

October 12, 1993

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: 1400 E Street (PB93-040)
Exterior rehab of existing building
Washington District Preservation Area
(APN: 002-126-001)

BACKGROUND INFORMATION: The applicant has submitted an application for rehab of an existing structure to be converted to a 36 unit SRO. This application would normally be handled at staff level, however, due to public concern and after staff discussion, it was decided to bring the project for the Board to review and comment and to hear public testimony. Recommendations from the Board will be incorporated in the final staff report.

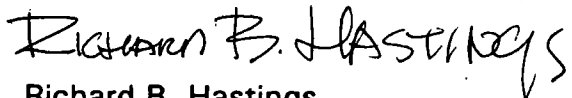
PROJECT EVALUATION: Staff has the following observations regarding this proposal:

1. The subject site at the Southeast corner of 14th and E Streets is in an area mixed with commercial and residential. The building has been a commercial use and has large storefront windows.
2. The elevations submitted by the applicant propose new stucco exterior with single hung metal frame windows. Staff feels the elevations do not relate to the neighborhood and could be further refined to reflect more of the residential flavor of the area. Some suggestions have been to introduce a second material such as brick or tile as a wainscot or some other design component.
3. The entrances are very understated and perhaps could be more emphasized with use of material, or appropriate signage.
4. Landscaping at the parking area should be utilized to buffer the lot from the pedestrian walkway. Staff recommends a wrought iron fence with landscaping to screen the parking. The trash enclosure should be screened from view also.
5. Parking for an SRO is 1 space per 10 occupants. Staff recommends reducing parking and replacing with an open green space for the tenants to utilize.

6. Detailing at the windows and cornice should be enhanced to better work with the overall design.
7. The applicant has provided additional design schemes for the Board to review and comment on at the hearing. The various schemes include the use of awnings, pedimented shapes at the parapet line, and brick wainscoting.
8. Of concern also is the rooftop equipment that may be placed on the building for the new use. Several residents look down on the property and feel this issue should be reviewed.

STAFF RECOMMENDATION: Staff recommends that the Board review the plans and provide comments and direction to staff.

Respectfully submitted,



Richard B. Hastings
Design Review/Preservation Director

RBH:LS

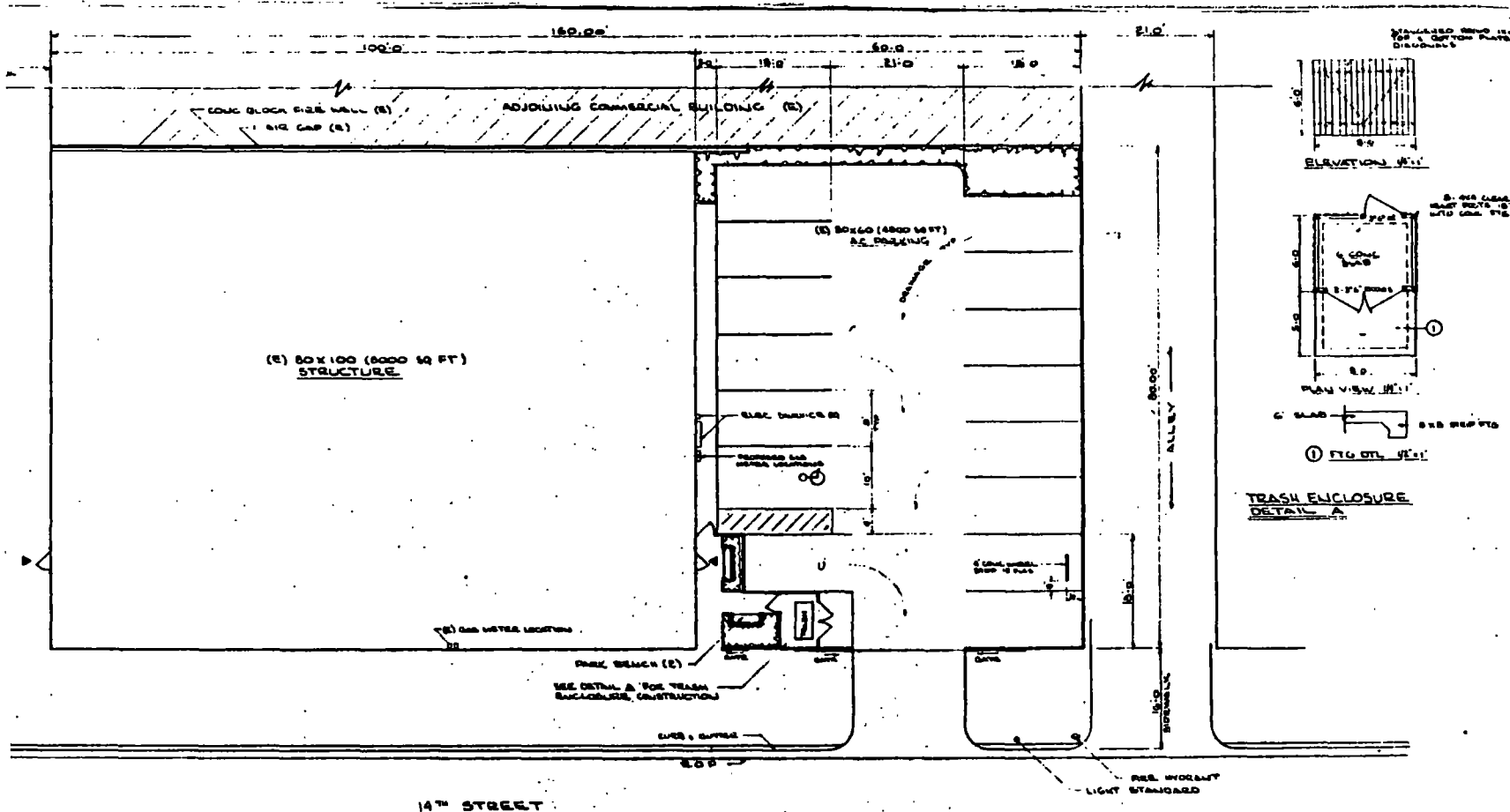
QUESTIONS REGARDING THIS PROJECT

May be directed to Luis Sanchez
of the Design Review/Preservation staff,
at (916) 264-5957.

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E-STREET INN

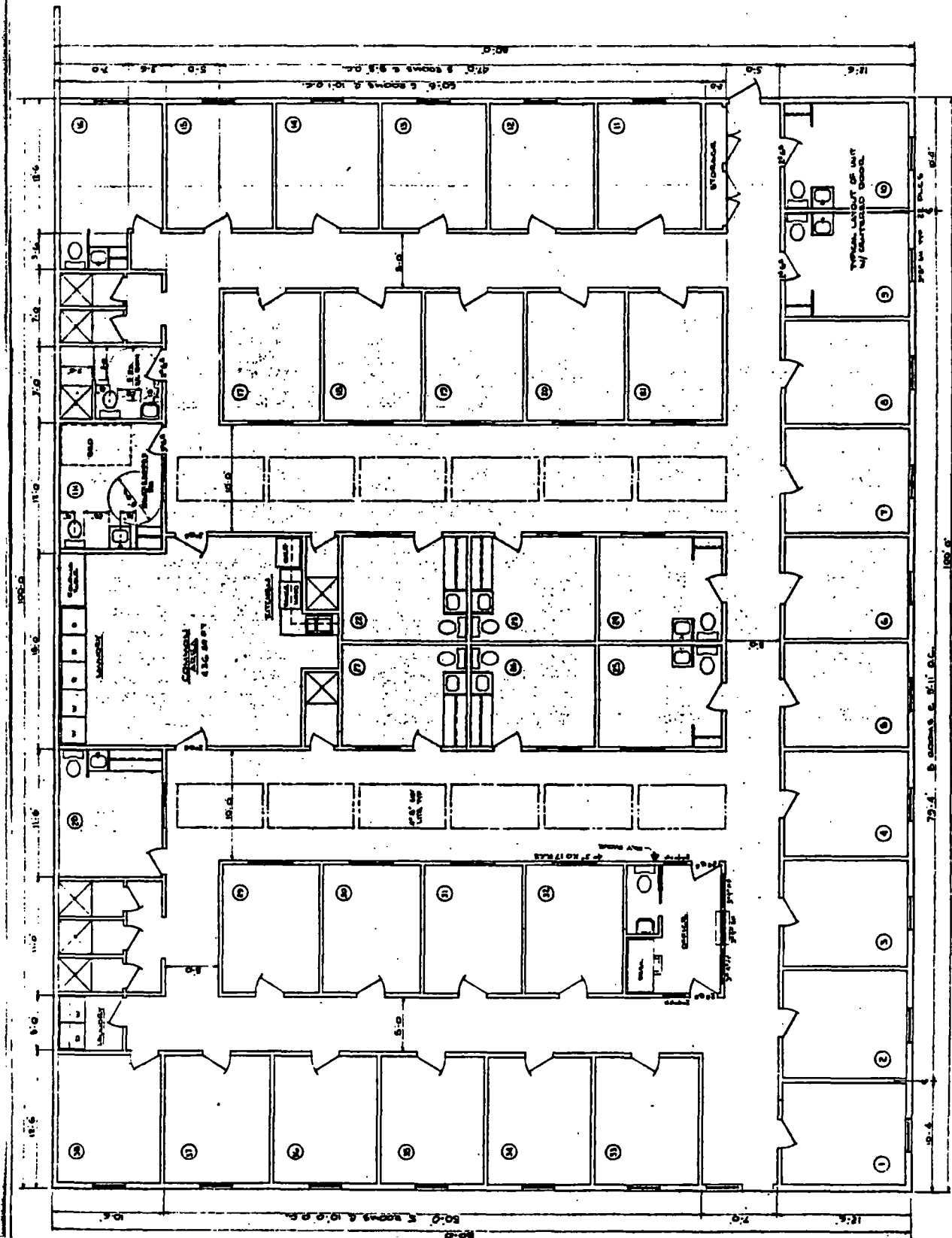
SITE PLAN

THE BUILDING SHOWN ON THESE PLANS MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-25 OF THE CALIFORNIA ADMINISTRATION CODE. SEE ATTACHED CALCULATIONS

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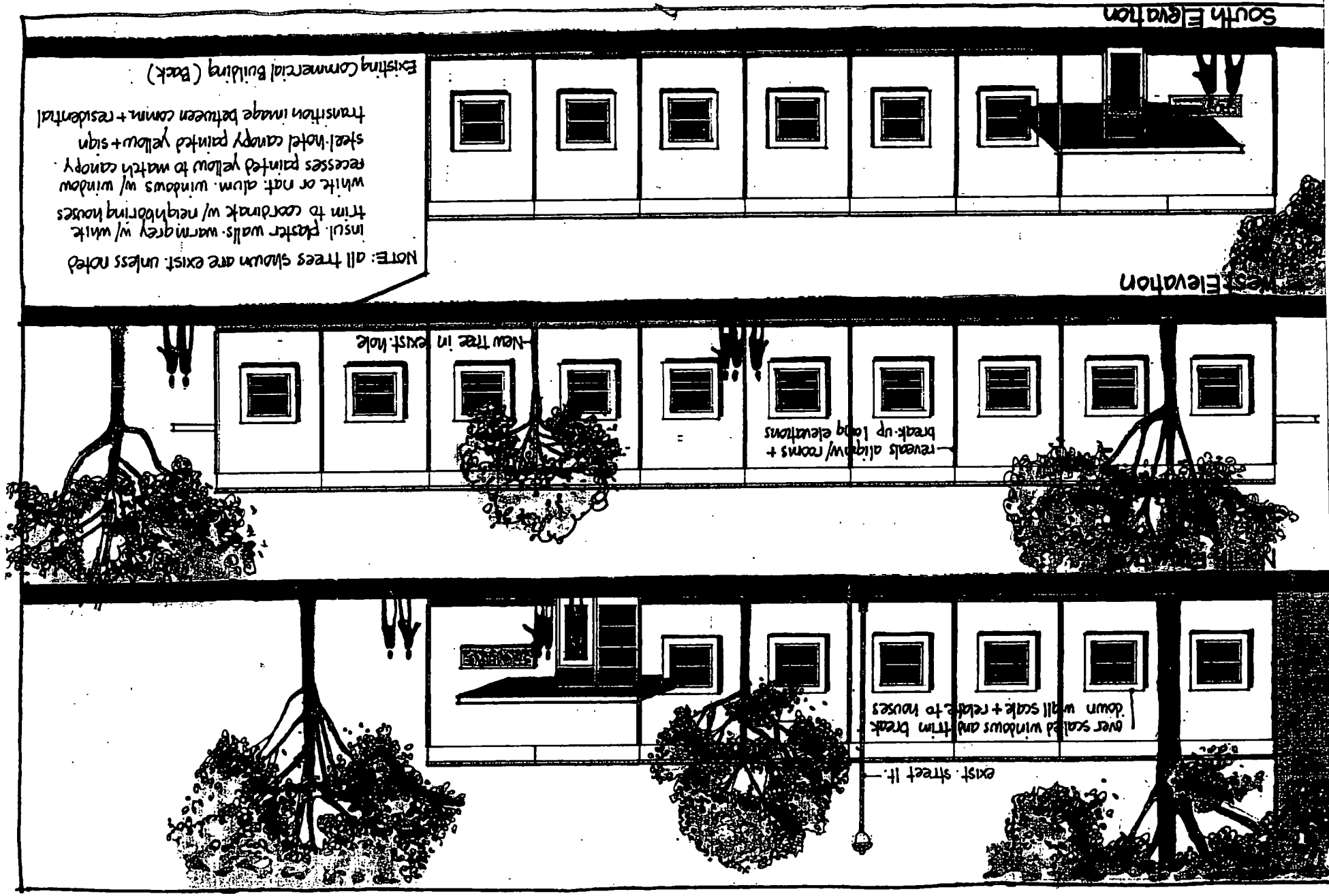
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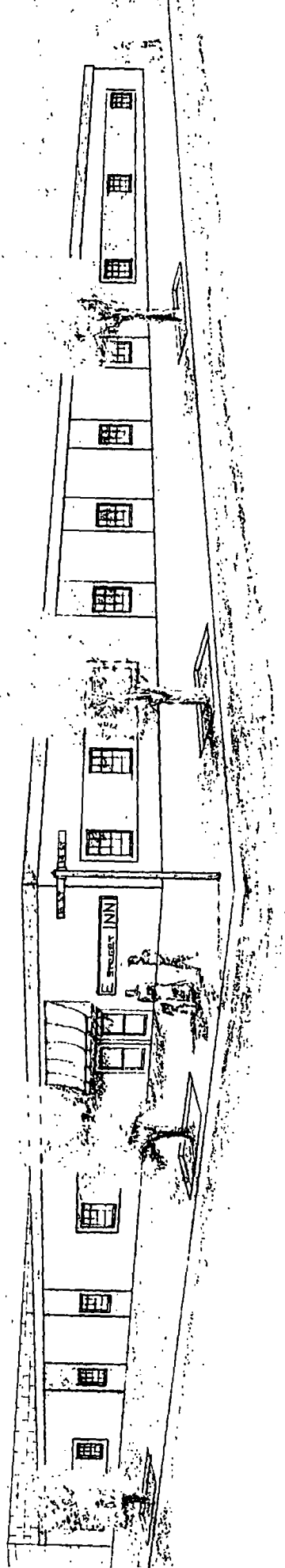
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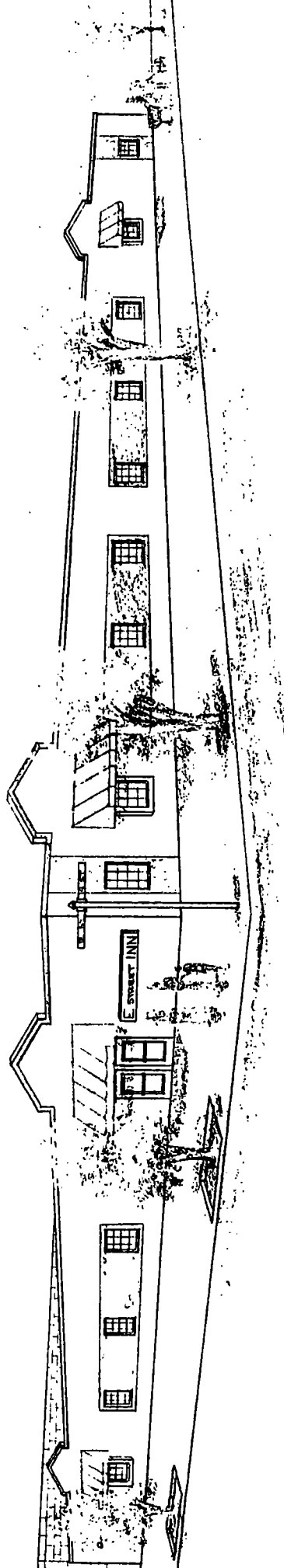
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FLOOR PLAN
 SCALE 1/4" = 1'-0"

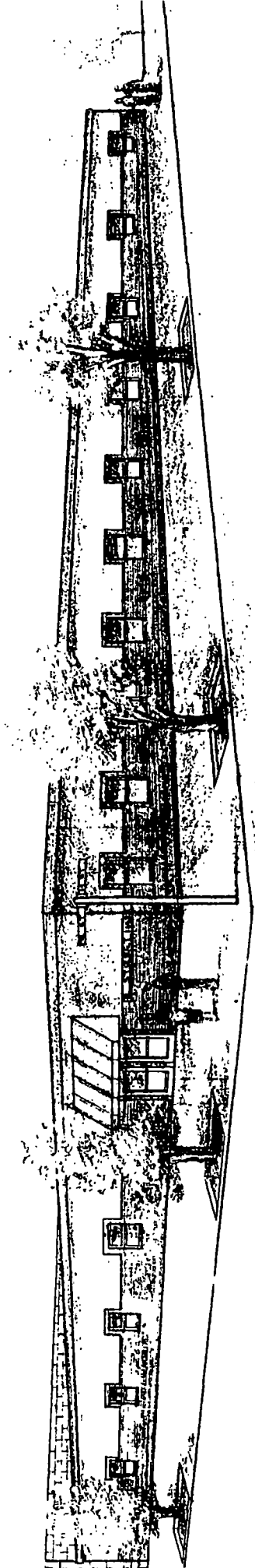




E. STREET INN
NORTH/WEST VIEW
SCALE 1/8" = 1'-0"



STREET INN
NORTH/WEST VIEW
CASE 1/6 11.0



STREET VIEW
RTW/WEST VIEW
1/8" = 1'-0"

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Design Review Preservation Board Comments
Meeting October 12, 1994
1400 E Street Project (PB93-040)

1. Resolve building code issues. Consider creating a more residential scale with smaller facade units. Roof pitches and application of siding, rather a stucco facade, should be considered. Fenestration needs rhythm, perhaps groups of windows. Outdoor living space is needed, minimize parking area. Entry needs work, one section should have a well defined, articulated entrance with a fairly substantial semi-public space at front door.
2. Exterior space is need for the occupants. Quality exterior materials must be utilized. Design should take into consideration security of the site. Any roof mounted equipment must be appropriately screened from view.
3. Consider the option of a major entrance off of the parking lot and downplay the E Street entry.
4. Code issues need resolution before design concerns can be resolved.
5. Recommend to the applicant that they obtain professional assistance to provide competent design solutions for the existing building and investigate the code issues.

Public Comments

6. The project as proposed looks too commercial, needs more of a residential flavor. Focus on corner element and add varying materials.
7. Lap siding is the predominant exterior material for this area.
8. The proposed project does not evoke a quality neighborhood building.
9. Staff should work with the Police Department to address security issues related to this project.
10. Minimize parking area and add more outdoor green space for the occupants with nice fencing around the site.
11. Roof mounted equipment will be visible, must be screened from all sides.
12. Mature street trees to match existing should be planted adjacent to this project.
13. Request that this project return to the Board for any additional review.



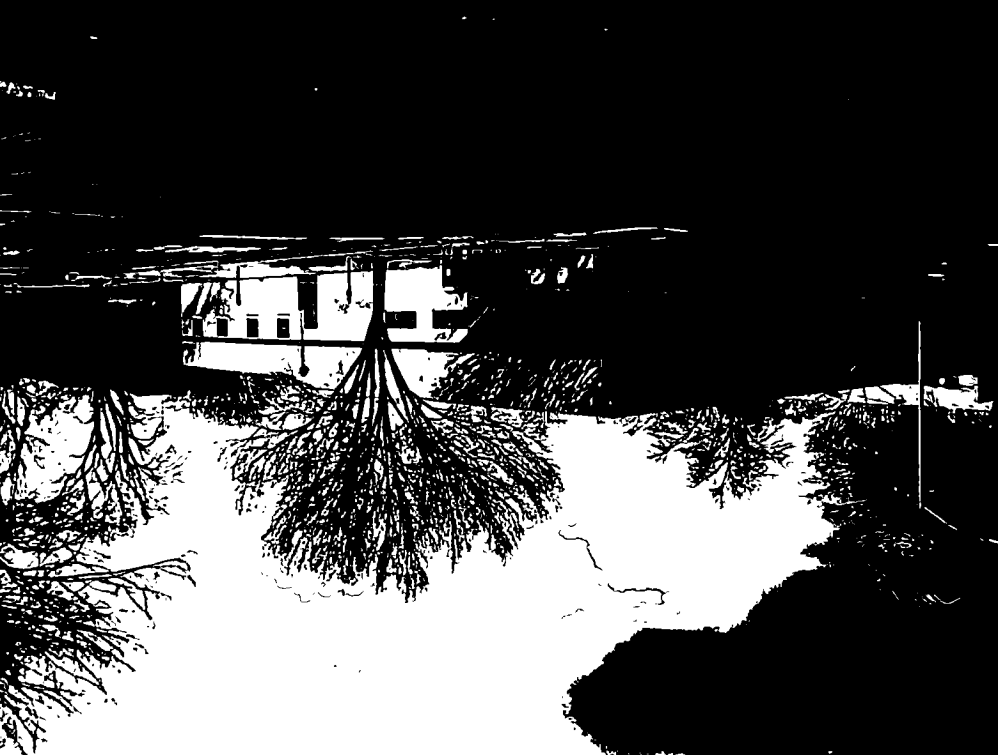
































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