



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Façade Remodel

AGENDA ITEM: AR-3

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: December 3, 2014

TITLE: Special Review of Façade Modification to a Building in the Historic Commercial Downtown Zone; 312 South Myrtle Avenue

APPLICANT: Long Ha

REQUEST: Review of proposed change to a storefront on an existing building

ENVIRONMENT DETERMINATION: (Categorical Exemption (Class 1))

BACKGROUND: The applicant is requesting approval to replace an existing storefront on the building at 312 South Myrtle Avenue. The Historic Preservation Commission reviews and approves façade changes in the Historic Commercial Downtown (HCD) Zone.

According to Tax Assessor records the building was built in 1913. Over the years, the building has undergone several remodels that included the addition of a corrugated metal wall above the windows. The building has three separate storefronts: Crest Cleaners (308 South Myrtle Avenue), Wil's Sport and Tackle (310 South Myrtle Avenue) and the former Stan's Old Town Vacuum and Sew (312 South Myrtle Avenue). This applicant is proposing a modification to the storefront at 312 South Myrtle Avenue.

ANALYSIS: The building located at 308 South Myrtle Avenue consists of three business storefronts. A new tenant plans to occupy the former Stan's Vacuum and Sew with a sandwich shop. Due to required compliance with the American Disabilities Act, the existing entrance must be modified to provide a compliant door and a ramp. The alteration will provide an accessible entrance with building materials that match the existing features of the building.

As the submitted architectural plans show, the current centered front door opening will be moved to the northern part of the 312 South Myrtle Avenue façade. Additionally, the door will be moved forward towards the sidewalk more than currently exists. The applicant intends to use the same exterior materials that include aluminum frame windows and aluminum door to match the existing ones in color and material. The reason for using the same material is because the other two units to the north (that are part of the same building) also have aluminum windows and doors. Additionally, the exterior stucco proposed will match the existing. The existing corrugated metal wall above the windows will remain as is. The reconfiguration of the facade will result in a floor plan that will not only meet ADA requirements but will also provide a more useable indoor space.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission approve the façade remodel. If the Historic Preservation Commission concurs then the appropriate action would be a motion to:

Approve the façade remodel at 312 South Myrtle Avenue