AGENDA OF THE REGULAR SESSION
CITY OF AUBURN
HISTORIC DESIGN REVIEW COMMISSION

1225 LINCOLN WAY, AUBURN, CA 95603

January 7, 2014
6:00 PM

Historic Design Review Commissioners

Lisa Worthington, Chair
Roger Luebkeman
Fred Vitas
Nick Willick
Matt Spokely
Liz Briggs
Cindy Combs
Terry Green
Kathryn Kratzer-Yue

City Staff

Will Wong, Community Development Director
Lance Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

April 2, 2013
November 5, 2013
December 3, 2013

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS:

A. **HISTORIC DESIGN REVIEW – 935 LINCOLN WAY (JACOBS BUILDING FACADE) – FILE HDR 13-12.** The applicant requests Historic Design Review approval to alter the building façade and fascia on the building located at 935 Lincoln Way.

B. **HISTORIC DESIGN REVIEW – 958 LINCOLN WAY (LA FORNARETTA RESTAURANT) – FILE HDR 13-13.** The applicant requests Historic Design Review approval to add a new door on the front building façade at 958 Lincoln Way.

VI. COMMISSION BUSINESS

A. Historic Design Review Commission Powers and Duties Ad Hoc Committee(s) to provide status updates.

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings
B. Future Historic Design Review Commission Meetings
C. Reports

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

X. ADJOURNMENT

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
April 2, 2013

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on April 2, 2013 at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT:	Luebkeman, Vitas, Willick, Worthington, Spokely, Briggs, Combs, Kratzer-Yue
COMMISSIONERS ABSENT:	Green
STAFF PRESENT:	Will Wong, Community Development Director Reg Murray, Senior Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Minutes of March 5, 2013 approved as submitted.

IV. PUBLIC COMMENT

None

V. COMMISSION BUSINESS

A. Commission Powers and Duties (AMC §159.496).

Planner Murray noted that the HDRC initiated discussion of their Powers and Duties on March 5th and reviewed the Commission's discussions to date.

Chair Spokely reviewed his intent for the Commission's review of their powers and duties.

The Commission discussed their role in the consideration of historic issues.

Chair Spokely reviewed each of the powers and duties that the Commission would be considering and suggested how the Commission would address each item.

The Commission discussed how to organize their review of the powers and duties and settled on membership for each of the different subcommittees.

The Commission agreed to start their review with Power & Duty #5 at the first hearing in May. Commissioner Willick agreed to lead the subcommittee.

The Commission agreed to review duties 6 and 10 at the first meeting in June and duties 7 and 9 in July.

The Commission expressed their preference with having all resulting information made available online.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Historic Design Review Commission Meetings

Director Wong informed the Commission that there will be several items for the April 16th hearing.

C. Reports

None

VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

IX. ADJOURNMENT

The meeting adjourned at 6:41 p.m.

Respectfully submitted,

Reg Murray, Senior Planner

MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
November 5, 2013

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on November 5, 2013 at 6:00 p.m. by Vice Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT:	Luebkeman, Willick, Vitas, Worthington, Briggs, Combs, Green, Kratzer-Yue & Spokely
COMMISSIONERS ABSENT:	None
STAFF PRESENT:	Will Wong, Community Development Director

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Minutes of October 1, 2013 and October 15, 2013 approved as amended.

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

A. **HISTORIC DESIGN REVIEW – 251 ELM AVENUE (AWI FAÇADE IMPROVEMENT) – FILE HDR 13-11.** The applicant requests Historic Design Review Commission approval for a front façade improvement and re-painting for property located at 251 Elm Avenue.

Director Wong summarized the request, describing the lighting, paint color, awning and siding.

Michael Burke, 13167 Dry Creek Road, spoke representing the project. He said that the metal awning would be as depicted on Exhibit B of the staff report. Commissioner Green agreed that the "shed" type awning on Exhibit B would be preferred over the awning shown on Exhibit D. Burke also stated that the new window would be trimmed using the accent color.

Commissioner Spokely entered as this time.

Commissioner Willick noted an inconsistency in time period for condition #2. Staff noted that the time period would be changed to two years.

Commissioner Luebkeman **MOVED** to approve the project per HDRC Resolution 13-14 as amended.

Commissioner Vitas **SECONDED** the motion.

AYES:	Luebkeman, Willick, Vitas, Worthington, Briggs, Combs, Green, Kratzer-Yue
NOES:	None
ABSTAIN:	Spokely
ABSENT:	None

The motion was **APPROVED**.

VI. COMMISSION BUSINESS

A. Historic Design Review Commission Powers and Duties Ad Hoc Committee(s) to provide status updates.

Updates were provided by Chairman Spokely, Commissioner Combs and Commissioner Luebkeman

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Historic Design Review Commission Meetings

Commissioners agreed that they would meet on December 3 to continue their work on Commission Powers and Duties.

C. Reports

None

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

X. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

Respectfully submitted,
Wilfred Wong, Community Development Director

MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
December 3, 2013

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on December 3, 2013 at 6:05 p.m. by Vice Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT:	Luebkeman, Worthington, Spokely, Briggs, Combs, Green, Kratzer-Yue
COMMISSIONERS ABSENT:	Vitas, Willick
STAFF PRESENT:	Reg Murray, Senior Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Minutes of June 4, 2013, September 3, 2013 and November 5, 2013 approved as submitted.

IV. PUBLIC COMMENT

None

V. COMMISSION BUSINESS

A. Historic Design Review Commission Powers and Duties Ad Hoc Committee(s) to provide status updates.

Commissioner Combs identified Power and Duty #7.

The Commission discussed several changes to the draft language proposed for the process of recognizing property owners and historic properties.

Commissioner Worthington volunteered to collect and organize the materials from each group.

Commissioner Luebkeman presented updates to the website associated with Powers & Duties #6 and #10.

Chairman Spokely arrived at the hearing.

The Commission discussed information appearing on the website and suggested modifications.

The Commission expressed interest in moving forward with Power & Duty #9 (funding mechanisms) as soon as possible and agreed to discuss this item on December 17th if the subcommittee is able to put together its information in time for the meeting.

The Commission agreed to use the January 7th hearing to collect, review, and finalize the materials from each subcommittee. The Commission discussed formulating a presentation of the Commission's recommendations to the City Council and to preview the presentation prior to the City Council meeting.

The Commission asked staff to confirm that there are no additional issues for the Commission to consider as well as the format of the Commission's report to the City Council.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Historic Design Review Commission Meetings

Commissioners agreed that they would meet on December 17th to discuss Commission Power and Duty #9 if information could be provided by Commissioner Combs in time for the meeting.

C. Reports

None

VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

Commissioner Worthington provided information about a new publication prepared by Caltrans ("Main Street, California") and that the publication includes several images from the Auburn Streetscape project.

VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

IX. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

Respectfully submitted,

Reg Murray, Senior Planner

CITY OF AUBURN

Staff Report
Historic Design Review Commission
Meeting Date: January 7, 2014
Prepared by: Lance E. Lowe, AICP, Associate Planner

ITEM NO. V-A

ITEM V-A: HISTORIC DESIGN REVIEW – 935 LINCOLN WAY (JACOBS BUILDING FACADE) – FILE HDR 13-12.

REQUEST: The applicant requests Historic Design Review approval to alter the building façade and fascia on the building located at 935 Lincoln Way.

RECOMMENDED MOTION:

That the Historic Design Review Commission take the following action:

A. Adopt HDRC Resolution No. 13-15 (**Exhibit A**) as presented, or as modified by the Historic Design Review Commission, approving the façade and fascia alteration as illustrated in **Exhibit B**, which includes the following actions:

1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,

3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

B. Direct staff to amend HDRC Resolution No. 13-15 as presented for denial of the proposed façade and fascia alteration, based upon substantial evidence presented at the public hearing, and direct staff to present it at the next available Historic Design Review Commission meeting.

BACKGROUND:

Applicant: Chad Twardus; 153450 Pear Valley Lane; Auburn, CA 95603 (530) 878-1790

Owner: Dave Lardner; 11015 Oak View Terrace; Auburn, CA 95603; (916) 203-3157

Location: 935 Lincoln Way **(Attachments 1 & 2)**

Assessor's Parcel Number: 002-153-001

Lot Size: ± 17,850 square feet

Project Site:
Zoning: Commercial (C-2)
Existing Land Use: Commercial

Surrounding Land Uses:
North: Commercial
East: Commercial
South: Commercial
West: Commercial

Surrounding Zone Districts:
North: C-2
East: C-2
South: C-2
West: C-2

BACKGROUND:

The project site is located on Lincoln Way in the City's Downtown Historic District. The building is not identified in the Historical Resources Survey conducted in 1986.

The building contains five individual tenant spaces of approximately ±400 square feet each. The building façade along Lincoln Way is approximately 105 feet in length and is stepped back approximately 10 feet along the Lincoln Way sidewalk thereby dividing the building façade into three sections. Large 5°6-6 display windows front on Lincoln Way.

Streetscape improvements consisting of decorative brick sidewalks, monuments, bicycle racks, bollards, and planters were installed along the property frontage (**Attachment 3**).

PROJECT DESCRIPTION:

The applicant proposes to alter the building façade, which includes removing the existing 4°4° northern window and replacing the window with a 5°6-6 window. The proposed window replacement will replicate the other 5°6-6 metal framed windows on the building fronting Lincoln Way.

A planter area is located below the proposed window replacement. The planter area will not be disturbed as part of the window replacement.

Additionally, the applicant is proposing to square off the existing beveled fascia along the Lincoln way frontage (**Exhibit B**).

No new color changes or building material alterations are proposed with the project.

ANALYSIS:

The subject property is not identified in the Historical Resources Survey conducted in 1986. The architecture and materials of the building do not appear to represent any particular architectural

theme. The building design is symmetrical with 4°4° windows on both ends of the building wrapped with split face block. Nine 5°6-6 windows front on Lincoln Way (**Attachment 3**).

As noted, the proposed replacement of the 4°4° window with a 5°6-6 window will replicate the other Nine 5°6-6 windows along Lincoln Way. As conditioned, the window replacement will match the existing windows, which are metal framed.

The *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards for the Treatment of Historic Properties* doesn't directly address minor modifications as proposed considering the building is not identified in the Historic Resources Survey and no new materials or alteration of existing materials are being contemplated. In staff's opinion, the enlargement of the window and squaring off of the fascia will not materially alter the architecture of the building consistent with the *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards for Treatment of Historic Properties.*

Condition of Approval No. 3 requires the window replacement to match the existing windows on the building.

As proposed and conditioned, it is staff's opinion that the proposed building alterations are compatible with the character of the Down Town Historic District and are consistent with the *Historical Preservation Architectural Design Guidelines and Secretary of the Interior Standards for the Treatment of Historic Properties.* Based on the aforementioned, staff recommends approval of the project, as conditioned.

ENVIRONMENTAL DETERMINATION:

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photograph
3. Site Photographs
4. Reduced 8.5 by 11 Project Plans

EXHIBITS:

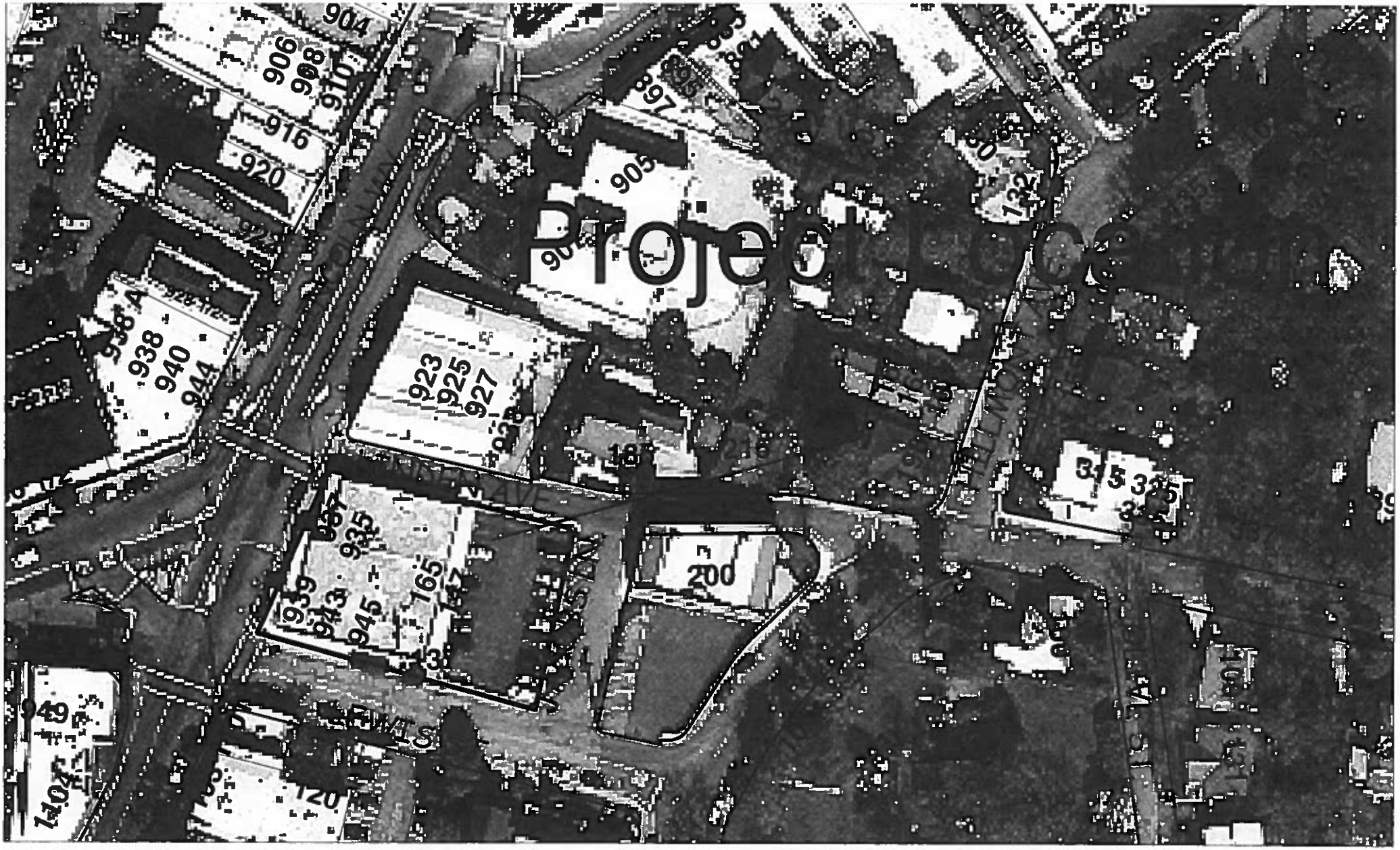
A. HDRC Resolution 13-12
B. Project Plans dated 12-04-13

ATTACHMENTS

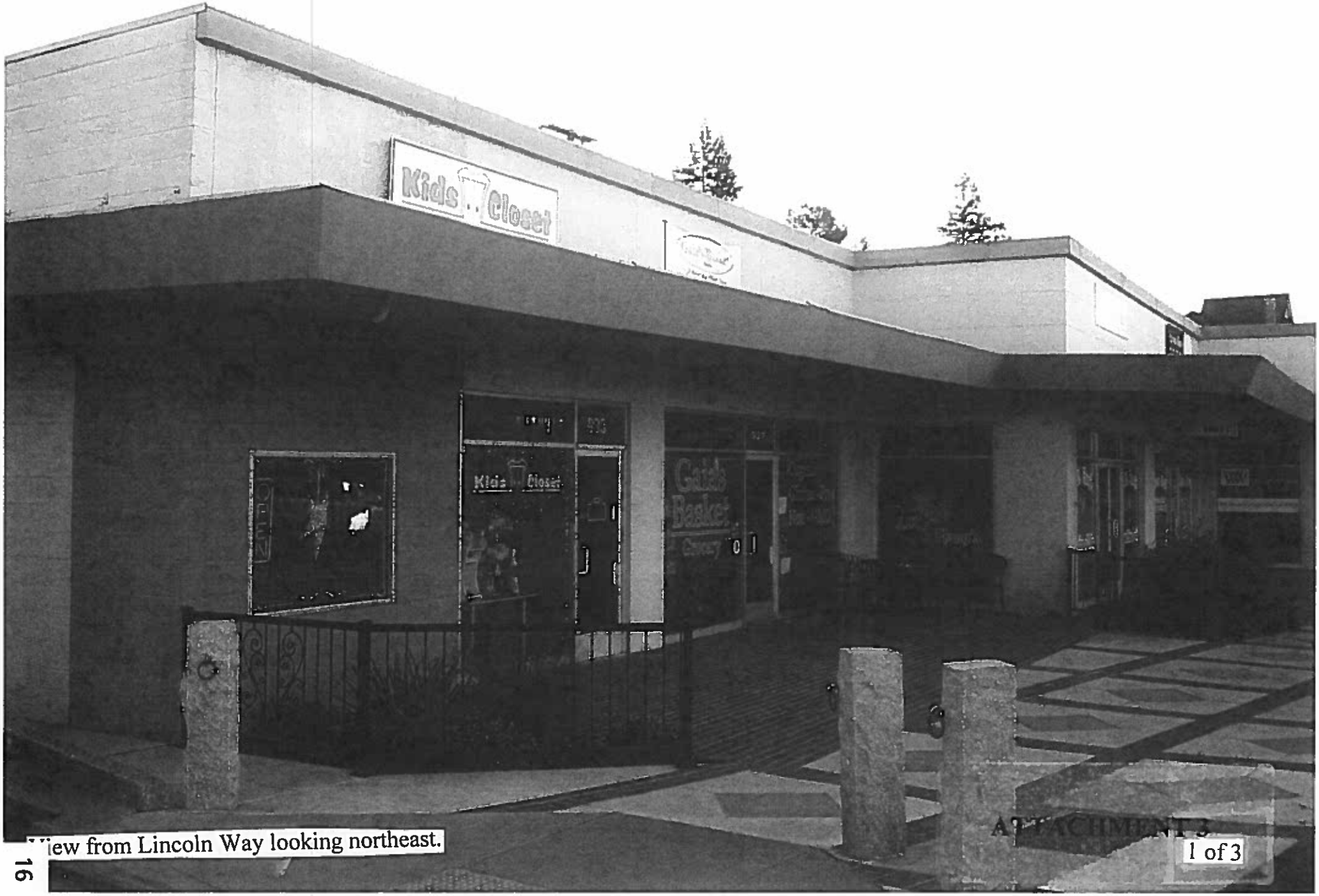
935 Lincoln Way

ATTACHMENT 1

935 Lincoln Way



ATTACHMENT 2

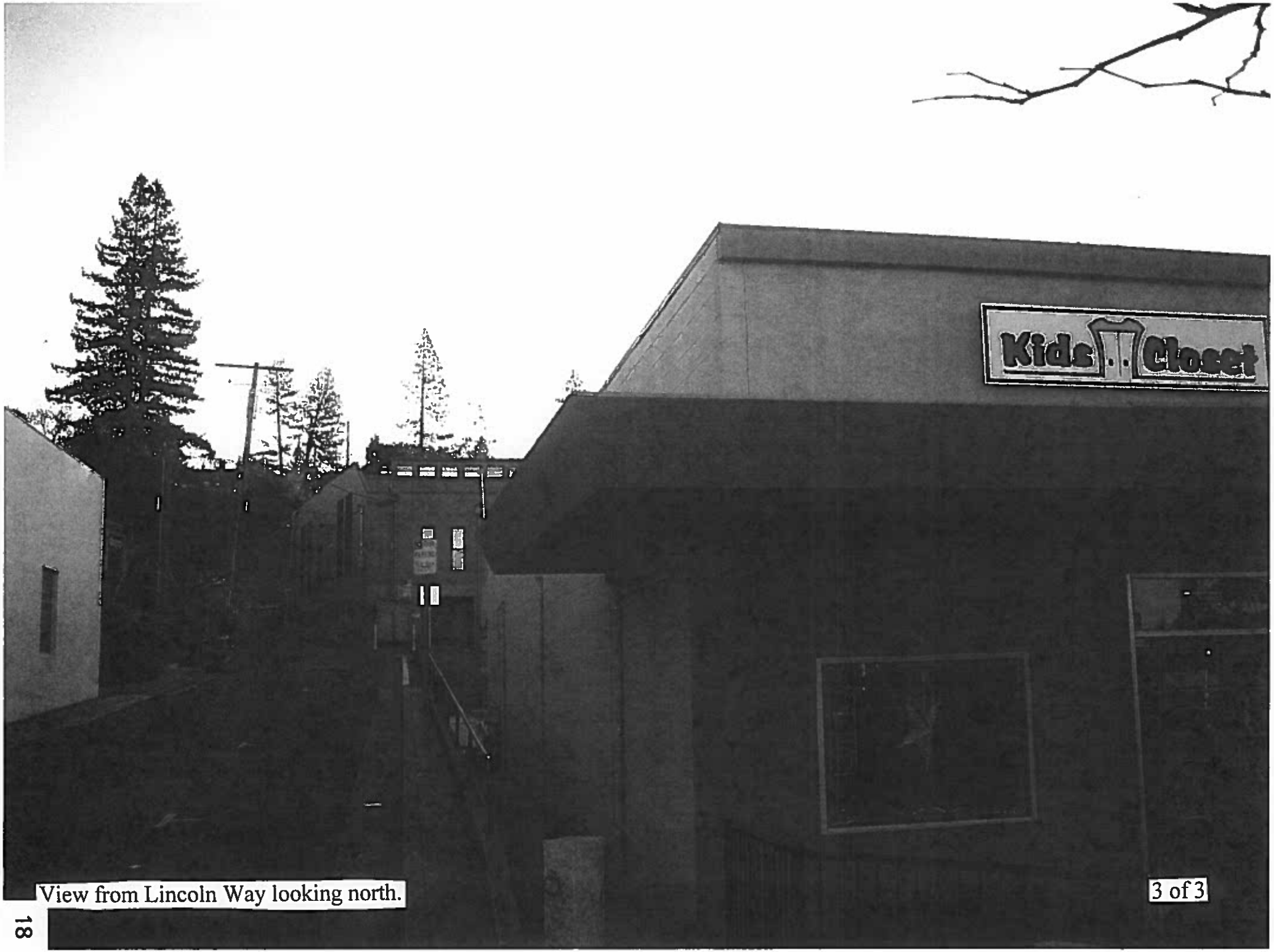


View from Lincoln Way looking northeast.

ATTACHMENT 3

View from Lincoln Way looking northeast.

2 of 3



View from Lincoln Way looking north.

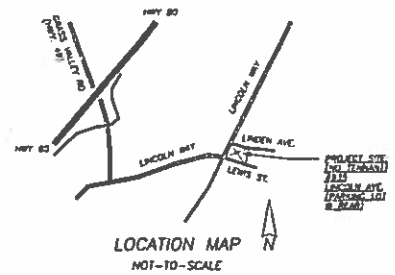
3 of 3

TENNANT IMPROVEMENT

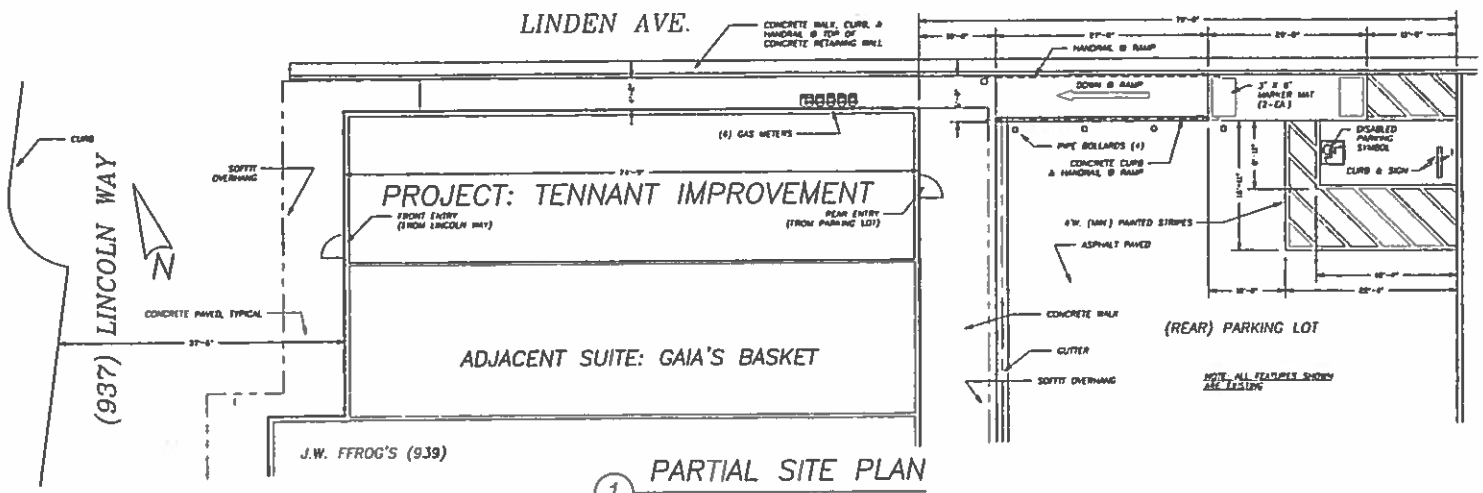
935 Lincoln Way, Auburn, CA 95603

_____ OCCUPANCY A.P.N.:_____ TYPE ___ CONSTRUCTION

EXISTING AREA OF SUITE = 1476 SQ.FT. NO CHANGE



LOCATION MAP
NOT-TO-SCALE



1 PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"

SCOPE-OF-WORK:
CREATE NEW A-D-A COMPLIANT UNISEX TOILET
DEMO EXISTING TOILET ROOM (EXCEPT FOR WALL W/ PANELS. DEMO & REMOVE OTHER EXISTING PARTITION FALSE CEILING. RE-INSTALL LIGHTING & SWITCHES. WALLS & CEILINGS.

GENERAL NOTES:
1) DESIGNED PER 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA MECHAN 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CA ENERGY STANDARDS, 2010 CALIFORNIA FIRE CODE, & 2010 CALIFORNIA RESIDENT
2) ADHERE TO ALL PERTINENT CODES, ORDINANCES, AND REQUIREMENTS.
3) INSTALL ALL PRODUCTS & MATERIALS IN ACCORDANCE WITH MFR'S. RECOMM.
4) PRODUCTS NOT SPECIFIED WILL BE SELECTED BY OWNER.
5) OWNER SHALL ADMINISTER CONSTRUCTION.
6)
7) BUILDER SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, SLOPE AND OTHER PERTINENT EXISTING CONDITIONS BEFORE ORDERING NEW MATER COMMENCING CONSTRUCTION.
8)

TABLE OF CONTENTS:

AS-1> SITE PLAN & LOCATION MAP
A-1> EXISTING & TENNANT IMPROVEMENT FLOOR PLANS
A-2> INTERIOR ELEVATIONS @ FRONT WALL & A-D-A DETAILS
A-3> EXTERIOR ELEVATIONS @ FRONT WALL (EXISTING & PROPOSED)
E-1> ELECTRICAL FLOOR & CEILING PLANS

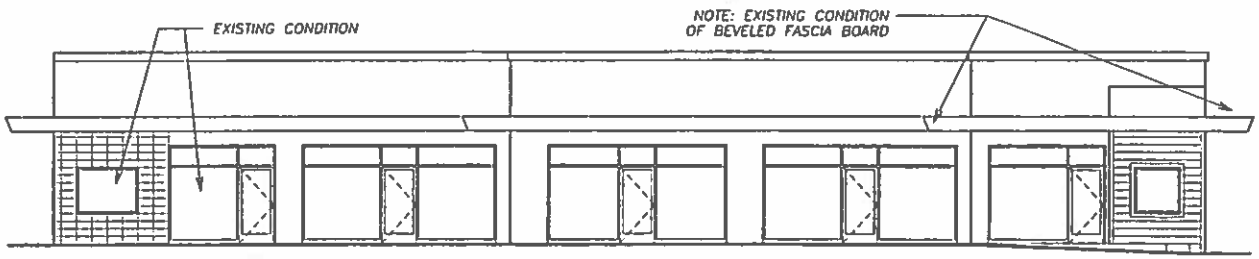
FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, & ANGLES NEW). SOIL CONDITIONS, EXISTING FEATURES, & MATE VERIFY PROPERTY LINES & SETBACKS. VERIFY PRODU W/ OWNER. FOR QUESTIONS, PLEASE CALL DESIGN/ BRUCE O'BRIEN, @ 916-962-3128, OR EMAIL @: BRUCE@OBRIENBDESIGNARCHL.COM

DESIGN by Bruce W. O'E
5004 BARNABY CT., SACRAMENTO, CA 9584
BRUCE@OBRIENBDESIGNARCHL.COM
(916) 962-3128 SAC. CO. LIC. #:

LATEST REVISION DATE: 12/4/'13
FILE NUMBER: 13-60

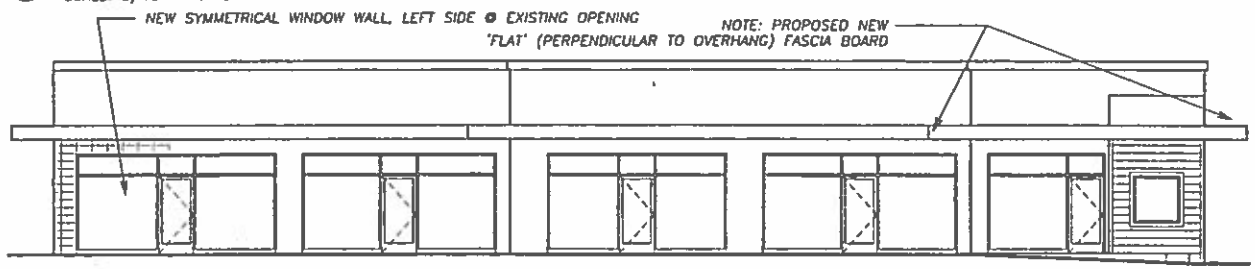
AS

ATTACHMENT 4



1 FRONT/NORTHWEST EXT'R. ELEVATION: EXISTING

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



2 FRONT/NORTHWEST EXT'R. ELEVATION: PROPOSED FASCIA MODIFICATION

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

NOTE: ALL MATERIALS & COLORS USED ON EXTERIOR OF BUILDING SHALL MATCH THOSE EXISTING.

DESIGN by Bruce W. O'Brien

TENNANT IMPROVEMENT

VERIFY ALL DIMENSIONS, ELEVATIONS, & <'S. (E. & NEW), SOIL CONDITIONS, EXIST. FEATURES. & MATERIAL SIZES. VERIF. PROPERTY LINE'S & SETBACKS.

REVISION DATE: 12/4/'13

A

EXHIBITS

HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-15

JACOB'S BUILDING FACADE (935 LINCOLN WAY) – FILE HDR 13-12

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of January 7, 2014 to consider a request for Historic Design Review Permit for property located at 935 Lincoln Way - **File HDR 13-12.**

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the January 7, 2014 meeting.
2. Staff presentation at the public hearing held on January 7, 2014.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities)
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for 935 Lincoln Way (File HDR 13-12) subject to the following conditions:

A. PLANNING:

1. The project is approved subject to **Exhibit B** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Department.

2. The approval date for this project is **January 7, 2014**. This project is approved for a period of two years and shall expire on **January 7, 2016** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission.

3. Prior the issuance of a building permit, the new window and materials shall match the existing windows and materials on the building, which shall be reflected on the building plans.

4. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. BUILDING DEPARTMENT:

1. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the City of Auburn, Building Division.

2. All construction activities shall be limited to the hours as allowed by Title IX, Chapter 93 of the Auburn Municipal Code as follows:

   a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
      i. Monday through Friday: 7:00 a.m. to 6:00 p.m. for the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
      ii. Saturdays: 9:00 a.m. to 5:00 p.m.;

   b. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.

      i. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
      ii. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
      iii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.

   c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger.

Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.

C. PUBLIC WORKS DEPARTMENT CONDITIONS:

1. All improvements shall be designed and constructed to current City of Auburn Standards.

2. The applicant shall obtain an Encroachment Permit from the Public Works Department prior to work within the right-of-way.

3. The applicant shall require construction contractors and subcontractors to reduce construction waste by source separating construction materials onsite for recycling or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed.

C. FIRE DEPARTMENT CONDITIONS

Plan Submittal and Permit

1. Plans shall be submitted to the fire department for approval prior to any work on the project.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves the Jacobs' Building Historic Design Review Permit, subject to the conditions listed above and carried by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

PASSED, APPROVED AND ADOPTED this 7th day of January, 2014.

_____
Chairman, Historic Design Review Commission
of the City of Auburn, California

ATTEST:_____
Community Development Department

CITY OF AUBURN

Staff Report
Historic Design Review Commission
Meeting Date: January 7, 2014
Prepared by: Lance E. Lowe, AICP, Associate Planner

ITEM NO. V-B

ITEM V-A: HISTORIC DESIGN REVIEW – 958 LINCOLN WAY (LA FORNARETTA RESTAURANT) – FILE HDR 13-13.

REQUEST: The applicant requests Historic Design Review Commission approval to add a door on the front building façade at 958 Lincoln Way.

RECOMMENDED MOTION:

That the Historic Design Review Commission take the following action:

A. Adopt HDRC Resolution No. 13-16 (**Exhibit A**) as presented, or as modified by the Historic Design Review Commission, approving the new door, as illustrated in **Exhibits B & C**, which includes the following actions:

1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,

3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

B. Direct staff to amend HDRC Resolution No. 13-16 as presented for denial of the proposed new door, based upon substantial evidence presented at the public hearing, and direct staff to present it at the next available Historic Design Review Commission meeting.

BACKGROUND:

Applicant: Kevin Letcher; LHR Construction; P.O. Box 9082, Auburn, CA 95604 (916) 825-5619

Owner: Larry Carducci; 958 Lincoln Way; Auburn, CA 95603; (530) 823-2748

Location: 958 Lincoln Way **(Attachments 1 & 2)**

Assessor's Parcel Number: 002-145-015

Lot Size: ± 7,538 square feet

Project Site:
Zoning: Commercial (C-2)
Existing Land Use: Commercial

Surrounding Land Uses:
North: Commercial
East: Commercial
South: Commercial
West: Commercial

Surrounding Zone Districts:
North: C-2
East: C-2
South: C-2
West: C-2

BACKGROUND:

The project site is located in the Downtown Historic District and is also identified in the Historical Resources Survey dated 1986. According to the Historical Resources Survey, the building has a rating of 5/5D, meaning that the site is eligible for listing under a local preservation ordinance and is eligible for listing as a contributor to a locally designated historic district.

The estimated construction of the building dates to the 1920's. The original building appears intact, though it has undergone renovations over time. The false wooden facades and projecting canopies referenced in the 1986 survey and picture are no longer present (**Attachment 3**).

The structure is a single-story building with two tenant spaces. Sum's Mongolian BBQ has been a long-standing tenant in the eastern part of the building. The western portion of the building was approved for renovation in 2012. The renovation approved in 2012 reflects the current condition of the building (**Attachment 4**).

PROJECT DESCRIPTION:

The applicant requests Historic Design Review Commission approval to add a door on the front building façade. The new door will replace the existing 3°6° window. Note that staff had initially recommended a wood door in lieu of an aluminum frame door to match the wood windows. In response, the applicant submitted a wood door product sheet for the proposed wood door in lieu of the aluminum frame door shown on the plans. The proposed door, with fixed transom above, is a natural wood color Douglas Fir Thermal French Door (**Exhibits B & C**).

The applicant has indicated that the proposed future tenant, La Fornaretta Restaurant, desires to utilize the existing door as a service entrance and plans to fence off the front of the building and add tables and chairs for an outdoor seating area. The proposed new door will provide direct access to the future outdoor seating area.

No new color changes, building material alterations or signage alterations are proposed at this time.

ANALYSIS:

As noted above, the property is located in the Downtown Historic District and is identified in the 1986 Historical Resources Survey as being eligible for listing under a local preservation ordinance and eligible for listing as a contributor to a locally designated historic district. Accordingly, any proposed changes to the exterior of the building should be consistent with the *City's Historic Preservation Architectural Design Guidelines and the Secretary of the Interior's Standard for Preservation of Historic Properties.*

With respect to building modifications, the *Historic Preservation Architectural Design Guidelines and Secretary of the Interior Standard's* notes that: "The distinguishing original qualities or characteristics of a structure, improvement or site and its environment (i.e. doors, windows, bulkheads, transoms, ornamentation, or other character defined features) shall be maintained. The removal or alteration of any historic material or distinctive architectural feature shall be avoided whenever possible."

The *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standard's* also note: "Whenever possible, additions or alterations to existing structures, improvements or sites shall be done in such a manner that if they were removed in the future, the essential form and structural integrity of the structure, improvement or site would not be impaired."

Removal of the original window would alter the structure from its original design; however, the proposed wood door will match the original wood windows and could be removed in the future thereby retaining the essential form and integrity of the structure.

In staff's opinion, replacement of the 3°6° with the proposed wood framed door with fixed transom above, is consistent with the applicable *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standard's.*

Condition of Approval No. 3 requires the plans to be amended to reflect the change in door type. Condition of Approval 4 requires a sign permit prior to modifying the hanging signage. Public Works Condition of Approval requires an Encroachment Permit to be issued prior to any work being done in the public right-of-way or prior to installation of outdoor seating.

ENVIRONMENTAL DETERMINATION:

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

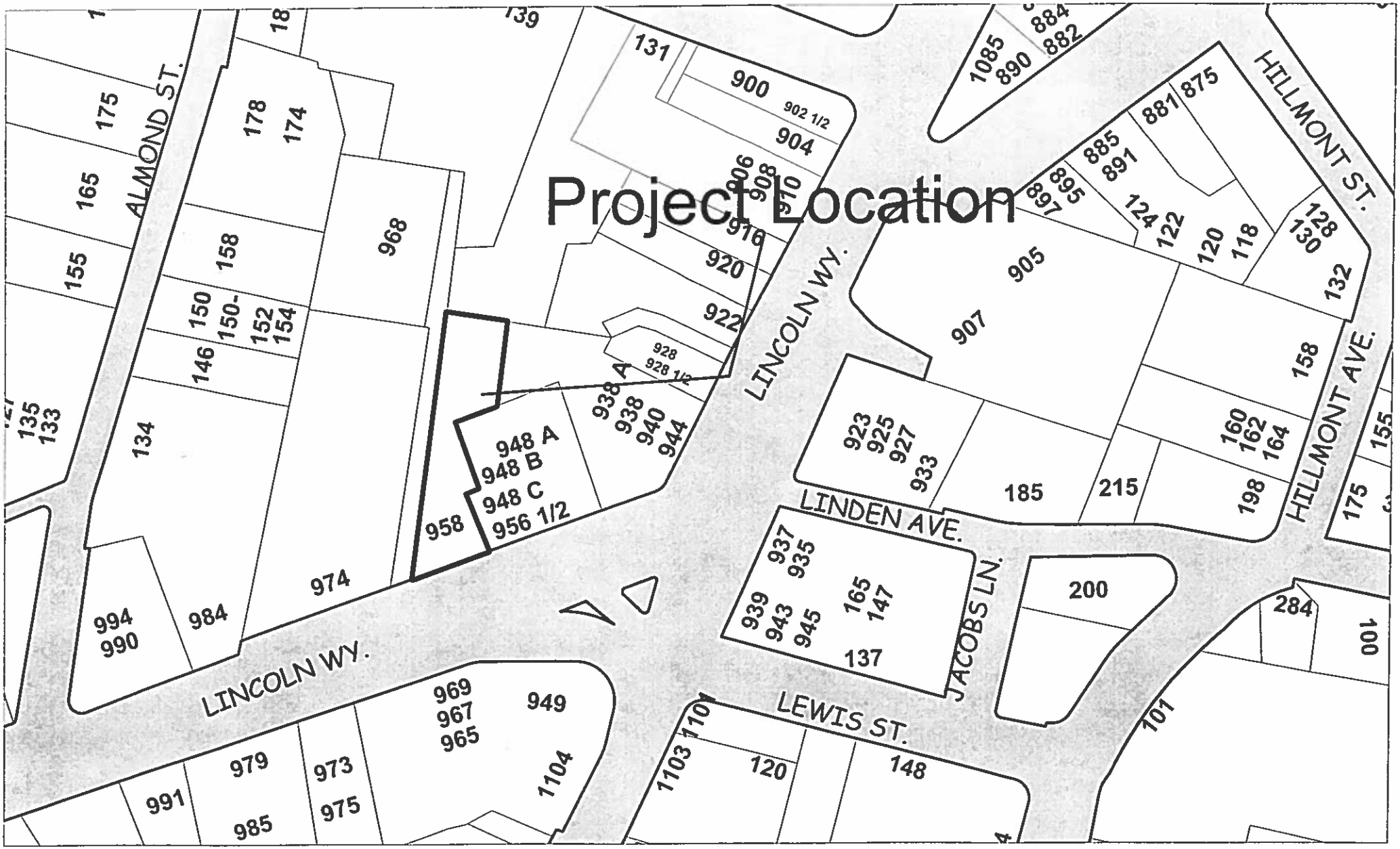
1. Vicinity Map
2. Aerial Photograph
3. Historic Resources Survey dated 1986
4. Site Photograph
5. Reduced 8.5 by 11 Project Plans

EXHIBITS:

A. HDRC Resolution 13-16
B. Proposed Simpson Exterior Door
C. Project Plans

ATTACHMENTS

958 Lincoln Way



ATTACHMENT 1

958 Lincoln Way

N

ATTACHMENT 2

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS ____ HAER ____ NR 5/5D SHL ____ Loc ____
UTM: A 10/667360/4307150 B _____
C _____ D _____

IDENTIFICATION

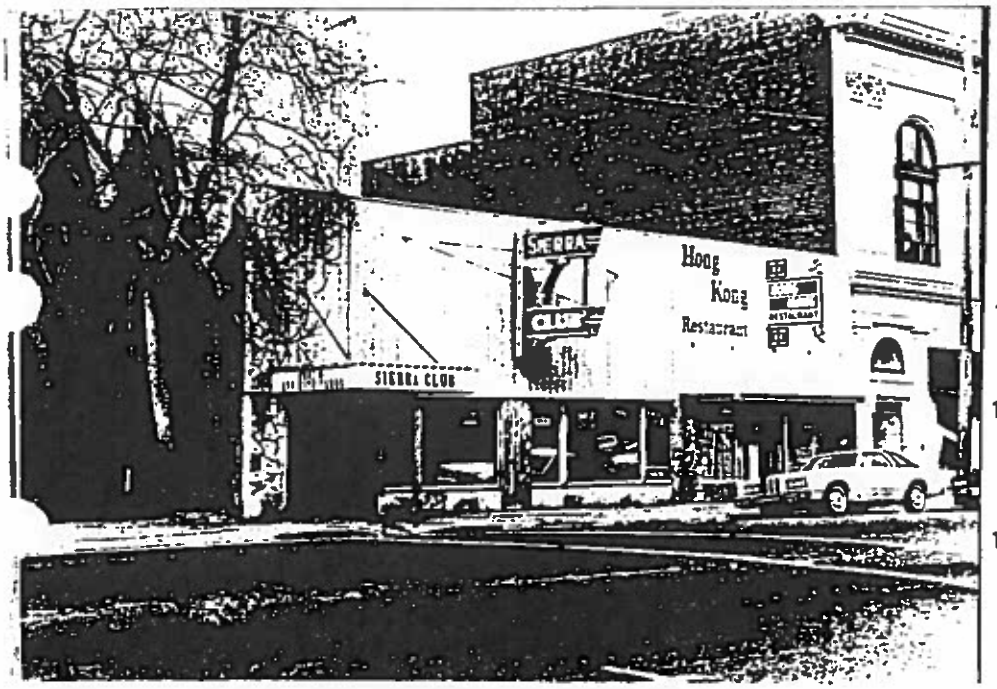
1. Common name: Sierra Club and Hong Kong Restaurant
2. Historic name: Sather's Bar and Grill
3. Street or rural address: 952 Lincoln Way
   City Auburn Zip 95603 County Placer
4. Parcel number: 002-145-15
5. Present Owner: Harry B. & Barbara A. Clark, et.al. Address: P.O. Box 1518
   City Auburn Zip 95603 Ownership is: Public _____ Private X
6. Present Use: Bar and Restaurant Original use: Bar and Restaurant

DESCRIPTION

7a. Architectural style:

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its origin condition:

This single story building containing two separate establishments, presents an almost totally modernized facade. Large rectilinear windows and two doorway entrances occupy the lower portion of the facade while the upper portion consists of projecting metal canopies and projecting signs all on a background of painted textured plywood. As the exposed side elevation of the building extends to the rear, one can make out the painted image of an advertisement on the concrete wall. Adjacent to this wall is a narrow but heavily vegetated finger of land known as Crandell Lane.



8. Construction date:
   Estimated 1920s Factual _____
9. Architect Unknown
10. Builder W.B. Lardner, Jr.
11. Approx. property size (in feet)
    Frontage 62 Depth 200
    or approx. acreage _____
12. Date(s) of enclosed photograph(s)
    March 1986

ATTACHMENT 3

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: Modernized facade of plywood and signage.

15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___

18. Related features: While not a part of this property, Candell Lane is significantly related

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Although the building's appearance has undergone major transformations, the actual physical alterations may only amount to a covering-over typical of many buildings of this era. Historic photographs indicate a high degree of arcnitectural detail carried out in what appears to be poured-in-place concrete. Discussions with the current owner revealed the existance of a pressed metal ceiling above the modern suspended ceiling. Hopefully these elements have remained intact while undergoing the interior and exterior alterations.

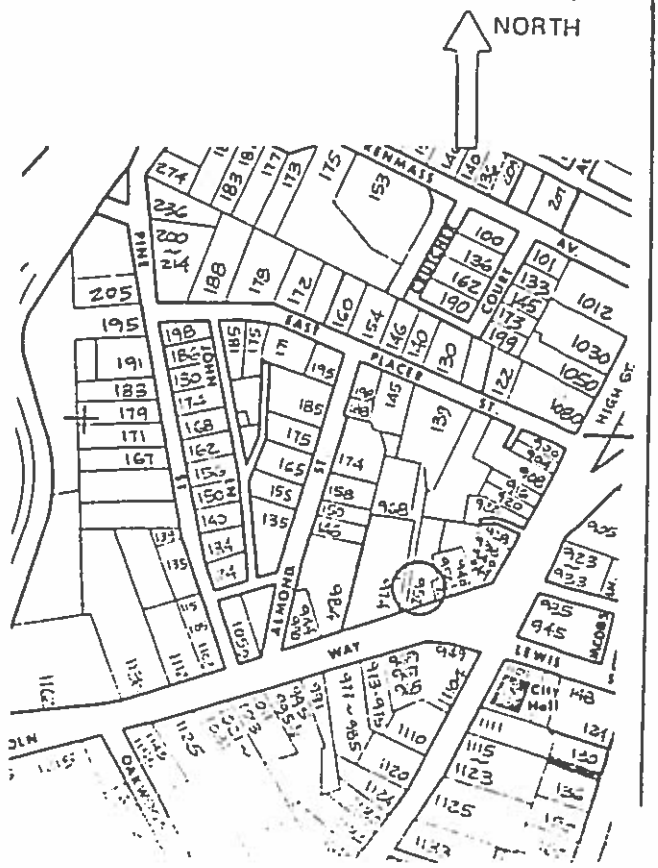
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

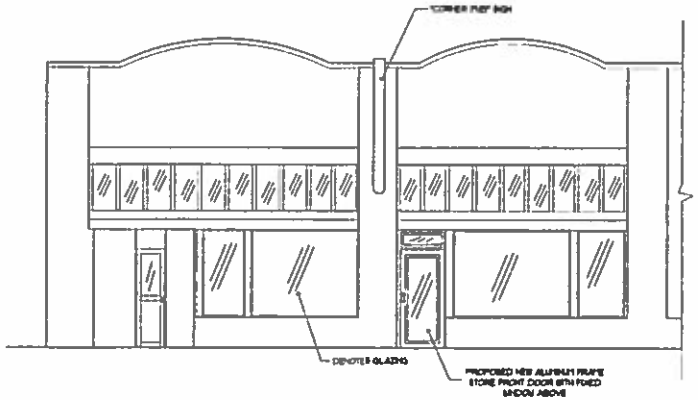
Discussion with Harry Clark
February, 1986

22. Date form prepared July 30, 1986
By (name) William G. Lardner
Organization Historic Survey
Address: 1103 High Street
City Auburn Zip 95603
Phone: 823-4244

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



View looking north from Lincoln Way



FRONT ELEVATION

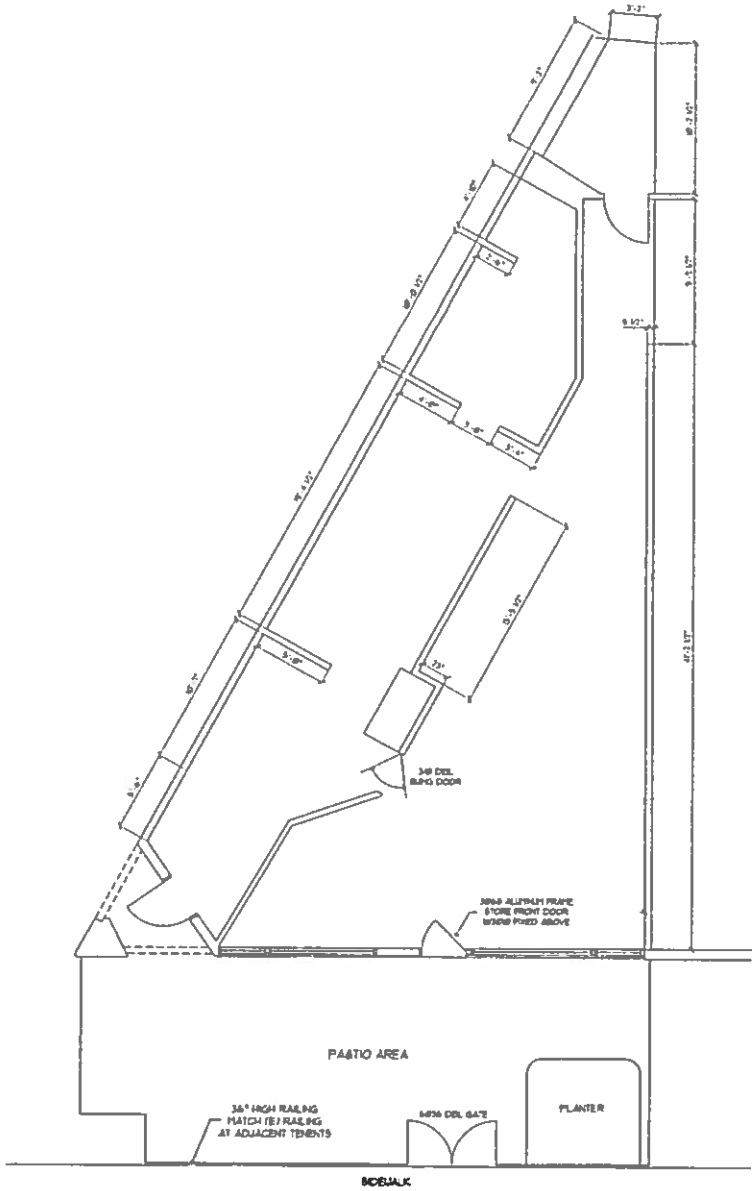
LRH CONSTRUCTION
PO BOX 9052
AUBURN, CA. 916-825-5619

NOTES/REV

SCALE
1/4" = 1'-0"

SHEET NO.
1

ATTACHMENT 5



FLOOR PLAN

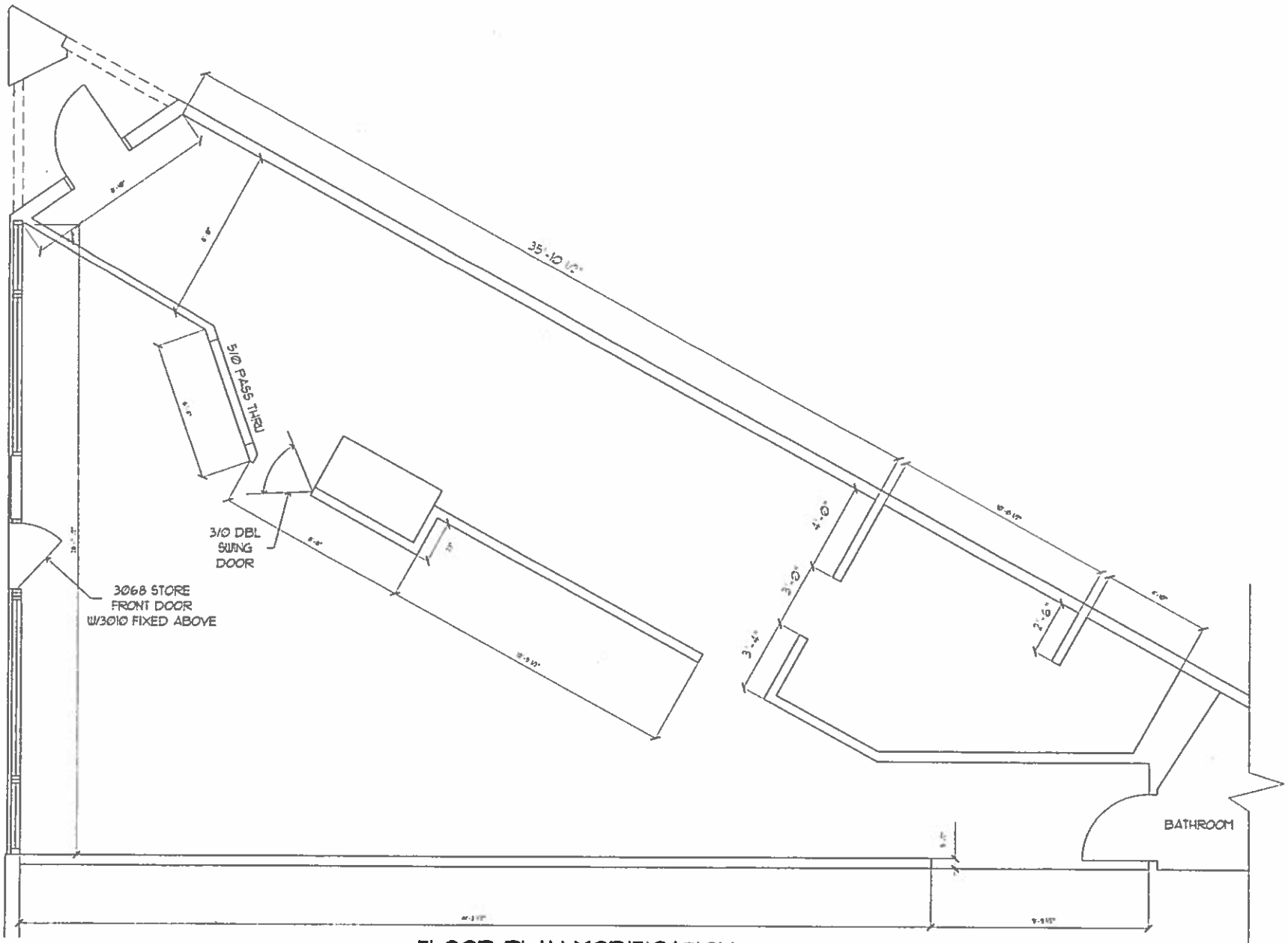
SCALE 1/4" = 1'-0"

LHR CONSTRUCTION
PO BOX 9062
AUBURN, CA. 916-825-5619

NOTES/REV

SCALE
1/4" = 1'-0"

SHEET NO.



FLOOR PLAN MODIFICATION

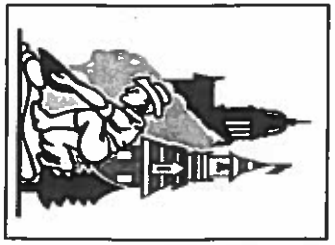
SCALE 1/2" = 1'-0"

LHR CONSTRUCTION
PO BOX 9082
AUBURN, CA. 916-825-5619

NOTES/REV

SCALE
1/2" = 1'-0"

SHEET NO.
1 of 1



EXHIBITS

EXHIBIT A

HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-16

LA FORNARETTA RESTAURANT (958 LINCOLN WAY) – FILE HDR 13-13

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of January 7, 2014 to consider a request for Historic Design Review Permit for property located at 958 Lincoln Way - **File HDR 13-13.**

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the January 7, 2014 meeting.
2. Staff presentation at the public hearing held on January 7, 2014.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities)
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for 958 Lincoln Way (File HDR 13-13) subject to the following conditions:

A. PLANNING:

1. The project is approved subject to **Exhibits B & C** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Department.

2. The approval date for this project is **January 7, 2014**. This project is approved for a period of two years and shall expire on **January 7, 2016** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission.

3. Prior the issuance of a building permit, the plans shall be revised to note that the door shall be wood framed to match the existing wood windows on the building.

4. A sign permit shall be submitted and approved by the Community Development Department prior to modification of the projecting sign.

5. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. BUILDING DEPARTMENT:

1. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the City of Auburn, Building Division.

2. All construction activities shall be limited to the hours as allowed by Title IX, Chapter 93 of the Auburn Municipal Code as follows:

   a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
      i. Monday through Friday: 7:00 a.m. to 6:00 p.m. for the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
      ii. Saturdays: 9:00 a.m. to 5:00 p.m.;

   b. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.

      i. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
      ii. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
      iii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.

   c. The Building Official may grant a permit for building activities during other time

periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.

C. PUBLIC WORKS DEPARTMENT CONDITIONS:

1. All improvements shall be designed and constructed to current City of Auburn Standards.

2. Prior to any work being conducted in the public right-of-way or outdoor seating fixtures being installed, an Encroachment Permit shall be obtained from the Public Works Department. Outdoor seating shall be in accordance with the City's Outdoor Seating Guidelines.

3. The applicant shall require construction contractors and subcontractors to reduce construction waste by source separating construction materials onsite for recycling or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed.

C. FIRE DEPARTMENT CONDITIONS

Plan Submittal and Permit

1. Plans shall be submitted to the fire department for approval prior to any work on the project.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves the 958 Lincoln Way Historic Design Review Permit, subject to the conditions listed above and carried by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

PASSED, APPROVED AND ADOPTED this 7th day of January, 2014.

_____
Chairman, Historic Design Review Commission
of the City of Auburn, California

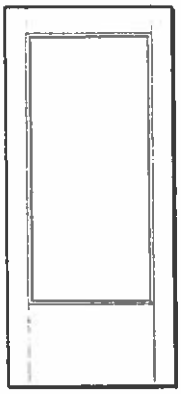
ATTEST:_____
Community Development Department

EXHIBIT B

6⁸ EXTERIOR STANDARD VG DOUG FIR THERMAL FRENCH & SASH DOORS

Fir Grade: Standard VG Douglas Fir
Thickness: 1-3/4"
Stiles: 5-1/2"
Top Rail: 6-7/16"
Bottom Rail: 18-1/2"
Glass: 3/4" I.G.
All measurements include 1/2" Ovolo sticking

Select Grade VG Fir Available (Special Order) Please Call For Quote

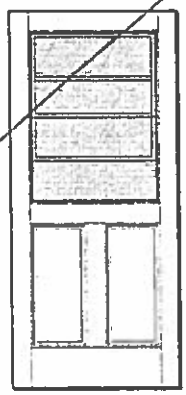


6⁸ DOOR

3⁰ x 6⁸	$795

Fir Grade: Standard VG Douglas Fir
Thickness: 1-3/4"
Panels: 3/4" DHRP
Stiles: 4-1/2"
Top Rail: 4-7/16"
Bottom Rail: 9-3/16"
Glass: Single Glazed
All measurements include 3/8" Ovolo sticking

Select Grade VG Fir Available (Special Order) Please Call For Quote



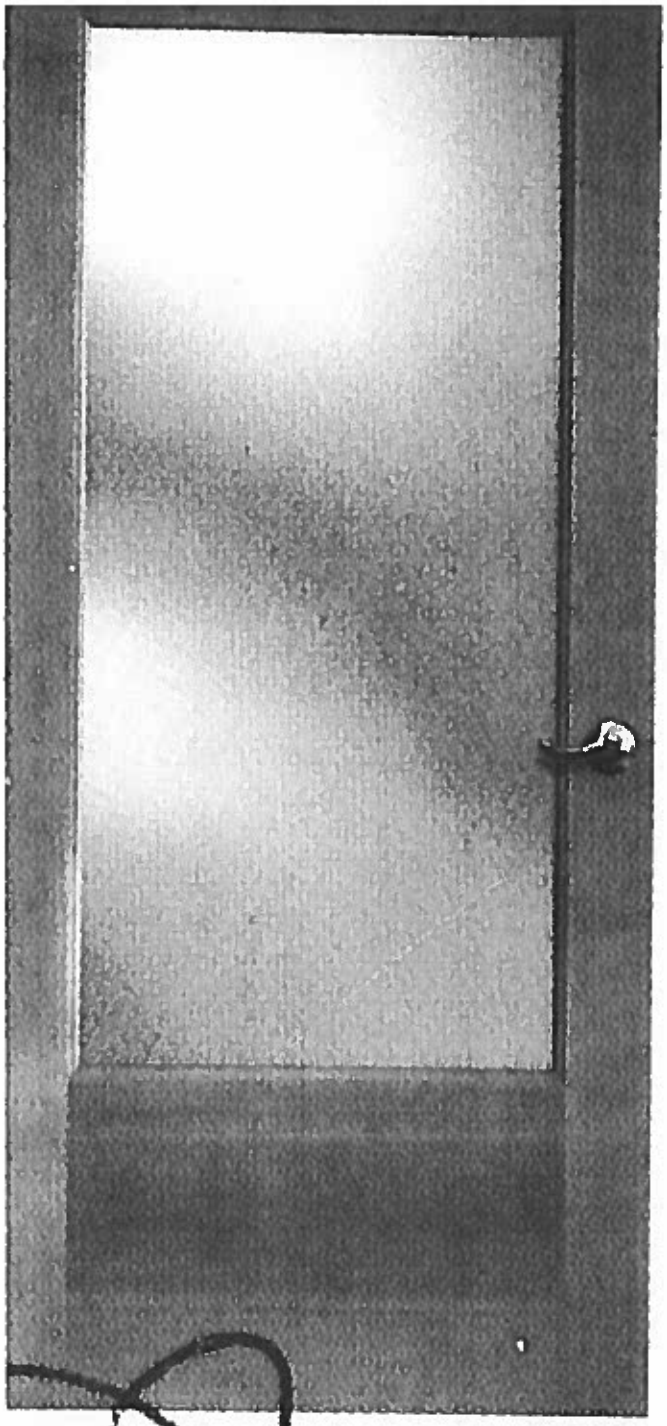
6⁸ DOORS (Thickness: 1-3/4")

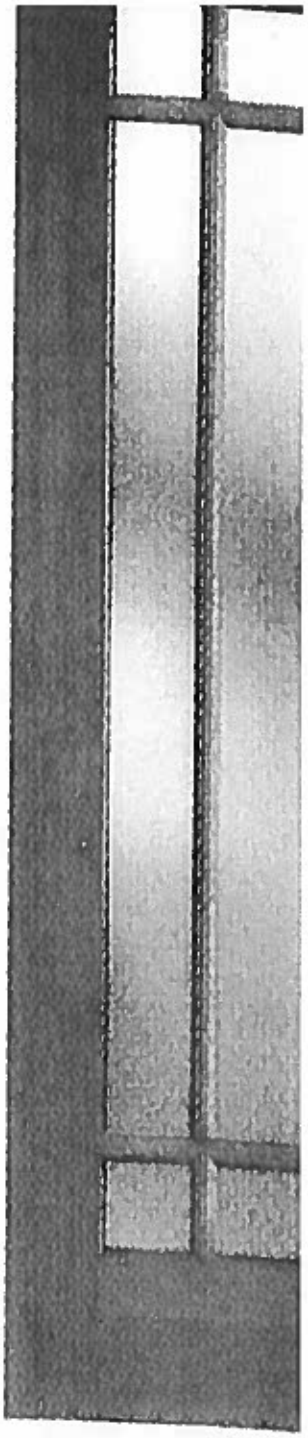
2⁶ x 6⁸	$740
2⁸ x 6⁸	$740
3⁰ x 6⁸	$740

MILL FINISH DOUBLE HUNG INSERT WITH SCREEN

Fir Grading Definition:
Standard Grade - Veneers are allowed color variation, mineral streak, and no limit on growth rings per inch.
Select Grade - Veneers on stiles are graded for tightness of grain and may include natural variation in color.

For Standard Prehung Pricing Of Exterior Doors See Section 4 Exterior Prehung





037

1 2

7109

¾" IG with L
widths: 2'6", 2

¾" IG