Provided to the City Council
After Distribution of Packet

Date

12-16-2013

MEMORANDUM

Date: December 16, 2013
To: Honorable Mayor and Members of the City Council
From: Nelson Fialho, City Manager *NF*
Brian Dolan, Director of Community Development *BD*
Subject: Historic Preservation and Residential Design Amendments

It has come to our attention that the City Council staff report doesn't include any discussion regarding one of the items that the Council supported at the June 4, 2013, City Council check-in: the completion of a professional comprehensive resource survey of the older residential structures Downtown to determine which structures are considered historic resources. This survey is listed as a proposed implementation program on p.10 of the draft Downtown Specific Plan Amendments. Staff's expectation is that the comprehensive survey could be completed for approximately \$100,000 and that the city would pursue reimbursement of this cost from future applicants of projects on historic homes. Staff recommends that the Council adopt a motion authorizing staff to pursue a contract with a qualified consultant to conduct this survey.

In addition, based on feedback received since the Planning Commission hearing, staff is providing alternative language for the Council's consideration regarding the demolition definition and new residential building design.

Demolition Definition (possible change is double underlined; the staff-recommended change described in the Council staff report is underlined)

Demolition of a residential building for purposes of historic preservation shall be defined as the removal of the front façade or the most visible façade from the street, including changes to the roof and roof line, but excluding the replacement of windows and doors. The front or most visible façade shall be considered the forward most ten feet of the structure. If the portion(s) of a building that is(are) required to remain as described above are later determined by the Director of Community Development to be unusable (e.g., due to dry rot, termite damage, etc.), then said portion(s) may be removed and reconstructed provided the new exterior construction matches the original in material, composition, design, color, texture, shape, and dimensions. Changes to the front façade as described above that are determined to be consistent with the Secretary of Interior's Standards for Rehabilitation shall not be considered a demolition.

New Residential Building Design (possible change is shown underlined)

6. New residential building design, including the design of replacement buildings for buildings constructed before 1942 which are approved for demolition, should draw upon the primary exterior features of the Downtown's traditional design character in terms of materials, colors, details of construction, and setbacks and should utilize or be based on one of the following architectural styles found Downtown dating from pre-1942: Gothic Revival, Italianate, Victorian (Queen Anne, Stick, and Folk), Bay Tradition, Craftsman, Prairie, Mission Revival, Spanish Colonial Revival, Mediterranean Revival, Minimal Traditional, Vernacular Forms, and FHA Minimum House.

A similar change would need to be made to the Downtown Design Guidelines (Design bullet one on p.36).