

Staff Report Approved with Amended Conditions 6/ /83
DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	BAS Properties, 2131 Capitol Avenue, Suite 307, Sacramento, Ca. 95816		
OWNER	same		
PLANS BY	Barrish, Aldrich and Schroeter		
FILING DATE	May 9, 1983	50 DAY DRACTION DATE	REPORT BY: RBH:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-143-01

LOCATION: 1215 19th Street

PROPOSAL: Rehab Firehouse into restaurant and office

PROJECT INFORMATION:

1974 General Plan Designation:	General Commercial
1980 Central City Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant Fire House
Surrounding land use and zoning:	
North:	Commercial C-2
South:	Residential C-2
East:	Commercial C-2
West:	Vacant C-2
Parking Required:	37 spaces
Parking Provided:	37 off-site (CPC 6-23-83 P-83-165)
Parking Ratio:	Office 1/400 -Restaurant 1/3 seats
Property Dimensions:	80 x 80
Property Area:	6,400 s.f.
Square Footage of Building:	7,300 s.f.
Significant Features of Site:	Proposed as Essential Structure and proposed for listing on National Register
Exterior building colors:	Brick red, granite gray
Exterior building materials:	Brick, Granite, Anodized aluminum ✓

BACKGROUND: The applicant has applied to the City Planning Commission for a parking variance to locate 37 parking spaces off-site. The hearing will be June 23, 1983 (P83-165). The Board is asked to review the project only for the on-site rehabilitation.

✓ The applicant has purchased the site from the City as a surplus firehouse. They propose to rehab the structure for office use on the second floor and for restaurant use on the first floor. In the process the facade will be brought back to the original design. The applicant wishes to reconstruct the cupola but plans to do this in a second phase. Staff has discussed the project with the applicant and Bob Mackensen, an architect with the State Office, of Historic Preservation (SOHP). The changes agreed upon are as follows:

STAFF EVALUATION: Staff feels that this project will bring an important structure back to its original architectural design. The staff concerns are listed below:

1. The original design of the facade will be recreated. Staff wishes the four wood doors as shown on the circa 1900 photo to be replaced. In discussion with the SOHP it was agreed that the doors should be replaced. A concession was agreed which would allow each door to be hinged in two so that when opened, each door would only take up 1/2 as much space as that shown on the photo. This will allow the use of the center pedestrian door even when the larger wooden doors are folded open. It will also keep the appearance the same when the large doors are closed.
2. The new windows to be placed behind the larger door are to be redesigned to more closely match the original design. Both horizontal wood members, one above the doors and the other at the spring line of the arch, are to be replaced as well as the horizontal transom window and the decorative panel above.
3. The pedestrian doors should be replaced to match the original exact design to be worked out with staff.
4. The finials to be replaced at each front corner.
5. Downspouts should be retained.
6. No air ducts or vents should be placed on outside of exterior walls and all restaurant venting must run within the interior to the roof.
7. Applicant should work out other smaller design details with staff as project proceeds.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. All wood doors to be replaced.
2. Transoms and decorative panels to be replaced.
3. Finials to be replaced.
4. Downspouts to be retained.
5. No air ducts or vent ducts to be placed on outside exterior walls.
6. Applicant to work with staff on other small design details.
7. Final landscaping and irrigation plans to be reviewed and approved at staff level.
- *8. Office site parking plan, landscaping, irrigation plan and shading plan to be reviewed and approved by staff.
9. Signage to be returned to Board for review and approval.

Approval is based on the following Findings of Fact:

1. The project as conditioned will meet the preservation guidelines for rehab of Listed Structures.
2. The rehab and reconstruction of this building will help to upgrade the blockface as well as preserve an important City building.

**Delete landscaping*

**Added Conditions

- **10. *Final landscaping and color board to return to Board for review and approval.*
- **11. *Drawing of cupola to be added to architectural drawings as Phase II of project.*

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See amended staff report

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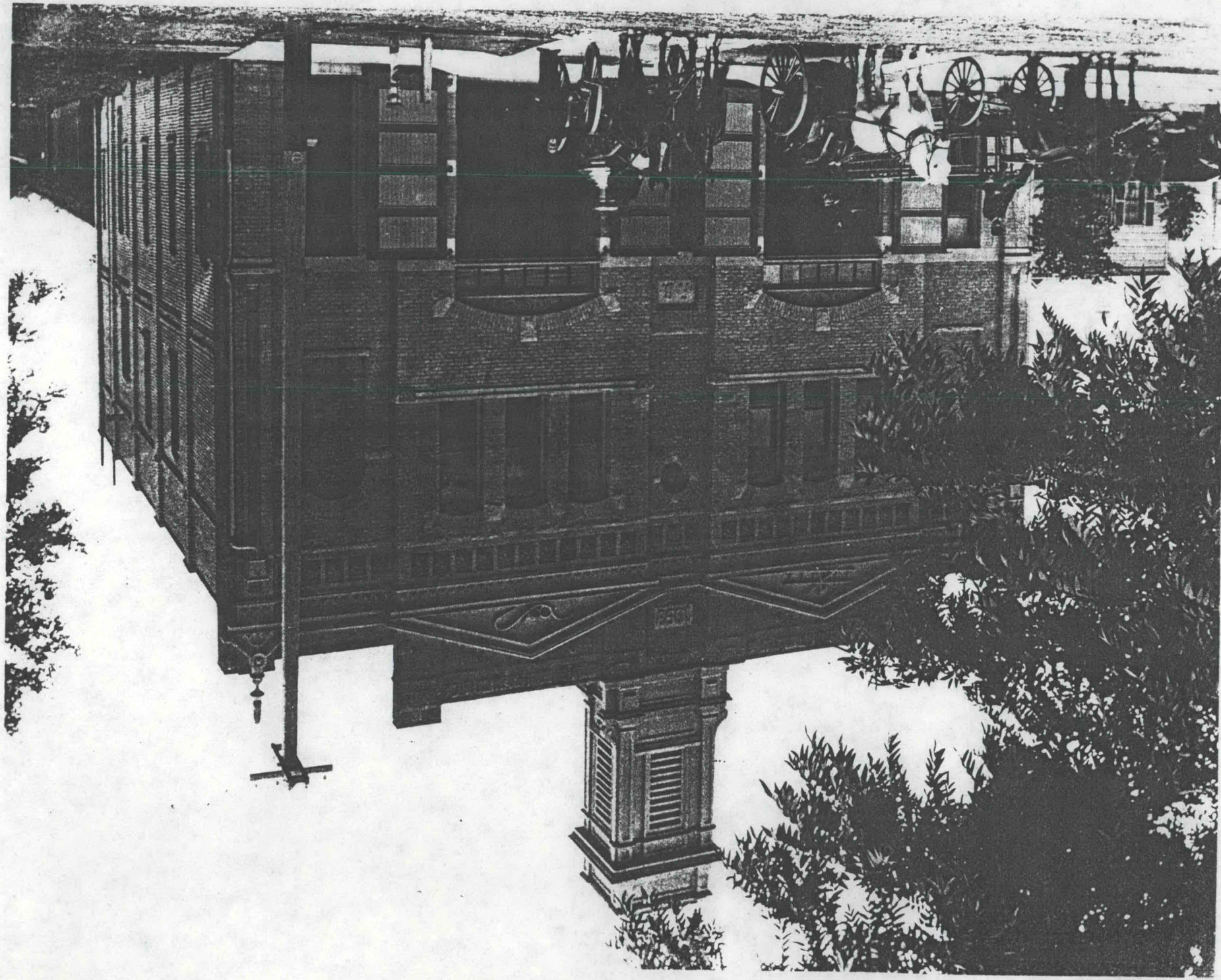
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1215 19TH ST. (APCA 1900)



P383-007

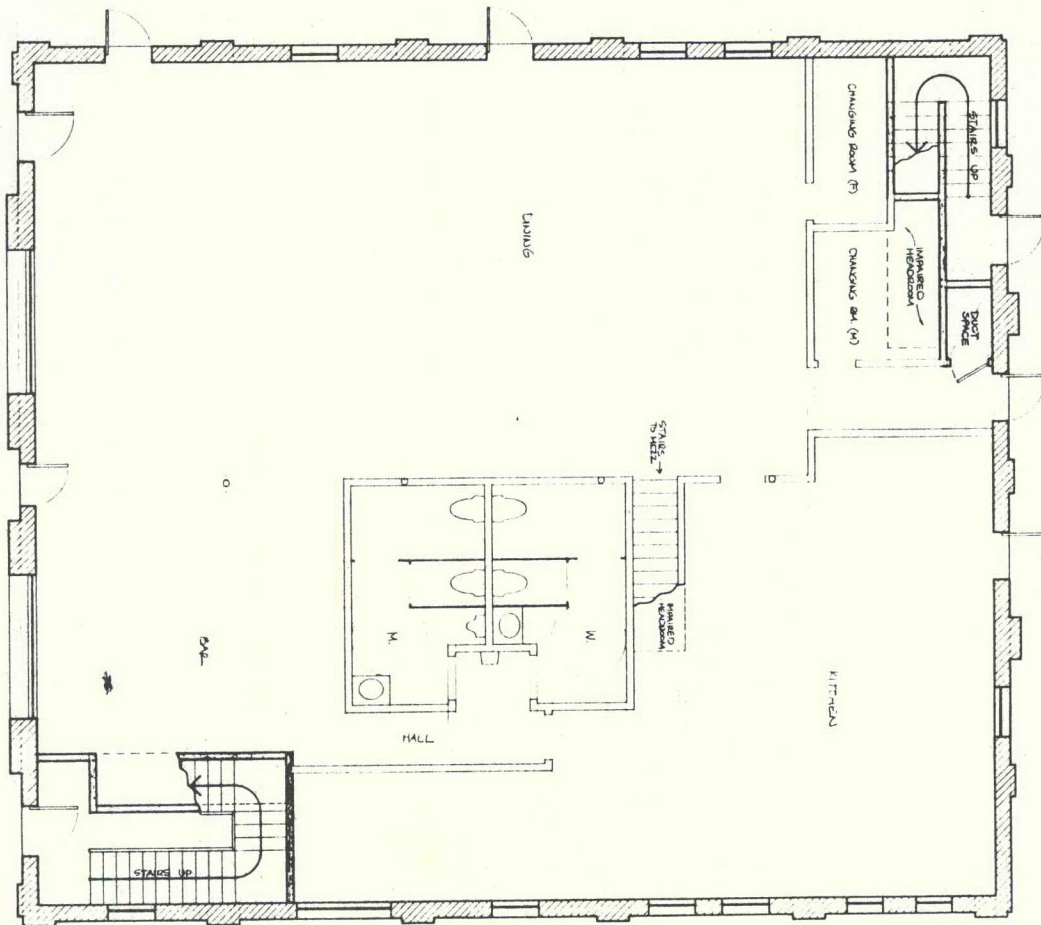
6-1-83

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DATE	5.9.83
SCALE	1/10
RAWIN	16A
JOB	0261
SHEET	1-1
NO	00000000

1215 19TH ST.
SACRAMENTO CA.

[illegible]



19th ST.

ALLEY



FIRST FLOOR
PLAN

1215 19th ST.
SACRAMENTO CA.

bar BARRISH, ALDRICH & SCHROETER
DESIGN / ENGINEERING
SACRAMENTO
(916) 444-3320

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



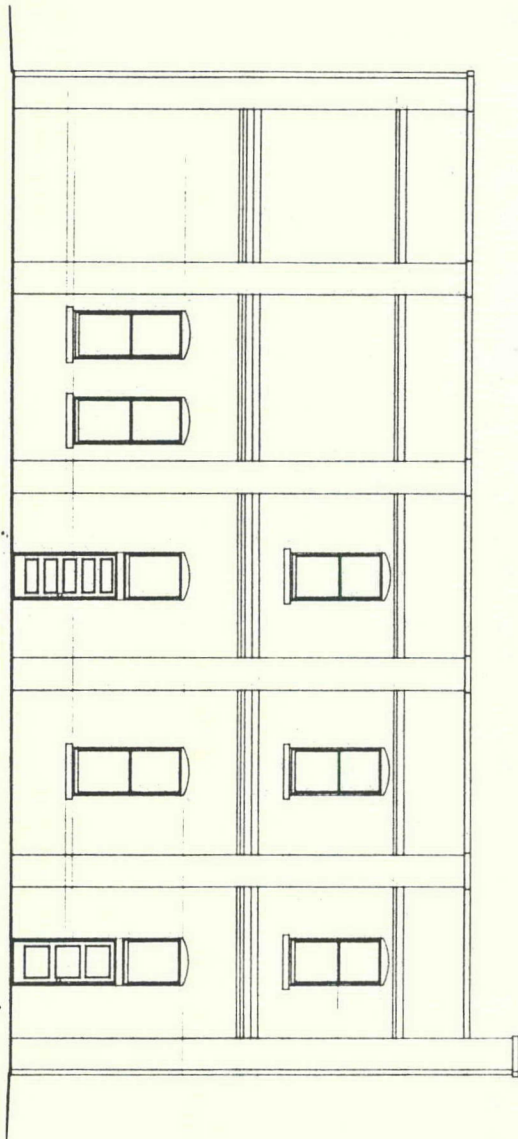
19th St.



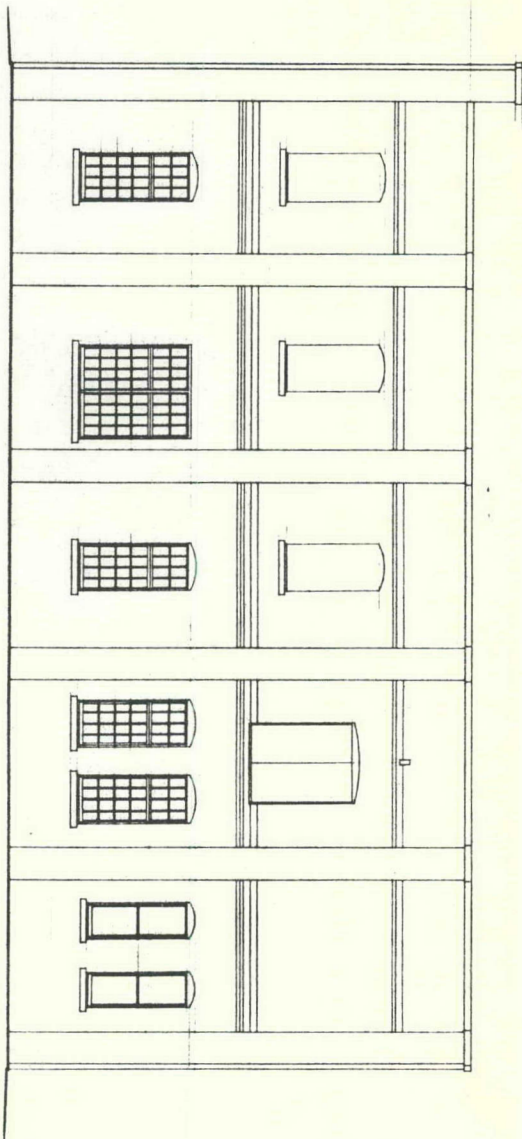
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6-1-83

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NORTH EXTERIOR WALL ELEVATION



SOUTH (AISLE) EXTERIOR WALL ELEVATION

DATE	5-10-83
DRAWN	N-1-107
CHECKED	JDA
SCALE	AS SHOWN
PROJECT	4

EXISTING
EXTERIOR
ELEVATIONS

1215 19TH ST.
SACRAMENTO CA.



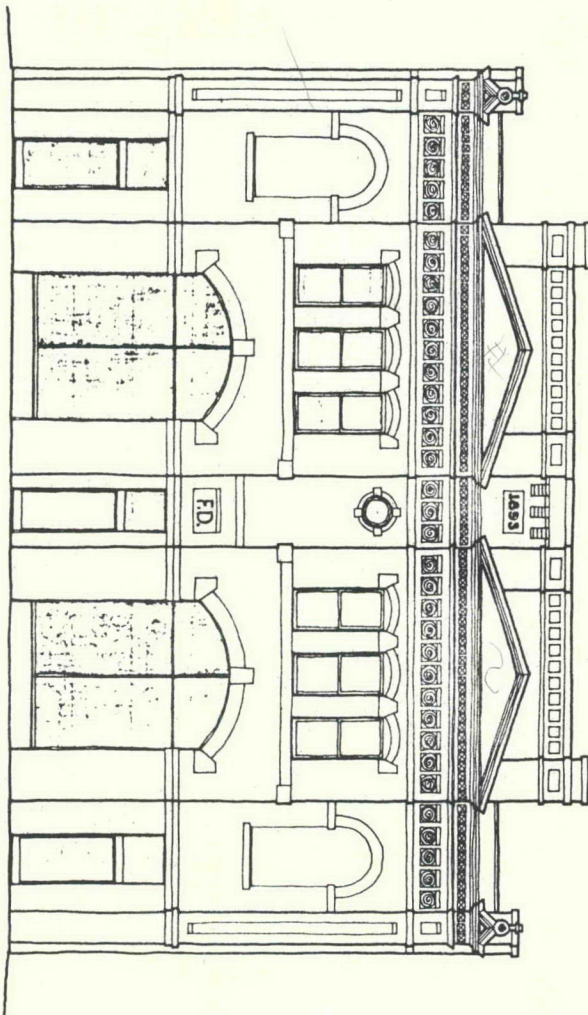
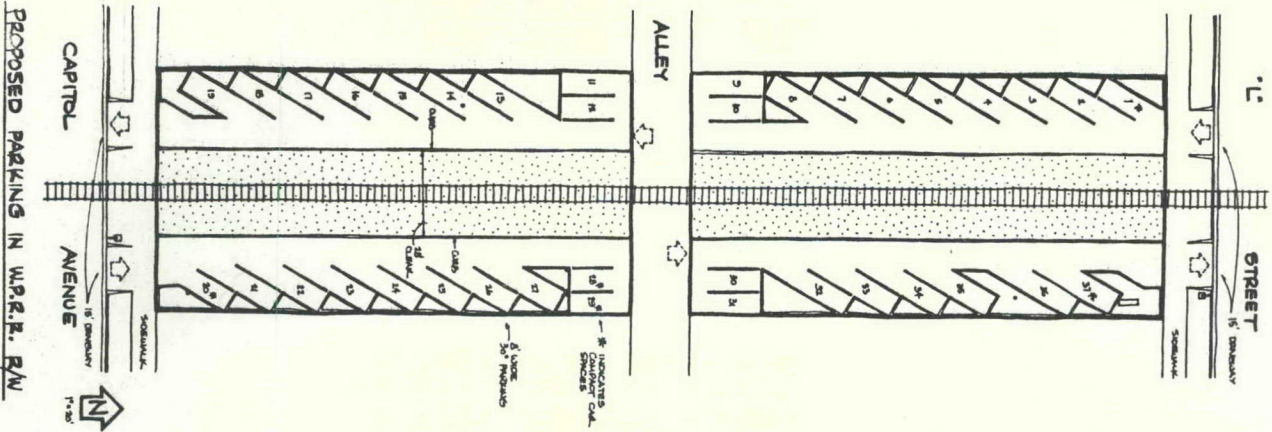
BARRISH, ALDRICH & SCHROETER
DESIGN / ENGINEERING
SACRAMENTO
(916) 444-3320

REVISION	DATE	BY

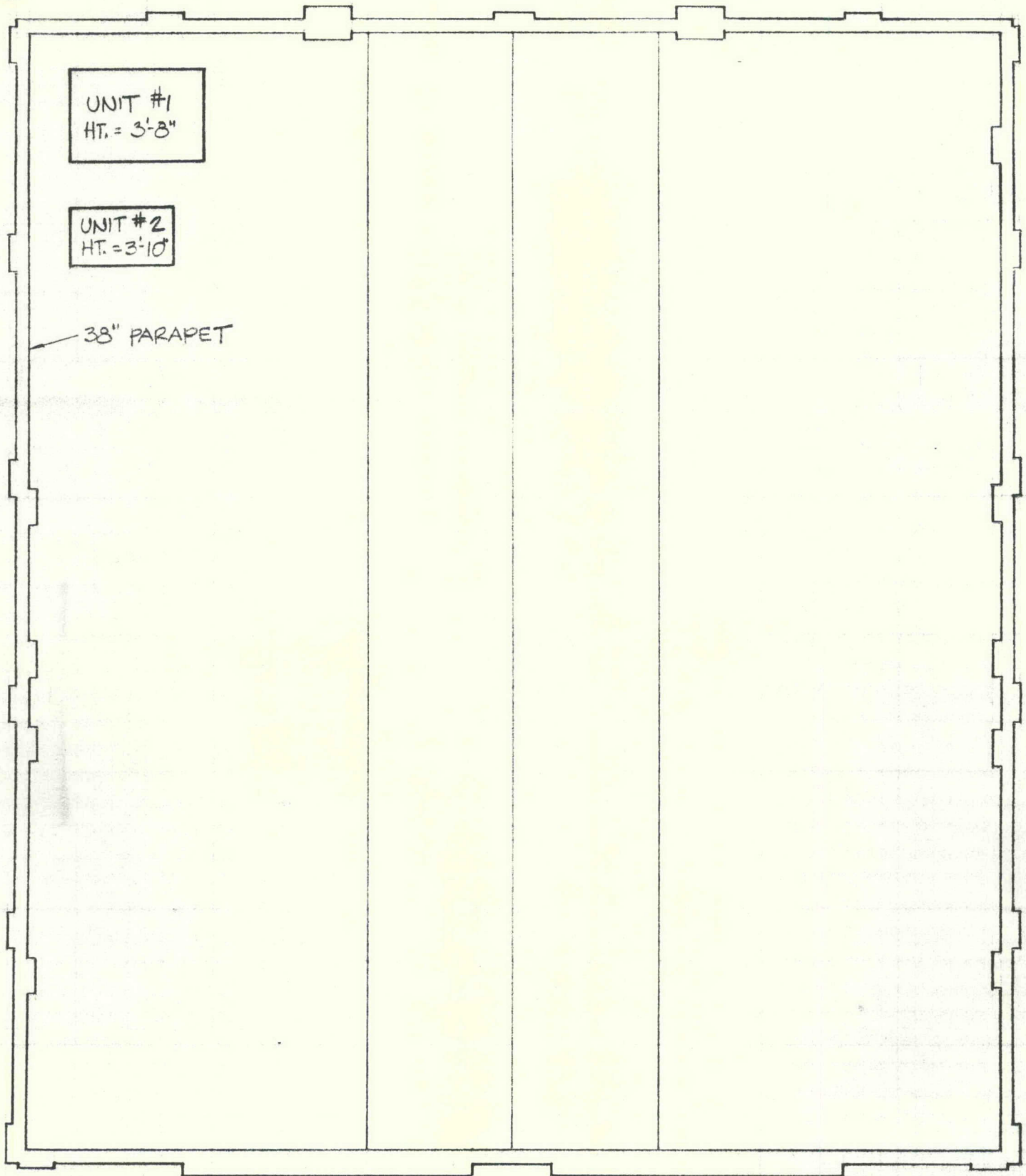
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6-1-83

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PROPOSED WEST (19TH ST) FRONT EXTERIOR WALL ELEVATION - 1215 19TH ST.



NORTH 

1215 19th ST.

ROOF PLAN w/ MECH. EQUIPMENT



BARRISH, ALDRICH & SCHROETER
DESIGN / ENGINEERING
SACRAMENTO
(916) 444-3320

JOB NO. 8281

DATE 5-9-83

PERMIT

DRAWN JGA

CHK'D.

SHEET

M-1
OF 1

PB83-007

6-1-83

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