

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, August 16, 2018

Chairperson McBRIDE called the meeting to order at 1:35 p.m.

1. **ROLL CALL**

Committee Members Present: Development Services Director McBride,
Land Surveyor Cardoso (for City Engineer
Son), and Engineering Technician IV
England (for Chief Building Official
Frazier)

Committee Members Absent: None

Staff Present: Planner/Recording Secretary Mendoza-
Gonzalez, Planning Manager Espinosa,
Economic Development Director Quintero

2. **MINUTES**

M/S McBRIDE-CARDOSO, and carried by unanimous voice vote, to
approve the Minutes of AUGUST 2, 2018, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

4.1 Site Plan Review Application #421, submitted by Hotel Tioga
Investors, LLC, property owner, to repair and restore the interior and
exterior of the Hotel Tioga building located at 1715 N Street within
a Central Commercial (C-C) Zone.

August 16, 2018

Planner MENDOZA-GONZALEZ reviewed the application for this item. For further information, refer to Draft Site Plan Review Committee Resolution #421.

Commissioner CARDOSO recommended modifying Condition #17, because the Engineering Department would prefer that the applicant engage in an agreement to use City right-of-way instead of an encroachment permit. In addition, Commissioner CARDOSO noted that the Committee should add Condition #22 to ensure that the developer meets FEMA requirements for development in their flood zone.

M/S McBRIDE - CARDOSO, and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #18-52, and approve Site Plan Application #421, subject to the Findings and twenty-one (21) conditions set forth in the Draft Resolution #421 with a modification to Condition #17 and the addition of Condition #22 as follows:

(Note: Strikethrough deleted language, underline added language.)

“17. All structures extending over the public right-of-way shall require ~~encroachment permits~~ an agreement to use City right-of-way (including awnings, overhangs, and signs).

“22. The applicant will provide proof to the City Engineer of compliance with all FEMA flood regulations.”

AYES: Committee Members Cardoso, England, and
Chairperson McBride

NOES: None

ABSENT: None

5. **INFORMATION ITEMS**

5.1 Calendar of Meetings/Events

There was no discussion regarding the calendar of meetings/events.

Site Plan Review Committee Minutes

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August 16, 2018

6. **ADJOURNMENT**

There being no further business, Chairperson McBRIDE adjourned the meeting at 1:59 p.m.

Respectfully submitted,



Kim Espinosa, Secretary

Merced City Site Plan Review Committee

APPROVED:



Scott McBride, Chairperson/Development
Services Director

Merced City Site Plan Review Committee

CITY OF MERCED
SITE PLAN REVIEW COMMITTEE
RESOLUTION #421

<u>Hotel Tioga Investors, LLC</u> APPLICANT	<u>Hotel Tioga building improvements, which include remodeling 70 residential units, and restoring the historic lobby and exterior façade.</u> PROJECT
<u>P.O. Box 447</u> ADDRESS	<u>1715 N Street</u> PROJECT SITE
<u>Englewood, CO 80151</u> CITY/STATE/ZIP	<u>031-131-008</u> APN
<u>(919) 669-9650</u> PHONE	<u>Central Commercial (C-C)</u> ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Merced City Site Plan Review Committee considered and approved Site Plan Review Application #421 on August 16, 2018, submitted by Hotel Tioga Investors, LLC, property owner, to repair and restore the interior and exterior of the Hotel Tioga building located at 1715 N Street within a Central Commercial (C-C) Zone. Said property being more particularly described as Lots 15 and 16 from Block 165 as shown on that Map entitled “Supplemental Map to Town of Merced,” recorded in Volume 2, Page 12 of Merced County Records; also known as Assessor’s Parcel Number (APN) 031-131-008.

WHEREAS, the proposal is exempt from the California Environmental Quality Act (CEQA), and is in accordance with Section 15301 (a) (Exhibit I); and,

WHEREAS, the Merced City Site Plan Review Committee makes the following Findings:

- A) The proposal complies with the General Plan designation of Regional Community Commercial (RC) and the Zoning classification of Central Commercial (C-C).
- B) Hotel Tioga is an 85,000-square-foot, mixed-use building on a 0.35-acre lot with commercial uses on the ground floor and residential units on the second, third, fourth, fifth, and sixth floors.
- C) Hotel Tioga is registered as a historic building at the Federal, State, and local levels.
- D) The Site Plan Review Committee has determined that the proposal does not require a certificate of alteration because the portions of the building that are protected by historic preservation agencies, such as the historic lobby and exterior facade, are not being altered, they are being restored to their original state (“alter” as defined under MMC Section 17.54.020 – Definitions). This work shall be done as required by State and Federal historic agencies.

- E) The applicant is proposing to restore and repair the interior and exterior of Hotel Tioga. As shown at Exhibit E under Notes 1 and 2, the applicant will protect and retain all historic features. The applicant shall do this as required by the State Historic Preservation Office (SHPO) and the United States Department of the Interior National Park Service (see Condition #13). The applicant is proposing to reduce the number of apartments from 98 units to 70 units. This will be achieved by combining several units to create larger apartments. The ground floor commercial area will be reduced by approximately 50 percent. Interior modifications include upgrades to the electrical system, plumbing system, central heating and cooling systems, installing new flooring/paint, and restoring the historic lobby. Exterior modifications include patching walls, repairing windows and awnings, and protecting the roof mounted steel armature (structure for future sign restoration).
- F) The applicant has submitted plans to SHPO and the US Department of the Interior National Parks Department for their review and approval (see Exhibit H). SHPO has provided documentation recommending that the National Parks Department approve this proposal (Exhibit G). Issuance of the certificate of occupancy shall be contingent upon obtaining approval from SHPO and the US Department of the Interior National Parks Department (see Condition #12).
- G) The majority of Hotel Tioga will be used for apartment purposes. The building was converted into an apartment complex several decades ago with the property owner engaging in either monthly or annual leases with their tenants.
- H) As shown under Merced Municipal Code Section 20.68.060.C.2.E. Design Review Permit (Review Authority), "the Development Services Department may take action on façade improvements to existing structures which do not increase the floor area of the structure by more than 5 percent." The Director of Development Services has reviewed the applicant's proposal and determined that their request meets the above criteria, and that their proposal could be reviewed by the Site Plan Review Committee.
- I) The Site Plan Review Committee is of the opinion that the future roof-mounted sign may be installed with a staff level design review permit and building permit, if the new sign is similar to the previous sign shown at Exhibit F. If not, the sign may require a certificate of alteration from the Historic Preservation Commission or their designated review board (see Condition #8).
- J) The subject site is located within the City's Downtown Parking District, which does not require off-street parking for uses on the first floor.
- K) Historically, this site has not provided parking for uses above the ground floor. The parking for this site is considered legal non-conforming and the applicant is not required to provide additional parking as long as they meet the eligibility requirements outlined under MMC Chapter 20.52 – Nonconforming Parcels, Uses, and Structures. Future increases in residential units shall require new parking as required by the Zoning Ordinance. This may include providing off-site parking on

a lot approved by the Director of Development Services (whom may refer the proposed parking plan to the Site Plan Review Committee), or by paying a park in-lieu fee as required by the City's Municipal Code.

- L) Hotel Tioga is located on one parcel with two lots. The applicant shall apply for a lot merger prior to issuance of the certificate of occupancy, so that the building is not on top of two lot lines (see Condition #15).

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Review Application #421, subject to the following conditions:

1. All applicable conditions contained in Site Plan Approval Resolution #79-1-Amended ("Standard Conditions for Site Plan Application") shall apply.
2. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply including, but not limited to, the California Building Code and fire codes.
3. The site shall be constructed as shown on Exhibit B (site plan), Exhibit D (floor plans), Exhibit E (elevations), and as modified by the conditions of approval within this resolution.
4. Notwithstanding all other conditions, all construction and improvements shall be in strict accordance with Zoning, Building, and all other codes, ordinances, standards, and policies of the City of Merced, including but not limited to, fire sprinklers and fire life safety systems.
5. All modifications shall meet or exceed the building codes in effect at the time of building permit application submittal.
6. The applicant shall use proper dust control procedures during site development as required by the San Joaquin Valley Air Pollution Control District.
7. All signing shall comply with the City's Sign Ordinance. Design review permits and building permits shall be obtained prior to installing any permanent signing. A Temporary Sign Permit shall be obtained prior to installing any temporary signs or banners. Freestanding or A-frame signs are not allowed.
8. The future roof-mounted sign may be installed with a staff level design review permit and building permit, if the sign is designed similarly to the previous sign shown at Exhibit F. If not, the new sign shall require a certificate of alteration from the Historic Preservation Commission or their designated review board.
9. All existing landscaping shall be kept healthy and maintained, and any damaged or missing landscaping shall be replaced immediately.
10. The premises shall remain clean and free of debris and graffiti at all times.
11. Future alterations to the building's historic features shall require a design review permit and/or a certificate of alteration from the Historic Preservation Commission or their designated review board.

August 16, 2018

12. The applicant shall provide proof of approval from the State Historic Preservation Office and the United States Department of the Interior National Park Service prior to issuance of the certificate of occupancy.
13. The applicant shall comply with all building rehabilitation and restoration requirements set forth by the State Historic Preservation Office and the United States Department of the Interior National Park Service.
14. All mechanical equipment (including roof-mounted equipment) shall be screened from public view. Instead of screening, roof-mounted equipment may be of a color that blends in with the building or sky (white or off-white).
15. Prior to issuance of certificate of occupancy, the applicant shall submit a lot merger application to merge the existing lots into one lot and remove the lot lines that are currently underneath the building.
16. The applicant shall work with the City's Engineering and Fire Departments to determine if the exterior fire escapes on the building are structurally safe. The exterior fire escapes may need to be removed if required by the City's Engineering and Fire Departments.
17. All structures extending over the public right-of-way shall require an agreement to use City right-of-way (including awnings, overhangs, and signs).
18. Building lighting shall be shielded or oriented in a way that does not allow "spill-over" onto adjacent lots in compliance with the California Energy Code requirements.
19. The applicant shall work with the City's Refuse Department to determine the location and method for refuse service. In addition, the applicant shall work with the City's Refuse Department to determine if a recycling container will be required to comply with AB 341.
20. As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing roads, sidewalk, curb, gutter, and street corner ramp(s), so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations.
21. Any missing or damaged improvements along the property frontage shall be installed/repared to meet City Standards. Any improvements that do not meet current City Standards shall be replaced to meet all applicable standards.
22. The applicant will provide proof to the City Engineer of compliance with all FEMA flood regulations.

If there are any questions concerning these conditions and recommendations, please contact Francisco Mendoza-Gonzalez at (209) 385-6858.

August 16, 2018

DATE


SIGNATURE

Planner

TITLE

Site Plan Approval #421

Page 5

August 16, 2018

Exhibits:

- A) Location Map
- B) Site Plan
- C) Demolition Plans
- D) Proposed Floor Plans
- E) Proposed Elevations
- F) Hotel Tioga Historic Sign
- G) SHPO Recommendation to the US Parks Department
- H) Application to the United States Department of the Interior National Park Service
- I) Categorical Exemption



EXHIBIT A

PROJECT

HOTEL TIOPA
1715 N STREET
MERCED, CA 95340

CLIENT
HOTEL TIOPA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL
ARCHITECTS
417 Montgomery Street, 8th Floor, San Francisco, CA 94104
T 415 398 5154 F 415 392 5552
www.page-turnbull.com

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ISSUE

- | | |
|----------------------------|------------|
| 1. TAX CREDIT APPLICATION | 05.15.2018 |
| 2. PRELIMINARY DEVELOPMENT | 06.01.2018 |
| 3. PERMIT SET | 07.11.2018 |
| 4. SITE PERMIT | 07.11.2018 |

TITLE
SITE PLAN

PERMIT SET

ISSUE DATE 07/26/2018
DRAWN BY K.S.
CHECKED BY S.
JOB NUMBER 17314

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A1.00

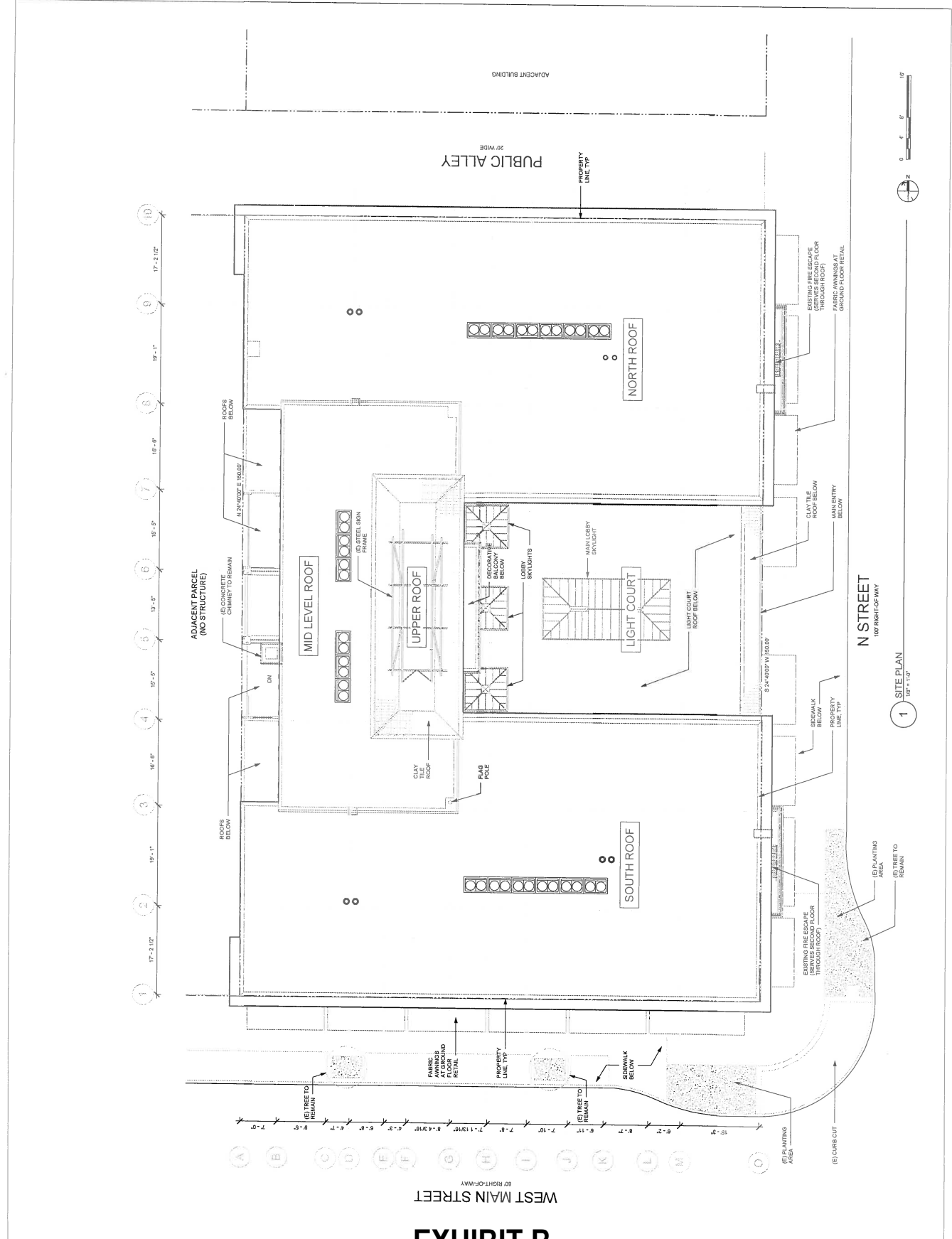


EXHIBIT B

PROJECT

HOTEL TIOGA
1715 N STREET
MERCED, CA 95340

OWNER

HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL
Page & Turnbull Architects, Inc. is a registered professional architectural firm in the State of California.
417 Montgomery Street, 8th Floor, San Francisco, CA 94104
www.page-turnbull.com

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

BASEMENT DEMOLITION PLAN

PERMIT SET

ISSUE DATE 07.08.2018

SCALE 1/8" = 1'-0"

DRAWN BY IK, JA

CHECKED BY SL

JOB NUMBER 17314

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1 BASEMENT DEMOLITION PLAN

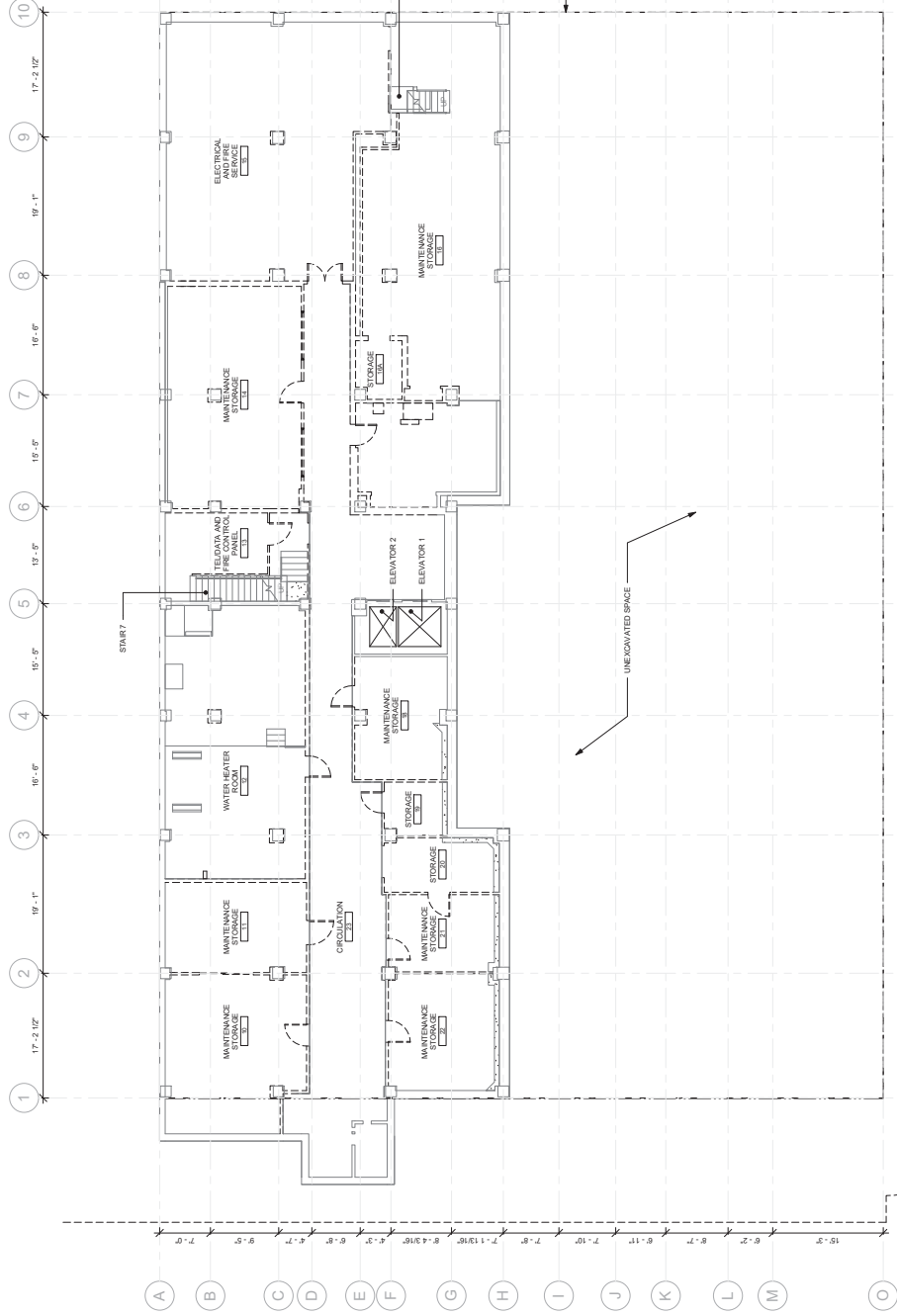
1/8" = 1'-0"



- PLAN LEGEND
- (E) WALL TO REMAIN
 - (E) WALL TO BE DEMOLISHED
 - (N) WALL CONSTRUCTION

SHEET NOTES

1. RETAIN AND PROTECT HISTORICALLY SIGNIFICANT BUILDING ELEMENTS TO REMAIN
2. PROTECT BUILDING ELEMENTS TO REMAIN



PROJECT

HOTEL TIOGA

1715 N STREET
MERCED, CA 95340

OWNER

HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL

417 Montgomery Street, 8th Floor, San Francisco, CA 94104
415.774.8800
www.page-turnbull.com

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

FIRST FLOOR
DEMOLITION PLAN

PERMIT SET
ISSUE DATE 07.08.2018
SCALE 1/8" = 1'-0"
DRAWN BY IK/JA
CHECKED BY SL
JOB NUMBER 17314

D2.01

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PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) WALL CONSTRUCTION

FLOOR LEGEND

- REMOVE (E) TOP LAYER FLOORING -
PROTECT (E) HISTORIC FLOORING BELOW
- PROTECT (E) HISTORIC FLOORING
- REMOVE PORTION OF (E) FLOOR
REPLACE WITH NEW FLOORING AS
NEEDED
- IN WOOD FLOOR FRAMING FOR STAIR
EXTENSIONS - S.S.D.

SHEET NOTES

1. RETAIN AND PROTECT HISTORICALLY
SIGNIFICANT MATERIALS AND
FEATURES.
2. PROTECT BUILDING ELEMENTS TO REMAIN

KEYNOTES

- 02.12 CAREFULLY REMOVE (E) TOP LAYER OF
FLOORING BELOW. RETAIN AND PROTECT (E)
HISTORIC FLOORING
- 02.13 REMOVE EXISTING MAILBOXES
- 02.14 EXISTING COUNTER AND CASEWORK TO REMAIN.
PROTECT IN PLACE
- 02.20 RETAIN AND PROTECT HISTORIC WOOD
WAINSCOT AT FORMER WALLS OF FORMER
KITCHEN. REMOVE EXISTING WAINSCOT
ABOVE WAINSCOT AND DETERMINE EXTENT OF
HISTORIC FINISHES. UNCOVERED

WEST MAIN STREET

PUBLIC ALLEY

N STREET

1 FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"



PROJECT

HOTEL TIOGA
1715 N STREET
MERCED, CA 95340

OWNER

HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL
417 Montgomery Street, 8th Floor, San Francisco, CA 94104
(415) 774-2200
www.page-turnbull.com

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

MEZZANINE
DEMOLITION PLAN

PERMIT SET
ISSUE DATE 07.08.2018
SCALE 1/8" = 1'-0"
DRAWN BY HK/JA
CHECKED BY SL
JOB NUMBER 17314

D2.01a

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PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL CONSTRUCTION

FLOOR LEGEND

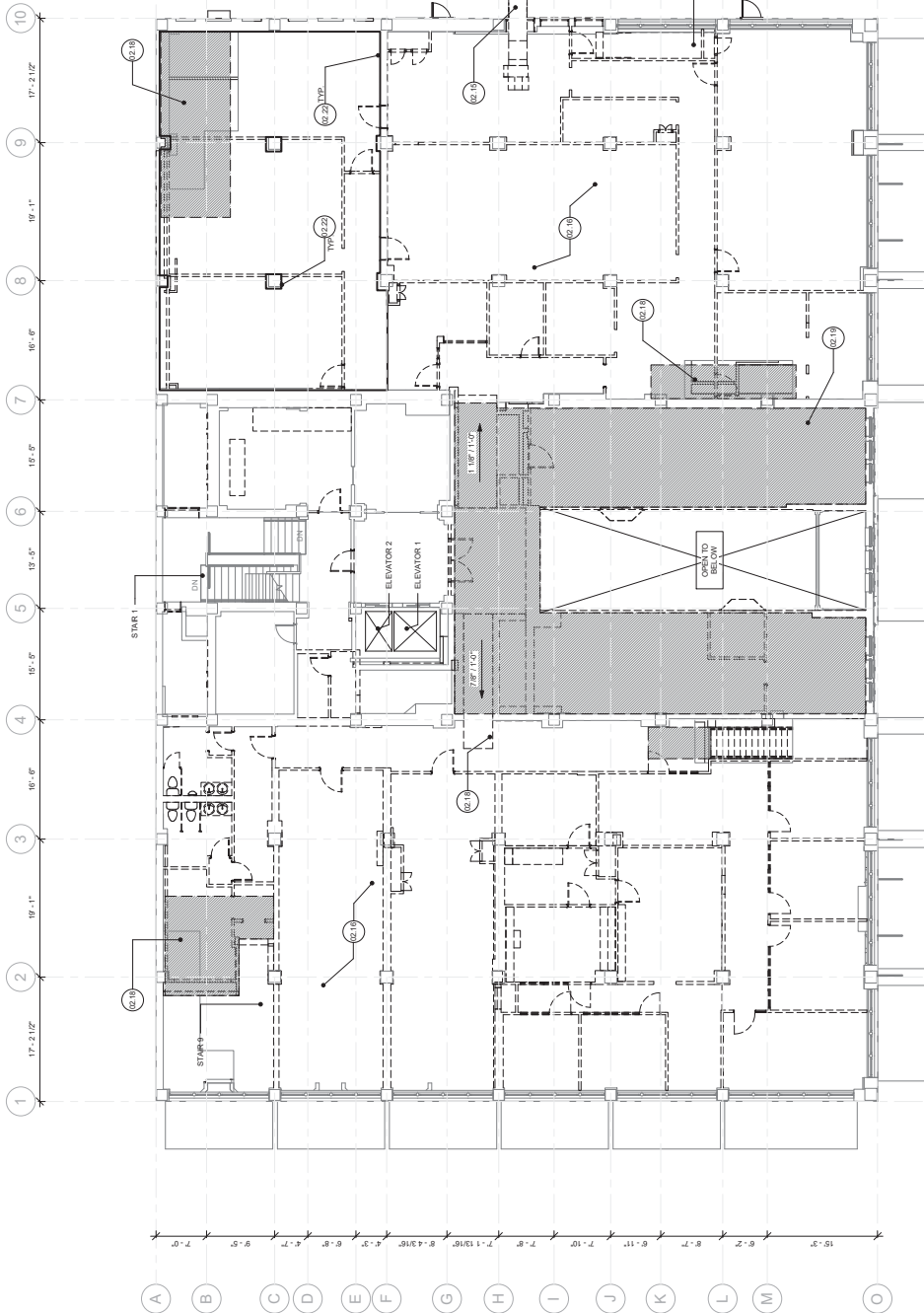
- REMOVE (E) TOP LAYER FLOORING - PROTECT (E) HISTORIC FLOORING BELOW
- PROTECT (E) HISTORIC FLOORING
- REMOVE PORTION OF (E) FLOOR FINISH AS REQUIRED, SPARK AS NEEDED
- (N) WOOD FLOOR RAILING FOR STAIR EXTENSIONS - S.S.O.

SHEET NOTES

1. RETAIN AND PROTECT HISTORICALLY SIGNIFICANT ELEMENTS AND FINISHES
2. PROTECT BUILDING ELEMENTS TO REMAIN

KEYNOTES

- 02.15 REMOVE EXISTING DUCTWORK
- 02.16 EXISTING WOOD FLOOR TO REMAIN, TYP. U.O.N. REMOVE (E) LIGHTWEIGHT CONCRETE TOPPING AND FINISHES WHERE OCCURE, PATCH AND REPAIR AS REQ'D.
- 02.18 REMOVE PORTION OF FLOOR TO ACCOMMODATE STAIR - SHORE AS REQUIRED
- 02.19 REMOVE PORTION OF (E) MEZZANINE FLOOR, RETAIN AND PROTECT HISTORIC ELEMENTS FINISHES
- 02.22 RETAIN AND PROTECT VISIBLE HISTORIC FINISHES, REMOVE (E) MEZZANINE FLOOR, DRAIN ROOM, CAREFULLY REMOVE FINISHES BEHIND, RETAIN ANY (E) HISTORIC FINISHES UNCOVERED



1 MEZZANINE DEMOLITION PLAN

1/8" = 1'-0"





1	TAX CREDIT APPLICATION	05.15.2018
2	100% DESIGN DEVELOPMENT	06.01.2018
3	PERMIT SET	07.06.2018

SECOND FLOOR DEMOLITION PLAN

PERMIT SET	
ISSUE DATE	07.06.2018
SCALE	1/8" = 1'-0"
DRAWN BY	IK, JA
CHECKED BY	SL
JOB NUMBER	17314

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D2.02



1 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

PROJECT

HOTEL TIOGA
1715 N STREET
MERCED, CA 95340

OWNER

HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL
Page & Turnbull Architects, Inc. 17314
411 Montgomery Street, 8th Floor, San Francisco, CA 94104
(415) 774-2200
www.page-turnbull.com

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

THIRD FLOOR
DEMOLITION PLAN

PERMIT SET
ISSUE DATE 07.08.2018
SCALE 1/8" = 1'-0"
DRAWN BY HK/JA
CHECKED BY SL
JOB NUMBER 17314

D2.03

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PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL CONSTRUCTION

SHEET NOTES

1. RETAIN AND PROTECT HISTORICALLY SIGNIFICANT BUILDING ELEMENTS TO REMAIN
2. PROTECT BUILDING ELEMENTS TO REMAIN



1 THIRD FLOOR DEMOLITION PLAN

1/8" = 1'-0"

PROJECT

HOTEL TIOGA

1715 N STREET
MERCED, CA 95340

OWNER

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

FOURTH FLOOR DEMOLITION PLAN

PERMIT SET

ISSUE DATE 07.08.2018

SCALE 1/8" = 1'-0"

DRAWN BY HK/JA

CHECKED BY SL

JOB NUMBER 17314

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0 4 8' 16'



1 FOURTH FLOOR DEMOLITION PLAN

1/8" = 1'-0"

PLAN LEGEND

- (B) WALL TO REMAIN
- (B) WALL TO BE DEMOLISHED
- (B) WALL CONSTRUCTION

SHEET NOTES

1. RETAIN AND PROTECT HISTORICALLY SIGNIFICANT BUILDING ELEMENTS TO REMAIN
2. PROTECT BUILDING ELEMENTS TO REMAIN



PROJECT

HOTEL TIOGA

1715 N STREET
MERCED, CA 95340

OWNER

HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

FIFTH FLOOR
DEMOLITION PLAN

PERMIT SET

ISSUE DATE 07.08.2018

SCALE 1/8" = 1'-0"

DRAWN BY HK/JA

CHECKED BY SL

JOB NUMBER 17314

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1 FIFTH FLOOR DEMOLITION PLAN
1/8" = 1'-0"

- PLAN LEGEND
- (E) WALL TO REMAIN
 - (E) WALL TO BE DEMOLISHED
 - (N) WALL CONSTRUCTION
- SHEET NOTES
1. RETAIN AND PROTECT HISTORICALLY SIGNIFICANT BUILDING ELEMENTS TO REMAIN
 2. PROTECT BUILDING ELEMENTS TO REMAIN



PROJECT

HOTEL TIOPA

1715 N STREET
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415.774.8800
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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.06.2018

TITLE

SIXTH FLOOR AND
MAIN ROOF
DEMOLITION PLAN

PERMIT SET

ISSUE DATE 07.06.2018

SCALE 1/8" = 1'-0"

DRAWN BY HK/JA

CHECKED BY SL

JOB NUMBER 17314

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D2.06

PLAN LEGEND

- (E) WALL TO REMAIN
(D) WALL TO BE DEMOLISHED
(N) WALL CONSTRUCTION

ROOF LEGEND

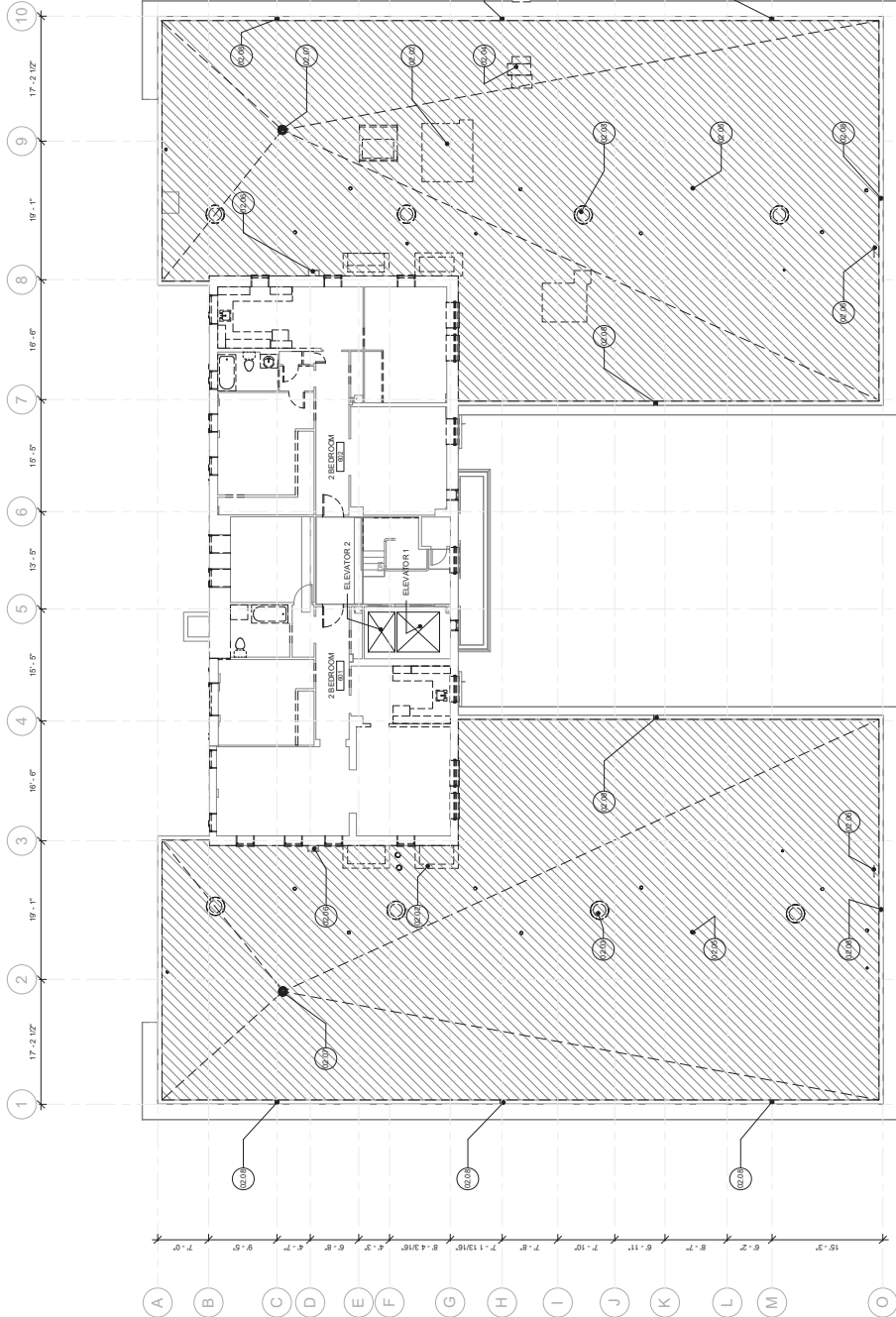
- (R) ROOFING TO BE DEMOLISHED

SHEET NOTES

1. RETAIN AND PROTECT HISTORICALLY
SIGNIFICANT BUILDING ELEMENTS
2. PROTECT BUILDING ELEMENTS TO REMAIN

KEYNOTES

- 02.02 REMOVE EXISTING ROOF EQUIPMENT, TYP.
02.03 REMOVE EXISTING ROOF VENTS, TYP. PATCH
CONCRETE AS REQUIRED
02.04 REMOVE EXISTING FAN UNIT
02.05 REMOVE EXISTING PLUMBING VENTS, TYP.
PATCH CONCRETE AS REQUIRED
02.06 EXISTING FIRE ESCAPE LADDER TO REMAIN.
ENSURE ESCAPE AT FACEDENT, PREP AND PAINT
02.07 REMOVE EXISTING ROOF DRAIN, PATCH
CONCRETE AS REQUIRED
02.08 EXISTING THROUGH-ROOF SCUPPER TO REMAIN



1 SIXTH FLOOR AND MAIN ROOF DEMOLITION PLAN
1/8" = 1'-0"

PROJECT

HOTEL TIOGA
1715 N STREET
MERCED, CA 95340

OWNER

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

BASEMENT FLOOR
PLAN

PERMIT SET
ISSUE DATE 07.08.2018
SCALE 1/8" = 1'-0"
DRAWN BY AJL/DF
CHECKED BY C/BSK
JOB NUMBER 17314

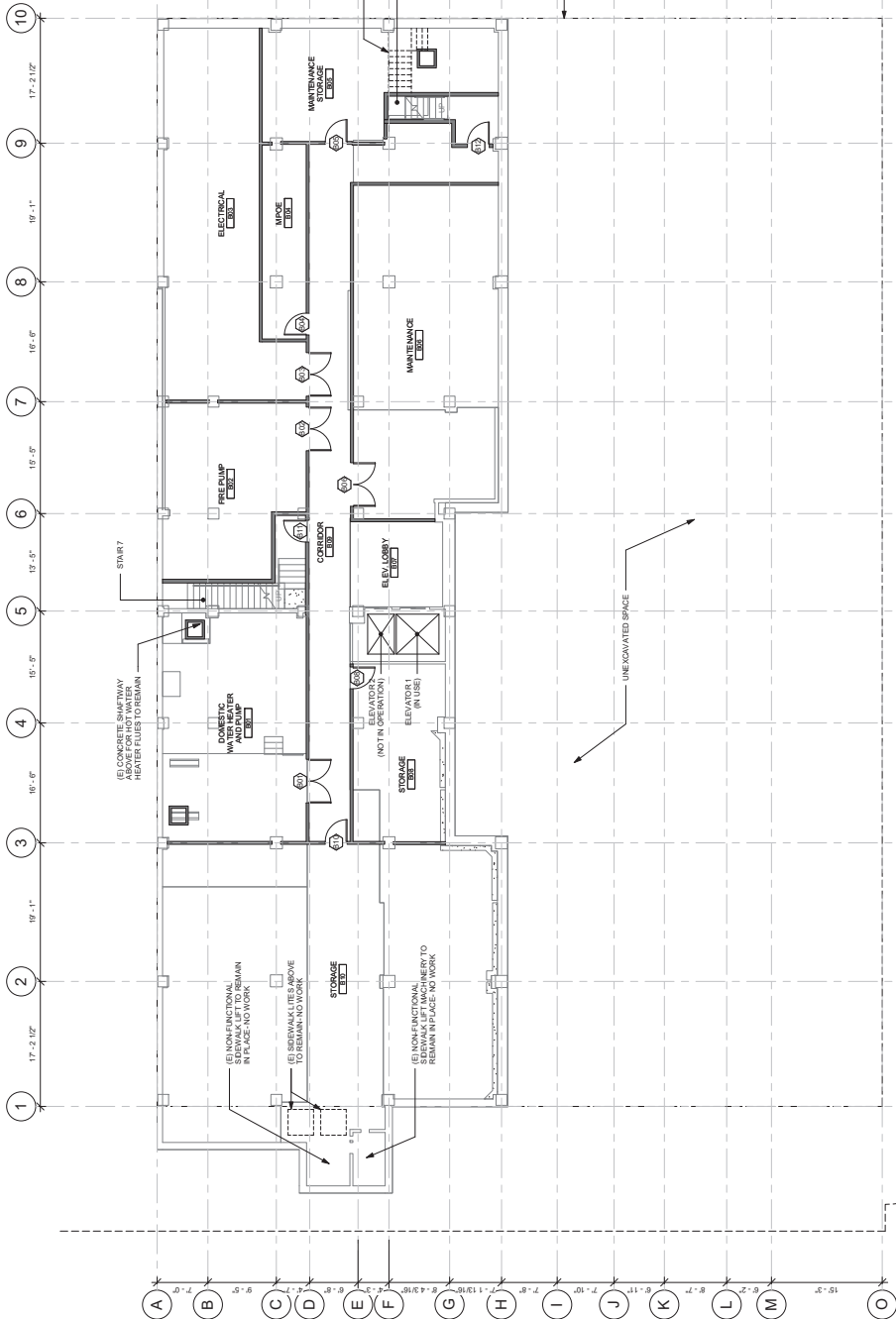
A2.00

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- PLAN LEGEND
- (E) WALL TO REMAIN
 - (E) WALL TO BE DEMOLISHED
 - (N) WALL CONSTRUCTION

SHEET NOTES

1. SEE MECHANICAL ELECTRICAL AND PLUMBING (MEP) SCHEDULES FOR DETAILS AND SPECIFICATIONS.
2. VERIFY FLOOR LEVELS PRIOR TO COMMENCING WORK.



1 BASEMENT
1/8" = 1'-0"





1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE
FIRST FLOOR PLAN

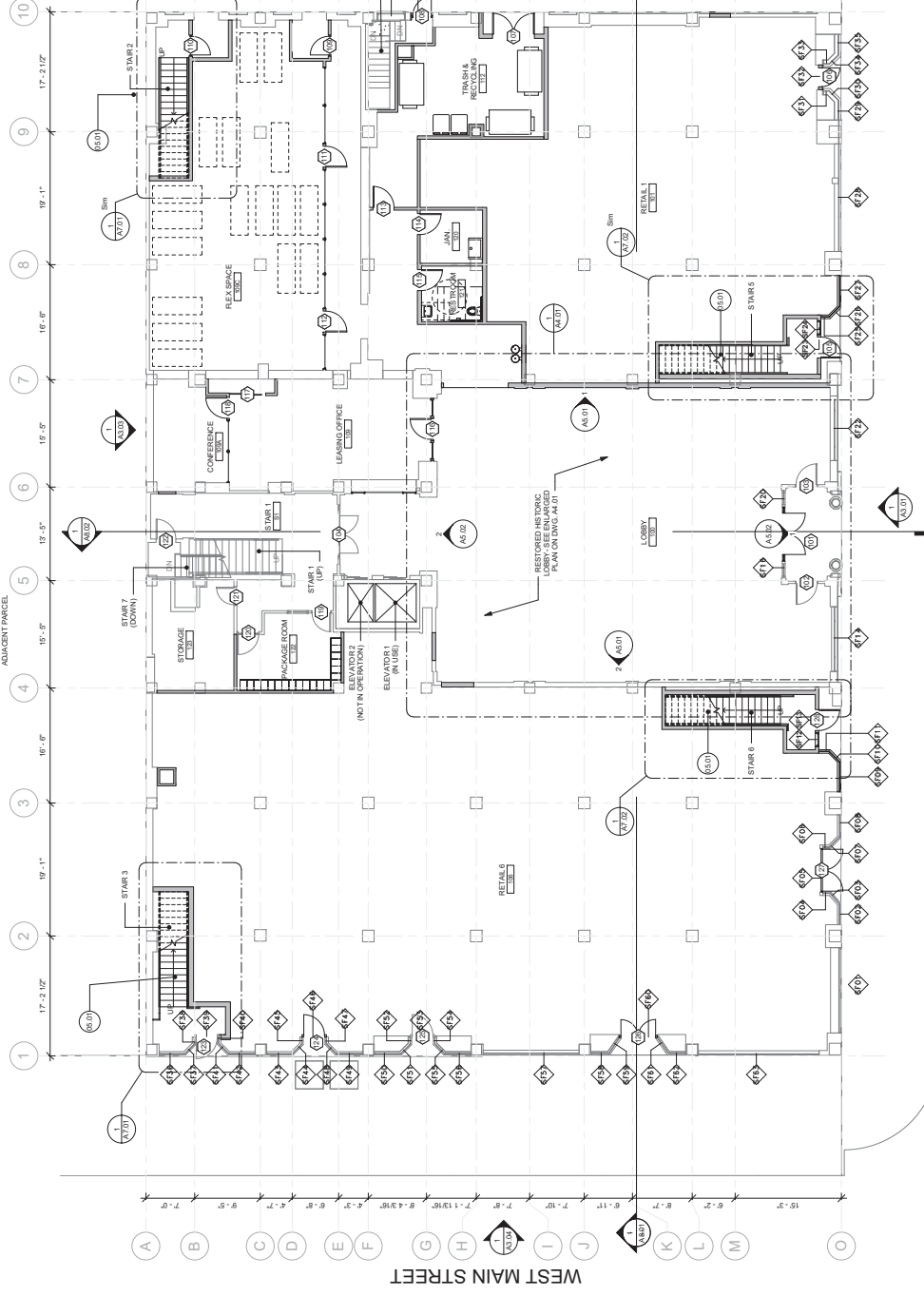
PERMIT SET
ISSUE DATE 07.08.2018
SCALE 1/8" = 1'-0"
DRAWN BY JK
CHECKED BY SL
JOB NUMBER 17314

A2.01

- PLAN LEGEND
- (E) WALL TO REMAIN
 - (E) WALL TO BE DEMOLISHED
 - (N) WALL CONSTRUCTION

- SHEET NOTES
1. SEE ENLARGED PLAN FOR LOBBY RESTORATION AND STAIRS. SEE ENLARGED PLAN FOR STAIRS AND AT DOORS AND PASSAGEWAYS
 2. SEE ENLARGED PLAN FOR LOBBY RESTORATION AND STAIRS. SEE ENLARGED PLAN FOR STAIRS AND AT DOORS AND PASSAGEWAYS

- KEYNOTES
1. STEEL PAN STAIR WITH STEEL STRINGERS AND TREADS
 2. STEEL PAN STAIR WITH STEEL STRINGERS AND TREADS



N STREET

1 FIRST FLOOR PLAN
1/8" = 1'-0"



PROJECT

HOTEL TIOGA

1715 N STREET
MERCED, CA 95340

OWNER

HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL

417 Montgomery Street, 8th Floor, San Francisco, CA 94104
415.774.8200
www.page-turnbull.com

CONSULTANT

SEAL & SIGNATURE



ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

MEZZANINE FLOOR
PLAN

PERMIT SET

ISSUE DATE 07.08.2018

SCALE 1/8" = 1'-0"

DRAWN BY SL/JA

CHECKED BY

JOB NUMBER 17314

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1 MEZZANINE FLOOR PLAN

1/8" = 1'-0"

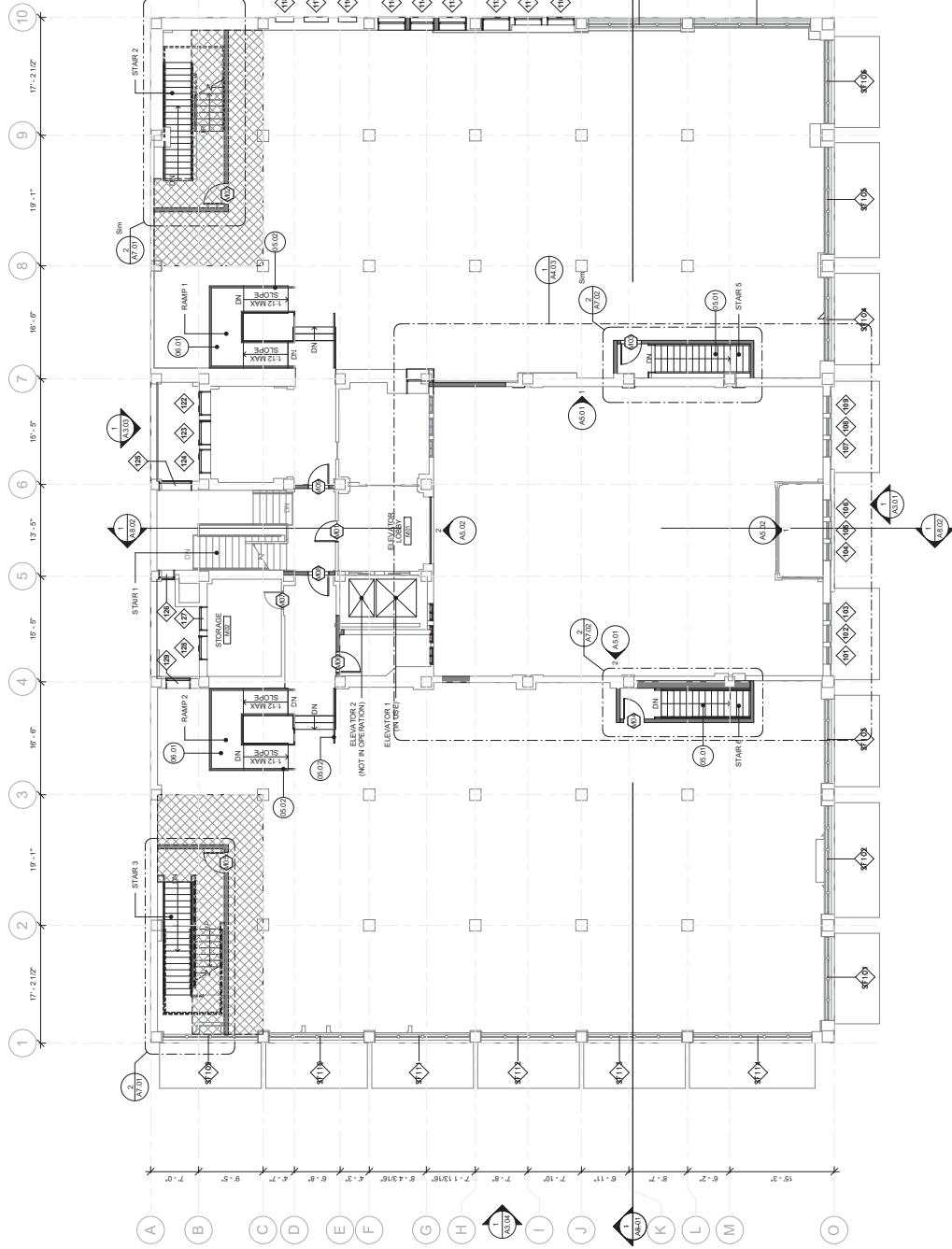


0 4' 8' 16'

- PLAN LEGEND**
- (E) WALL TO REMAIN
 - (E) WALL TO BE DEMOLISHED
 - (N) WALL CONSTRUCTION
- FLOOR LEGEND**
- REMOVE (E) TOP LAYER FLOORING - PROTECT (E) HISTORIC FLOORING BELOW
 - PROTECT (E) HISTORIC FLOORING
 - REMOVE PORTION OF (E) FLOOR - REPAIR AS REQUIRED. SPOKE AS NEEDED
 - (N) WOOD FLOOR FRAMING FOR STAIR EXTENSIONS - S.S.D.

- SHEET NOTES**
1. SEE ENLARGED PLAN FOR LOBBY RESTORATION

- KEYNOTES**
- 00.01 STEEL PAN STAIR WITH STEEL STRINGERS AND HANDRAILS. PROVIDE 12" MAX SLOPE AT TOP AND BOTTOM TREADS. CONTRASTING STRING @ TOP AND BOTTOM
 - 00.02 PAINTED STEEL HANDRAIL. AT RAMP'S, PROVIDE 12" MAX SLOPE. AT STAIRS, PROVIDE 12" HANDRAIL EXTENSIONS AT 12" AND 12" TREAD DEPTH AT BOTTOM OF STAIRS.
 - 00.03 WOOD FRAMED ACCESSIBLE RAMP WITH 1:12 MAX SLOPE





- [illegible]

PERMIT SET	
ISSUE DATE	07.06.2018
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	SL
JOB NUMBER	17314

PAGE & TURNBULL, INC. 2013

ADAPTARE FINIT

1. SEE ENLARGED PLANS FOR UNIT LAYOUT, DOOR TYPES, AND PARTITION TYPES

- | | |
|-------|--|
| 02.09 | EXISTING SKYLIGHT TO REMAIN |
| 02.21 | EXISTING CONCRETE STAIR TO REMAIN |
| 07.01 | FULLY-ADHERED TWO ROOFING MEMBRANE OVER COVER BOARD OVER TAPERED RIGID INSULATION OVER (E) CONCRETE DECK |
| CT-1 | SURVEY CLAY TILE SHED ROOF REMOVE BROKEN OR DETERIORATED CLAY TILES AND REPLACE TO MATCH HISTORIC. |



PROJECT

HOTEL TIOGA

1715 N STREET
MERCED, CA 95340

OWNER

HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL

Page & Turnbull Architects, Inc.
411 Montgomery Street, 8th Floor, San Francisco, CA 94104
Tel: 415.774.8800
www.page-and-turnbull.com

CONSULTANT

SCALE & SIGNATURE



ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

THIRD FLOOR PLAN

PERMIT SET

ISSUE DATE 07.08.2018

SCALE 1/8" = 1'-0"

DRAWN BY AJUD

CHECKED BY CHESKE

JOB NUMBER 17314

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0 4 8' 16'

1 THIRD FLOOR PLAN

1/8" = 1'-0"

PLAN LEGEND

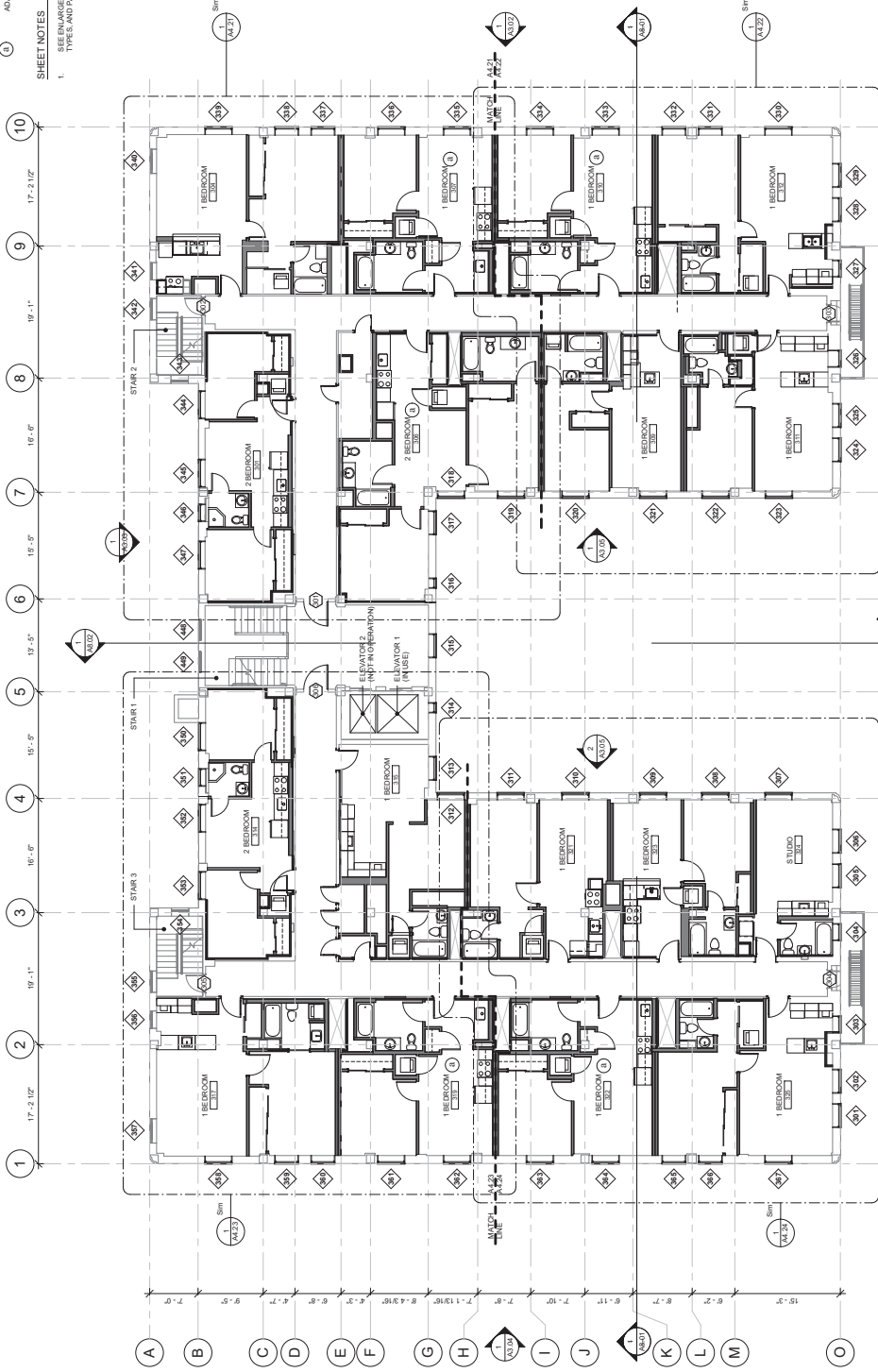
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL CONSTRUCTION

SYMBOLS LEGEND

- (A) ADAPTABLE UNIT

SHEET NOTES

1. SEE ENLARGED PLANS FOR UNIT LAYOUT, DOOR TYPES, AND PARTITION TYPES



PROJECT

HOTEL TIOGA

1715 N STREET
MERCED, CA 95340

OWNER

HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL

Page & Turnbull Architects Inc. 417 Montgomery Street, 8th Floor, San Francisco, CA 94104
Tel: 415.774.8800 Fax: 415.774.8801
www.page-anturnbull.com

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

FIFTH FLOOR PLAN

PERMIT SET

ISSUE DATE 07.08.2018

SCALE 1/8" = 1'-0"

DRAWN BY IK/SJL

CHECKED BY SL

JOB NUMBER 17314

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1 FIFTH FLOOR PLAN
1/8" = 1'-0"

0 4 8' 16'

PLAN LEGEND

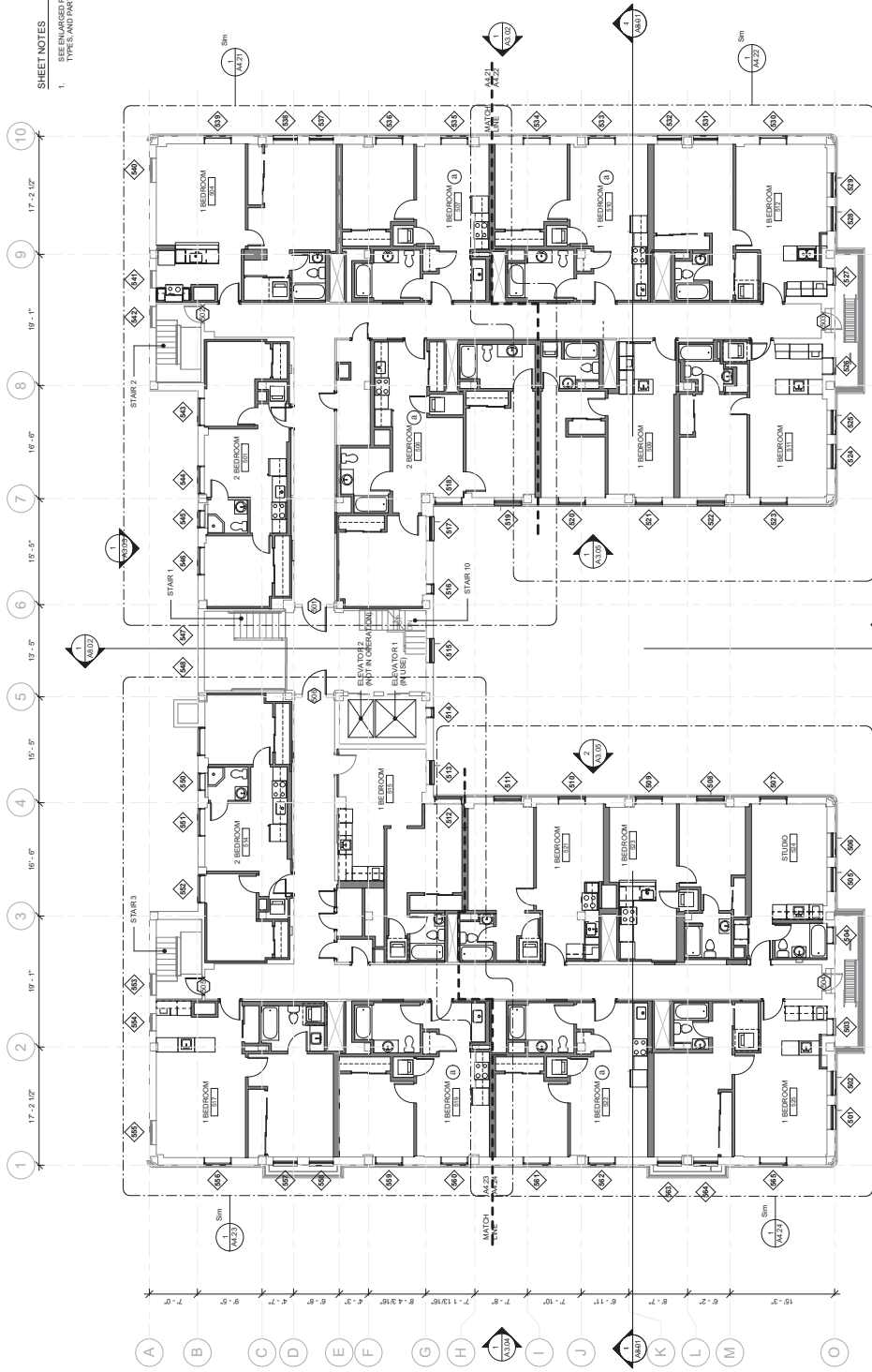
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL CONSTRUCTION

SYMBOLS LEGEND

- (A) ADAPTABLE UNIT

SHEET NOTES

1. SEE ENLARGED PLANS FOR UNIT LAYOUT, DOOR TYPES, AND PARTITION TYPES



PROJECT

HOTEL TIOGA
1715 N STREET
MERCED, CA 95340

OWNER
HOTEL TIOGA INVESTORS LLC

ARCHITECT

PAGE & TURNBULL
Page & Turnbull Architects, Inc. 17314
417 Montgomery Street, 8th Floor, San Francisco, CA 94104
(415) 774-2000
www.page-turnbull.com

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ISSUE

1. TAX CREDIT APPLICATION 05.15.2018
2. 100% DESIGN DEVELOPMENT 06.01.2018
3. PERMIT SET 07.08.2018

TITLE

SIXTH FLOOR AND
MAIN ROOF PLAN

PERMIT SET
ISSUE DATE 07.08.2018
SCALE 1/8" = 1'-0"
DRAWN BY SL
CHECKED BY SL
JOB NUMBER 17314

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0 4 8 16'

1 SIXTH FLOOR AND MAIN ROOF PLAN
1/8" = 1'-0"

- PLAN LEGEND
- (E) WALL TO REMAIN
 - (D) WALL TO BE DEMOLISHED
 - (N) WALL CONSTRUCTION

SHEET NOTES

1. MINIMUM ROOF SLOPE IS 1/4" IN 12"
2. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AS REQUIRED TO PROVIDE ROOFING ASSEMBLY
3. SEE 07.01 FOR ROOFING DETAILS AND MATERIALS
4. SEE 07.02 FOR UPPER ROOF PLAN

KEYNOTES

- 07.00 EXISTING ROOFING ASSEMBLY TO REMAIN
- 07.01 EXISTING THRU-PENETRATOR SCUPPER TO REMAIN
- 07.02 EXISTING ROOFING ASSEMBLY TO REMAIN OVER (E) CONCRETE DECK
- 07.03 ROOF DRAIN AND OVERFLOW IN SUMP PIT
- 07.04 DOWNSPOUT AND SPASH BLOCK
- 07.05 ROOF MOUNTED CONDENSER UNITS

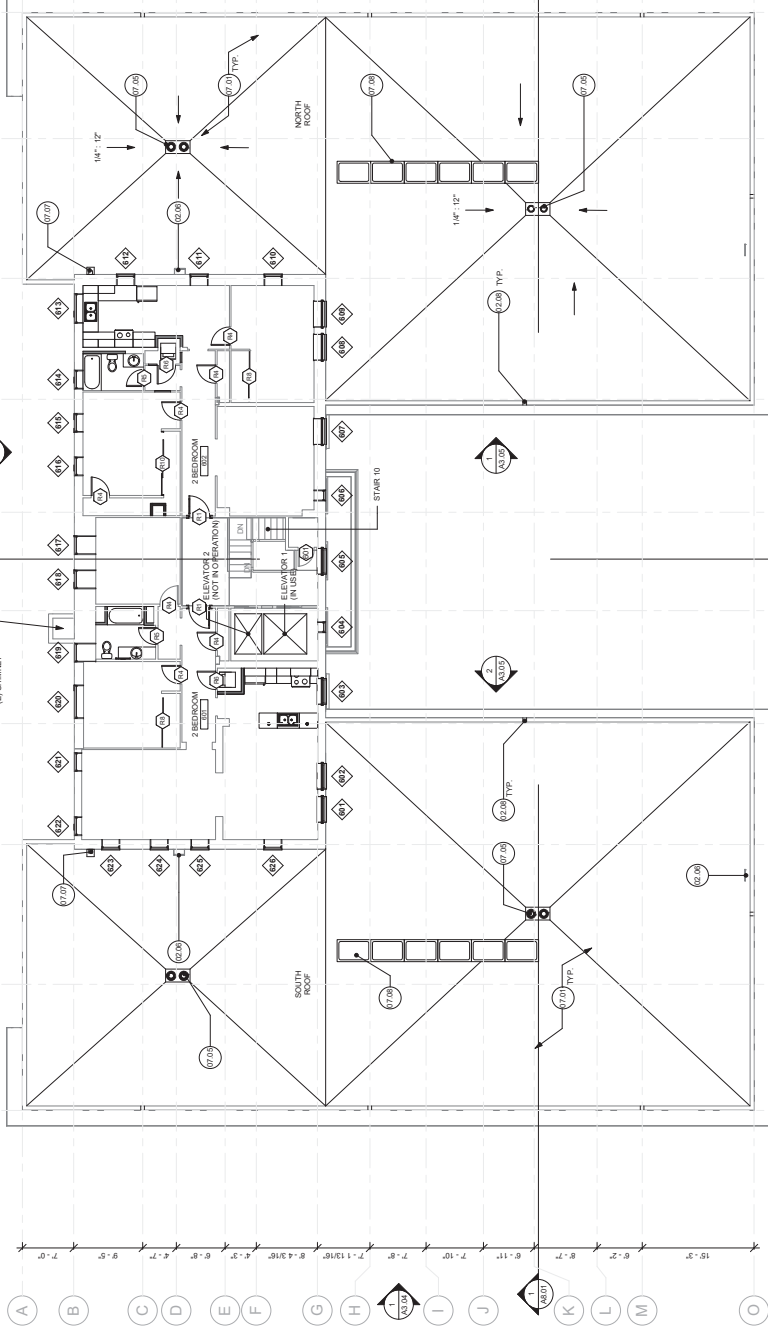




EXHIBIT F

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application

State Historic Preservation Office Review & Recommendation Sheet

Rehabilitation - - Part 2/Part 3

Project Number: Pending

NUMBER 1	OHP Ref. # 537.9-24-0004	
	<input type="checkbox"/> Preliminary done <input type="checkbox"/> Non-standard billing	
Hotel Tioga		
1715 N Street		
(Property) Merced, Merced County, CA 95340		
Certified Historic Structure? <input checked="" type="checkbox"/> yes <input type="checkbox"/> pending		
Type of Request: <input checked="" type="checkbox"/> Part 2 <input type="checkbox"/> Part 3 (Part 2 previously reviewed) <input type="checkbox"/> Part 3 (Part 2 not previously reviewed) <input type="checkbox"/> Amendment		
Date application received by State <u>5/16/2018</u>		
Date(s) additional information requested by State <u>6/11/2018</u>		
Complete information received by State <u>7/11/2018</u>		
Date transmitted to NPS <u>7/16/2018</u>		
Property visited by State staff? <u> </u> (before) <u> </u> (during) <u> </u> (after) <u> </u> rehab.		

SHPO REVIEW SUMMARY
<input checked="" type="checkbox"/> Fully reviewed by SHPO
<input type="checkbox"/> No outstanding concerns
<input checked="" type="checkbox"/> Owner informed of SHPO recommendation
<input type="checkbox"/> In-depth NPS review requested

NUMBER 2	STATE RECOMMENDATION:
	<u>Mark C. Huck, AIA</u> , who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.
The Project <u> </u> meets the Standards.	
<input checked="" type="checkbox"/> meets the Standards <i>only</i> if the attached conditions are met.	
<u> </u> does not meet Standard number(s) <u> </u> for the reasons listed on reverse.	
<u> </u> warrants denial for lack of information.	
<u> </u> This application is being forwarded without recommendation.	
For completed work previously reviewed, check as appropriate:	
<u> </u> completed rehabilitation conforms to work previously approved.	
<u> </u> completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse)	

7/16/18
Date Jenay Saunders Deputy State Historic Preservation Officer

This is a review sheet only and does not constitute an official certification of rehabilitation.

NUMBER
3

ISSUES:

- | | |
|--|---|
| <input type="checkbox"/> Additions, including rooftop | <input type="checkbox"/> Alteration of significant exterior features or surfaces |
| <input type="checkbox"/> Alteration, removal, or covering of significant interior finishes or features | <input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures |
| <input type="checkbox"/> Changes to significant interior spaces or plan features (including circulation patterns). | <input checked="" type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles
window replacement w/o survey |
| <input type="checkbox"/> Damaging or inadequately specified masonry treatments | <input type="checkbox"/> Other (Explain) |

NUMBER
4

Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.

STATE EVALUATION OF PROJECT & CONCERNS:

The Hotel Tioga is a five story with penthouse 'U' shaped hotel built in 1928 in a modest Italian Renaissance Revival style. The hotel was converted to apartments in the 1980's, and is proposed for reuse as apartments.

The rehabilitation as proposed appears to meet the Standards if the attached Conditions are met. Concerns and incomplete information regarding exterior and interior scopes of work were resolved with responses from the RFI, as described on the following pages.

continued on page 3

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

☐ new technical process ☐ creative design solution ☐ noteworthy project

☒ See attachments: ☒ plans ☐ specifications ☒ photographs ☒ other: Graphic response to RFI
☐ Items sent separately: ☐ plans ☐ specifications ☐ photographs ☐ other:
☐ Other documentation on file in State:

NPS COMMENTS:

Number 4	Basis for recommendation: Continued:
-------------	--------------------------------------

STATE EVALUATION OF PROJECT AND CONCERNS:**Exterior concerns:**Window Replacement

The window scope proposed includes the rehabilitation of arched and awning mezzanine wood windows, arched windows on other floors, and steel windows located on the west façade, which meets the Standards.

Non-original aluminum replacement windows and all other original wood double hung windows on all facades are proposed for replacement, which as submitted does not meet the Standards.

The photos showing conditions of arched windows proposed for repair appeared to show paint failure but wood material in otherwise good condition. A survey demonstrating the poor overall condition of wood double hung windows must be submitted before approval of a complete window replacement scope.

Aluminum replacement windows may be replaced with wood double hung windows closely matching the originals with the review and approval of replacement products. **See Conditions.**

Main lobby door replacement:

The existing non-original lobby doors were proposed for replacement but information was lacking on their appearance in the initial Part 2 submission. The RFI response provided a door schedule and annotated graphics better describing their proposed appearance, which includes a fully glazed wood door with head, jambs and stile matching the adjacent original wood side lobby doors.

The side lobby doors have a unique muntin pattern and provide physical evidence of the appearance of the original revolving doors, which original drawings included in the submission show also having the unique muntin pattern. Due to the proximity of original side doors to the main doors, OHP **strongly recommends** that the main doors include the muntin pattern as well.

Extensive changes to North secondary façade first floor:

While the north façade first floor is a secondary elevation, many changes were proposed removing or altering original features that either did not seem necessary or conflicted with the floor plan in the original Part 2 submission.

OHP proposed revisions in the RFI to retain some features and asked for clarification between the floor plan and elevation. The response accepted OHP's proposed modifications

Number 4	Basis for recommendation: Continued:
-------------	--------------------------------------

and coordinated the elevation and floor plan to match. Modifications are reviewed in Page & Turnbull's 11 x 17 document "Response to RFI dated June 11, 2018", pages 10 and 11, submitted with the RFI response.

New storefront scope clarifications:

The original application described only the work performed to existing storefront features and did not describe the two new egresses proposed on either side of the main entrance.

The RFI response describes the storefronts that continue the tiled bulkheads, beveled storefront facades, fully glazed wood doors, and aluminum storefront trim finished to match original bronze trim of the existing original storefronts. This treatment meets the Standards.

Interior concerns:

3" solid plaster wall removal

Of concern was the original proposal to remove seemingly unique 3" solid plaster walls, due to their fragility, deficiencies in acoustic performance, lack of a cavity in which to run utilities, and fire separation deficiencies due to lack of full height from floor to ceiling.

Additional information provided in the RFI response showed the construction of these walls and their reference in past Graphic Standards. The response addressed OHP's concern regarding the retention of corridor wall location and finish with a proposal to build a code compliant wall on the unit side of the existing corridor wall. Replacement of the walls between units appears justified with the correction of deficiencies in the original construction.

Incomplete information on interior tripartite lobby windows and adjacent mezzanine railing:

Information that was missing regarding restoration of the south mezzanine tripartite windows facing the lobby and adjacent railing were supplied in the RFI response, and descriptions of the scopes of work meet the Standards.

Character and condition of corridor door frames and baseboards:

Additional information was supplied in the RFI response confirming the mix and condition of original and non-original door frames. Replacement of the door frames in their original locations meets the Standards.

Utility venting:

The venting of basement gas hot water heaters was clarified in the RFI response as occurring through the existing concrete chimney in the rear of the building.

If the attached Conditions are met, the project would appear to meet the Standards.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET

Historic Preservation Certification Application

Property Name: Hotel Tioga Project Number: Pending
OHP Ref. # 537.9-24-0004
Property Address: 1715 N Street, Merced, Merced County, CA 95340

The rehabilitation of this property as described in the Historic Certification Application Part 2 will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) are met:

CONDITIONS:

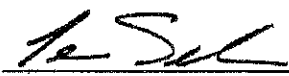
1. The removal of features that characterize a property must be avoided. Retain and repair original wood windows.
2. Future Work: This approval does not extend to any future work, undeveloped work or work to be revised, including but not limited to structural upgrades, non-original window replacement, signage, lighting, mechanical work, and substantive tenant improvement work, details of which have not been submitted for review and approval to the SHPO and the NPS.

Future rehabilitation work to be undertaken must preserve the integrity of the historic building and setting.

Revised drawings showing all necessary changes addressing the above conditions should be submitted for review and approval before proceeding with this work in order to ensure the project's overall conformance with the Standards.

July 16, 2018

Date



Jenan Saunders, Deputy State Historic Preservation Officer

Mark C. Huck, AIA, Architectural Review Unit (916-445-7011)

State Contact/Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date

National Park Service Signature



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Hotel Tioga
Street 1715 N St.
City Merced County Merced State CA Zip 95340
Name of Historic District n/a
☒ Listed individually in the National Register of Historic Places; date of listing October 3, 1980
☐ Located in a Registered Historic District; name of district _____
☐ Part 1 – Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Project Data
Date of building 1928 Estimated rehabilitation costs (QRE) \$11,300,000
Number of buildings in project 1 Floor area before / after rehabilitation 87,325 / 85,500 sq ft
Start date (estimated) August 2018 Use(s) before / after rehabilitation apartment / apartment
Completion date (estimated) August 2019 Number of housing units before / after rehabilitation 90 / 70
Number of phases in project 4 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)
Name Carolyn Kiernat Company Page & Turnbull
Street 417 Montgomery St. City San Francisco State CA
Zip 94104 Telephone (415) 593-3218 Email Address kiernat@page-turnbull.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name _____ Signature _____ Date _____
Applicant Entity _____ SSN _____ or TIN _____
Street _____ City _____ State _____
Zip _____ Telephone _____ Email Address _____
☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____ National Park Service Authorized Signature _____

☐ NPS conditions or comments attached

EXHIBIT H

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name Hotel Tioga NPS Project Number _____
Property address 1715 N St. Merced Merced CA 95340

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number	Feature	Background Information	Date of Feature
-			1928

Describe existing feature and its condition

The Hotel Tioga was constructed in 1928. The 7-story building was listed in the National Register of Historical Places in 1980 and, although not specifically stated in the National Register nomination, it appears that the period of significance for the building would be 1928, the year construction was completed.

In 1980, the former 150-room hotel was converted into an apartment building and the number of living units was reduced. The current unit count is 90. Although the corridor walls were retained, the floor plan configuration of the units was significantly altered at this time, and many corridor-facing doors were filled in. At the same time, a mezzanine floor was installed to subdivide the original double-height first floor space into two separate levels. When the mezzanine was installed, the original double-height main lobby space was reduced in size from three bays down to one bay.

Although the units and main gathering spaces in the building were significantly altered in 1980, the building's original vertical and horizontal circulation remain in place, and the building overall retains its historic character. The original corridor configuration exists on floors 2 through 5 and the main stair that rises from the first floor up to the sixth floor residential penthouse remains in place. The exterior of the building remains relatively unchanged, apart from loss of the building's original entrance canopy along N Street, removal of some original windows, and some modifications to the ground floor storefronts.

Other previous alterations are described in the application below.

Note: All Exhibit pages hereafter will be referred to as E-# to indicate the page number of the Exhibit document included.

Photo numbers Exhibits, pgs.20-27 Drawing numbers Exhibits, pgs.3-19

Describe work and impact on feature

N/A

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 1	Feature Project Phasing	Date of Feature n/a
-----------------	--------------------------------	----------------------------

Describe existing feature and its condition

n/a

Photo numbers n/a

Drawing numbers n/a

Describe work and impact on feature

The proposed project will be completed in the following four phases of work:

Phase 1:

Selective Demolition will include the removal of non-original, non-load-bearing interior partition walls, ceiling and floor finishes at the ground floor and mezzanine levels. At the second through sixth floors, non-original finishes and fixtures in the kitchens and bathrooms will be removed to facilitate the installation of new MEP systems. At the basement, all walls will be removed to provide appropriate spaces and rated assemblies for new utilities.

Phase 2:

Rehabilitation of the Main Building will involve restoration of the original main lobby, restoration of vertical and horizontal circulation spaces, extension of the existing exit stairs to the ground level, construction of new exit stairs from the Mezzanine level, construction of ground-floor amenity spaces, and rehabilitation of residential units on floors 2-6. Phase 2 will also include repair and rehabilitation of the building's exterior as well as a limited voluntary structural upgrade. In addition, all new MEP systems will be installed and the building will be fully sprinklered.

Phase 3:

Tenant Improvements at the Ground Story will provide a warm shell for future commercial tenants and flexible use of the spaces over time. Warm shell spaces will have finished walls and ceilings, and the subfloor will be prepared to be ready to receive new flooring materials. Phase 3 will be addressed as a future Amendment.

Phase 4:

Construction and Tenant Improvements at the Mezzanine Level will similarly provide a warm shell and flexible use of the spaces for future tenants at the mezzanine level. Phase 4 will be addressed as a future Amendment.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 2	Feature Site	Date of Feature 1928, various
-----------------	---------------------	--------------------------------------

Describe existing feature and its condition

Hotel Tioga is located at 1715 N Street, at the northwest corner of the intersection of N and W. Main streets in downtown Merced. The lot measures approximately 150'-0" in width (facing N Street) and 100'-0" in depth (facing W. Main Street). The primary (east) façade of the building sits on the property line fronting N Street. Originally, a one-story building was located on the adjacent property at the west side of the hotel; however, the one-story building has been demolished and the adjacent parcel is currently a vacant lot. The south façade fronts W. Main Street with storefronts at the ground level, while the north façade abuts a 20' public alleyway, providing vehicular access from N Street to the rear adjacent lot.

Historic photographs reveal that the site was originally sparse with no landscaping along either N or W. Main streets. A single light post at the southeast corner is visible in photos that date back to 1929, but it has since been replaced by two similar light posts. The light posts are located at the southeast and southwest sides of the building at the sidewalk.

The site is generally in good condition, with level concrete and brick sidewalks along W. Main and N Streets, and well-maintained concrete paving in the alleyway. While the original site consisted of a simple concrete sidewalk, the corner of W. Main and N streets has been updated with a bulb-out that has brick paving and slopes down to street grade. The bulb-out features small landscape strips and the non-original light posts on either side. A traffic light is also located at this corner. There is no landscaping on the sidewalk along N Street; however, there are three street trees along the W. Main Street sidewalk within a brick-paved strip that runs along the edge of the street. A street light is also located in the concrete sidewalk along N Street.

Photo numbers 1-5, 18-19, 26

Drawing numbers A1.00, E-50

Describe work and impact on feature

The site work at Hotel Tioga is limited in scope. Existing utilities including electrical, water, telecommunications, natural gas, and sewer will be replaced. The capacity of electrical and water services will be increased. The replacement of these utilities will require trenching in the street and sidewalk. Both the street and sidewalk will be repaired to their current state. Proposed site work will not impact the exterior appearance of Hotel Tioga or diminish its historic significance in any way.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 3	Feature Building Massing	Date of Feature 1928
-----------------	---------------------------------	-----------------------------

Describe existing feature and its condition

Since the Hotel Tioga has undergone no substantial exterior alterations or additions, its massing is original. The building is constructed up to the property line on all sides and measures approximately 150'-0" in width by 100'-0" in depth. All exterior façades feature concrete walls with punched windows that convey a heavy massing, with ground floor storefronts at the base of the West Main and N Street elevations.

The overall building massing forms a c-shape above a full ground floor. The original double-height ground floor is rectangular and fills the extent of the property. (In 1980, a mezzanine was constructed above almost the entire ground floor, creating a separate mezzanine level.) Above the ground floor / mezzanine level, two wings rise a total of four stories on the north and south sides of the central main entrance volume (approximately 69'-3" above grade); these stories are referred to as Levels 2 through 5. The rear (west) portion of the building also rises four stories and connects the north and south wings, forming the c-shape that faces onto a light court above the mezzanine level. A rectangular residential penthouse volume (Level 6) extends another story above the center of the west portion, and a smaller mechanical penthouse (Level 7) sits on the roof of the residential penthouse, rising to a total of seven stories.

Photo numbers 1-18

Drawing numbers A1.00, A3's, E-29

Describe work and impact on feature

No alterations or additions to the building's massing are proposed.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 4	Feature Primary (East) Facade	Date of Feature 1928
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Describe existing feature and its condition

The east façade is the primary façade of the building, which fronts N Street and contains the majority of the building's character-defining architectural features and ornamentation. These features are described below and date to the building's period of significance (1928).

The Hotel Tioga was designed in the Classical Revival style and all façades, excluding the rear (west) façade, feature a tripartite composition and a cement plaster finish that is scored to simulate stone.

Tripartite Composition:

The ground floor of the building, which now includes a mezzanine level, makes up the base of the building, which terminates at a simple belt course and frieze that features a repeating fleur de lys motif above the central entry portion. Another simple belt course and frieze divide the shaft of the main building from the capital between the fourth and fifth stories. The fifth story reads as the capital of the building. At the wings, the capital features decorative cement plaster shields between paired arched windows and terminates with a dentil course topped by a projecting sheet metal cornice. The penthouse volume features a slightly projecting belt course between the sixth and seventh stories and terminates with an understated frieze, sheet metal cornice and clay tile roof.

Main Entry Volume:

The main entry of the building is centered on the east façade and is conveyed as a two-story volume on the exterior. The main entry vestibule is centered below a slightly projecting archway, supported by spiral columns with simple capitals and curved brackets. The entry vestibule is flanked by two original wrought-iron sconces, restored ca. 1980.

Two full-height display windows flank the entry portico, in addition to two bronze plaques. The plaque on the south side of the entry commemorates the building's listing in the National Register of Historic Places. The plaque on the north side of the main entry indicates that the Merced Army Airfield opened its first office on October 15, 1941 in the building. The hotel's name 'TIOGA' is spelled across the arch with large, non-original capital letters.

Entry Vestibule:

The archway leads to an exterior entry vestibule with marble flooring and wall bases, and wood paneling at the wall and column edges. The vestibule is flanked by what appear to be original, fully glazed, and multi-lite wood doors at the south and north sides. The main entry doors are non-original, fully glazed aluminum doors with narrow sidelights within the original wood framing. The wood-framed entry contains sidelights topped with a tripartite arched transom. The lobby was originally accessed by a revolving door as can be seen from the circular pattern of the marble floor.

Three sets of triple barrel-arched windows at the mezzanine level distinguish the main entry of the building and are each centered above the opening below. The windows are multi-lite, single-hung, and feature original wood sash and wood framing. They are divided by pilasters with foliage ornamented capitals, which are topped by slightly projecting arch surrounds. The large storefront windows below feature a tri-partite composition with plate glass, aluminum sash, and wood framing.

The entry vestibule is capped with a clay tile shed roof. The clay tile roof is likely original and appears to be in fair condition with some cracked or missing tiles.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

North and South Wings:

The east facades of the north and south wings of the building are symmetrical and exhibit identical fenestration as described below.

Ground and Mezzanine Levels:

The ground story of the north and south wings of the building feature a series of full-height storefront windows. The storefront bays are separated by concrete columns with a cement plaster finish and slightly inset center panels. Each storefront is sheltered by a non-original, metal-framed cloth awning. Storefront windows sit above a ceramic tile base (4" by 4" blue/black square tiles) with an accent trim detail of alternating blue, yellow, and green tiles. The tile base ranges from 1'-5" to 1'-8" in height and extends the length of the east façade. Some tile and areas of grout are missing or cracked, but overall, the base is in reasonably fair condition. Above the storefronts, there is a wood-clad pocket that was constructed to house the original awnings; however, the current awnings are not installed within that pocket.

Above the storefront and awnings are banks of multi-lite windows at the mezzanine level that feature original wood frames and sash. Windows are described in greater detail in section Number 9.

Levels Two through Five: Upper levels two through five feature vertically stacking, double-hung, wood sash windows in a regular, symmetrical pattern. Along the primary (east) façades of the north and south wings, the windows are organized into three separate bays that align with the large openings of the ground story. The outer bays' windows are grouped in pairs, while the central bay's windows feature smaller windows that flank recessed, partially glazed original wood doors at each story. The doors access a painted steel fire escape. The fire escapes span the center bay of both the north and south wings.

The fifth story of the north and south wings' east façades feature arched paired windows, with cement plaster keystones, which flank an exit door and smaller rectangular windows. The doors lead out to concrete balconies that align with the fire escapes below. The balconies access the fire escapes, which lead down to the second story (a ladder folds down to access the street level). The fifth stories of the south wing's north façade and north wing's south façade both feature arched windows with keystones in place of the standard rectangular windows in the second and fifth window bays.

Recessed East Façade (Facing Light Court): The recessed east façade features regularly spaced rectangular windows, which alternate between full-height and partial-height, narrow windows. The fifth story features arched windows with keystones, instead of the standard rectangular ones, which alternate with smaller, narrow windows. The partial sixth story features five single arched windows with pilaster surrounds, similar to those of the ground story main entry. The outermost arched windows feature slightly projecting balconettes. The middle three arched windows sit above a concrete balcony supported by curved ornamental brackets.

The mechanical penthouse at the seventh floor contains five evenly-spaced narrow slit openings, most of which are glazed, except for the two openings at the far ends that contain louvered vents. All penthouse façades feature decorative pilasters between the slit openings, and the volume is capped by a clay tile mansard roof.

In general, plaster ornamentation on the east façade appears to be in reasonably good condition. The sheet metal cornice does not show any visible signs of corrosion, but does exhibit flaking and delaminating paint. This feature will be evaluated once access to the exterior of the upper stories is available through swing stage or scaffold.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Describe work and impact on feature

The main entrance and entry vestibule will be restored. Non-historic entrance doors will be removed and replaced with compatible new doors. The non-historic "TIOGA" signage will be removed and the cement plaster surface of the arch will be restored.

All cement plaster façades will be patched, primed and repainted with a breathable coating appropriate to historic concrete and cement plaster. All new areas of cement plaster will match the existing in texture, profile, and color. All miscellaneous and non-functioning, non-original ferrous anchors and pipes will be removed and the substrate patched accordingly. Loose and flaking areas of substrate and laminated coatings will also be repaired and repainted. The existing historic fire escapes will be tested for secure attachments to the façade and treated for corrosion where necessary. The fire escapes will be prepared, primed, and painted with an appropriate corrosion-resistant coating. The storefronts' metal awning supports will be retained, and new cloth awnings will be installed.

At the upper stories, the sheet metal cornice of the primary, north, and south façades will be surveyed to detect areas of corrosion, repaired if needed and repainted. If there are portions of the cornice that are deteriorated beyond repair, they will be replaced to match the existing in profile.

Treatment of windows is described in Section 9 and treatment of storefronts is described in Section 10.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 5	Feature Primary (South) Facade	Date of Feature 1928
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Describe existing feature and its condition

The south façade of Hotel Tioga fronts W. Main Street and is not as elaborate as the east facade. The building's tripartite composition continues across the south façade with the same base, shaft, and capital organization, including both belt courses and the cornice.

Ground and Mezzanine Levels:

The W. Main Street south façade of the building features six storefronts at the ground level. The same ceramic tile base on the east façade continues across the south facade and is in reasonably good condition with few cracks or missing tile though the ceramic tile at the westernmost two bays has been painted. Like the east façade, storefronts are divided by concrete pilasters. Four of the storefronts have recessed angled entry vestibules and two others have display windows with no entries. Entry vestibules at this façade also have a slightly sloping tile landing and painted wood-paneled soffits above. Each storefront entry features a wood header and wood-framed transom. Similar to the east façade, the storefronts are sheltered by non-original metal-supported cloth awnings.

Like the east façade, the ground floor is topped by multi-lite wood-sash awning windows with upper pivoting sashes, which are described in further detail in section Number 9.

Levels 2 through 4:

The fenestration pattern of the south façade's upper stories matches that of the east façade with a regular pattern of vertically stacking single and paired double-hung wood windows. However, the windows at the upper stories at this façade do not align with the openings at the ground story. Two pairs of windows at the center of the façade have been replaced by aluminum sliding windows.

Level 5:

The fifth story features regular, double-hung wood windows as well as two pairs of arched windows with keystones and concrete balconies at either end of the façade, which are divided by fleur de lys bas reliefs. Like the east façade, the south façade terminates at the ornamental frieze and metal cornice.

Photo numbers 16-25

Drawing numbers A3.02, E-40, 50

Describe work and impact on feature

All cement plaster façades will be patched, primed and repainted with a breathable coating appropriate to historic concrete and cement plaster. All new areas of cement plaster will match the existing in texture, profile, and color. All miscellaneous and non-functioning, non-original ferrous anchors and pipes will be removed and the substrate patched accordingly. Loose and flaking areas of substrate and laminated coatings will also be repaired and repainted. The storefronts' metal awning supports will be retained, and new cloth awnings will be installed.

At the upper story, the sheet metal cornice of the south façade will be surveyed to detect areas of corrosion, repaired if needed and repainted. If there are portions of the cornice that are deteriorated beyond repair, they will be replaced to match the existing in profile.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 6	Feature West (Rear) Facade	Date of Feature 1928
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Describe existing feature and its condition

The rear (west) façade of the building does not feature any architectural ornamentation except for the cornice that wraps around from the north and south facades. The north and south wings project out slightly providing some relief to the otherwise sparse facade. This façade consists of exposed board form concrete that is painted at the upper stories to match the rest of the building. The concrete at the ground story is also painted though the color is a slightly different hue. The ground story (including the mezzanine) does not feature any openings. The upper stories contain a combination of single and paired stacking wood-sash, double-hung windows. Windows in the second, fifth, and seventh bays (at interior stairs) feature steel sash windows. A concrete chimney projects at the center of this façade.

Photo numbers 26

Drawing numbers A3.03, E-42, 50

Describe work and impact on feature

The exposed concrete walls of the rear façade will be surveyed to determine areas requiring repair. Anticipated repairs include removal of ferrous anchors and abandoned conduit. Cracked, spalled, and deteriorated concrete will be patched and repaired. Corroded steel that is uncovered will be treated. The entire rear façade will then be repainted to match the color of the primary facades.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Number 7	Feature North (Secondary) Facade	Date of Feature 1928
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Describe existing feature and its condition

The north façade fronts onto a publicly accessible 20-foot wide alleyway. This façade features the same tripartite organization as the east and south facades, including the belt courses that divide the base from the shaft and the shaft from the capital. The ornamental cornice on the east façade continues across the north facade and ends after it wraps around the west façade. Similar to the east and south facades, the north façade has a cement plaster finish that is scored to simulate stone. A large, non-original metal duct runs vertically from one of the smaller windows to the top of the roof, visually bisecting the façade.

Ground and mezzanine levels

- Column lines between J and O: The two easternmost bays of the ground floor originally had large display windows that were the full size of the bay. The display windows have since been removed and the opening has been filled in and finished with cement plaster. The awning pockets, however, remain. A single utilitarian solid metal door has been installed in the easternmost bay. Two sets of the multi-lite wood transom windows, similar to the east and south façades, are located at the mezzanine level.
- Column lines between H and J: Originally this bay had three multi-lite wood windows at the ground level and three matching windows at the mezzanine level. The ground level windows have been infilled with plywood. The windows at the mezzanine level have been replaced with compatible wood double-hung windows. The replacement windows match the size of the original windows, though they are not multi-lite. The duct noted above runs through the westernmost mezzanine window.
- Column lines between F and H: This bay originally had a wood panel door with wire glazing in the top half. The door was flanked by two oversized windows and had a smaller double hung wood window above. The door has been replaced with a solid metal door and the windows on either side have been boarded-up. The small double hung window is still extant. A horizontal louvered vent at the mezzanine level aligns with the openings below.
- Column lines between A and F: These two bays had identical fenestration that consisted of a center multi-lite window with a window above. These two windows were flanked by multi-lite tall, narrow windows that were 11'-0" in height. The windows have been removed and the openings infilled. These windows originally emitted light into a double-height dining room at the northwest corner of the hotel.

Levels 2 through 4: The upper stories of the north façade match the east and south façades in terms of scored cement plaster cladding and fenestration. Windows are vertically stacking single and paired wood-sash and double-hung with some replacement metal sliding windows at the third bay.

Level 5: The fifth floor features arched windows and a cornice, with other architectural detailing and conditions consistent with that of the east and south façades.

Photo numbers 27-28, 28a - 28f

Drawing numbers A3.04, E-43, 50

Describe work and impact on feature

All cement plaster façades will be surveyed to detect deterioration, repaired where necessary, prepared, and repainted with a breathable coating appropriate to historic concrete and cement plaster. All new areas of cement plaster will match the existing in texture, profile, and color. All miscellaneous and non-functioning, non-original ferrous anchors and pipes will be removed as necessary and the substrate patched accordingly. Loose and flaking areas of substrate and laminated coatings will also be repaired as needed and repainted.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Ground and mezzanine levels:

- Column lines between J and O: The existing utilitarian door at the westernmost bay will be removed and the non-historic opening will be infilled and finished with cement plaster to match the existing texture. The existing wood awning pockets will be retained, repaired and painted. The cement base will also be retained, repaired as required, and painted. The windows will be retained and repaired. The windows are further discussed in the window section Number 9.

- Column lines between H and J: The non-original windows at the mezzanine level will be retained and repaired. The easternmost previously infilled window opening at the ground level will remain infilled. A new vestibule opening is proposed where the two westernmost previously infilled windows are located. The new vestibule opening will be the width of the infilled windows (combined) so as to retain the outside jamb faces of the existing window openings. The existing plaster in this area will be patched as required and painted. The existing exterior duct that runs from the ground floor to the roof will be removed.

- Column lines between F and H: The mezzanine level louvers will be removed and replaced with three new, compatible awning wood windows that fit within the existing opening.

At the ground level, the existing windows above and to the right of the existing door will be retained, though a wall will be constructed on the interior side of the windows. The infilled window opening adjacent to the existing door will be retained. The existing metal door will be removed and a new door installed in the same location, as it provides a means of egress from the basement.

- Column lines between A and F: All the existing, infilled openings will remain infilled and will be patched as needed and repainted. Two new openings are proposed. The opening at column line B will lead to a small vestibule for the fire exit stair along the west wall. The opening between column lines D and E will lead to another small vestibule that provides egress from the first floor. At the mezzanine level, one set of three windows will be installed for future tenant use between column lines C and F. These windows will be awning wood sash and will have high sills so as not to conflict with the infilled windows below.

Levels 2 through 5:

Scope at these levels consists of repairs to the cement stucco finish and the cornice. See section Number 9 for more details regarding the window scope.

Alterations to the north façade are limited to the western portion of the ground and mezzanine levels and related to fire and life safety issues, as well as the functionality of the building. The new windows proposed for the mezzanine are compatible in material and size, though they will be differentiated from the existing windows.

The proposed alterations will face an alleyway at a portion of the building furthest away from the public thoroughfare, N Street and W. Main Street, and are therefore discreetly located. The historic character of this façade is largely defined by its tripartite composition, regular fenestration pattern, and ornate cornice at the top of the building. All of these features will be retained so that the integrity of this façade will not be diminished by the proposed changes.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 8	Feature Roof	Date of Feature 1928
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Describe existing feature and its condition

The lower roofs of the south and north wings and the upper roof of the western portion of the building are flat, with a concrete, cement plaster-finished parapet on all sides. The parapet walls are in fair condition, with some cracking and spalling present. The mechanical penthouse, which rises from the center of the western portion of the building, features a mansard-style roof. The penthouse roof is clad with what appears to be original clay tiles at the perimeter that are in fair condition, while the rest of upper and lower roofs have a non-original roofing membrane that covers the structure of the reinforced concrete roof deck. Mechanical penthouse and roof access is provided from within the building via a metal ladder from the sixth floor. The upper roof (sixth floor) is accessed from the mechanical penthouse via a metal-paneled door at the west side, which exhibits a corroded surface. An area of cement plaster to the right of this door has been removed to address repairs. The lower roof of the south and north wings (fifth floor) are accessed through doors at the sixth floor residential penthouse.

The metal support structure of the original 'Hotel Tioga' sign (letters are non-extant) remains mounted at the center of the mechanical penthouse roof. The condition of this structure has not been assessed and will be addressed in the future as part of a separate project. An original wood flagpole sits at the south side of the sixth floor roof. A matching flagpole at the north side of the sixth floor roof has been removed. The condition of the flagpole has not been assessed.

The mezzanine roof features a rectangular, metal-framed, hipped skylight in the center, which originally brought natural light into the double-height hotel lobby below. Three square-shaped metal-framed pyramidal skylights sit at the western edge of the mezzanine roof, all of which currently emit natural light into the mezzanine. All skylights are original to the building's design and are in generally poor to fair condition. Some corrosion is present on the exterior of the metal framing, with runoff from it discoloring areas of the skylight glazing and flashing. Several regularly-spaced exhaust vents and condensers sit at the mezzanine roof and upper roof levels but are not visible from the street. These are not original and likely replaced in the last few decades.

Photo numbers 29-38

Drawing numbers D2.06-08, A2.06-08, E-25,38,44-45,51

Describe work and impact on feature

The existing non-original roofing membrane and roof underlayment will be removed down to the existing structural concrete roof deck. All existing flashing will be removed. Cracks in the concrete roof deck and parapet walls will be epoxy injected, and significant spalls will be patched as necessary for repair. A new single ply roofing membrane will be installed over tapered rigid insulation over the entire roof. The clay tile roofing of the penthouse will be repaired and refastened. Broken or missing tiles will be replaced with new. Existing outdated and unused mechanical equipment will be removed from the upper roof and new mechanical equipment will be installed. New mechanical equipment will include fans to provide supply and exhaust air for the units, corridors, and retail spaces. There will also be condensers for heating and cooling, which will be installed towards the center of the lower roof's north and south wings, so they are not visible from the street level. The existing original metal sign framework will be retained for future potential restoration. The wood flagpole will be restored or replaced based on its condition.

At the mezzanine roof, all existing mechanical equipment will be removed, the skylights will be repaired and restored, and the roof membrane and flashing will be replaced. The proposed roof scope will not change the massing of the building nor will it impact the appearance of the building. As noted above, new mechanical equipment will be installed on the roof; however, its installation will not change the appearance of the building from the public right of way. See sightline diagram for reference.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 9	Feature Windows	Date of Feature 1928, 1980, various
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Describe existing feature and its condition

The windows of the Tioga Hotel are a notable feature of the building and contribute to its historic character, however, they have not been maintained or painted through the years and are generally not in good condition.

Awning windows at mezzanine level:

The original awning windows at the mezzanine level occur across the entire east and south façades of the building. At the north façade, only the two easternmost bays have these windows. The windows consist of four pairs of stacked, wood multi-lite awning windows with a decorative mullion between each pair. The easternmost bay of the north façade slightly deviates in that there are five pairs of awning windows in that bay. These sets of windows span the full structural bay. These windows are generally in poor to fair condition. They exhibit wood rot, deteriorating/flaking paint, and dehydrated wood.

Arched windows at mezzanine level above the main entry:

The mezzanine level of the main entry features arched, double hung, wood multi-lite windows. Three small arched windows are centered above the entry and on either side of these are three larger arched windows. These windows are in poor to fair condition. They exhibit wood rot, deteriorating/flaking paint, and dehydrated wood.

Rectangular double-hung wood windows:

Windows on floors two through five are primarily one-over-one double-hung wood windows in a rectangular configuration. Though original, these windows have a standard design that includes ogee lugs at the bottom of the top sash. This window type is located at all facades. These windows are generally in poor condition. They exhibit wood rot, deteriorating/flaking paint, and dehydrated wood. Some of these windows were compromised when AC window units were installed, and a number of these windows at the north and south elevation were removed and replaced with sliding aluminum sash windows.

Arched double-hung wood windows:

The fifth floor of the north and south wings and the recessed east façade feature original arched double-hung wood windows. These windows are one-over-one with ogee lugs at the bottom of the upper sash. These windows are in poor to fair condition. They exhibit wood rot, deteriorating/flaking paint, and dehydrated wood.

Steel windows:

The west façade of the building has original steel sash windows which appear to be in fair condition. Some windows contain broken or missing hardware and areas of corrosion.

Aluminum windows: Several of the original double-hung wood windows at the north and south façades were replaced with aluminum sliding windows when AC window units were installed. These windows are not original to the building and are not in keeping with the character of the original wood windows.

In general, at all façades, the original double-hung wood sash and wood-framed windows are in fair to poor condition with substantial areas of cracking and flaking paint due to dehydration and lack of proper maintenance and care over time. Particularly adverse conditions include dehydrated sash and frames, overpaint on panes, and badly deteriorating/flaking paint, causing the wood to deteriorate. The same conditions apply to the wood frame and upper sash multi-lite windows at the mezzanine level.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Describe work and impact on feature

Mezzanine multi-lite wood windows:

The mezzanine multi-lite windows will be retained and repaired. Deteriorated elements will be repaired rather than replaced to the extent possible. Window sashes will be removed from frames, in addition to all putty and glazing. The glazing will be salvaged and catalogued for potential reuse. Sash joints will be glued and clamped as needed, and wood surfaces sanded. Restoration may involve the application of borate preservative and clear wood preservative to all exposed wood. All surfaces will be prepared, primed, and painted.

Due to their poor condition, some parts of the windows may require replacement. Replacement parts will match the existing in size and profile.

Rectangular double-hung wood windows:

The rectangular wood double-hung windows will be replaced with new double-hung wood windows with single pane glazing. The original double-hung windows are fairly standard, making replacement with a good match feasible. The replacement windows will match the originals in overall size and will have similar profiles, stiles, and rails.

We anticipate that the original window frames, while in poor condition, will be retained and only the sash will be replaced.

Arched double-hung wood windows:

The arched sash of the arched double-hung wood windows will be retained and repaired using the approach described for the mezzanine windows above. Similar to the double-hung rectangular windows, the lower sash will be replaced with a new sash that has similar profiles, stiles and rails.

Steel windows:

The existing steel windows will be retained and repaired. The glazing and putty will be removed to allow for proper treatment of the window. Corrosion will be removed and the windows will be prepared, primed, and painted. The glazing will be reinstalled or, if damaged, replaced with new.

Aluminum windows: The aluminum windows will be removed and replaced with new wood double-hung windows that match the original double-hung wood windows.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 10	Feature Ground Floor Storefronts	Date of Feature 1928, 1980, various
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Describe existing feature and its condition

The original storefront system is bronze with a simple profile. Some original storefronts remain, while others have been replaced with a variety of materials. The original frames that remain are generally in fair condition with portions that have lost fasteners and will require reattachment. The storefront entries are typically recessed, angle toward the door, and have a slightly upward-sloping landing. The landings consist of mostly non-original tile with one small portion of original tile (in fair condition) and nine storefronts appear to feature original tile bases, which are also in fair condition with some tiles cracked or broken (see below for locations). Angled metal-framed storefront display windows flank the storefront entries. Entry soffits are painted wood-paneled, and a few feature mounted bulb or pendant light fixtures. Storefront doors are all fully glazed at the east façade and are topped with wood headers and wood-framed transoms. Doors exhibit both original wood and replaced aluminum door framing. The two bays on either side of the main entry have been altered and both deviate from the typical storefront configuration.

East Elevation

The following provides a summary of original and non-original fabric remaining at each storefront entry bay on the east elevation:

Bay between column lines 1 and 2:

- Original configuration
- Original display window
- Original awning pocket

Bay between column lines 2 and 3:

- Original configuration
- Original display windows
- Non-original soffit
- Non-original double doors
- Non-original landing
- Original awning pocket

Bay between column lines 3 and 4:

- Non-original configuration
- Non-original display windows
- Non-original doors
- Non-original landing
- Non-original wood cladding
- Non-original soffit
- Original awning pocket
- Non-original tile base

Bay between column lines 7 and 8:

- Non-original configuration
- Non-original off-centered door
- Non-original punched window
- Non-original landing
- Original awning pocket
- Likely original tile base

Historic photographs and the different texture of the cement plaster in this bay indicate that this configuration is not original.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Bay between column lines 8 and 9:

- Original configuration
- Non-original display windows
- Original awning pocket
- Original tile base

Bay between column lines 9 and 10:

- Original configuration
- Non-original door
- Original transom
- Original soffit
- Non-original landing
- Original awning pocket
- Likely original tile base

South Elevation

The following provides a summary of original and non-original materials found at each of the storefront bays on the south elevation.

Bay between column lines A and C:

- Original configuration
- Original display windows (metal framing is painted)
- Original doors, non-original hardware
- Non-original landing
- Original soffit
- Original awning pocket
- Original tile base, painted

Bay between column lines C and F:

- Original configuration
- Original display windows (metal framing is painted)
- Non-original doors
- Non-original landing
- Original soffit
- Original awning pocket
- Original tile base, painted

Bay between column lines F and H:

- Original configuration
- Original display windows
- Original doors
- Mostly non-original tile landing, except for single band at edge of original black and white tiles in poor condition
- Original soffit
- Original awning pocket
- Original tile base, poor to fair condition

Bay between column lines H and J:

- Original configuration (no entry at this location)
- Original display windows
- Original awning pocket
- Original tile base

Bay between column lines J and L:

- Original configuration
- Original display windows
- Non-original double doors

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

- Non-original landing
- Original soffit
- Original awning pocket
- Original tile base

Bay between column lines L and O:

- Original configuration (no entry at this location)
- Original display windows
- Original awning pocket
- Original tile base, some poorly-matched tile

Photo numbers 5-14, 19-24

Drawing numbers A1.00, A3.01, A3.04, E-39,40,50

Describe work and impact on feature

Storefronts will be repaired, prepared and painted. Where the storefront frames are no longer properly secured, they will be mechanically reattached. The display glass will be replaced as required. Wood transoms will be retained, repaired, prepared, and painted. Non-original aluminum-framed doors will be replaced with fully glazed wood-framed doors similar to the original. Original wood-framed doors will be restored. The awning pockets and wood soffits will be repaired, prepared, and painted. New ceiling mounted lights will be installed within the soffit. The proposed lights will be submitted as a future amendment to the Part 2. The landings will be retained and repaired as required. The ceramic tile base will be repointed where the grout is missing or deteriorated. Tiles that are damaged will be repaired. Tiles damaged beyond repair will be replaced with new to match existing.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 11	Feature Ground Floor - Lobby and Office	Date of Feature 1928, 1980
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Describe existing feature and its condition

In 1980, the original double-height, three-bay wide lobby space was significantly altered. What exists today is a central, double height bay, with both the northern and southern bays walled off and subdivided with a new mezzanine floor. Most historic features in the former lobby space have either been removed or obscured. The central bay provides access into the building from the main entrance as well as access to a passenger elevator, freight elevator, and a stair through a double door at its west end. A laylight is visible at the ceiling of the central bay. The north and south bays were converted into office space and commercial retail space.

At the front entry, a remnant portion of the original stone is visible along with a darker marble accent that once aligned with a revolving door that has since been removed. The original lobby walls were plaster with scoring and a texture that simulated stone. The walls were articulated with full-height pilasters that featured painted capitals and a mezzanine level band with regularly spaced modillions below it. Painted, ornamental grills were spaced between the pilasters. The ceiling featured coffered beams between the laylights. The beams were detailed with decorative painting and wall paper.

On the west side, a non-historic bridge at the mezzanine level allows views to the lobby below. The non-original south and north walls have small overlooks into the lobby with display bay windows below. Throughout the lobby, there is non-original ceramic tile flooring and wall base, which is in generally good condition and extends from the main entry to the elevator lobby. A center band of carpeting sits on top of the non-original tile flooring and extends from the main entry to the elevator lobby. At the main entry, the original revolving door has been removed, although the original wood trim surround was retained. The office space to the south side of the central lobby is accessed through French double doors and has typical modern-day office finishes including carpet tile, gypsum walls, and ceiling with fluorescent light fixtures.

Character-defining features in the lobby consist of both visible and hidden elements and include the decorative ceiling, the laylights, grills, some areas with original tile flooring, and pilasters. All ceiling ornamentation varies in condition. The portions still visible from the lobby appear to be in reasonably fair condition, with some needed plaster and wood patching and repainting. The condition of the walls and features that are enclosed by 1980s fabric is unknown.

A small elevator lobby is located at the west side of the main lobby. One of the two elevators appears to feature original wood doors and interior wood paneling in fair condition. The other elevator features an original wood surround but has non-original elevators doors. The elevator lobby features original tile flooring, while the rest of the lobby tile has been replaced. A pair of double wood-paneled doors on the west side of the elevator lobby appear to be part of the 1980 renovation and are not original. The door's stained glass sidelights and transoms also do not appear to be original. The mail area beyond the double doors at the far rear of the lobby also features original tile flooring, as does the first level and landing of the main stair. The original tiling continues into a small corridor adjacent to the mail room on the south side (See Exhibit Ground Floor Era of Construction diagram for reference).

The wood wainscoting on the lobby's gypsum board walls is not original, since these partition walls were built in 1980. A portion of the original marble reception desk is exposed at the base of the gypsum board wall across from the elevators and is in reasonably good condition. The original millwork reception desk with hardware sits in the room behind this marble portion and appears to be in fair condition.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Describe work and impact on feature

The 1980s additions to the main lobby space will be removed and the original main lobby will be restored.

The original three-bay-wide configuration of the lobby will be restored by removing the current non-original interior demising walls and associated finishes. The original walls, and decorative ceiling with skylights will be retained and restored. Where original tile flooring exists, it will be restored. Non-original flooring will be removed and mock ups will be completed to determine whether any original flooring below can be restored. The wood entry will also be cleaned and refurbished.

At the ceiling of the lobby, areas newly exposed by the removal of the non-original interior walls will be patched with plaster and painted to match the surrounding ceiling areas. Similarly, portions of historic plaster walls, including pilasters and capitals, damaged by the removal of non-original walls, floors, and finishes will be cleaned, patched, and repainted. Decorative beams, capitals, and the perimeter cornice will be cleaned and painted to match the original colors where missing. Existing deteriorated decorative paper will be removed and replaced with new paper to match at the underside of ceiling beams.

Wood surrounds of the lobby laylights will be surveyed and repaired as necessary. The wood will be prepared and painted to match the existing and re-glazed in-kind. Non-original lobby wall sconces and fluorescent fixtures will be removed, and pendant light fixtures will be installed, which are compatible with the historic character of the interior.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 12	Feature Ground Story - Commercial, Dining	Date of Feature 1928-2018
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Describe existing feature and its condition

The south wing ground floor of the building originally contained double height retail spaces, while the north wing had a double-height coffee shop and dining room. The coffee shop was located at the northeast corner of the building facing N Street, while the dining room and its adjacent kitchen were located in the northwest corner of the building facing the alley. The old dining room space has been subdivided and is currently used for office and storage purposes. With the construction of the mezzanine above, it is no longer a double-height space. Similarly, the old café space and all the retail spaces have a mezzanine above and are no longer double height spaces. The eastern part of the north wing was converted to retail after the café closed; however, this area is currently vacant. Two of the south wing retail spaces are currently occupied and continue to function as retail spaces.

The ground floor tenant retail spaces, former kitchen/dining room, and coffee shop spaces currently exhibit a variety of interior conditions. The retail spaces have been renovated multiple times and no original finishes are visible. Floor finishes include carpet, linoleum, non-original wood, and exposed concrete. Ceilings are typically dropped with acoustic ceiling tiles or finished gypsum board with fluorescent fixtures. Original hollow clay tile walls (non-load-bearing) remain at column lines C, F, H, and J (south side) and F (north side). These walls are not visible and are currently furred out.

The former coffee shop at the northeast corner of the building has carpeting with acoustic tile ceilings and no remnants of the original space. At the rear northwest corner, few features of the original dining room and kitchen remain at the ground story. Once double-height spaces, the addition of the mezzanine floor and conversion of the coffee shop and dining room to commercial use have substantially altered the historic character of these spaces. Besides some wood wainscoting at the northwest corner's west and east exterior walls, and a bas relief panel above the former entry door to the dining room, few original architectural elements remain in the former dining room space (and no original elements remain in the coffee shop), and those that do appear as fragments without their original context (See Exhibit 'Existing Features to Remain' Ground Floor diagram for reference). The original columns in the dining room space were concealed by new walls during renovations in the 1980s and it is not known if original detailing remains. The capitals of the original columns and the original ceiling are not visible from the ground level because of the mezzanine floor that was constructed. See section 13 for additional information on the ceiling and column capitals.

Photo numbers 64-81

Drawing numbers D2.01, A2.01, E-32,46,52

Describe work and impact on feature

Commercial retail spaces:

The south wing's retail spaces (between column lines A and O; 1 and 4) have been substantially altered over time by tenant improvements and the only original fabric that appears to exist are hollow clay tile walls at column lines F and H. These walls are not character-defining features, are not structural, are likely to perform poorly during seismic events, and pose a life/safety threat. As part of the proposed project, the hollow clay tile walls will be removed. The walls will not be reconstructed until more is known about the space requirements for eventual tenants in the retail spaces.

The north side's retail spaces (between column lines A and O; 6 and 10) have very little remaining original fabric except for some original wood wall paneling and framing in the retail space between column lines 6 and 7.

At both the south and north retail spaces, it is currently proposed to demolish all interior partitions and provide a warm shell at existing commercial retail spaces to allow flexibility for future commercial tenant improvements. The warm shell will include

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

finished walls and ceilings with emergency lighting, fire sprinklers, and a prepared floor ready for its final finish. New flooring will be deferred to the tenant improvement phase.

Old Dining Room:

The northwest portion of the building originally contained a double-height dining room and kitchen, which was substantially altered when the mezzanine level was expanded in 1980. The ground floor space has most recently housed offices and storage rooms. It is proposed to demolish interior partitions and provide new amenity and office spaces for the building, including an enlarged resident laundry room, fitness room, building management office, and conference room. A building trash and recycling room will be located at the north side with direct access to the alleyway. The rear northwest stair at the upper floors will extend down to the ground floor with egress access to the alleyway at the northwest corner.

The visible architectural features at the ground floor include the bas relief panel above the former dining room entry door and portions of wood wainscoting at the walls at column lines 7, A, and F. The bas relief panel will be relocated above an entry door in the new amenity area, though the exact placement is not yet determined. The wood wainscoting will be removed and salvaged to be reinstalled in the space (exact relocation also not yet determined). Although all currently hidden at the ground story, original columns will be uncovered and any original finishes will be restored. In the proposed layout of the amenity and offices spaces, three columns at column line 8 will be uncovered and will face the leasing office on one side (south), and the fitness center on the other (north). The column at 9 and F will remain enclosed and protected adjacent to a stair and janitor's closet. The column at 9 and C will be exposed and restored on the south side, facing the fitness room, but protected on the trash room side (north).

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PART 2 – DESCRIPTION OF REHABILITATION

Number 13	Feature Mezzanine	Date of Feature 1928, 1980
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Describe existing feature and its condition

When the building was constructed in 1928, it included a small mezzanine in the westernmost portion of the building, between column lines A and G and between column lines 6 and 10. Except for areas occupied by the original mezzanine level, other first level spaces were double height.

The mezzanine was enlarged during remodeling that occurred in the 1980s, when it was installed throughout almost the entire ground floor (except the central lobby bay). At that time, the original elevator lobby at the mezzanine level was extended east to just past column line H and connected the new mezzanine level's north and south wings via ramps. Original square-shaped laylights illuminate this portion of the floor at the original rear of the lobby; these laylights appear to be in good condition. The original wall between the mezzanine-level elevator lobby and the main lobby is intact and features three pairs of original wood-sash windows with bas relief plaster panels below. These windows have amber glass with lead caning and bring light into a library/lounge north of the mezzanine elevator lobby. These windows, the carvings, and the laylights are character-defining features of the building and are in reasonably good condition.

The narrow, rectangular mezzanine space that was once the northern bay of the original lobby contains several character-defining features that would have been visible from the original lobby when it was a double-height space. These features include the original ceiling trim and ornamental capitals described in the previous section. There is also extensive flaking paint, delaminating decorative wallpaper, and deteriorated portions of the plaster ceiling due to water damage and cracking. The arched wood windows at the east (exterior) wall exhibit flaking paint and wood rot (further described in section Number 9). The original north wall and horizontal band with modillions also still survives. This space is generally in poor to fair condition.

The narrow, rectangular mezzanine space that was originally the southern bay of the lobby similarly exhibits original features from the original main lobby including character-defining column capitals, ceiling trim, and painted beams that are in fair condition. Construction has occurred more recently in this space as portions of the floor have been removed to expose wood framing and insulation below. Other partitions have been framed out but do not feature any finish.

At the rear northwest corner of the mezzanine floor, the beamed ceiling of the former double-height dining room is visible. Likewise, some of the original columns with decorative detailing and ornamental plaster capitals at the perimeter still remain. The ceiling paint is flaking, but the columns and capitals appear to be in fair condition, except where the non-original mezzanine walls and floor bisect them to varying degrees. While these columns and beams are contributing features to the overall significance of the building, the quality of their craftsmanship is lower than the columns and detailing of the original lobby ceiling. Furthermore, the historic integrity of these columns and the original double-height space of the dining room was significantly compromised by the installation of a mezzanine floor and interior partition walls in 1980. They are now fragments that have lost their overall context.

The remainder of the mezzanine features primarily non-historic drywall and exposed concrete and plywood subfloors. Ceilings are gypsum board in most spaces, except in former offices, which feature acoustic ceiling tiles.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Describe work and impact on feature

Though a partial mezzanine was part of the original design of the building, this floor was substantially altered and expanded during the 1980 renovations when the hotel was converted to an apartment building. The existing wood-framed mezzanine floor structure is proposed to be retained and strengthened to meet current code.

Portions of the mezzanine along the north, south and west sides of the lobby, however, will be removed and the original volume and spatial quality of the lobby will be restored. In addition, all original character-defining architectural elements, including the ceiling trim, columns, tile flooring in the elevator and stair lobby, and ornamental capitals of the former double-height lobby will be restored.

When the hotel was originally constructed, two pairs of mezzanine level tripartite windows on either side of the elevator lobby overlooked the first floor lobby. The tripartite windows on the south side have since been removed. The proposed work includes the reconstruction of the windows on the south side. The extant tripartite windows will be used as reference for the proposed reconstruction. The new windows will match the extant historic windows in size and material. The two reconstructed windows that abut the elevators, will be blind windows. The proposed scope also includes the reconstruction of the decorative plaster panels below the new windows.

At the former dining room (northwest corner), the existing non-original mezzanine floor will be retained and the non-original partition walls will be demolished to provide a warm shell similar to the ground floor commercial retail spaces with sheet rock walls and ceilings, fire sprinklers, emergency lighting, stubbed out mechanical systems, and a finish-ready floor. This will allow maximum flexibility for future tenant improvements at the mezzanine level. The original ceiling beams will be retained and restored, except at the new egress stair at the northwest corner, where they will be removed. Unlike the ground floor, there are currently seven original columns that are partially visible in this space due to construction impacts in 1980, which bisected or concealed them to varying degrees. It is proposed to uncover these seven columns and restore the detailing of their pilasters and capitals. It is possible that two additional columns at the north exterior wall will be uncovered as well, which are currently hidden behind existing construction in 1980.

A guardrail was originally located at the eastern edge of the mezzanine elevator lobby that overlooked the first floor lobby. A new guardrail is proposed to be constructed in the same location. The historic photos are not sufficiently clear to allow a reconstruction of the original guardrail. To ensure compatibility, the new guard will be constructed of materials used in the railing of the existing stair that connects the mezzanine to the first floor. It will be made of wrought iron and will have a wood cap, though it will have a simpler design than the existing stair railing.

The only build out proposed for the mezzanine level will be exit stairs to address life/safety and ADA requirements. Three existing non-historic exit stairs will be demolished and four new code-compliant exit stairs will be constructed. The stairs are further described in section Number 14. Two new ADA accessible ramps will be located at the center-rear of the building.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 14	Feature Stairs	Date of Feature 1928, 1980
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Describe existing feature and its condition

Stair 1:

Stair 1 dates from the original construction and is a poured-in-place concrete stair which rises from the ground floor to the fifth floor. At the upper floors, the stair is painted and has wood handrails and concrete railings capped with wood trim. At the mezzanine and lobby levels, the stair is clad with original ceramic tile to match the lobby flooring and has a cast iron metal railing with wood trim. This is the main communicating stair for the building tenants.

Stairs 2 and 3:

Two concrete exit stairs with metal railings flank the rear of the building, providing access between the second and fifth stories. These stairs terminate at level 2 and do not exit the building. The concrete stairs are all in reasonably good condition, although they are too steep to meet current code.

Stair 4:

A non-original metal stair is located at the far northeast side of the building, between column lines I and L along the north wall of the building. This stair was constructed in 1980 and provides egress from the mezzanine level to the alley.

Stair 5:

This is a proposed new stair, see description of work below.

Stair 6:

A non-original stair along column line 4 is located at the front of the building south of the lobby and provides an exit from the mezzanine to the exterior on N Street. This stair is constructed of wood and is in poor condition.

Stair 7:

One of two original concrete stairs that connects the existing basement to the first floor. This stair is located on the west side of the building between column lines 5 and 6.

Stair 8:

One of two original concrete stairs that connects the existing basement to the first floor. This stair is on the north side of the building between column lines F and G.

Stair 9:

A single non-original wood stair connects the first and second floors of the storefront between column lines A and C at the southwest corner of the building.

Stair 10:

A concrete stair across from the elevators on the fifth story, which provides access from the fifth floor to the sixth floor.

Fire escapes:

A secondary means of egress from the apartments to the street is provided via metal fire escapes at center of the north and south wings at the east façade. The fire escapes are original to the building.

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Describe work and impact on feature

Stair 1: No changes are proposed to the central communicating stair. This stair is a character-defining feature of the building and the stair will be retained and repaired as required.

Stairs 2 and 3: The flanking rear stairs are an original feature of the building and are proposed to be retained and extended down to the ground floor as they currently terminate at the second floor. The extension will result in the alteration of the first floor, mezzanine, and second floor. At Stair 2, the change will require the removal of original ceiling at the northwesternmost portion of the area where the old dining room was located. At Stair 3, the change will impact the southwesternmost storefront. The extensions will likely be pre-fabricated steel pan stairs with concrete filled treads. The extensions for both Stair 2 and 3 will address life safety concerns and provide the necessary fire-rated direct egress to the public way.

Stair 4: In order to accommodate new residential or office spaces, the existing, non-original stair at the far north side of the building will be demolished and relocated to north of the original lobby space. This stair will be replaced by Stair 5, see below.

Stair 5: This stair will replace Stair 4. It will be located on the north side of the original lobby between column lines K and O. This stair will provide an exit for the mezzanine level at the front of the building onto N Street. It will somewhat alter the existing and previously altered storefront between column lines 7 and 8. This stair is strategically located to provide required egress.

Stair 6: The stair at the south side of the original lobby will be reconstructed to provide egress from the renovated mezzanine directly to the street. It will somewhat alter the existing and previously altered storefront between column lines 3 and 4. This stair is strategically located to provide required egress.

Stair 7: This original stair connects the existing basement to the first floor and is located on the west side of the building between column lines 5 and 6. This stair is proposed to be retained and will be repaired as required.

Stair 8: This concrete stair between column lines F and G connects the basement to the first floor at the north side. It will remain and be repaired as required.

Stair 9: A single non-original wood stair between the ground floor and the mezzanine in the storefront space between column lines A and C will be demolished.

Stair 10: This original stair from the fifth story to the sixth story is proposed to be retained and repaired as required.

Fire escapes: The fire escapes are original and will be retained and repaired.

The design approach for the stairs is to retain stairs that are original and continue to use those as a means of egress. As noted above, the fire escapes will also be retained and used as a means of egress. Alterations, such as the extensions to stairs 2 and 3 and the new stairs 5 and 6, represent alterations required to provide adequate egress for the residents of the hotel. Those that will result in alterations to the interior of the building will only minimally change the look of the building as viewed from the exterior and the overall historic character of the building will be retained.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 15	Feature Elevators	Date of Feature 1928, 1980
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Describe existing feature and its condition

The building contains an elevator core with two elevators that extend from the basement up to the sixth floor penthouse level.

Elevator 1:

Elevator 1 was the primary elevator for guest use when the building was a hotel, and it is currently non-operational. At some point in the last few decades, the elevator was modernized. The original cab with its ornamental wood paneling remains, but a modern push button control panel has been installed in the original woodwork. Call buttons and direction indicators at elevator lobbies have also been modernized. As part of the modernization, the motor for this elevator was replaced and an electronic control system installed. Elevator 1 has non-historic doors at each level of the building.

Elevator 2:

Elevator 2 served as the service elevator used by bellhops when the building was a hotel and is currently not in operation. The original cab appears to remain and appears to be in poor condition. As it was a service elevator, it did not feature the ornamental wood paneling of Elevator 1. Elevator 2 is smaller in size than Elevator 1. Elevator 2 has what appear to be original wood doors with a glass porthole window at each level of the building (except at the basement level, where it has sliding metal doors).

Photo numbers 55-56, 187, 187a, 187b

Drawing numbers A2.01, E-52-59

Describe work and impact on feature

Elevator 1:

Elevator 1's machinery will be repaired and brought back to working order. No finishes or visible features will be altered.

Elevator 2:

Elevator 2 will be refurbished and brought back into operation. Elevator 2 will likely require a new motor but could be connected to the same control system currently in use for Elevator 1. If possible, the existing cab will be repaired. The current sliding gate will be changed to an interlocking sliding door to meet current elevator standards. In the cab, new controls, flooring, and lighting will be installed. Directional hall lanterns will also be added at each level, and the existing hall call buttons will be altered to suit operation of the two elevators.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 16	Feature Typical Upper Floors, Levels 2-5	Date of Feature 1928-2018
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Describe existing feature and its condition

Levels 2-5 have a c-shaped floor plan with double-loaded corridors that provide access to residential units. Each residential floor also has a small stair landing and elevator lobby.

East-west corridors are 5 feet wide, while north-south corridors are nearly 6 feet. Though the width and location of the corridors appear to be original, the height of the corridors was lowered to 7 foot-1.5 inches when a dropped acoustic tile ceiling was installed. Typical finishes in the corridors include non-original carpet tile in good condition, non-original wood-paneled doors (1980), wood bases, plaster walls, and acoustic tile ceilings with recessed fluorescent lights. Corridors were refurbished during the conversion of the hotel to apartments in 1980. They are in reasonably good condition. Few other original elements remain in the corridors, except for some metal fire hose cabinets towards the center of the floor plates.

When the hotel was converted into rental apartments in 1980, the original 150 guest rooms were reduced. The current unit count is 90. This required substantial alteration to the original guest room layout. While some original solid plaster demising walls exist from the hotel era, the original layout of the guest rooms has been lost and there is no character-defining fabric or detailing within the units. Ceilings have a popcorn finish, wall types and textures vary substantially from wall to wall reflecting inconsistent periodic updates and alterations, and corridors reveal where original guest room doors were removed and infilled with smooth plaster.

Residential unit layouts typically feature closets and bathrooms off the entry with bedrooms, living space and kitchens towards the fenestrated exterior of the building. Apartments have kitchen units that were added during the 1980s, typically including a freestanding stove, sink, upper and lower cabinets. In the bathrooms, some apartments still feature original hexagonal white ceramic floor tiling in fair to poor condition. Many tiles are missing or cracked. Some areas of original white subway wall tiling and wainscoting also remain. Some bathrooms also feature black trim tile. Although some units still feature original tile finishes, the quality and design of these elements are unremarkable and due to numerous alterations, their historic integrity is diminished. Most plumbing fixtures do not appear to be original, although some sink millwork and hardware may be original. In general, millwork appears to be in fair to poor condition and again would not be considered a character-defining of the building's period of significance (1928).

Many units appear to have retained their original bathroom doors and door hardware. The remainder of the doors within the units appear to have been replaced in 1980 with flush hollow core doors. Corridor doors and door hardware have all been replaced.

Photo numbers 119-170, 204, 205, 206,

Drawing numbers D2.02-06, A2.02-06, E-33-36, 48, 54-57

Ceilings: 213 - 215

Describe work and impact on feature

The proposed project brings the unit count of the building from 90 residential units down to 70 residential units. This is in an effort to reduce the number of small studio units and to provide more ADA adaptable 1-bedroom units.

The proposed project will retain the existing circulation, width, and configuration of corridors, location of unit doors, and the location and finish of the existing stair landings and elevator lobbies.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

The dropped acoustic tile ceilings in the corridors will be removed. The original corridor ceilings are simple and do not have any distinctive features and are not examples of craftsmanship that characterize the property. The ceilings are proposed to be removed to allow the insertion of mechanical and electrical systems as required. The new ceilings will be installed at the same height as the original ceilings and will have a similar plaster finish as the existing so that the spatial and visual qualities of the corridors are not altered.

Carpeting will be replaced, and walls will be patched and repaired as needed and repainted. Existing non-historic corridor doors and frames will be removed and new doors and frames in the character of the original will be installed. New surface-mounted lighting will be installed in the corridor ceiling. New corridor signage required by the building code will also be installed.

The layout of many of the apartments on levels 2 through 5 will be similar to their layout today, however several units on each floor will be merged to create more 1-bedroom units and fewer studio units. The new 1-bedroom units will be ADA adaptable, meaning they will have larger bathroom and kitchen areas to accommodate a potential future tenant with disabilities. The corridor walls will be retained, and the inconsistent mix of 1980 and 1928 walls inside the units will be demolished. Most of the original plaster demising walls will be re-built in their original locations to preserve the exiting unit layout of the units. (Note: the original demising walls shown on the Eras of Construction diagram are 3" solid plaster walls with little visible framing and a very poor acoustical rating. They are also friable, and when tenants hammer into them to hang a picture, they will likely damage large chunks of the wall.)

Apartments will be remodeled and renovated with modern fixtures and finishes. Kitchens will be updated to feature a more open layout with new casework, countertops, light fixtures, and appliances. New plumbing fixtures will be installed in bathrooms, in addition to new floor finishes, light fixtures, and accessories. All ceilings and walls will receive a new painted gypsum board finish. New carpeting will be installed in the living areas and bedrooms and resilient flooring will be installed in kitchens. Two units at the far rear center of the building will undergo major renovations (Units x01 and x14 on Typical Upper Floor Plan), but the bathroom will be kept in the same location. Studio x02 and one-bedroom x06 (north wing facing light court on Typical Upper Floor Plan) will be combined to create an additional two-bedroom apartment. There are eight studios that will be reconfigured to four one-bedroom units on the north and south sides of the building. Current one-bedroom units may be modified to provide an in-unit stackable washer/dryer. These units may also be modified to provide direct access to the bathroom from the living spaces.

As described in the previous section, the stairs at the rear west side of the building will provide egress from the apartments to the public right-of-way, while the central communicating stair will provide primary access from the apartment floors to the lobby. The secondary means of egress to the street will be provided via the restored existing fire escapes at the east façade of the north and south wings.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 17	Feature 6th & 7th - Res. & Mech. Penthouse	Date of Feature 1928
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Describe existing feature and its condition

The sixth level is accessed by the elevator and by a stair from the fifth level. It contains two apartments flanking the elevator lobby and stair. The apartments are both two-bedroom units with full living room and dining room. The units appear to be in good condition, although kitchens have been updated with modern cabinets, finishes and appliances. Bathrooms appear to contain some original historic fabric, including floor and wall tile. Ceilings in both units have been replaced with a 'popcorn' finish.

The sixth floor penthouse elevator lobby consists of painted plaster walls and ceiling. The floor is finished with a non-original carpet. The doors that provide access to the two penthouse units are on the western side of the north and south walls. The elevators are located on the south wall. The open stair dominates the lobby and features solid guardrails with a plaster finish and a wood cap. The lobby has a non-original fluorescent ceiling mounted light.

Across from the elevators at the east side, a metal ladder provides access through a concrete shaft up to the mechanical roof penthouse. The mechanical penthouse features concrete floors, an exposed concrete deck ceiling, and concrete masonry unit walls. The mechanical penthouse shelters the elevator overrun, elevator machinery, and other utility equipment. Utilities appear to have been replaced in the last couple decades. The painted concrete finish appears to be in fair condition with some areas of spalling. Access is provided from the penthouse to the upper roof on the west side.

Photo numbers 171-186, 171a - 171d

Drawing numbers D2.06, A.06, E-37, 58

Describe work and impact on feature

The 2 two-bedroom penthouse units will retain their current layout and will remain as two-bedroom units. New kitchen and bathroom casework, and finishes will be installed. New ceilings will be installed throughout. New bathroom fixtures are proposed for the penthouse bathrooms. The new fixtures will not be same size as the existing fixtures and would require patching of the existing floor and wall finishes. Further, the installation of the fixtures will require access to plumbing and will result in the removal of existing finishes. Therefore, the proposed scope includes new floor and wall finishes for the penthouse bathrooms. The penthouse bathrooms are private spaces and therefore the replacement of the fixtures and finishes will not diminish the historic character of the hotel.

At the mechanical penthouse, the machinery for Elevator 2 will be upgraded to bring the elevator back in to service.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 18	Feature Basement	Date of Feature 1928
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Describe existing feature and its condition

The partial basement beneath the west side of the building is an unfinished space that is used for storage and utility equipment. A double-loaded corridor runs south to north with access to rooms of varying sizes. Doors are typically original wood-paneled and in fair to poor condition. Though no original basement floor plan exists, most walls appear to be original hollow clay tile, while a few walls feature a mix of exposed wood framing, concrete block at structural walls, and gypsum board (See Exhibit Eras of Construction Basement Floor diagram). Ceilings are exposed to the concrete deck above and have suspended fluorescent fixtures and exposed mechanical ductwork. Floors are exposed concrete. An original boiler is mounted on concrete pillars at the southwest side of the basement. New water heaters are located on the north side. Other mechanical equipment has largely been replaced or added at a later point. At the far south side of the corridor, natural light is emitted through a grid of prisms in the sidewalk above, an original feature which is in reasonably good condition. Under the sidewalk there is also a non-operational sidewalk lift cage. Some plywood and metal shelving units sit in the storage rooms, but otherwise the basement rooms are devoid of other furniture or architectural detailing. Stairs up to the ground floor are poured-in-place concrete with wall-mounted metal railings.

Both elevators in the building access the basement level.

Photo numbers 187-203

Drawing numbers D2.00, A2.00, E-30,59

Describe work and impact on feature

The basement will receive all new utility equipment. New domestic water and fire water service will be provided with a booster pump. New natural gas service will be provided as needed. The electrical switchgear at the far north side of the floor will be replaced to accommodate higher electrical loads. All existing walls will be removed from the basement, and new walls will be installed to define new utility and storage rooms.

Elevator access to the basement will be maintained, although it will be restricted with keycard or fob access.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 19

Feature Structure

Date of Feature 1928

Describe existing feature and its condition

The building features a reinforced concrete structural system that consists of a pan-joint floor system and concrete columns, floors, exterior walls, and roof. Lower floors feature typical 22" by 22" concrete columns spaced approximately 16' center to center with smaller 16" x 16" concrete columns at the 2nd floor and above. 12" wide concrete beams of varying depths span between columns at the perimeter walls of the building and in an east-west direction at the interior of the building. Beams throughout the building are comprised of several depths ranging from 17.5" to 29.5".

Mezzanine and ground floor exterior walls appear to be of wood framing between the concrete columns. The mezzanine on the north side of the building consists of 2x12 wood framing supported by steel girders. On the south side of the building, the mezzanine is not continuous, instead, it spans between the hollow clay tile walls and consists of 2x12 wood framing.

The concrete columns at retail and mezzanine levels appear to have plaster directly applied to the exterior. At floors 2 through 6, exterior walls are of reinforced concrete with a cement plaster finish on the exterior and a furred wood and plaster wall at the interior. The west facade of the building is board-formed reinforced concrete with a painted finish.

Interior walls are non-load bearing partitions. The original walls between units appear to be approximately 3" thick solid plaster applied to metal lath over vertical steel channels. Many interior partitions were added or modified during the 1980 renovation, and these partitions appear to be 3 5/8" or 6" thick metal framing with 5/8" gypsum board on both sides.

The structural system of the building is under review but appears to be performing adequately. However, the ground level has been identified as having a possible seismic deficiency due to the large openings between the structural columns that may be resulting in a 'soft story condition,' see below.

Photo numbers 51-203

Drawing numbers A2.01-06, A8.01-02

Describe work and impact on feature

The existing original concrete structure of the building will be retained. A structural analysis is being performed to determine if there are any major seismic deficiencies. A voluntary seismic strengthening will be based on this forthcoming structural analysis of the building. In consultation with the structural engineer, it appears that the building may have a 'soft story' condition in which the relatively stiff upper floors could concentrate seismic forces to the tall columns at the ground level. If a soft story condition is confirmed, typical strengthening options would include a steel moment frame which would strengthen the existing concrete columns and beams. The moment frame could be of concrete or steel construction. If it is determined that seismic strengthening is required at the ground level, an amendment with this information will be submitted.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 20

Feature Mechanical/Electrical/Plumbing

Date of Feature 1928, 1980, various

Describe existing feature and its condition

Historically Hotel Tioga was naturally ventilated through the operable wood sash windows on the north, south, and east façades. At the west, operable steel sash windows along the property line and operable wood sash windows set back from the property line allowed for natural ventilation. When the building was converted to apartments in 1980, many tenants added window air conditioning units, which remain in the windows today. The window mounted air conditioners are in fair to poor condition and will be removed as part of the proposed work.

Condensers for air conditioning retail, lobby, and back-of-house spaces have been added incrementally over the years as needed. These condensers are mostly located in the light court on the roof of the original lobby space with some on the upper roofs. The condensers are generally in fair to poor condition.

The current electrical panel board in the basement was likely added during the 1980 restoration. It is unknown if wiring and conduit were replaced at that time. It appears that new load panels were added to each unit in 1980. Units have ceiling mounted light fixtures which do not appear to be original to the building. Ranges in the units are electric.

Domestic hot water was originally provided by a central boiler and hot water storage tank, but the boiler has been replaced with several gas-fired water heaters in the basement. The hot water storage tank is no longer in use. Domestic cold water is delivered to the units with the aid of a small booster pump so that adequate pressure is provided to units on upper floors. The backflow valve for domestic cold water is located in the basement. Few of the original plumbing fixtures remain but the supply and drain pipes are largely original to the building's construction. The original galvanized steel pipes are in fair to poor condition and failing.

Fire sprinklers were added to the basement at an unknown date. The system appears to be monitored. The double check valve for the fire water service is in the basement. The remainder of the building is not sprinklered.

Photo numbers 29-38, 188-191, 201-202

Drawing numbers M, E, and P series

Describe work and impact on feature

All new mechanical, electrical, plumbing, and fire protection systems will be provided. The design approach will be to install the mechanical, electrical, plumbing, and fire protection systems so that they are concealed.

Existing condensers and air conditioning units will be removed. The project proposes to use split-system heat pumps with a bank of variable refrigerant flow condensers on the roof. The condensers on the roof will connect to fan coils in each unit via individual copper refrigerant lines. This system will provide heating and cooling.

Bathrooms will be ventilated with mechanical exhaust with ducts running up through the building. Fans on the roof will provide fresh air to the units, corridors, and other spaces via ducts that run down from the roof and through the building. New mechanical equipment, such as condensers, exhaust fans, and supply air fans will be located on the roof towards the center of the lower roof wings so that it will not be visible from the public right of way. See section Number 8, Roof, for further discussion of the mechanical equipment.

A new electric service with increased capacity will be provided along with new panelboards and meters. Both the panelboards and meters will be in the basement. Each unit will receive a new load center and wiring. New energy efficient light fixtures will be installed throughout the building.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

New data and telecommunications services will be brought in to the basement and distributed to the units above. A new security system will provide card reader access to the front door on N Street and the new amenity spaces on the ground floor.

Domestic hot water will be provided by new gas-fired water heaters in the basement. The gas heaters will vent via the existing concrete chimney on the west side of the building. Domestic cold-water service capacity will be increased and will continue to use a booster pump to deliver water to the units. Supply and drain pipes will be replaced throughout the building due to the age of the existing pipes.

A new fire protection system will be installed throughout the building. The new system will utilize all new piping that will likely run in the corridor ceilings at each level. A new check valve will be installed in the basement. At units and public spaces, sprinkler heads will generally be ceiling mounted. At historically significant spaces, paintable concealed drop-down sprinkler heads will be provided. The fire sprinkler plan and layout will be submitted as a future amendment when it is further developed.

Proposed ducts, refrigerant lines, pipes, and wiring will be run through the building within vertical chases and will not be visible.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 21	Feature <u>Lighting</u>	Date of Feature <u>1928, 1980, various</u>
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Describe existing feature and its condition

There is no original lighting that remains in the building except for the two sconces at the main entrance. Historic photographs of the lobby indicate that in addition to the natural light the laylights provided, the space used table lamps for lighting. No chandelier has been visible in the historic photographs to date. No interior photographs exist that provide information about lighting at the upper floors.

Photo numbers <u>5, 6</u>	Drawing numbers <u>E-21, 22, 24</u>
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Describe work and impact on feature

The proposed lighting for the building has not been developed and will be submitted as a future amendment.

Number 22	Feature <u>Signage</u>	Date of Feature <u>1928, 1980, various</u>
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Describe existing feature and its condition

Originally, the Hotel Tioga had a rooftop sign and signage at the entrance canopy. The retail tenants would have also had signage, though the extent of retail signage is difficult to ascertain from the historic photographs. No original signage remains except for the armature of the original rooftop sign.

Photo numbers <u>29, 31</u>	Drawing numbers <u>E-25</u>
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Describe work and impact on feature

The armature of the original rooftop sign will be retained and repaired. The current project does not include plans to reconstruct the original rooftop. After the signage for the building is further developed, it will be submitted as an amendment.

Add Item

NOTICE OF EXEMPTION

To: _____ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: (Public Agency)
City of Merced
678 West 18th St.
Merced, CA 95340

X County Clerk
County of Merced
2222 M Street
Merced, CA 95340

Project Title: SP #421 (Environmental Review #18-52)

Project Applicant: Hotel Tioga Investors, LLC (property owner)

Project Location (Specific): 1715 N Street **APN:** 031-131-008

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project:

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Hotel Tioga Investors, LLC

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ X Categorical Exemption. State Type and Section Number: 15301 (a)
☐ Statutory Exemptions. State Code Number: _____
☐ General Rule (Sec. 15061 (b)(3))

Reasons why Project is Exempt: As defined under the above referenced Section, the proposed project consists of minor interior/exterior building alterations, which are considered to be exempt under the CEQA Guidelines per Section 15301 (a).

Lead Agency: City of Merced

Contact Person: Francisco Mendoza-Gonzalez

Area Code/Telephone: (209) 385-6858

Signature:  **Date:** 8-8-2018 **Title:** Planner

X Signed by Lead Agency

Date Received for Filing at OPR: _____
(If applicable)

Authority Cited: Sections 21083 and 21110. Public Resources Code
Reference: Sections 21108, 21152, and 21152.1. Public Resources Code