



# HISTORIC PRESERVATION REVIEW COMMISSION



TERRY BREJLA, CHAIR  
LISA DEHART, VICE CHAIR

## SPECIAL MEETING AGENDA

### HISTORIC PRESERVATION REVIEW COMMISSION BOARD OF SUPERVISORS CHAMBERS, 4TH FLOOR COUNTY ADMINISTRATION CENTER 2 SOUTH GREEN STREET MONDAY, October 12, 2020 4:00 p.m.

2 South Green Street  
Sonora, CA 95370  
209 533-5633

COMMISSIONERS  
Charlotte Hague  
Sharon Marovich  
Jerry Morrow  
Jeannette Simons

**IMPORTANT PUBLIC NOTICE:** Under the Governor's Executive Order N-25-20, this meeting will allow members of the Planning Committee to participate by teleconference; and under Order N-29-20, Accessibility Requirements, if you need swift special assistance during the Planning Committee meeting, please call 209-770-5423.

#### PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of Tuolumne County citizens, this meeting will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in this meeting, please use the following link: <https://us02web.zoom.us/j/89611929441> For detailed Zoom instructions go to the Agenda Packet <https://www.tuolumnecounty.ca.gov/140/Historic-Preservation-Review-Commission>.

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email ([gyaley@co.tuolumne.ca.us](mailto:gyaley@co.tuolumne.ca.us)) for retention as part of the administrative record. Comments will not be read during the meeting. Comments must be received by the Community Development Department no later than 9:00 AM on the day of the noticed meeting.

#### **PUBLIC FORUM:** 15 minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

#### **COMMISSION BUSINESS:**

- A. Salute the Flag
- B. Minutes of the meeting of July 6, 2020
- C. Reports from Staff and Commissioners

#### **PUBLIC HEARINGS:**

**Project Review – Review the following project; take any necessary action.**

**SAYYED**, Historic Conditional Use Permit CUPH20-002 to allow a hotel and restaurant renovation to the Rocca Building on a 0.14± acre parcel zoned C-1:D:H:HDP:MX (General Commercial:Design Review:Historic:Historic Design Preservation:Mobilehome Exclusion)

district under Title 17 of the Tuolumne County Ordinance Code.

The project site is located at 18228 Main Street, approximately 36± feet west of the intersection of Main Street and Smoke Street in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 5. Assessor's Parcel Number 003-111-018.

#### **COMMITTEE REPORTS:**

1. **Demolition Review Committee** – Committee report; take action as necessary.
2. **Grant Committee** – Committee report; take action as necessary
3. **“Preserve America” Committee** – Committee report; take action as necessary.

#### **ADJOURNMENT**

The Minutes, Staff Reports, and other documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department, 48 Yaney, Sonora, California, and online at [www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov). Any other materials related to the items referenced in this Agenda that are provided by the County to the HPRC Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department, 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR 35.102-35.104 ADA Title II).



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

August 17, 2020

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
Sonora, CA 95370  
(209) 533-5633  
(209) 533-5616 (Fax)  
(209) 533-5909 (Fax – EHD)  
[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

TO: Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: Public Hearing Procedures

In light of current COVID 19 Health Orders and all the Committee and Commission meetings being held via the Zoom Platform.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

September 10, 2020

TO: Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: Zoom Video and Teleconference for Committee and Commission Meetings

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
Sonora, CA 95370  
(209) 533-5633  
(209) 533-5616 (Fax)  
(209) 533-5909 (Fax – EHD)  
www.tuolumnecounty.ca.gov

In response to increasing risks of exposure to the coronavirus (COVID-19), all Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting. The Chair of the meeting will set the time length public comment at each item. You are not required to identify yourself in order to provide comments during the meeting.

Below is the Zoom link and Webinar ID needed to participate or observe the meeting:

- Click the link to join the webinar: <https://us02web.zoom.us/j/89611929441>
- Meeting ID: 896 1192 9441

Or iPhone one-tap :

US: +16699006833,,89611929441# or +13462487799,,89611929441#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

International numbers available: <https://us02web.zoom.us/j/89611929441>

The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Director at [qyaley@co.tuolumne.ca.us](mailto:qyaley@co.tuolumne.ca.us) If you would like your comments to be included in the record, please send comments to the above email address by 9:00 a.m. of the day of the noticed meeting.

If anyone is having technical difficulties with Zoom, they can visit Zoom's support page for helpful tips: <https://support.zoom.us/hc/en-us/categories/201146643>.

Below are step by step instructions on how to join and interact as an attendee via Zoom.

### JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided above
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

### MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID as identified in the Agenda
- Sign in to the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

### WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

### PUBLIC COMMENT

- During the public comment period you will have the option to "raise your hand" if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the "raise your hand" option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.
- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and "lower your hand".
- If you are participating from your smartphone, you will also have a "raise their hand" feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press \*9 (star 9) to "raise their hand", and when you are unmuted you will hear "you are unmuted" allowing you to provide public comment.

### END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.

**PROPERTY OWNERS:** Sul & Tasleem Sayyed

**APPLICANT:** Tim Finicle

**PROJECT AND LOCATION**

**PROJECT DESCRIPTION:** Historic Conditional Use Permit CUPH20-002 to allow a hotel and restaurant renovation to the Rocca Building on a 0.14± acre parcel zoned C-1:D:H:HDP:MX (General Commercial:Design Review:Historic:Historic Design Preservation:Mobilehome Exclusion) district under Title 17 of the Tuolumne County Ordinance Code.

**LOCATION:** The project site is located at 18228 Main Street, approximately 36± feet west of the intersection of Main Street and Smoke Street in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 5. Assessor’s Parcel Number 003-111-018

**GENERAL PLAN:** The project site is designated Mixed Use (MU) by the Tuolumne County General Plan land use diagrams.

**ENVIRONMENTAL EVALUATION**

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the proposed project is categorically exempt from environmental review under California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines because it consists of exterior alterations and additions to existing structures resulting in an increase less than 50 percent of the floor area.

**RECOMMENDATION**

Community Development Department Staff recommends approval of Conditional Use Permit CUPH20-002 based upon the following findings and subject to attached Conditions 1 through 6:

- A. The proposed development is consistent with the Tuolumne County General Plan.
- B. The proposed development is in accordance with the Tuolumne County Ordinance Code.
- C. The proposed project will not overburden existing municipal facilities.
- D. The size and terrain of the project site are suitable for the proposed use.
- E. The proposed development will not be substantially detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use, or be substantially detrimental or injurious to property and improvements in the neighborhood.

- F. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the *State CEQA Guidelines*.

## GENERAL INFORMATION

### Site Description

1. The project is located at 18228 Main Street in Jamestown. The project site is currently developed with a 4,935± square foot commercial building.

### Project Description

2. An application for Historic Conditional Use Permit CUP20-002 was submitted on August 11, 2020 to allow exterior alterations and an addition within a Historic (:H) and Historic Design Preservation (:HDP) district. Applications for substantial building modifications in these overlay district require review by the Historic Preservation Review Commission pursuant to Section 17.44.120 of the Tuolumne County Ordinance Code.
3. The project includes exterior changes to the frontage include black, white, gold and white-washed wood paint color, decorative fencing on the second story balcony and building signage. On the rear of the structure, an existing shed will be demolished, the building will be extended by 8 feet, and decking will be constructed that matches the front of the building. Stairs and a ramp will be included for rear ingress and egress to the building. Landscaping is also proposed in the back-yard area.

### Design Review Guidelines

4. The proposed alteration demonstrates consistency with the Jamestown Design Guidelines by implementing previous existing color to the proposed new alterations. The Rocca building is used as an example within the Jamestown Design Guidelines. The proposed exterior alterations would incorporate the existing Gold color scheme as seen in the proposed site plans. The Jamestown Design Guidelines encourages that the colors and tones used on new, modified or restored buildings should relate to the historic color palettes already established by adjacent buildings.
5. The purpose of the Historic (H) combining district is to preserve and enhance places and things of particular importance in local, state or national history.
6. The purpose of the Historic Design Preservation (HDP) combining district is to preserve and enhance the historic character of areas containing a significant number of cultural resources worthy of preservation. By attempting to ensure compatibility of construction and exterior alteration of cultural resources, the County seeks to promote orderly and harmonious development so as to enhance the general historic appearance, tourism potential and land values in the area as a whole.

### Cultural Resources

7. The Rocca Building has been recorded in the Tuolumne County Cultural Resource

inventory for the Jamestown area. Attachments from the inventory are included below in this report.

## Agency Review

8. The application for Historic Conditional Use Permit CUPH20-002 has been reviewed by various County and State agencies including the Fire Prevention Division of the Tuolumne County Fire Department, and the Engineering Division, Building and Safety Division, Survey Division and Environmental Health Division of the Community Development Department. No comments have been received.

## Conditional Use Permit Findings

9. Section 17.68.050 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for a conditional use permit. Below are the required findings, for the Historic Conditional Use Permit:
  - A. *The proposed project is consistent with the Tuolumne County General Plan.*
  - B. *The proposed project is in accordance with the Tuolumne County Ordinance Code.*
  - C. *The proposed project will not overburden existing municipal facilities.*
  - D. *The size and terrain of the project site are suitable for the proposed use.*
  - E. *The proposed project will not be substantially detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood.*

Prepared by Cheydi Gonzales, Land Use Technician

S:\Planning\PROJECTS\Conditional Use Permit Historic\2020\CUPH20-002 Sayyed\Application Review\Agenda Report- Sayyed.doc

**CONDITIONS OF APPROVAL  
SAYYED  
HISTORIC CONDITIONAL USE PERMIT CUPH20-002**

**General Conditions:**

1. PD As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state or federal law. With respect to acts or omissions of the above described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. (TCOC Section 17.68.150)

**Conditions to be met prior to the issuance of a Building Permit:**

2. PD/BD Building Permits are required for all Non-Exempt structures being constructed on this project site pursuant to Section 105 of the California Building Code. (CBC, Section 105)
3. BD This project must comply with all applicable provisions of the Americans with Disabilities Act (ADA), and Chapters 11A and/or 11B of the California Building Code as applicable. (TCOC, Section 17.68.150)
4. BD Hours of construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Construction shall be prohibited on Sunday and County holidays. Exceptions to these hours may be authorized by the Community Resources Director. (TCOC, Section 17.68.150)

# SAYYED

5. PD The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line.

<b>Zoning Classification of Receiving Property</b>	<b>Noise Level (dB) of Sound Source</b>	
	<b>Daytime (7 a.m. to 10 p.m.)</b>	<b>Nighttime (10 p.m. to 7 a.m.)</b>
MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 L <sub>eq.</sub> (1 hour) <sup>1</sup>	45 L <sub>eq.</sub> (1 hour) <sup>1</sup>

<sup>1</sup>L<sub>eq.</sub> 1 hour refers to the average noise level measured over a one hour period.

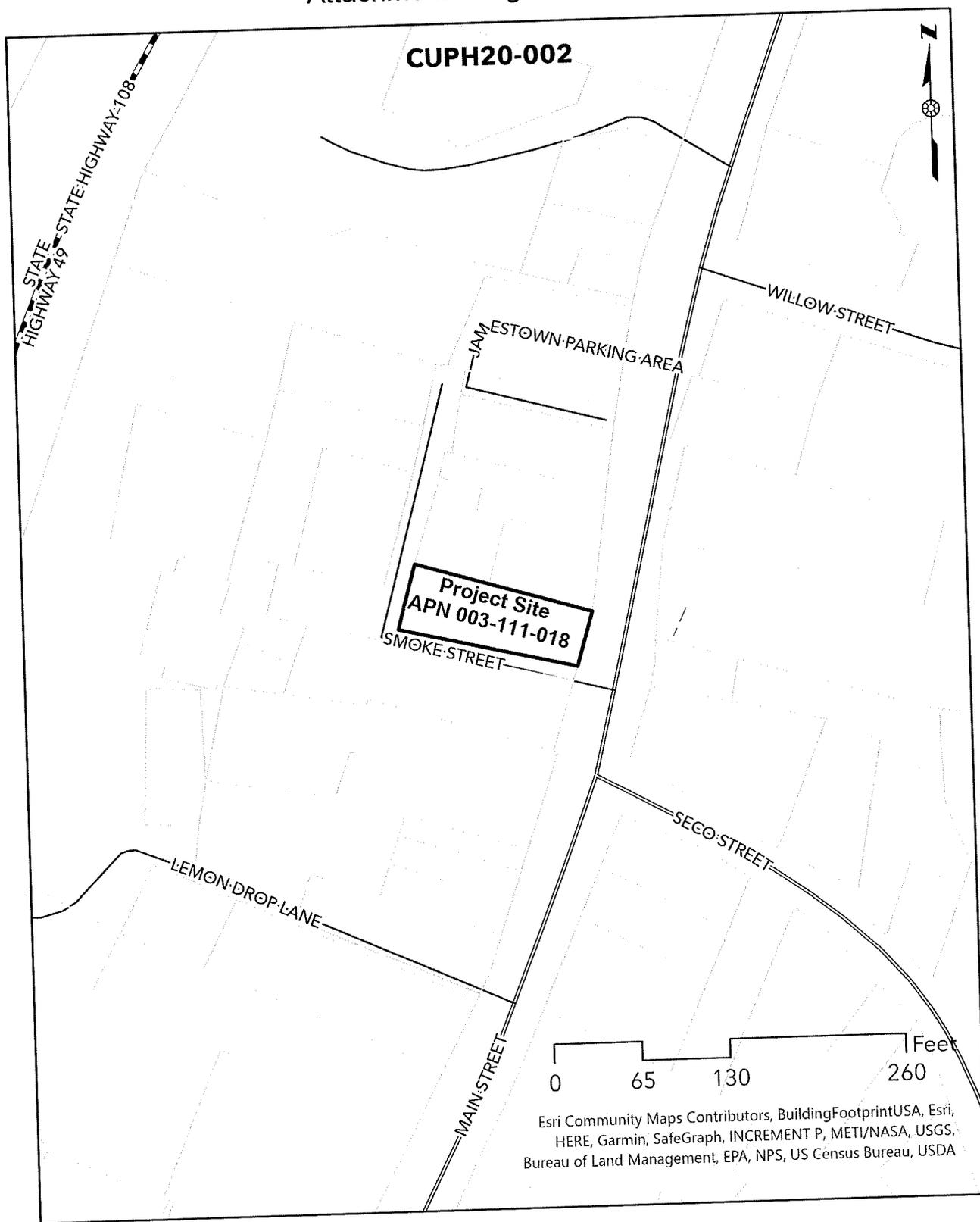
6. PD Construction shall be consistent with the site plan and elevations reviewed and approved by the Historic Preservation Review Commission.

A Notice of Action shall be recorded for Conditions 1 through 6 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Development Department during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement. (PRC, Section 21081.6; TCOC, Section 17.68.150)

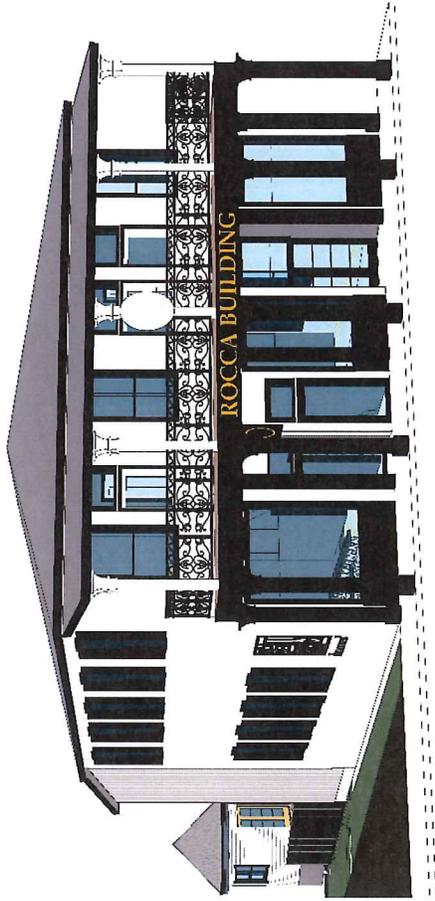
COMMUNITY DEVELOPMENT DEPARTMENT: CONTACT PERSON: Cheydi Gonzales

PD = Planning Division	SUR = Surveying Division	EH = Environmental Health Division
ED = Engineering Development	FPD = Fire Prevention Division	SD = Sheriff's Department
BD = Building & Safety Division	APCD = Air Pollution Control District	AG = Agricultural Commissioner

Attachment 1: Agenda Map



Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



# ROCCA BUILDING

**PROJECT DATA**

AP# 4, LOT# 3  
 ZONING: SFR-1  
 ELEVATION: 44'-00"  
 BUILDING SETBACKS:  
 FRONT: 10'-00"  
 SIDE: 5'-00"  
 REAR: 5'-00"  
 PROJECT LOCATION:  
 18228 MAIN STREET  
 JAYESTOWN, CA 95321  
 COUNTY: SACRAMENTO  
 BUILDING TYPE: SINGLE-FAMILY RESIDENTIAL  
 PROJECT DESCRIPTION:  
 ARCHITECTURAL ELEVATIONS  
 AREA DESIGNATION: UNDESIGNATED  
 OWNER: SHAIJI & TASLEM SAYYED  
 CONTRACTOR: SHAIJI & TASLEM SAYYED  
 DATE: 22 DECEMBER 2018

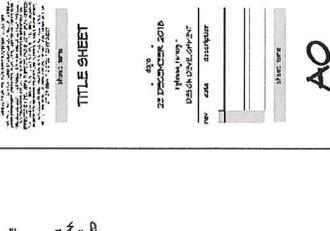
**CODE COMPLIANCE**

DESIGN CRITERIA:  
 BUILDING LOAD:  
 SEISMIC ZONE DESIGNATION:  
 COUNTY:  
 BUILDING TYPE:  
 PROJECT NUMBER:  
 DATE: 22 DECEMBER 2018

**ENERGY COMPLIANCE SUMMARY**

1. ENERGY CODE COMPLIANCE SUMMARY  
 2. ENERGY CODE COMPLIANCE SUMMARY  
 3. ENERGY CODE COMPLIANCE SUMMARY  
 4. ENERGY CODE COMPLIANCE SUMMARY  
 5. ENERGY CODE COMPLIANCE SUMMARY  
 6. ENERGY CODE COMPLIANCE SUMMARY  
 7. ENERGY CODE COMPLIANCE SUMMARY  
 8. ENERGY CODE COMPLIANCE SUMMARY  
 9. ENERGY CODE COMPLIANCE SUMMARY  
 10. ENERGY CODE COMPLIANCE SUMMARY

**VICINITY MAP**



**SHEET INDEX**

SHEET NO.	TITLE
A0	TITLE SHEET
A1	FOUNDATION PLAN
A2	FLOOR PLAN
A3	UPPER LEVEL FLOOR PLAN
A4	UPPER LEVEL - PROPOSED
A5	UPPER LEVEL - PROPOSED
A6	UPPER LEVEL - PROPOSED
A7	UPPER LEVEL - PROPOSED
A8	UPPER LEVEL - PROPOSED
A9	UPPER LEVEL - PROPOSED
A10	UPPER LEVEL - PROPOSED
A11	UPPER LEVEL - PROPOSED
A12	UPPER LEVEL - PROPOSED
A13	UPPER LEVEL - PROPOSED
A14	UPPER LEVEL - PROPOSED
A15	UPPER LEVEL - PROPOSED
A16	UPPER LEVEL - PROPOSED
A17	UPPER LEVEL - PROPOSED
A18	UPPER LEVEL - PROPOSED
A19	UPPER LEVEL - PROPOSED
A20	UPPER LEVEL - PROPOSED
A21	UPPER LEVEL - PROPOSED
A22	UPPER LEVEL - PROPOSED
A23	UPPER LEVEL - PROPOSED
A24	UPPER LEVEL - PROPOSED
A25	UPPER LEVEL - PROPOSED
A26	UPPER LEVEL - PROPOSED
A27	UPPER LEVEL - PROPOSED
A28	UPPER LEVEL - PROPOSED
A29	UPPER LEVEL - PROPOSED
A30	UPPER LEVEL - PROPOSED
A31	UPPER LEVEL - PROPOSED
A32	UPPER LEVEL - PROPOSED
A33	UPPER LEVEL - PROPOSED
A34	UPPER LEVEL - PROPOSED
A35	UPPER LEVEL - PROPOSED
A36	UPPER LEVEL - PROPOSED
A37	UPPER LEVEL - PROPOSED
A38	UPPER LEVEL - PROPOSED
A39	UPPER LEVEL - PROPOSED
A40	UPPER LEVEL - PROPOSED
A41	UPPER LEVEL - PROPOSED
A42	UPPER LEVEL - PROPOSED
A43	UPPER LEVEL - PROPOSED
A44	UPPER LEVEL - PROPOSED
A45	UPPER LEVEL - PROPOSED
A46	UPPER LEVEL - PROPOSED
A47	UPPER LEVEL - PROPOSED
A48	UPPER LEVEL - PROPOSED
A49	UPPER LEVEL - PROPOSED
A50	UPPER LEVEL - PROPOSED
A51	UPPER LEVEL - PROPOSED
A52	UPPER LEVEL - PROPOSED
A53	UPPER LEVEL - PROPOSED
A54	UPPER LEVEL - PROPOSED
A55	UPPER LEVEL - PROPOSED
A56	UPPER LEVEL - PROPOSED
A57	UPPER LEVEL - PROPOSED
A58	UPPER LEVEL - PROPOSED
A59	UPPER LEVEL - PROPOSED
A60	UPPER LEVEL - PROPOSED
A61	UPPER LEVEL - PROPOSED
A62	UPPER LEVEL - PROPOSED
A63	UPPER LEVEL - PROPOSED
A64	UPPER LEVEL - PROPOSED
A65	UPPER LEVEL - PROPOSED
A66	UPPER LEVEL - PROPOSED
A67	UPPER LEVEL - PROPOSED
A68	UPPER LEVEL - PROPOSED
A69	UPPER LEVEL - PROPOSED
A70	UPPER LEVEL - PROPOSED
A71	UPPER LEVEL - PROPOSED
A72	UPPER LEVEL - PROPOSED
A73	UPPER LEVEL - PROPOSED
A74	UPPER LEVEL - PROPOSED
A75	UPPER LEVEL - PROPOSED
A76	UPPER LEVEL - PROPOSED
A77	UPPER LEVEL - PROPOSED
A78	UPPER LEVEL - PROPOSED
A79	UPPER LEVEL - PROPOSED
A80	UPPER LEVEL - PROPOSED
A81	UPPER LEVEL - PROPOSED
A82	UPPER LEVEL - PROPOSED
A83	UPPER LEVEL - PROPOSED
A84	UPPER LEVEL - PROPOSED
A85	UPPER LEVEL - PROPOSED
A86	UPPER LEVEL - PROPOSED
A87	UPPER LEVEL - PROPOSED
A88	UPPER LEVEL - PROPOSED
A89	UPPER LEVEL - PROPOSED
A90	UPPER LEVEL - PROPOSED
A91	UPPER LEVEL - PROPOSED
A92	UPPER LEVEL - PROPOSED
A93	UPPER LEVEL - PROPOSED
A94	UPPER LEVEL - PROPOSED
A95	UPPER LEVEL - PROPOSED
A96	UPPER LEVEL - PROPOSED
A97	UPPER LEVEL - PROPOSED
A98	UPPER LEVEL - PROPOSED
A99	UPPER LEVEL - PROPOSED
A100	UPPER LEVEL - PROPOSED

**TITLE SHEET**

Author: SHAIJI & TASLEM SAYYED  
 18228 MAIN STREET  
 JAYESTOWN, CALIFORNIA 95321  
 22 DECEMBER 2018  
 SHAIJI & TASLEM SAYYED  
 18228 MAIN STREET  
 JAYESTOWN, CALIFORNIA 95321



HPDG  
 High Drive Design Group  
 18228 MAIN STREET  
 JAYESTOWN, CALIFORNIA 95321  
 916.266.4032

AO  
 18228 MAIN STREET  
 JAYESTOWN, CALIFORNIA 95321



OWNER:  
 PROJECT ENGINEER:  
 BUILDING DESIGNER:  
 ARCHITECT:

PROJECT NO: 003-111-10

REVISION OF:  
 SHAJI & TAGHEEM SAYYED  
 10220 MAIN STREET  
 JAMESTOWN, CALIFORNIA 95321

DATE: 28 DECEMBER 2016  
 DRAWING NO: 003-111-10-01  
 SHEET NO: 1 OF 1

**SITE PLAN**

28 DECEMBER 2016

PROJECT NO: 003-111-10

NO.	DATE	REVISION
1	28 DEC 2016	ISSUE FOR PERMIT

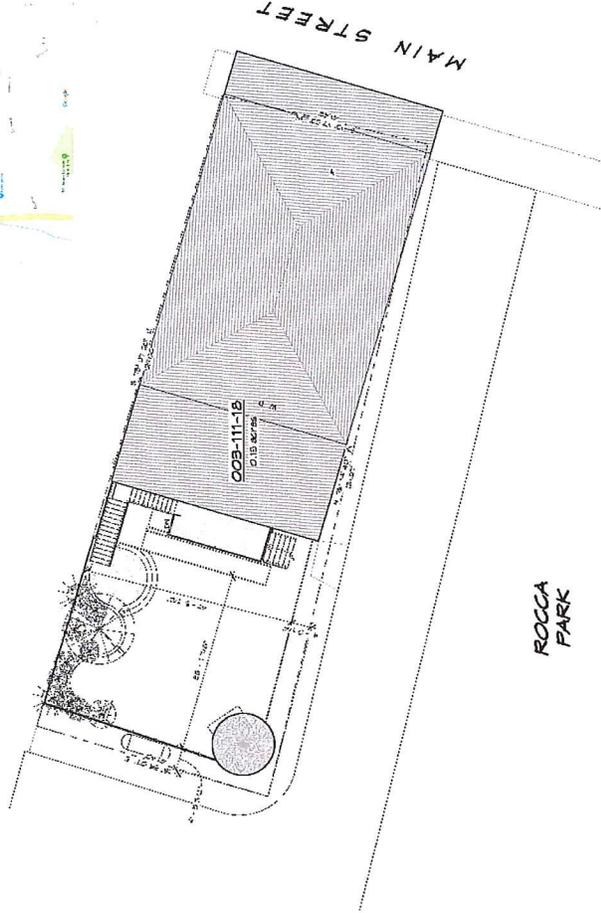
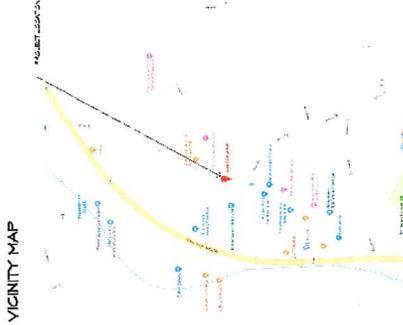
3/16/16

**AO.1**

003-111-10-01

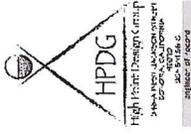
**PROJECT DATA**

AP # 003-111-10  
 ZONING: O-1 (OFFICE)  
 ELEVATION: 144 FT  
 BUILDING SETBACKS:  
 FRONT: 10 FT  
 SIDE: 5 FT  
 REAR: 5 FT  
 PROJECT LOCATION:  
 10220 MAIN STREET  
 JAMESTOWN, CALIFORNIA 95321  
 OCCUPANCY: OFFICE  
 BUILDING TYPE: OFFICE  
 PROJECT DESCRIPTION:  
 REVISION OF EXISTING OFFICE BUILDING  
 AREA BREAKDOWN:  
 TOTAL AREA: 10,000 SQ FT  
 EXISTING: 8,000 SQ FT  
 NEW: 2,000 SQ FT



**SITE PLAN**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.
10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JAMESTOWN ORDINANCES.



*Shah & Taslem Sayyed*  
Architects

Project: 2008 111 0

SHAH & TASLEM SAYYED  
18228 MAIN STREET  
JAMESTOWN, CALIFORNIA 95321

**ADDITIONAL NOTES:**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE PROJECT.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.  
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK PERFORMED.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.  
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK PERFORMED.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.

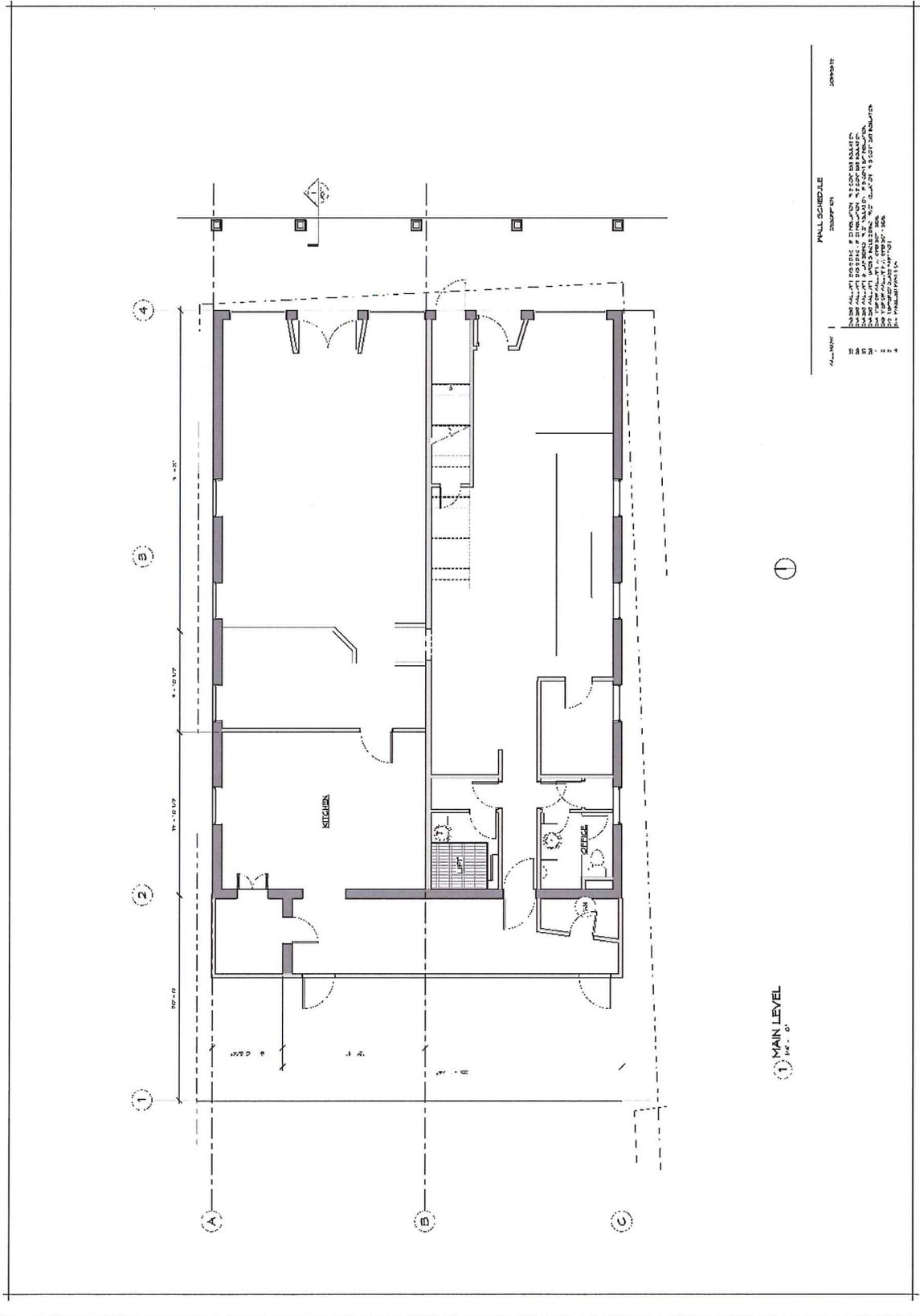
**MAIN LEVEL FLOOR PLAN**

DATE: 29 DECEMBER 2010  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

NO.	DATE	DESCRIPTION

**A2.1**

SCALE: 1/8" = 1'-0"



**WALL SCHEDULE**

NO.	DESCRIPTION	COMMENTS
1	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
2	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
3	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
4	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
5	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
6	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
7	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
8	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
9	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS
10	1/2" GYPSUM BOARD ON STUDS	1/2" GYPSUM BOARD ON STUDS

① MAIN LEVEL



PROJECT NO. 1000 11. 06

1000 11. 06

SHAI & TASLEM SAYYED  
10228 MAIN STREET  
JAMESTOWN, CALIFORNIA 95321

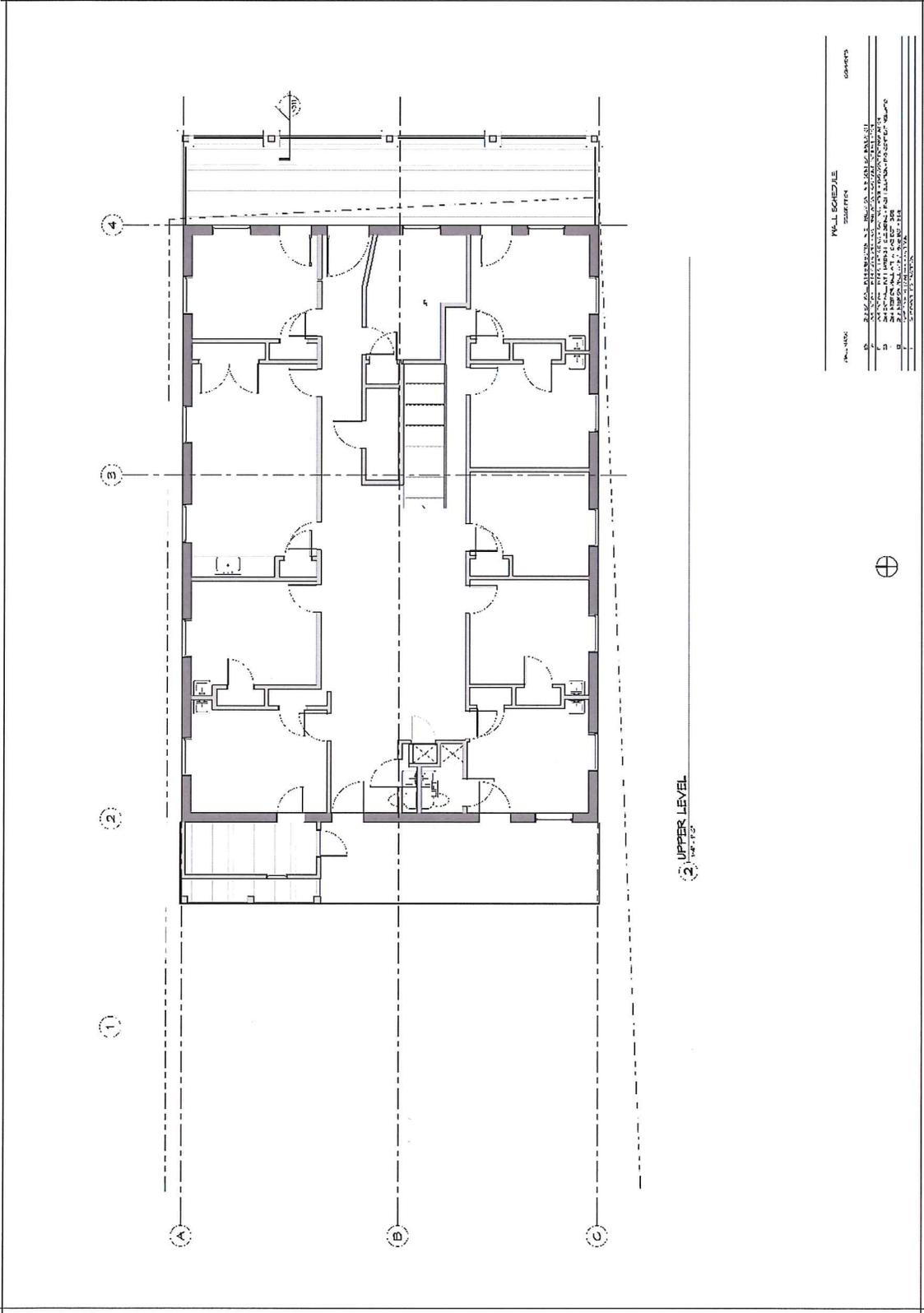
AUTOCAD  
2007  
2008  
2009  
2010  
2011  
2012  
2013  
2014  
2015  
2016  
2017  
2018  
2019  
2020  
2021  
2022  
2023  
2024  
2025  
2026  
2027  
2028  
2029  
2030  
2031  
2032  
2033  
2034  
2035  
2036  
2037  
2038  
2039  
2040  
2041  
2042  
2043  
2044  
2045  
2046  
2047  
2048  
2049  
2050  
2051  
2052  
2053  
2054  
2055  
2056  
2057  
2058  
2059  
2060  
2061  
2062  
2063  
2064  
2065  
2066  
2067  
2068  
2069  
2070  
2071  
2072  
2073  
2074  
2075  
2076  
2077  
2078  
2079  
2080  
2081  
2082  
2083  
2084  
2085  
2086  
2087  
2088  
2089  
2090  
2091  
2092  
2093  
2094  
2095  
2096  
2097  
2098  
2099  
2100

UPPER LEVEL  
FLOOR PLAN

DATE: 23 DECEMBER 2016  
PROJECT: 1000 11. 06  
REV: 000

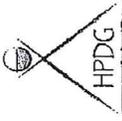
NO.	DESCRIPTION	DATE

**A2.2**  
5/01/2015 1:07:41 AM



UPPER LEVEL

NO.	DESCRIPTION	DATE
1	REVISION	
2		
3		
4		
5		
6		
7		
8		
9		
10		



High Point Design Group  
 6450 Peachtree Dunwoody  
 Atlanta, GA 30328  
 404.251.1510  
 www.hpdg.com

*Handwritten signature*

PROJECT  
 000-111-110

SHAJI & TASLEEM SAYYED  
 10220 MAIN STREET  
 JAMESTOWN, CALIFORNIA 95321

ARCHITECT  
 10220 MAIN STREET  
 JAMESTOWN, CALIFORNIA 95321  
 916.434.1110  
 www.shajitasleem.com

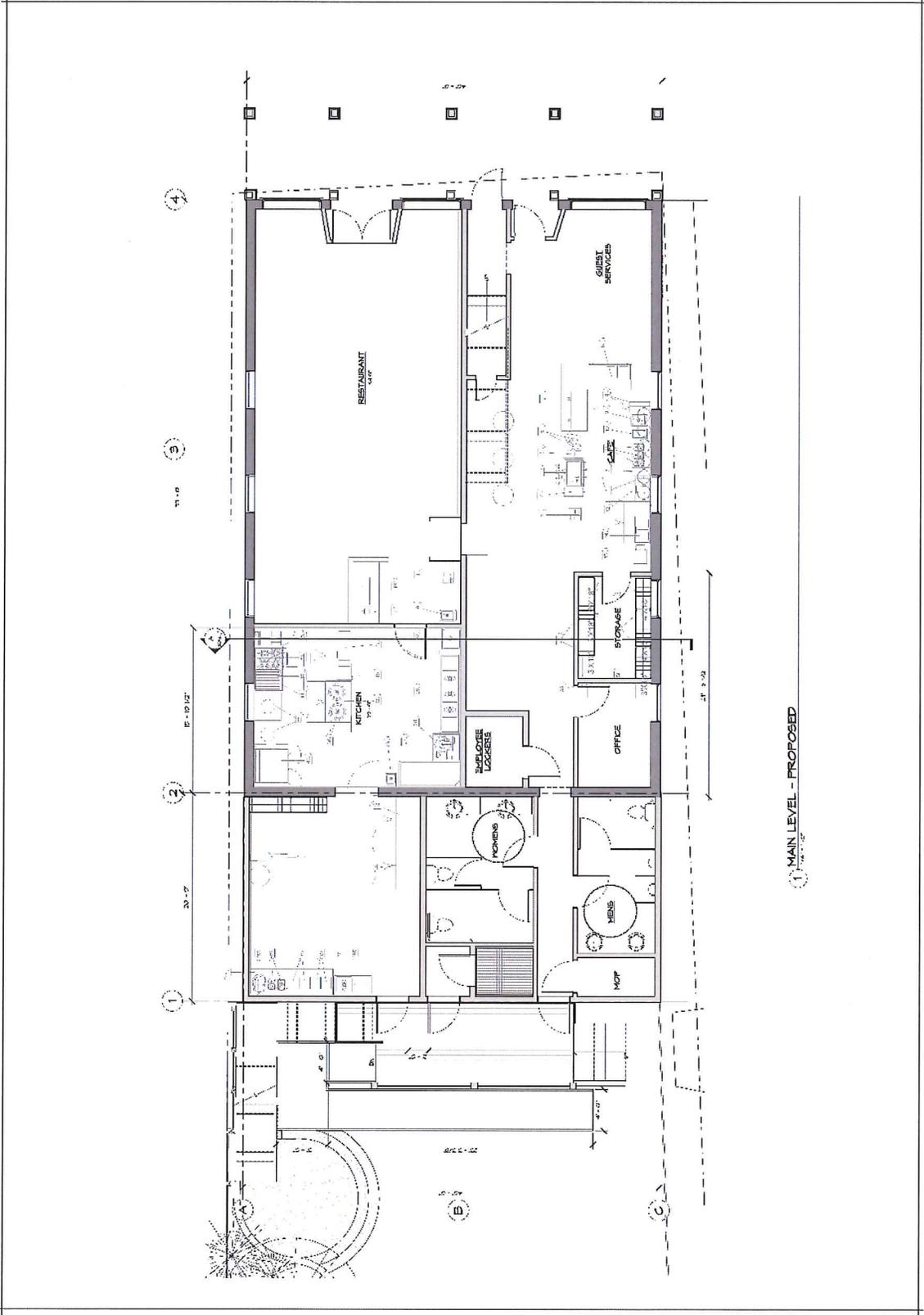
**MAIN LEVEL - PROPOSED**

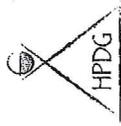
DATE: 20 DECEMBER 2016  
 DRAWING NO: 000-111-110-001  
 DRAWING TITLE: MAIN LEVEL - PROPOSED

DATE	DESCRIPTION

**A2.3**

REVISED DATE





HPDG  
 High Point Design Group  
 A-E ARCHITECT ASSOCIATES  
 10000 WILSON AVENUE  
 SUITE 100  
 WESTLAKE, CA 91391  
 (818) 708-1100  
 www.hpdg.com

*Shah & Taleem Sayyed*

PROJECT:  
 003-111-2

SHAH & TALEEM SAYYED  
 10228 MAIN STREET  
 JAMESON, CALIFORNIA 95321

Author  
 03/2015

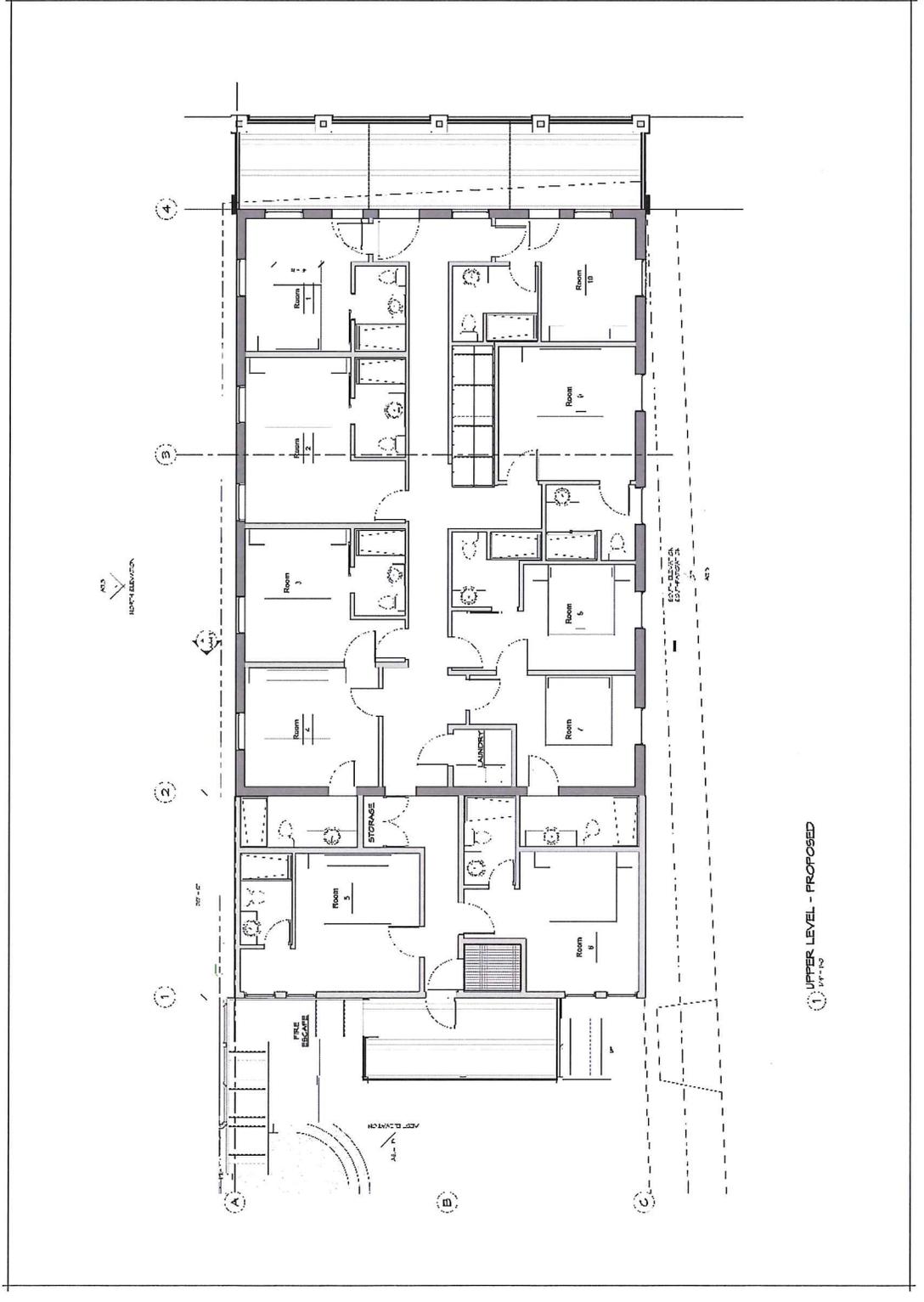
UPPER LEVEL - PROPOSED

DATE: 03/2015  
 20'0" x 20'0" SCALE  
 1/4" = 1'-0"

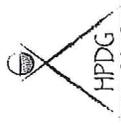
NO.	DATE	DESCRIPTION

**A2.4**

DATE: 03/2015







High Point Design Group  
 10000 W. 10th Street  
 Suite 100  
 Lakewood, CO 80226  
 (303) 440-1111  
 www.hpdg.com



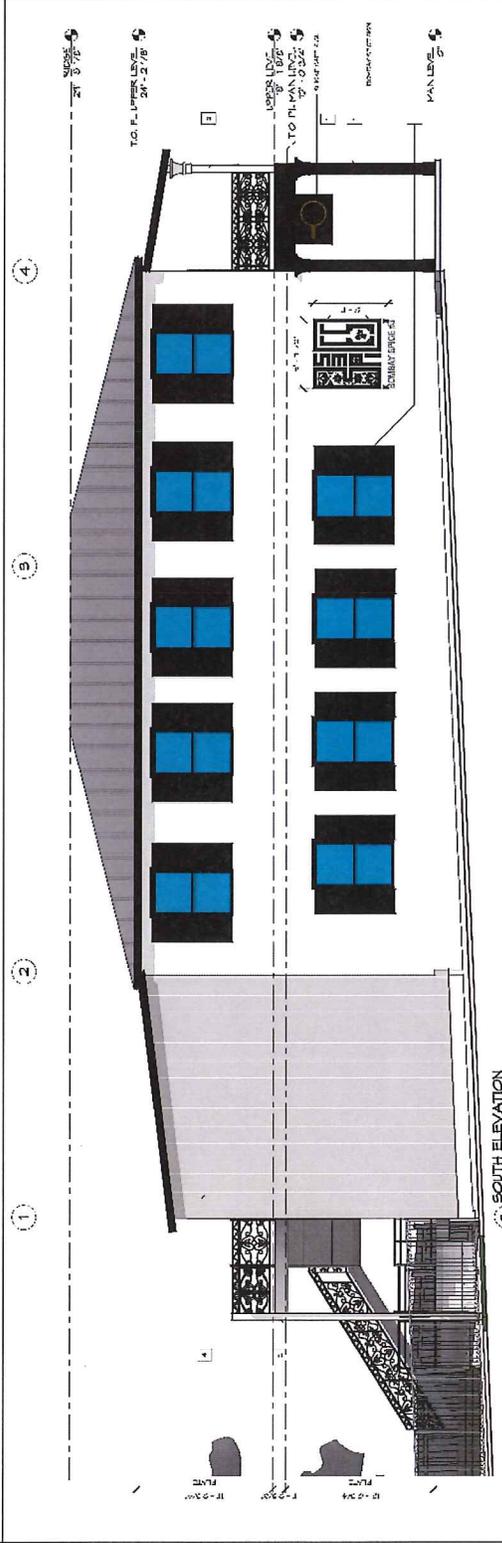
DATE: 03/11/19  
 SHEET: 03

**SHAI & TASLEM SAYYED**  
 10228 MAIN STREET  
 JAMESTOWN, CALIFORNIA 95321

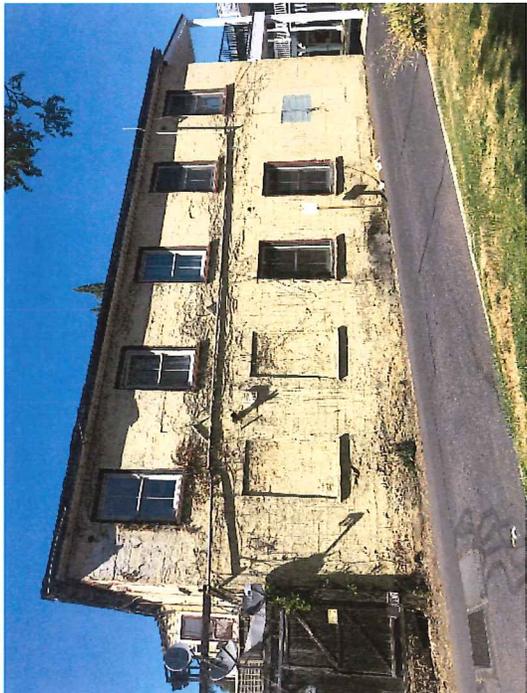
**EXTERIOR ELEVATIONS**

DATE: 03/11/19  
 SHEET: 03

**A3.2**



**SOUTH ELEVATION**



**EXISTING SOUTH ELEVATION**

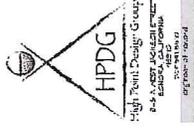
**COLOR LEGEND**

1	Jet Black RAL 9005
2	White RAL 9010
3	Pinecrest Gold RAL 1011
4	with horizontal lines

**ELEVATION & SECTION NOTES**

1. FINISH: STUCCO
2. WINDOW FINISH: DARK ANODIZED ALUMINUM
3. DOOR FINISH: DARK ANODIZED ALUMINUM
4. BALCONY FINISH: STUCCO
5. BALCONY RAILING: WROUGHT IRON
6. BALCONY FLOOR: CERAMIC TILE
7. BALCONY WALL: STUCCO
8. BALCONY CEILING: STUCCO
9. BALCONY LIGHTING: RECESSED CAN LIGHTS
10. BALCONY VENTILATION: EXHAUST FAN
11. BALCONY ACCESS: SLIP-RESISTANT FLOORING
12. BALCONY SAFETY: SAFETY GLASS RAILING
13. BALCONY MAINTENANCE: ACCESS DOOR
14. BALCONY DRAINAGE: DRAINAGE SYSTEM
15. BALCONY INSULATION: INSULATION
16. BALCONY SOUND: SOUND BARRIER
17. BALCONY VIBRATION: VIBRATION ISOLATION
18. BALCONY AIR: AIR SEALING
19. BALCONY MOISTURE: MOISTURE BARRIER
20. BALCONY PEST: PEST CONTROL
21. BALCONY FIRE: FIRE RESISTANT
22. BALCONY COLLISION: COLLISION RESISTANT
23. BALCONY SECURITY: SECURITY GLASS
24. BALCONY PRIVACY: PRIVACY GLASS
25. BALCONY SOUND: SOUND BARRIER
26. BALCONY AIR: AIR SEALING
27. BALCONY MOISTURE: MOISTURE BARRIER
28. BALCONY PEST: PEST CONTROL
29. BALCONY FIRE: FIRE RESISTANT
30. BALCONY COLLISION: COLLISION RESISTANT
31. BALCONY SECURITY: SECURITY GLASS
32. BALCONY PRIVACY: PRIVACY GLASS

NO.	DATE	DESCRIPTION
1	03/11/19	ISSUED FOR PERMIT
2	03/11/19	ISSUED FOR CONSTRUCTION
3	03/11/19	ISSUED FOR RECORD
4	03/11/19	ISSUED FOR ARCHIVE
5	03/11/19	ISSUED FOR CLOSURE



Project: 008 111 19

SHAI & TASLEEM SAYYED  
1828 MAIN STREET  
JAMESTOWN, CALIFORNIA 95321

ADJUTANT  
GENERAL INVESTIGATOR  
SHERIFF'S OFFICE  
COUNTY OF ALameda  
1000 14th Street, 14th Floor  
Oakland, CA 94612  
Tel: 415.774.2200  
Fax: 415.774.2201  
www.alameda-sheriff.com

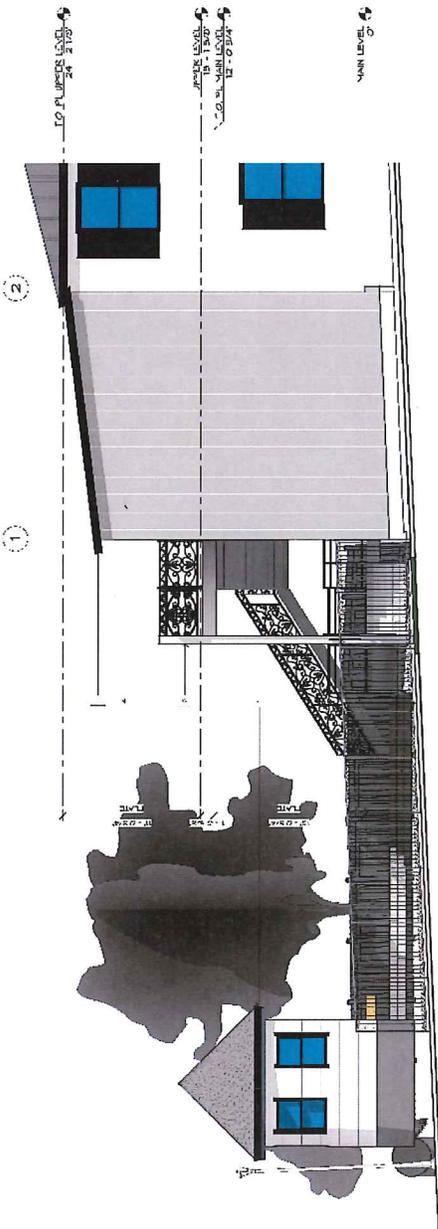
**EXTERIOR ELEVATIONS**

DATE: 28 DECEMBER 2015  
PROJECT: 008 111 19

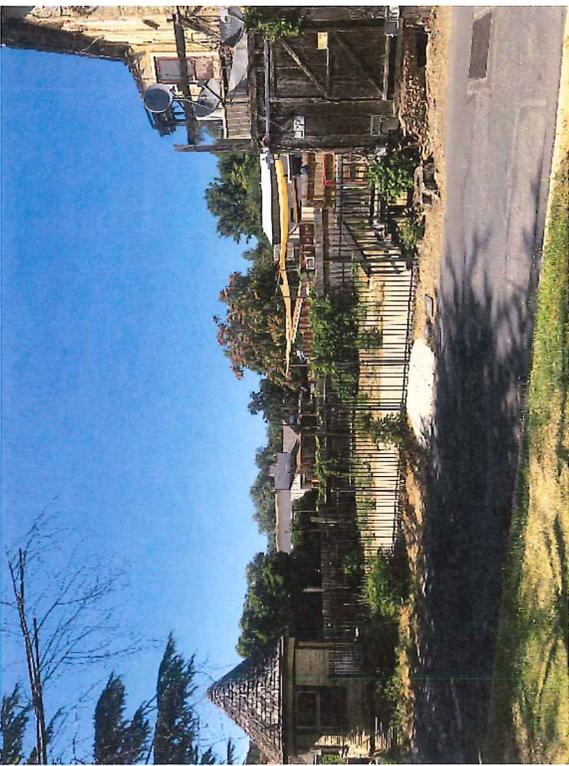
NO.	REV.	DATE	DESCRIPTION

**A3.3**

REV: 2015 12 28 15:00 AM



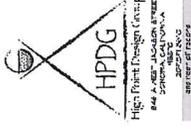
**SOUTH ELEVATION PATIO**



**EXISTING SOUTH PATIO ELEVATION**

**COLOR LEGEND**

- 1 | Dark Blue / Blue
- 2 | White / Grey
- 3 | Pigeonhole Gold / Gold
- 4 | Grey / White



PREP:  
008-1146

SHAQI & TAGLEEM SAYYED  
18228 MAIN STREET  
JAMESTOWN, CALIFORNIA 95321

Address:  
18228 MAIN STREET, JAMESTOWN, CA 95321  
18228 MAIN STREET, JAMESTOWN, CA 95321  
18228 MAIN STREET, JAMESTOWN, CA 95321  
18228 MAIN STREET, JAMESTOWN, CA 95321

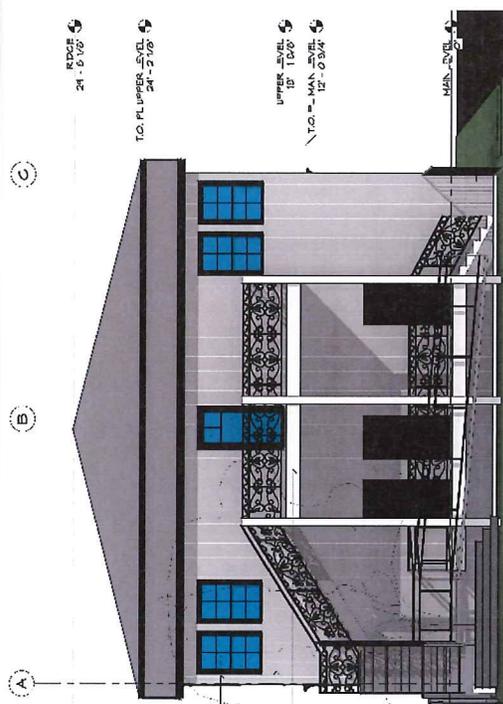
DATE:  
23 DECEMBER 2019

PROJECT NAME:  
18228 MAIN STREET

NO.	DATE	DESCRIPTION
1	23 DEC 2019	ISSUED FOR PERMIT

SCALE: 1/8" = 1'-0"

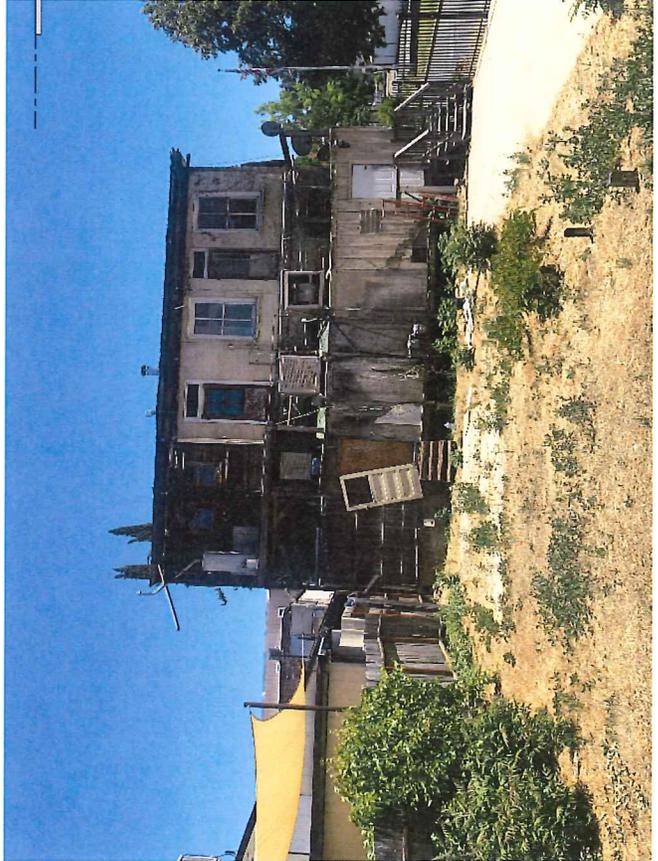
PROJECT NO: 18228



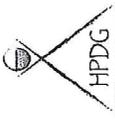
WEST ELEVATION

**COLOR LEGEND**

1	Light Gray CC 100
2	White CC 101
3	Princeton Gold CC 104
4	1/8" x 1/8" TERRAZZO



EXISTING WEST ELEVATION



High Performance Building  
 344-A West Jackson Street  
 Chicago, IL 60604  
 312.467.1111  
 www.hpdc.org

Project  
 022411-10

SHAI & TALEEM SAYYED  
 1828 MAIN STREET  
 JAMESTOWN, CALIFORNIA 95321

Author  
 23 DEC 2016  
 15 000 0000  
 DESIGN DEVELOPMENT  
 11/1/2016  
 0000000000

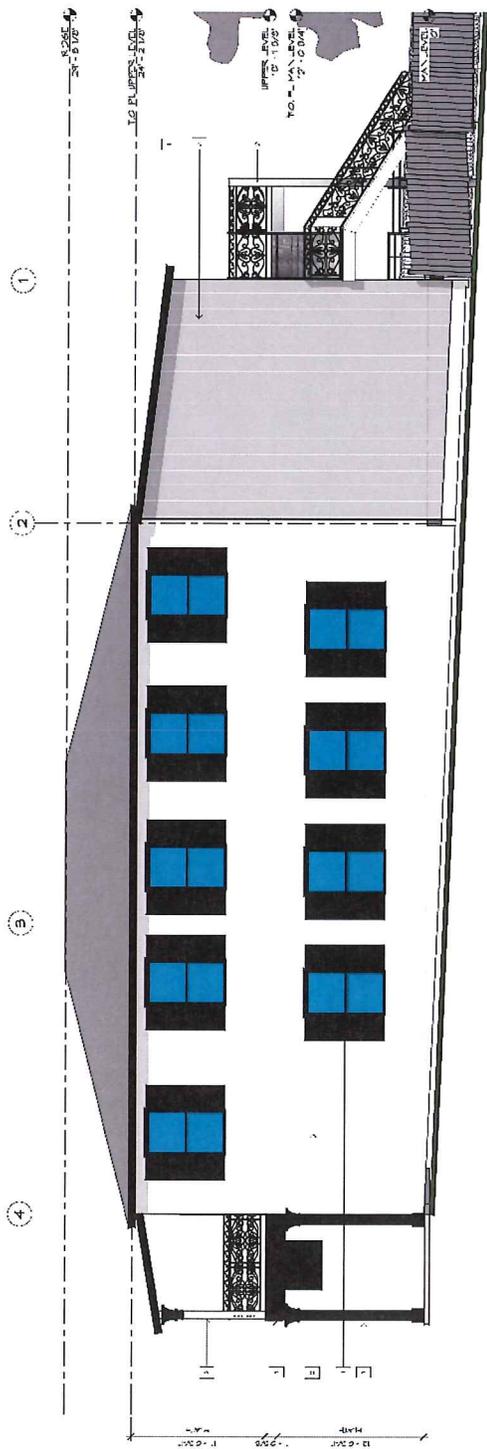
**EXTERIOR ELEVATIONS**

DATE  
 23 DEC 2016  
 15 000 0000  
 DESIGN DEVELOPMENT  
 11/1/2016  
 0000000000

NO.	DATE	DESCRIPTION

**A3.5**

6-11-2016 KURBAN AY



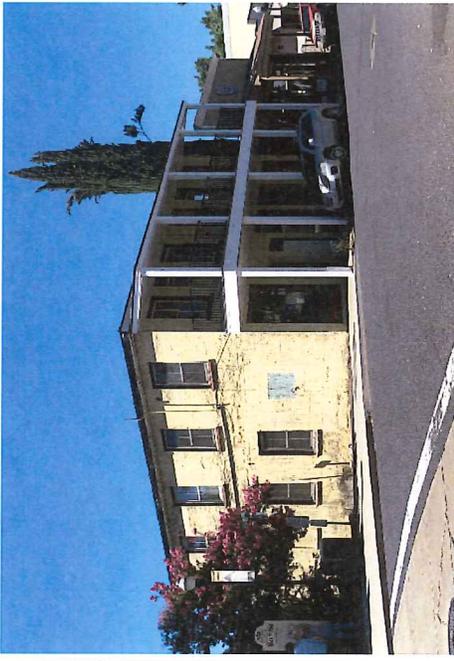
**NORTH ELEVATION**

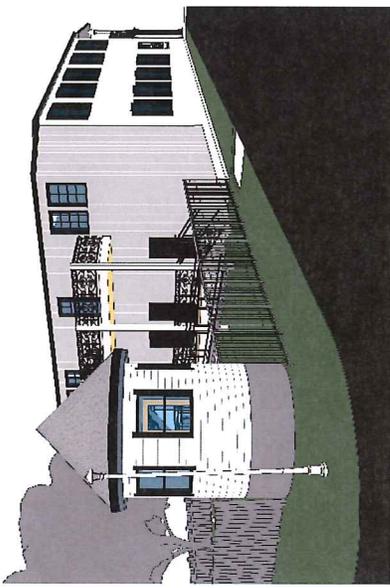
**COLOR LEGEND**

1	Black 2000
2	White 2010
3	Plastication Gold 1001
4	White Marble Stone

EXISTING NORTH ELEVATION COVERED BY NEIGHBORING BUILDING

# SAYYED






**HPDG**  
 Home Planning & Design Group, Inc.  
 18251 Main Street, Suite 100  
 Jamestown, CA 95327  
 Tel: (925) 938-1116



PROJECT NO: 000-11-116  
 PROJECT NAME: SHAJI & TAGLEEM SAYYED  
 18251 MAIN STREET  
 JAMESTOWN, CALIFORNIA 95327

Author: [illegible]  
 Date: [illegible]  
 Scale: [illegible]

**PERSPECTIVES**

SHEET NO: 25  
 DRAWING NO: A10.1  
 PROJECT NO: 000-11-116

**A10.1**  
 ALL SIZES IN FEET AND INCHES





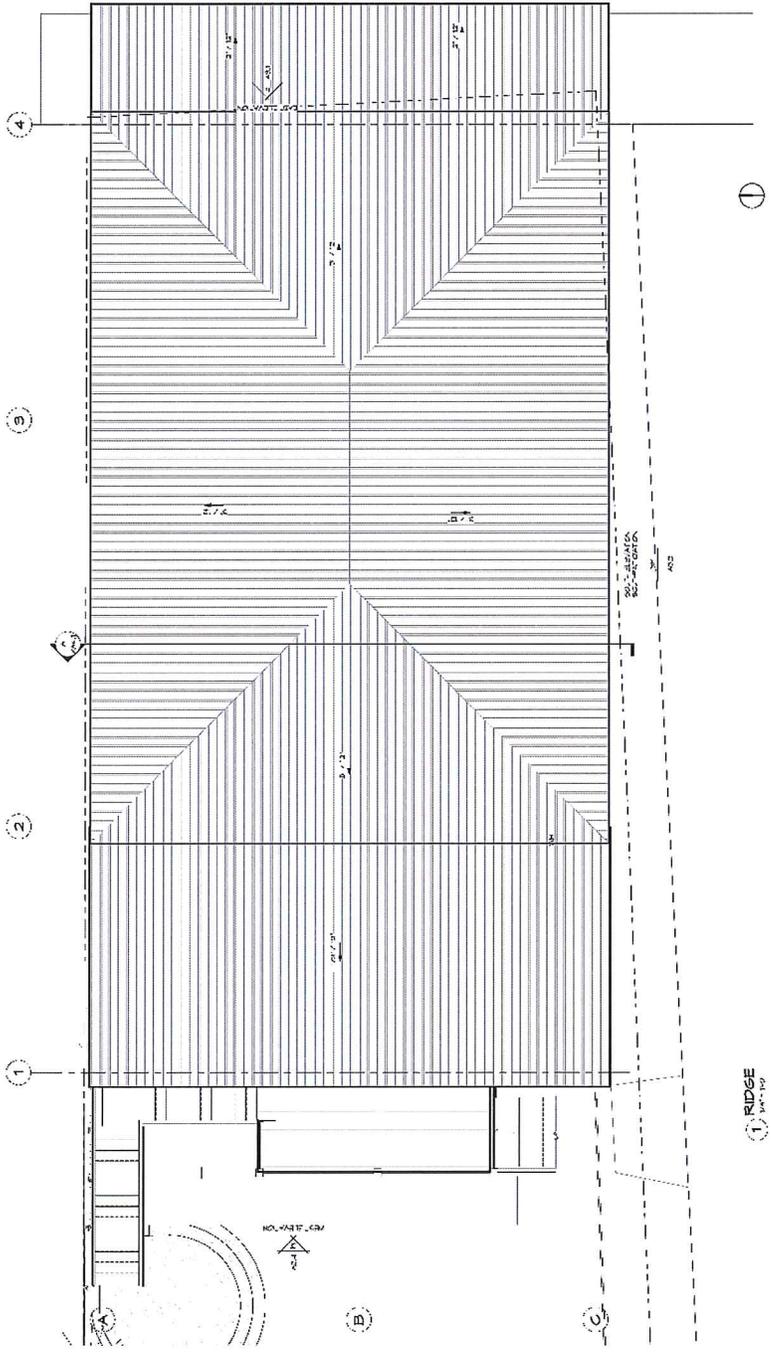
Project: 003111-10  
 SHAI & TASLEM SAYYED  
 18228 MAIN STREET  
 JAYESTOWN, CALIFORNIA 95321

PROJECT: 003111-10  
 SHEET: ROOF PLAN  
 DATE: 20 DECEMBER 2016  
 DRAWN BY: GDS/STY  
 CHECKED BY: GDS/STY

**ROOF ASSEMBLY**  
 THIS ROOF ASSEMBLY IS DESIGNED FOR A DESIGN WIND SPEED OF 140 MPH AND A DESIGN SNOW LOAD OF 30 PSF. THE ROOF ASSEMBLY SHALL BE AS FOLLOWS:  
 1. 1/2" Gypsum Board  
 2. 1/2" OSB  
 3. 2" Polyisocyanurate Insulation  
 4. 1/2" OSB  
 5. 1/2" Gypsum Board

**ROOF VENTING**  
 ROOF VENTING SHALL BE PROVIDED AT THE RIDGE AND AT THE VALLEYS. THE VENTING SHALL BE AS FOLLOWS:  
 1. Ridge Venting: 1/2" x 1/2" x 1/2" Venting  
 2. Valley Venting: 1/2" x 1/2" x 1/2" Venting

**ROOF VALLEY NOTES**  
 1. VALLEY FLASHING SHALL BE PROVIDED AT ALL VALLEYS.  
 2. VALLEY FLASHING SHALL BE 1/2" x 1/2" x 1/2" Venting.  
 3. VALLEY FLASHING SHALL BE 1/2" x 1/2" x 1/2" Venting.



① RIDGE

Attachment 3: DPR Forms

State of California--The Resources Agency <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>	Primary # <u>P-55-005480</u> HRI # _____ Trinomial _____ NRHP Status Code <u>3D</u>
Other Listings _____ Review Code _____	Reviewer _____ Date _____

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 18228, 18232 Main Street; JS-27

P1. Other Identifier: Rocca Building (#45 in 1983 survey)

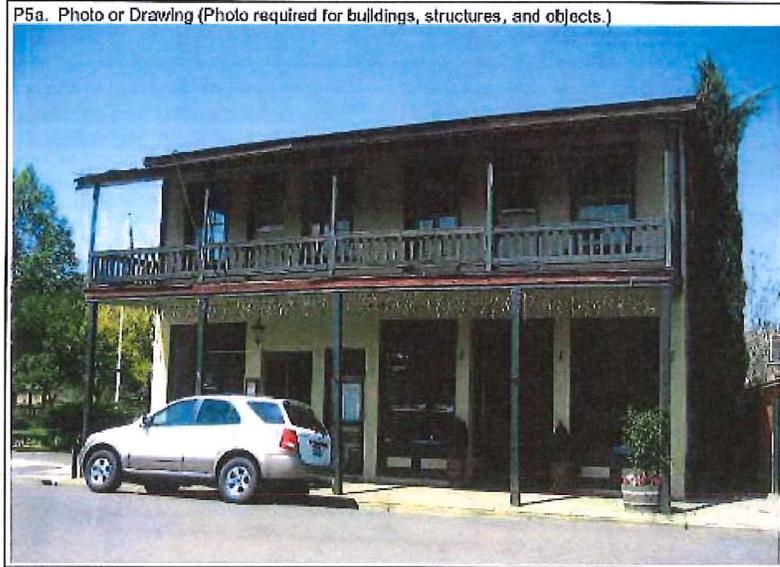
\*P2. Location:  Not for Publication  Unrestricted \*a. County Tuolumne  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Sonora, Calif. Date 1987 T N R 14E, NW ¼ of SE ¼ of Sec. 10; MDMB  
c. Address 18228, 18232 Main Street City Jamestown Zip 95327  
d. UTM: (Give more than one for large and/or linear resources) Zone 10 mE/ \_\_\_\_\_ mN  
e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 003-111-18 (Lots 18-19, Bl. 3)

a. **Description:** Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).  
This is a two-story board-formed concrete building with a rectangular mass and a low-pitched hip roof. The primary east façade features a full-width two-story porch supported by square wood posts; the upper story has a wood railing with wood posts. The upper story façade features two glass and panel doors with transoms, each flanked by 2/2-light frame windows, double hung. The lower story has two storefronts flanking a central Eastlake door, with one light and three panels, to an interior staircase to the upper story. The northern storefront has a recessed entryway with double doors flanked by storefront windows with kick-plates with recessed panels. The southern storefront has a smaller door and one storefront window with recessed panel kick-plate. The show windows have a horizontal top panel and three-light transoms.

\*P3b. Resource Attributes: (List attributes and codes) HP6, Two story commercial property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) View west, 5 May 2008, IMG-2827

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
ca. 1910

\*P7. Owner and Address:  
Ernst J. Viglionzoni  
165 Dodge Lane  
Sonora, CA 95370

\*P8. Recorded by: (Name, affiliation, address)  
Judith Marvin, Terry Brejla  
Foothill Resources, Ltd.  
P.O. Box 2040  
Murphys, CA 95247

\*P9. Date Recorded: 5 May 2008

\*P10. Survey Type (Describe):  
Reconnaissance survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey, Inventory, and Evaluation of Jamestown, Tuolumne County, California. Judith Marvin and Terry I. Brejla. Submitted to the County of Tuolumne by Foothill Resources, Ltd., 2008.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List) 1983 Record

State of California--The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # <u>P-55-005480</u> HRI # _____
<b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	

Page 2 of 5

\*NRHP Status Code 3D

\*Resource Name or # (Assigned by recorder) 18228-18232 Main Street; JS-27

- B1. Historic Name: Rocca Building
- B2. Common Name:
- B3. Original Use: Commercial                      B4. Present Use: Commercial
- \*B5. Architectural Style: Concrete commercial
- \*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed ca. 1910, some windows replaced with appropriate sash, few other alterations noted.
- \*B7. Moved?  No    Yes    Unknown   Date:   Original Location:
- \*B8. Related Features:

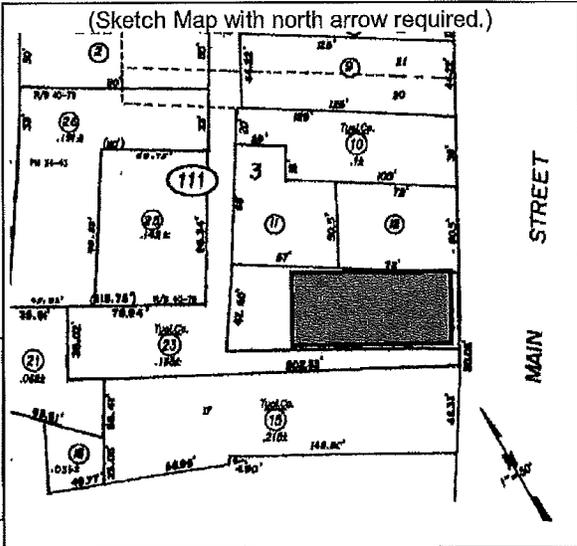
B9a. Architect: Unknown                      b. Builder: Unknown

\*B10. Significance: Theme Commercial development                      Area Jamestown

**Period of Significance** 1910s-1930s   **Property Type** Commercial   **Applicable Criteria** A and C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
Jamestown's history reflects in microcosm the state's history beginning with the Gold Rush. Discovered in August 1848, the Woods Creek placers at Jamestown eventually yielded millions of dollars in gold. When the easily mined gold gave out, the town remained a trade and supply depot for mining higher in the foothills, with a prime location on the roads from the Central Valley, and agriculture flourished beginning in the 1860s with the aid of the ditches constructed to bring the water from the mountains. The "Second Gold Rush" of the 1890s-1910s, the result of advancements in technology and the infusion of foreign capital, granted new life to the town, surrounded as it was by the Mother Lode itself. But it was the coming of the Sierra Railway in 1897 that cemented Jamestown's status. The railroad transported the bounty of Tuolumne County's natural resources, including minerals, cattle, produce, and in particular lumber, to the waiting markets in California and across the country. The railroad also facilitated the dam construction projects of the 1910s-1940s and brought film crews to the area, providing another relatively stable source of income. When a wave of nostalgia began in the 1930s for California's real and imagined romantic past, Jamestown was ideally situated to capitalize on it, and continues to be a destination for tourists seeking the "real" Mother Lode of California's past. The building is recommended as eligible for the National and California registers as a contributor to the Jamestown Historic District under Criteria A and C. Under Criterion A, it is associated with the 1910s-1920s commercial development of Jamestown when the railroad was operating and the mines were booming. Under Criterion C, it maintains its integrity of design, materials, association, and feeling. It does not appear eligible under Criteria B or D.

- B11. Additional Resource Attributes: (List attributes and codes)
- \*B12. References:
- B13. Remarks:
- \*B14. Evaluator: Judith Marvin, Terry Brejla  
Foothill Resources, Ltd., P.O. Box 2040, Murphys, CA 95247
- \*Date of Evaluation: 21 September 2008

(This space reserved for official comments)

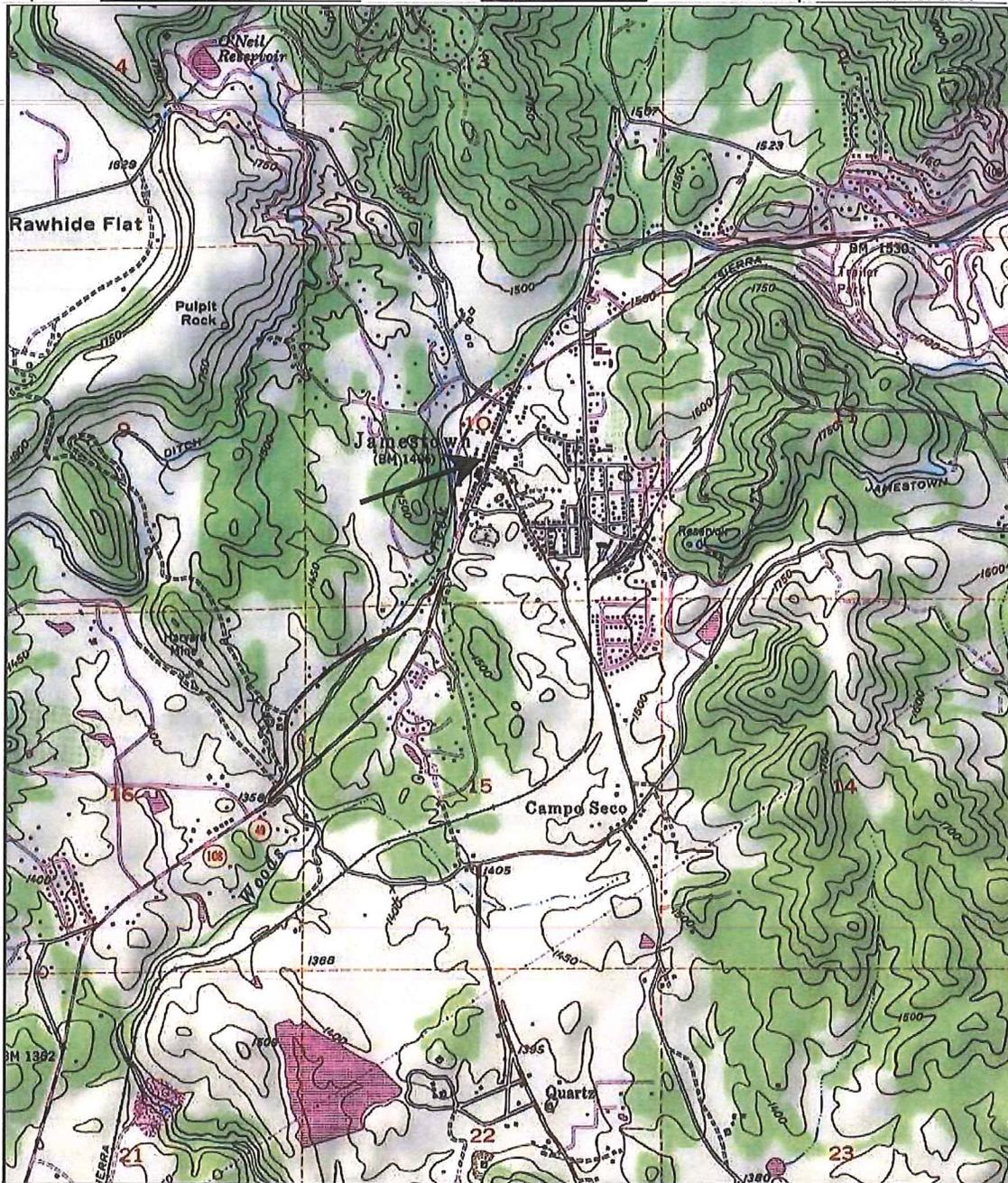


State of California—The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # P-55-005480  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 5      \*Resource Name or # (Assigned by recorder) 18228, 18232 Main Street; JS-27

\*Map Name: Sonora, Calif.      Scale: 1:24000      Date of Map: 1948 PR 1987



TN 14° MN 144°

0 1000 FEET 0 500 1000 METERS  
Printed from TOPOI ©2001 National Geographic Holdings (www.topo.com)

DPR 523J (1/95)

\*Required information

#45

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

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 18/7000 50/1103020  
C \_\_\_\_\_ D \_\_\_\_\_

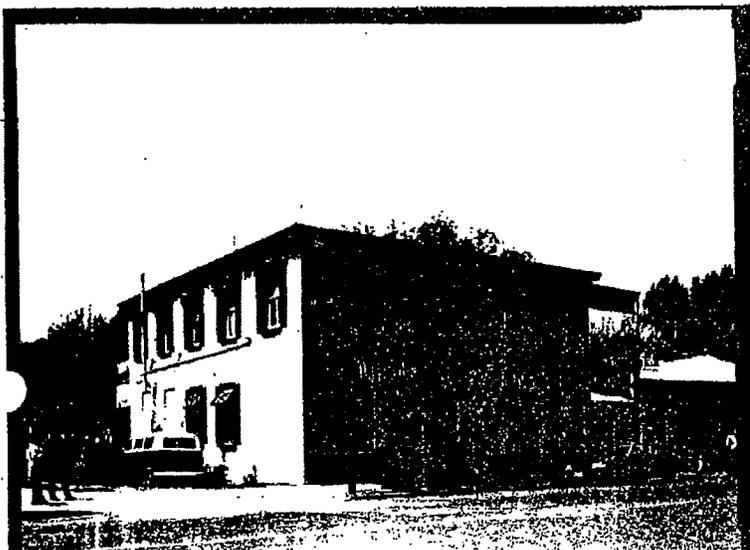
IDENTIFICATION

1. Common name: The Smoke #45
2. Historic name: Rocca Building
3. Street or rural address: Main Street  
City Jamestown Zip 95327 County Tuolumne
4. Parcel number: Block 111 Lot 14
5. Present Owner: estate of Edna Collard Address: PO Box 544  
City Jamestown Zip 95327 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Restaurant Original use: Unknown

DESCRIPTION

- 7a. Architectural style: Western Commercial
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The structure is a two-story, concrete building, with a shallow hipped roof. The width of the rectangular building fronting the street is faced with a two story porch and veranda, as is the rear of the building where parts have been enclosed. Windows are 2/2 sash throughout. There are three entryways in the front of the building: a northern recessed bay with double doors flanked by large show windows and capped by a two-light transom; a southern entrance with a smaller door and bay; and a central door leading to the second floor. The front show windows include a horizontal top panel and three-light transoms. A fire in the 1960s destroyed several buildings directly adjacent to and south of this structure.



8. Construction date: \_\_\_\_\_  
Estimated \_\_\_\_\_ Factual 1915
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 39' Depth 130'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
March 1983

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

14. Alterations: none

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

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

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

18. Related features: None

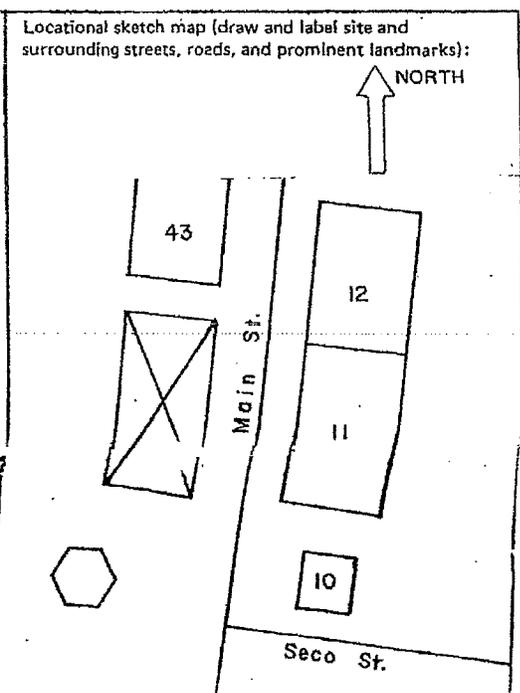
**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
Once one of a number of two story buildings with porches and verandas that lined the west side of Main Street, it marks the northern boundary of the fire that swept through the block in the 1960s. It is relatively unchanged since its construction and has been restored by its present occupants. The building served as the post office for many years. The present restaurant, "The Smoke" was named for an earlier restaurant of the same name that was destroyed in the 1960s fire.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).  
Assessor's Rolls  
Historic Photographs

22. Date form prepared March 1983  
By (name) J. Costello/M. Freeman  
City Soulsbyville Zip 95372  
Phone: 209-532-7922





# HISTORIC PRESERVATION REVIEW COMMISSION



TERRY BREJLA, CHAIR  
LISA DEHART, VICE-CHAIR

2 South Green Street  
Sonora, CA 95370  
209 533-5633

## COMMISSIONERS

Charlotte Hague  
Sharon Marovich  
Jerry Morrow  
Jeannette Simons

## HISTORIC PRESERVATION REVIEW COMMISSION MINUTES

July 6, 2020

- PRESENT:** Chair Brejla and Commissioners, Jerry Morrow, Charlotte Hague and Jeannette Simons
- ABSENT:** None
- STAFF:** Quincy Yaley, Community Development Department Director; Sheila Shanahan, Housing Program Coordinator; Cheydi Gonzales, Land Use Technician

\*\*\*\*\*

*The Commission rearranged its agenda during the meeting; however, the minutes have been prepared to follow the printed agenda for the purpose of consistency.*

### CALL TO ORDER/WELCOME:

Chair Brejla called the meeting of July 6, 2020 to order at 4:00 p.m.

Chair Brejla asked staff to roll call the Commission.

Chair Brejla: Aye  
Vice-Chair DeHart: Aye  
Charlotte Hague: Aye  
Sharon Marovich: Aye  
Jerry Morrow: Aye  
Jeanette Simons: Aye

Chair Brejla indicated that there was a quorum.

### PUBLIC FORUM: 15 minutes

Chair Brejla opened the 15 minute public comment period, during which anyone wishing to could come forward and address the Commission on any item not on the Agenda.

Seeing no one else who wished to address the Commission at this time, Chair Brejla closed the public comment period.

### COMMISSION BUSINESS:

- A. Salute the Flag
- B. Reports from Staff and Commissioners

There were no reports from staff.

Commission Marovich reminded staff of the Commissions annual training.

C. COVID-19 Procedures

Quincy Yaley, Community Development Department Director gave an overview of the COVID-19 Procedures.

**MINUTES:**

1. Consideration of the Minutes of the July 6, 2020 meeting.

It was moved by Commissioner Morrow and seconded by Commissioner DeHart to approve the minutes of July 6, 2020 with the proposed corrections.

Chair Brejla called for the vote:

Chair Brejla: Aye  
Vice-Chair Dehart: Aye  
Commissioner Morrow: Aye  
Commissioner Hague: Aye  
Commissioner Simons: Aye  
Commissioner Marovich: Aye

Motion carried 6 – 0 – 0

**PUBLIC HEARING:**

**1. Project Review – Review the following project; take any necessary action.**

1. Mills Act Contract (MIS19-024) to enter into a “Historic Property Preservation Agreement” to preserve the two-story brick Queen Anne building known as “The Emporium”.
2. Resolution to add “The Emporium” Structure on the property to the Tuolumne County Register of Cultural Resources.
3. Historic Conditional Use Permit (CUPH20-001) to allow the replacement of the existing composite shingle roof to a subtle non-reflective brown metal roof.

Cheydi Gonzales, Land Use Technician gave an overview of the proposed project location and description.

Commissioner Marovich noted that due to the project being on the National Register, that would automatically put the project on the Tuolumne County Register of Cultural Resources. She indicated that number two of the proposed project could be removed.

Ms. Yaley responded that she was also questioning if the proposed project was already on the Tuolumne County Register of Cultural Resources. She noted that staff would modify the description prior to the Board of Supervisors hearing.

Commission Marrow noted that he visited the proposed project site and thanked the applicant for spending time explaining the site and the historical background.

The Commissioners said that the Emporium is an exquisite building and complimented the Barendregts’ on maintaining the building over the years.

Commissioner Simons stated that the National Register noted that the Emporium’s roof was

concrete Tile.

Mallory Barendregt, the project applicant gave an overview of the roofing history but noted the roofing had never been concrete tile.

Commissioner Simons asked if the National Register could be updated to reflect that.

Chair Brejla asked if the Commission had any additional questions or staff. Seeing no one, she opened the public comment period and asked if there was anyone who wished to speak on the proposed project. Seeing no one, she closed the public comment period and referred the item back to the Commission.

It was moved by Commission Morrow and seconded by Vice-Chair DeHart to recommend approval of Mills act Contract (MIS19-024) based on Findings a through D, recommend approval of the Resolution to add "The Emporium" Structure of the property to the Tuolumne County Register of Cultural Resources based on Findings a through D, and recommend approval of Historic Conditional Use Permit (CUPH20-002) based on Findings A through D and subject to Conditions 1 through 4.

Chair Brejla asked staff to roll call for the vote.

Chair Brejla: Aye  
Vice-Chair DeHart: Aye  
Charlotte Hague: Aye  
Sharon Marovich: Aye  
Jerry Morrow: Aye  
Jeanette Simons: Aye

Motion carried 6 – 0 – 0

## **2. Demolition Review Checklist**

None

### **COMMISSION BUSINESS:**

**1. Demolition Review Committee** – Committee report; take action as necessary.

None

**2. Grant Committee** – Committee report; take action as necessary

Discussion ensued on the current grants that were available.

**3. "Preserve America" Committee** – Committee report; take action as necessary.

A discussion ensued on the "Preserve America" program.

### **ADJOURNMENT:**

Chair Brejla adjourned the meeting at 5:14p.m.

Respectfully,

Quincy Yaley, AICP  
Community Development Department Director