

July 29, 1982

Design Review/Preservation Board
Sacramento, California

Members in Session:

Subject: 900 'J' Street (PB #82-012)

The applicant has submitted their plans for the rehabilitation of the subject structure to the State Office of Historic Preservation. In order for the applicant to meet deadlines of their loan commitment, it is imperative that the Board review the project at the meeting of August 4, 1982. The applicant has asked staff to place this project on the August 4, 1982 Agenda and as such staff has not had the opportunity to review the revised drawings and no staff recommendations are available at this time.

The Board will remember that when the project previously came before the Board the concerns voiced by the Board dealt with the three architectural styles that appeared in the rehabilitation drawings at that time. The consensus of the Board was that the architect should attempt to either take the ground level facade back to a time period which approximated the original design of the building or to stay with the Moderne design which had been placed on the building at a later date. The Board primarily felt that the addition of a third architectural style between the Moderne columns was inappropriate.

Staff recommends that the Board review the project and if found acceptable, approve the rehabilitation drawings either as submitted or with any additional conditions the Board finds appropriate. The findings of fact on the action of the Board will be returned to the Board for adoption at a subsequent hearing.

Respectfully submitted:

Richard B. Hastings

Richard B. Hastings
Director/ Design Review/Preservation Board

RBH:dgh

Attachments

NOTE: The applicant will provide revised drawings to the Board at the night of the meeting.

ARCHITECTURAL REVIEW BOARD

AMENDED REPORT

APPLICANT	Dan Mallicoat, 812 J Street, Sacto., 95814 443-5045				
OWNER	Ruhstaller Building Partnership, 812 J Street				
PLANS BY	Deming Chew, 2523 J Street, Sacto., CA 95816 447-4600				
FILING DATE	3/15/82	50 DAY ARB ACTION DATE		REPORT BY:	RBH:dgh
NEGATIVE DEC.	N/A	EIR	N/A	ASSESSOR'S PCL. NO.	006-101-03

LOCATION: 900 "J" Street

PROPOSAL: Renovation of Existing Building

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
1980 Central City Plan
Designation: Multi-Use
Existing Zoning of Site: C-3
Existing Land Use of Site: Vacant Office & Commercial

Surrounding Land Use and Zoning:
North: C-3 Park
South: C-3 Vacant (Office)
East: C-3 Commercial
West: C-3 Commercial

Parking Required: 0
Parking Provided: 0
Property Dimensions: 40' x 80'
Square footage of Building: approx. 13,000
Significant features of Site: Building proposed to be placed on City's Official Register
Exterior Building Colors: To be selected
Exterior Building Material: Stucco and anodized aluminum on ground floor facade, existing materials on upper floors.

BACKGROUND INFORMATION: The applicant proposes to rehabilitate an existing four story office building. An application has been made to place the building on the National Register. The building is proposed to be placed on the City's Official Register. The applicant has developed plans for rehabilitation of the building which have been submitted to the State office of Historic Preservation for review and approval. The State office has reviewed ~~and approved~~ the plans.

STAFF EVALUATION: Staff feels that the plans having been reviewed and approved by the State office of Historic Preservation, meet the guideline of restoration and adaptive use and the philosophy of the Preservation Board.

STAFF RECOMMENDATION: Staff recommends approval of the project as submitted without conditions.

Approval is based on the following Findings of Fact:

1. The project will cause a rehabilitation and adaptive use of an existing historic structure.
2. The plans for rehabilitation have been reviewed ~~and~~/approved by the State office of Historic Preservation.
3. The rehabilitation and reuse of this building will help to upgrade an existing area in the downtown central business district.

NEW INFORMATION

The State Office of Historic Preservation has reviewed the plans and have indicated to staff by telephone that the plans appear to meet their rehabilitation guidelines.

AG 612
82-103

RUHSTALLER BUILDING



8-4-82
4-7-82

DEMING CHEW architect

7

4-7-82
PB-82-02

8-4-82

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NINTH STREET SCALE 1/8" = 1'-0"

ARCHITECT
RESTORATION
FOR
RUHSTALLER BUILDING

198
A.B. 87-88
012

4-7-82
8-4-82

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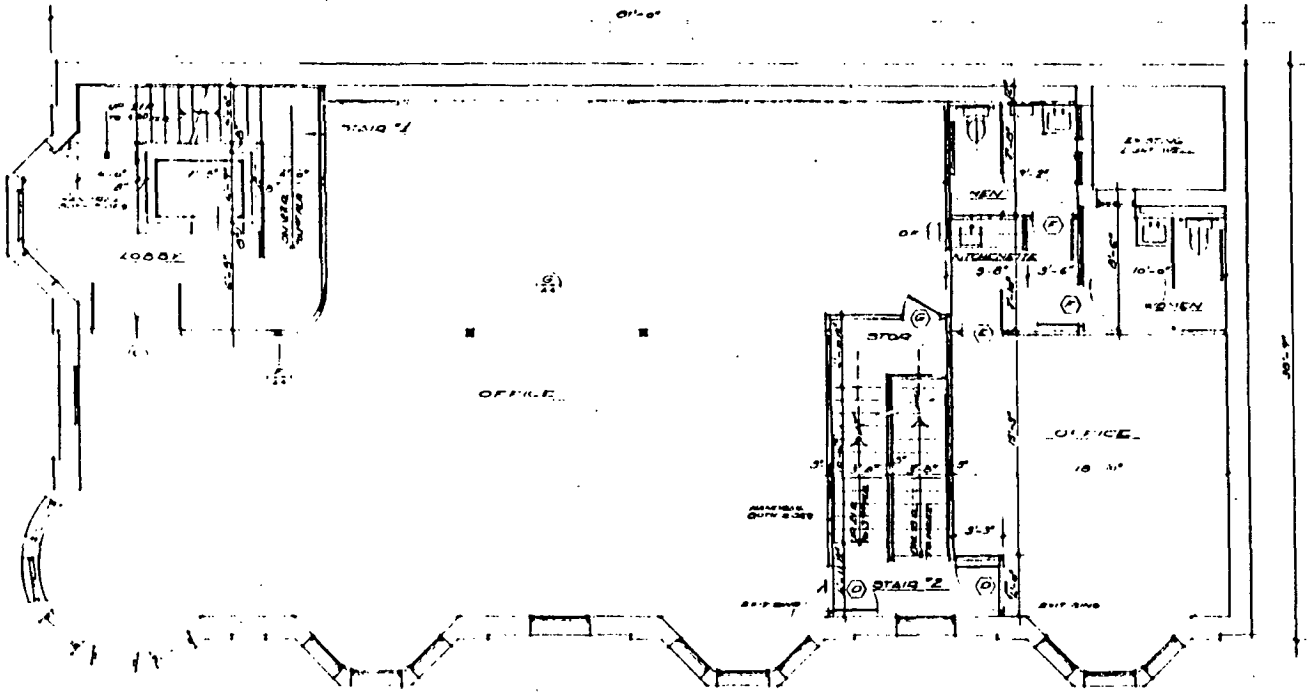
JAY STREET SCALE 1/4" = 1'-0"

ARCHITECT
 ELEVATION
 RUHSTALLER BUILDING RESTORATION
 FOR
 ARCHITECT

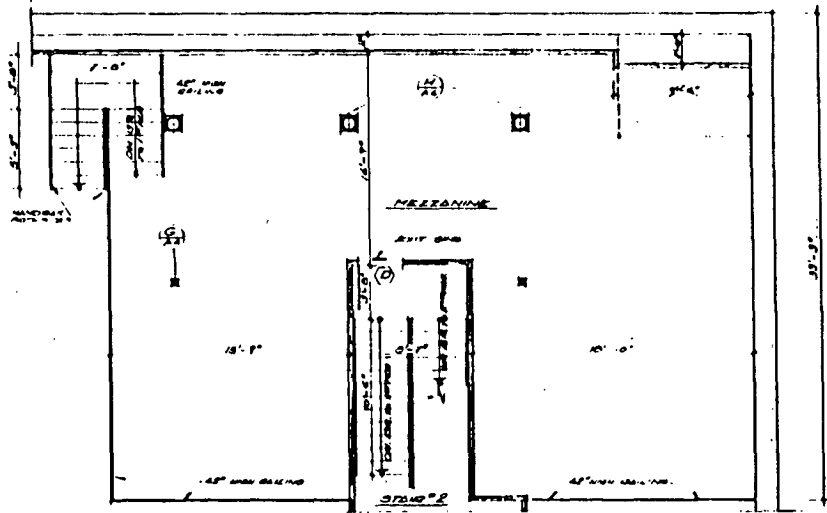
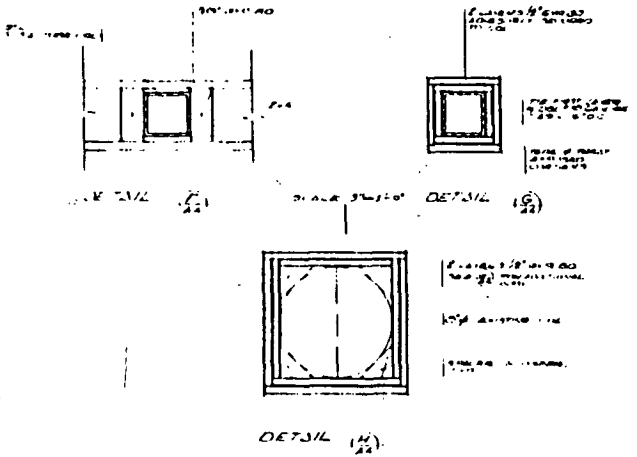
PB 012
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T



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



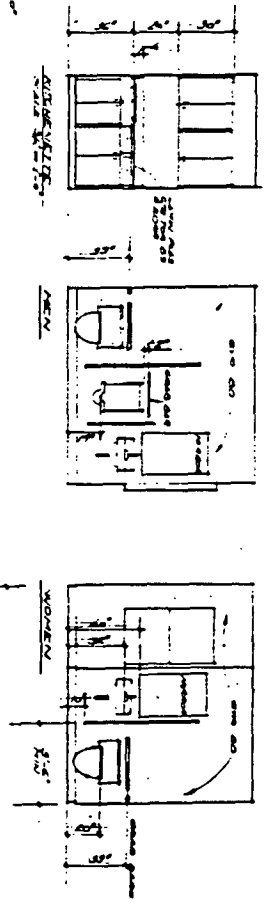
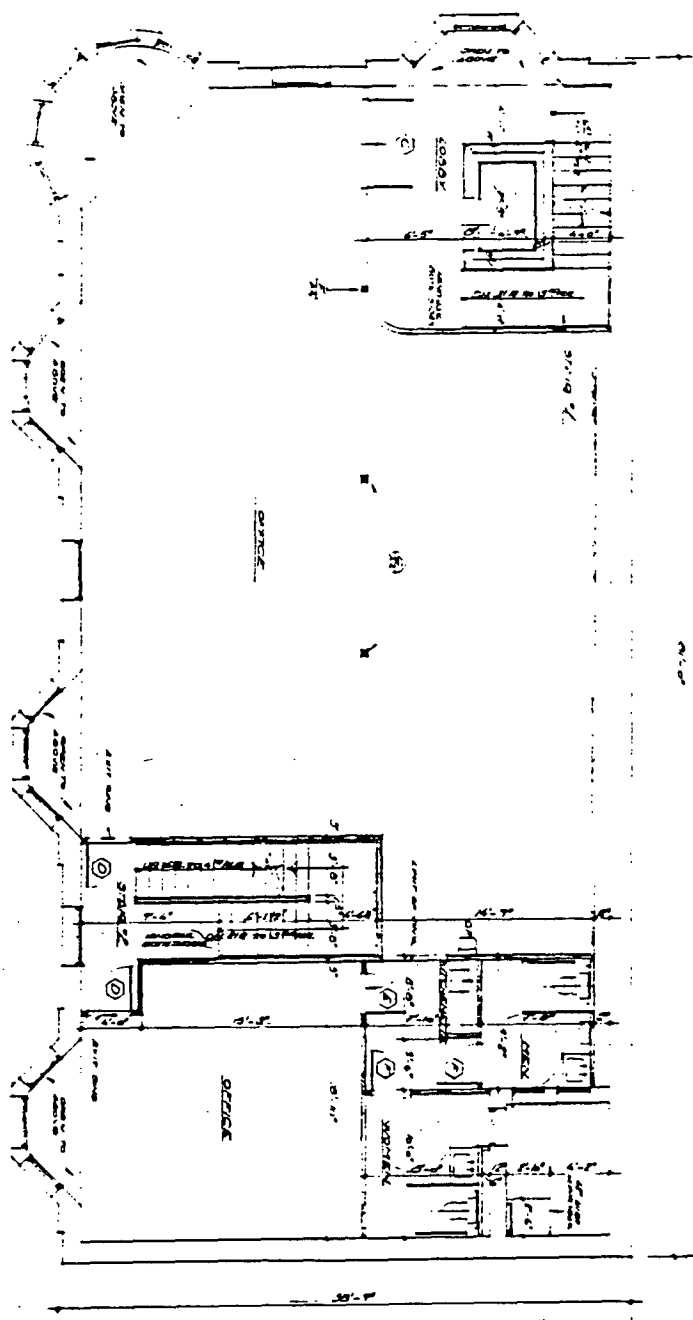
MEZZANINE FLOOR PLAN SCALE 1/4" = 1'-0"

28.4.82
H-7-82

OB
012
~~ADD-82-102~~

F

THIRD FLOOR

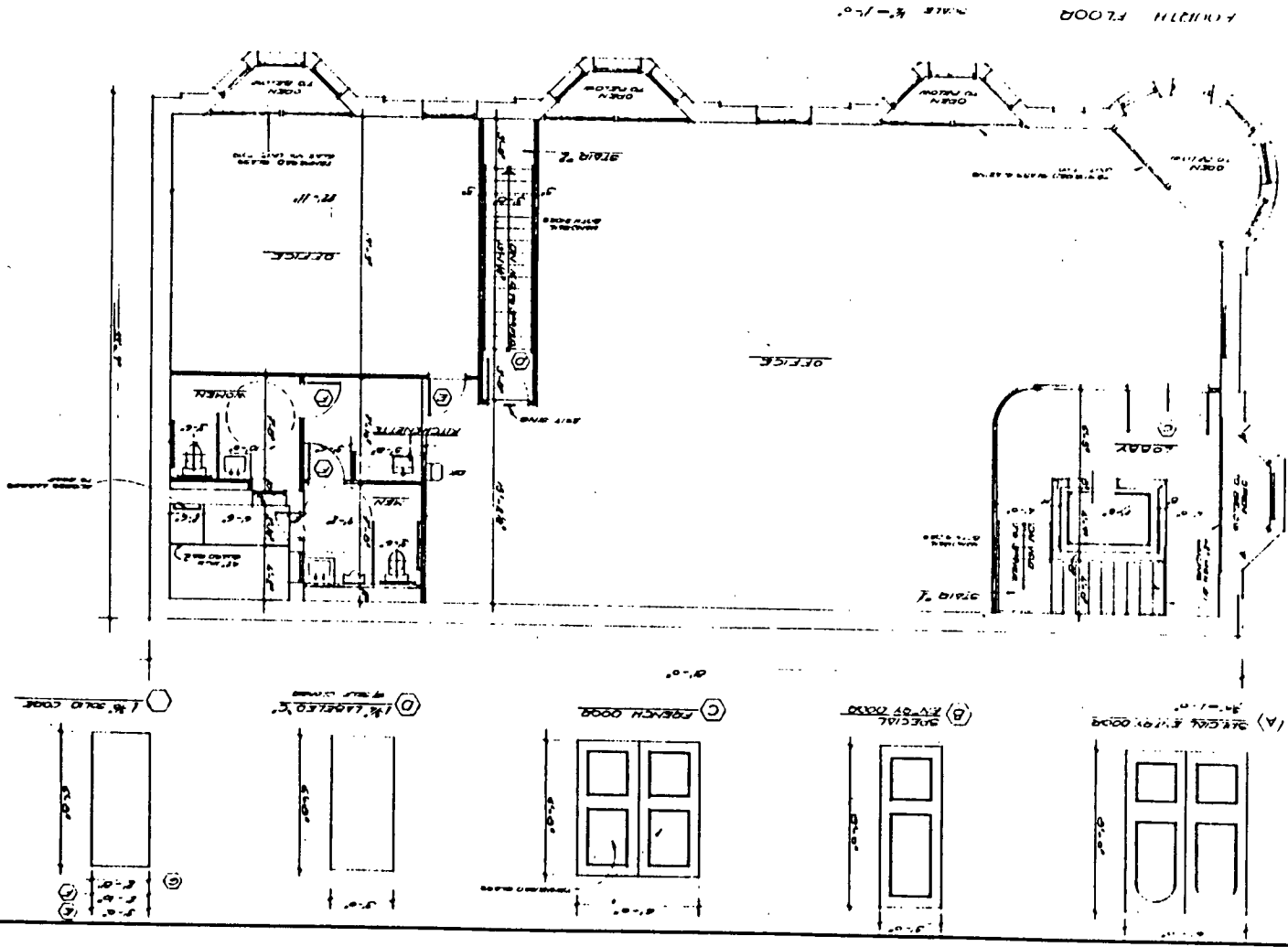


ROHSTALLER BUILDING RESTORATION
FOR
COMSTOCK DEVELOPMENT

FOURTH FLOOR

ARCHITECT
DEWING, CLAWSON

1



PB
 82-82-019
 4-7-82
 8.4.82

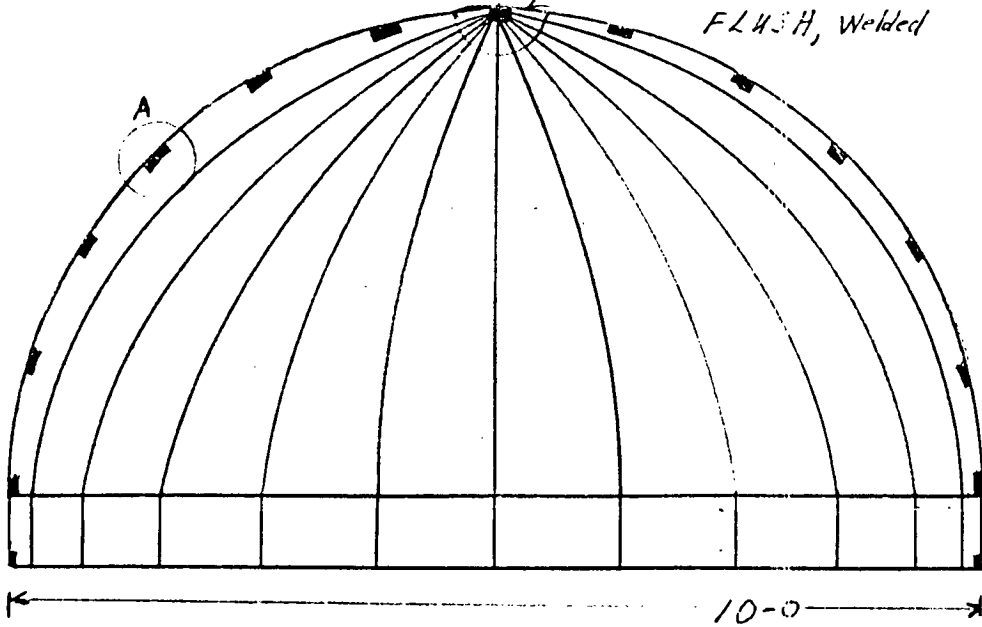
82-012

8.4.82

FRONT

SIDE

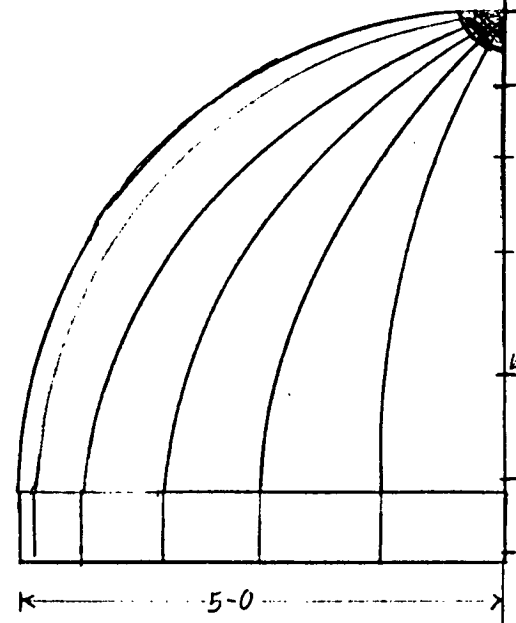
RIBS CUT TO FIT
FLUSH, Welded



5-0

8"

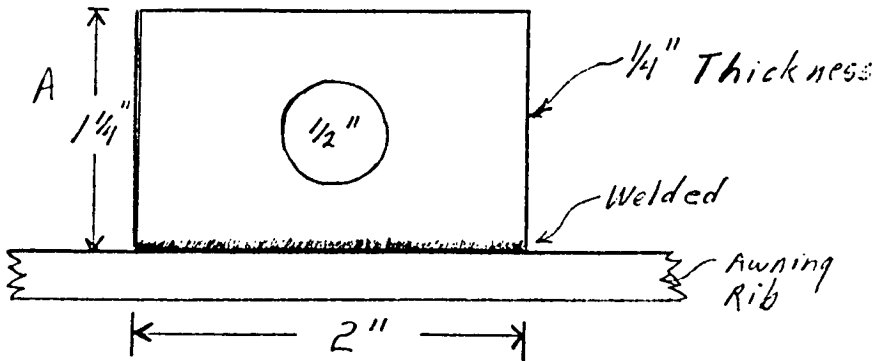
10-0



3/8"
Bolt in
Masonry
Anchor

5-0

MOUNTING BRACKET



Notes

Awning is a 5' radius
formed from 1/4" x 2" steel
welded and ground smooth
at all points. Convass
covered.

RUHSTALLER AWNINGS

1/2" = 1'

LB

MAR

82

1 of 1