



MEMORANDUM

City of Angels Planning Commission

Date: March 12, 2026
To: City of Angels Planning Commission
From: Amy Augustine, AICP – City Planner
Re: Resolution of Intent 26-05 Adding 1225 South Main Street to the City of Angels Register of Historical Resources

RECOMMENDATION

Adopt Resolution of Intent 26-05.

BACKGROUND/PROJECT DESCRIPTION

LANDOWNER/APPLICANT: Jugband Coffee, LLC

LOCATION: 1225 South Main Street

ASSESSOR'S PARCEL
NUMBER: 062-004-070

GENERAL PLAN /
ZONING Historical Commercial (HC).

PROJECT: Addition to the City of Angels Register of Historical Resources

ANALYSIS

The City of Angels Register of Cultural Resources (City of Angels RCR) was adopted by the City Council on October 18, 2022. The owners have requested inclusion on the City of Angels RCR.

Pursuant to the City of Angels RCR, the Planning Commission shall determine:

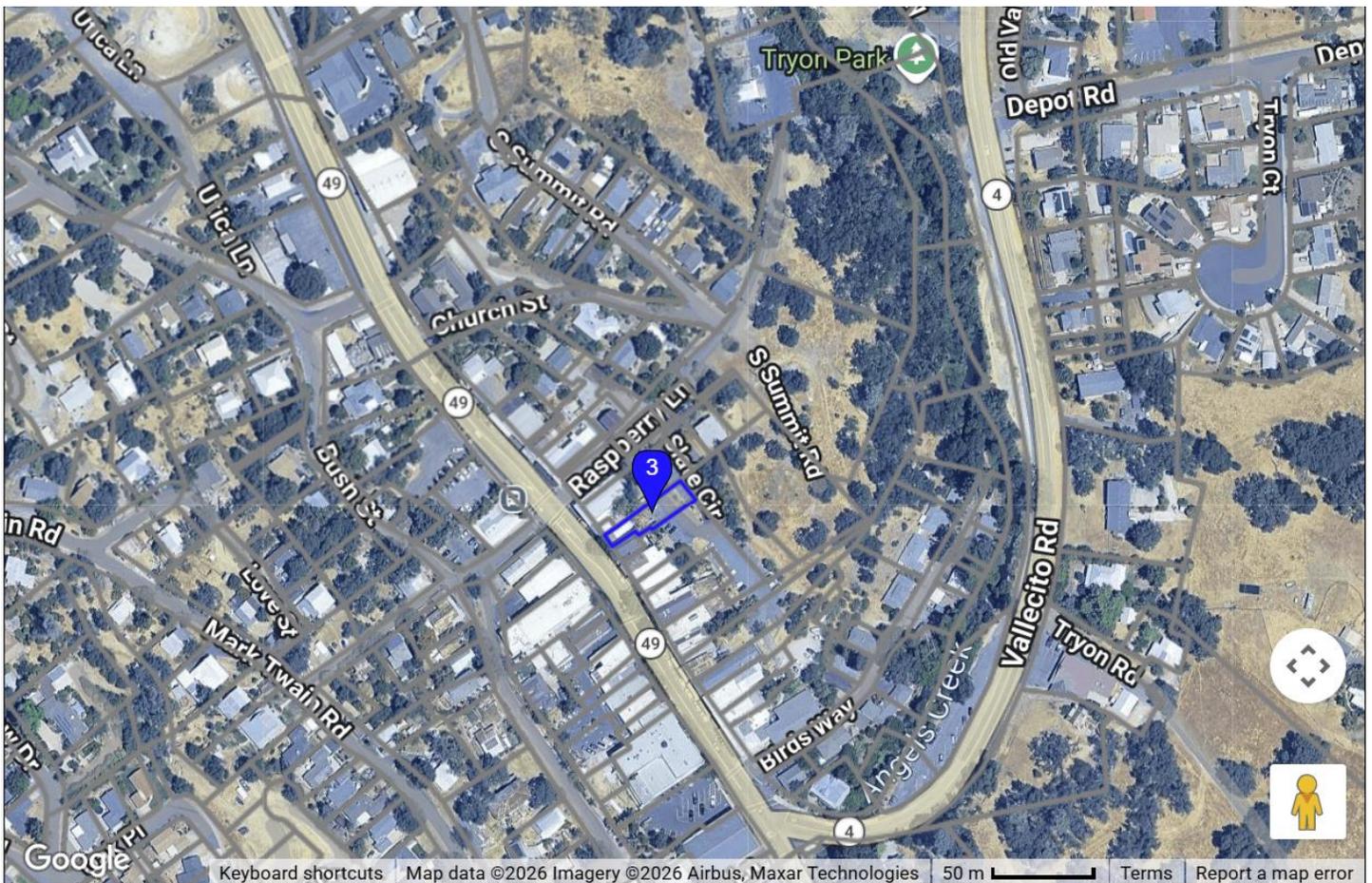
Whether the property in question is qualified for inclusion on the City of Angels Register of Cultural Resources;

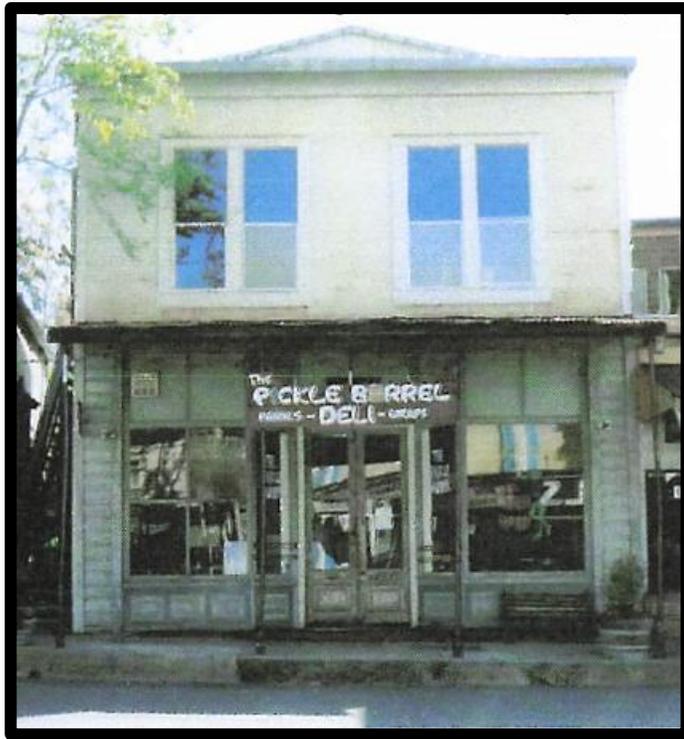
The Commission shall forward its recommendations to the City Council. The City Council shall consider the recommendations and take action to include or exclude the property for inclusion on the City of Angels RCR.

Per the PCR, qualifications for inclusion in the City of Angels RCR include resources that have:

... been evaluated and determined eligible for listing on a local, state, or national register of cultural resources either individually or as a contributor to a district pursuant to the *Historic Resources Inventory and Evaluations, Historic Commercial Center, Angels Camp, CA*, April 2011 prepared under Community Development Block Grant #08-EDEF-5782 by Foothill Resources, Ltd. and as that inventory may be amended.

Figure 1: Project Location





HISTORY

The building is listed in the City of Angels 2011 HISTORICAL RESOURCES AND EVALUATIONS HISTORIC COMMERCIAL CENTER ANGELS CAMP, CALAVERAS COUNTY, CALIFORNIA prepared under Community Development Block Grant #08-EDEF-5682 by Judith Marvin and Terry Brejla – Foothill Resources Ltd.

It was evaluated as eligible for listing as a contributor to the historic district at the local level due to its construction by the Calaveras County Bank in 1901 during the Second Gold Rush hard rock mining boom in Angels Camp. In addition, it provided commercial space and offices for local miners and their families with its history as a card room, tobacco shop and funeral parlor, and its embodiment of the distinctive characteristics of “Mother Lode Architecture” which it retains to a remarkable degree contributing to the overall historical streetscape.

As shown in the photo above, the building is a rectangular two-story frame building with a front gable roof just visible above the false front. The first story is covered in California Rustic siding with the upper story clad in corrugated metal. Storefront windows are frame with wainscoting and recessed panels and appear to be original. Upper story windows have been replaced and are aluminum frame, double hung. The building has a full width shed-roofed front “porch” supported with metal posts that replaced the original wood posts.

The building is separated from the building to the left by steps which once provided access to a barn at the rear of the lot (now a parking lot). It shares a 10-foot-high rhyolite tuff stone retaining wall to the northeast rear with the building to the south. This building and the building adjacent to the south were both constructed in 1901 and were associated with Ben and Nellie Thayer of San Jose before it was deeded to their son, Lloyd, of San Francisco in 1922. It has long been used as a delicatessen and, most recently, houses Avellino’s. The owners are refurbishing the upstairs space as a residence.

Based on the preceding, the Planning Commission may find that the building qualifies for and should be added to the City of Angels Register of Cultural Resources based on local significance.

ENVIRONMENTAL FINDINGS

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed resolution is exempt from further review pursuant to Section 15331, Class 31 Historical Resource Restoration/Rehabilitation because the inclusion of the structure on the City of Angels Inventory of Cultural Resources will allow it to maintain, repair, stabilize, rehabilitate, restore, preserve, conserve or reconstruct an historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and through the application of the State Historic Building Code.

ATTACHMENT

- A. Resolution 26-05
- B. Department of Parks and Recreation Form 523 (DPR 523) for the property with evaluation as a contributor to the Historical District