



HISTORIC LANDMARK COMMISSION  
CASE SUMMARY

**MST2015-00006**

C-ADDITION

530 CHAPALA ST

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**Project Description:**

This is a revised project description. Proposal to renovate a historic commercial building for commercial/office use. The project would preserve the existing 3,810 square foot building while adding a 2,565 square foot second story. The proposal includes reconfiguring the parking lot for 11 spaces, and installing new landscaping. A total of 2,565 square feet of nonresidential additions are proposed. The project requires Development Plan findings for the new nonresidential floor area. This building is on the City's List of Potential Historic Resources: "Dal Pozzo's Tire Corporation Building."

**Activities:**

**10/7/2015 HLC-Concept Review (Continued)**

*a) (Review of Historic Structures/Sites Report prepared by Alexandra Cole. The report concludes the project has no significant impact on the significant historic resource.)*

*b) (Second concept review; comments only. Project requires environmental assessment and development plan findings. Project last reviewed July 15, 2015.)*

**10/7/2015 HLC-Archaeology Report**

*(Review of Phase I Archeological Resources Report prepared by David Stone/Dudek.)*

**10/1/2015 HLC-Resubmittal Received**

*Received the following:  
Preliminary Geotechnical Investigation Report  
Letter and email from Enviornmental Health Services  
Copy of Remedial Action plan from Trek*

**9/29/2015 HLC-Resubmittal Received**

*Public Improvement Plans*

**Activities:****9/16/2015 HLC-Resubmittal Received**

*One full-sized and three half-sets of plans, SWMP Report, remediation report received.*

**7/15/2015 HLC-Concept Review (New) - PH**

*(Conceptual review; comments only. Project requires environmental assessment.)*

*Actual time: 3:21 p.m.*

*Present: Ryan Mills, Designer, DMHA; Ed DeVicente, Architect, DMHA; and David Barr, Property Owner, TPG Chapala, LLC*

*Public comment opened at 3:35 p.m.*

*1) Kellam de Forest inquired if it would be necessary to include landscaping when parking is necessary. He mentioned that the spatial relationship of the existing building to the surrounding area changed dramatically concerning the addition of the second story.*

*Public comment closed at 3:37 p.m.*

*Motion: Continued indefinitely with comments:*

- 1. Screen the parking lot facing Chapala Street.*
- 2. Consider adding trees and consolidating the four landscape strips.*
- 3. The second story is appropriate.*
- 4. The Commissioners appreciate the preservation of the building.*
- 5. The site layout is problematic.*
- 6. Since the Chapala Street Guidelines were developed for newer projects, not reuse projects, the Urban Design Guidelines are a more appropriate approach.*
- 7. Consider enhancing the parking lot paving in the likeness of a plaza.*
- 8. Demonstrate the impact of the second floor addition on mountain views.*
- 9. Emulate the details from the Dal Pozzo building for the second story elevation.*
- 10. The size, bulk, and scale are appropriate.*

*Action: Drury/Mahan, 8/0/0. (Shallenberger absent.) Motion carried.*

**7/14/2015 HLC-Resubmittal Received**

*Plan Substitution rec'd for 530 Chapala; original application was submitted under one project at 530 Chapala (MST2015-00006); the project has been split into two projects: 530 Chapala and 25 W Cota (MST2015-00330). Projects are scheduled for HLC Conceptual review on July 15, 2015.*

**7/7/2015 HLC-FYI/Research**

*Applicant needs to provide posting affidavit and pay fees. TB to update fees in advantage.*

**Activities:**

**7/7/2015**                    ***HLC-Posting Sign Issued***

**7/6/2015**                    ***HLC-Mailed Notice Prepared***

**6/18/2015**                    ***HLC-Resubmittal Received***

*Resubmittal for a second one-time concept review.*

**1/14/2015**                    ***HLC-Concept Review (New)***

*(One-time concept review; comments only. Environmental assessment required.)*

*Actual time: 4:37 p.m.*

*Present: Michael Holliday, Edward DeVicente and Ryan Mills, Architects, DMHA; Michael Paskin, President/CEO, The Paskin Group; and David Boire, Director of Acquisitions and Asset Management, The Paskin Group*

*Public comment opened at 5:01 p.m. and, as no one wished to speak, it was closed.*

*The Commission made the following comments:*

- 1. A second story addition is appropriate.*
- 2. The proposal is moving in the wrong direction aesthetically. The "zip zap design" as proposed is not appropriate within El Pueblo Viejo Landmark District (EPV) (the contemporary treatment of the display windows is not appropriate to the architectural character of the existing metal building).*
- 3. Increasing parking facing Chapala Street is discouraged; having it in the back would be preferred.*
- 4. The metal industrial building should be preserved and reused if at all possible.*
- 5. The "Dal Pozzo" building is attractive and its architecture fits within EPV. The proposed demolition of a portion of the building would not be supportable.*
- 6. The preparation of a Historic Structures Report would provide useful information to the Commission.*

**1/14/2015**                    ***(f) Print HLC Process Sheet***

**1/8/2015**                    ***HLC-FYI/Research***

*1/14/15 Hearing will be one-time concept level review. Applicant has different proposals and submission will not be plan checked until applicant submits selected project. At this time it will be determined if a*

**Activities:**

*HSSR will be required.*