

DESIGN REVIEW/PRESERVATION BOARD
SACRAMENTO, CALIFORNIA

ITEM NO. 7
JANUARY 31, 1996

MEMBERS IN SESSION:

PB95-057 - Addition of mechanical room and ornamental iron at patio to existing Essential Structure at 2324 L Street.

REQUEST: Preservation Review of a proposed addition of a mechanical room and patio fence to the existing Essential Structure in the Sutter's Fort Preservation Area.

LOCATION: 2324 L Street (L Street between 23rd and 24th Streets)
First Baptist Church
APN: 007-0155-025
Central City, Sutter's Fort Preservation Area
Council District 3 (Councilmember Cohn)

APPLICANT:	First Baptist Church, Al Rutsch, 443-6537 2324 L Street, Sacramento, CA 95816
OWNER:	same as applicant
PLANS BY:	Rodney Cecchetti, Architect 1151 Glen Aulin Ct, Carmichael, CA
APPLICATION FILED:	December 21, 1995
STAFF CONTACT:	Luis Sanchez, Assistant Architect, 916-264-5957

SUMMARY:

The applicant proposes a new enclosure to match existing brick at the alley elevation that will screen existing mechanical equipment from view. A new decorative brick and iron enclosure on L Street patio is also proposed with design and colors compatible with the existing building.

RECOMMENDATION:

The staff of the Design Review/Preservation Board finds the design of the proposed mechanical room addition and proposed patio enclosure with ornamental iron and brick to be compatible with and complimentary to the existing Essential Structure and the surrounding structures in the neighborhood. Therefore, staff recommends approval of the proposed project, subject to conditions.

PROJECT INFORMATION:

Existing Land Use of Site: Church structure
Existing Zoning of Site: R-3A

Surrounding Land Use and Zoning:

North: multi-family , single family , office, R-3A and RO
South: multi-family, single family, R-3A and RO
East: multi-family, single family, R-3A and RO
West: multi-family, office, R-3A and RO

Property Dimensions:	vary (entire north half of block except for one parcel)
Property Area:	1.08 acres
Square Footage of Building:	mech. encl.- approx. 768 s.f.
Height of Building:	mech encl. - 20'-0" top of par.
Exterior Building Colors/Materials:	red brick to match existing
Roof Color(s)/Material(s):	shingles to match existing
Significant Features of the Site:	Sutter's Fort Preservation Area

BACKGROUND INFORMATION: A concurrent application to the Zoning Administrator has been filed and staff anticipates approval. The applicant submitted an application to Design Review/Preservation staff several months ago and has received approval from their church board to proceed with the approval process. Staff feels the modifications proposed are beneficial to the existing building and of minor impact to the building design.

STAFF EVALUATION: Staff has the following comments:A. Design of patio ironwork/ grilles at entry

1. The applicant proposes to enclose the open arcade on the east elevation (24th Street) with a 30" high wainscot of brick that matches existing brick, and about 5'-0" of ornamental ironwork above in a pattern taken from the circular window on the east facade.
2. The ironwork consists of 3/8" diameter rods in a diagonal pattern with 2" X 3/8" flatbar acting as a frame for the rods. The ironwork will be placed between the existing decorative posts to remain and are detailed to meet the existing corbels which will also be retained. Staff has received the details for the proposed ironwork and feels they will enhance the existing wood arcade. A pale green color is proposed for the ornamental ironwork.
3. Two pairs of wood doors with divided lights are proposed to provide access to the interior courtyard adjacent to the arcade. The doors are in keeping with the building character and design.

4. The applicant proposes new brick jambs that matches existing brick, and ornamental iron grilles at the entry area on the east facade to provide security and privacy to the existing loggia area. The design proposed will serve to compliment the existing building's character and design.
5. A new brick planter adjacent to the entry to the loggia will be added to match the existing planter on the south end of the facade.

B. Design of mechanical enclosure

1. The applicant proposes to fully enclose an area on the south elevation (alley side) that is now partially enclosed with 6'-0' high brick walls.
2. The new enclosure consists of 8'- 0" high brick walls to match existing brick and a mansard roof with shingles to match existing. The brick enclosure with mansard roof will adequately screen equipment now fully visible from the parking area adjacent to the alley. In addition, the proposed enclosure will provide a more cohesive facade than currently exists.
3. The proposed enclosure will compliment the character and design of the existing building.

C. Public/Neighborhood/Business Association Comments

Staff has not received any indication of either support or opposition to the proposed project.

PROJECT APPROVAL PROCESS: The Board may approve or deny the project, or approve the project in concept. The Board may also continue the project for more information or for redesign. The Board action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Design Review/Preservation Board action.

RECOMMENDATION: Staff recommends the Design Review/Preservation Board approve the proposed design, subject to conditions and based on the findings of fact that follow:

Report Prepared By,

Report Reviewed By,


Assistant Architect


Principal Planner

Attachments (Notice of Decision and Findings of Fact)

NOTICE OF DECISIONS AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT 2324 L STREET
SACRAMENTO, CALIFORNIA, IN THE SUTTER'S FORT
PRESERVATION AREA (PB95-057)

At the regular meeting of January 31, 1996, the City Design Review/Preservation Board considered evidence in the above design matter. Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above:

- * Approved the design of the proposed project subject to conditions.**

This action was made based on the following Findings of Fact and subject to the following conditions:

FINDINGS OF FACT

1. The project, as conditioned, enhances the appearance of this Listed Structure.
 2. The project, as conditioned, serves to maintain the integrity of the Sutter's Fort Preservation Area.
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CONDITIONS OF APPROVAL:

- A. The design of the proposed patio ironwork and grilles at entry (see attached plans) is hereby approved subject to the following conditions:
1. The proposed ornamental ironwork at the existing arcade shall be installed as proposed with a 30" high wainscot of brick that matches existing brick, and 5'-0" of ornamental ironwork above in a pattern taken from the circular window on the east facade.
 2. The ironwork shall consist of 3/8" diameter rods in a diagonal pattern with 2" X 3/8" flatbar acting as a frame for the rods as indicated in the drawings. The ironwork shall be placed between the existing decorative posts to remain and detailed to meet the existing corbels which will also be retained. A pale green color as proposed shall be utilized for all ornamental ironwork.
 3. Two pairs of wood doors with divided lights as proposed shall be provided to access the interior courtyard adjacent to the arcade. The doors shall be in keeping with the existing building character and design.
 4. New brick jambs that match the existing brick, and ornamental iron grilles at the entry area on the east facade to provide security and privacy to the existing loggia area shall be installed as indicated on the drawings.

5. A new brick planter adjacent to the entry to the loggia shall be added to match the existing planter on the south end of the facade.
- B. The design of the proposed mechanical enclosure (see attached plans) is hereby approved subject to the following conditions:
1. The new enclosure shall consist of 8'- 0" high brick walls to match existing brick and a mansard roof with shingles to match existing. The brick enclosure with mansard roof shall serve to adequately screen equipment now fully visible from the parking area adjacent to the alley.
 2. The proposed enclosure shall compliment the character and design of the existing building.
 3. The final colors shall be submitted for review and approval of staff.
 4. Final landscape and irrigation plans shall be submitted for review and approval of the Board landscape architect and staff, prior to issuance of building permits. A set of the plans, separate from those to be submitted to the Building Division, shall be submitted to the design review staff or directly to the Board landscape architect.
 5. All required new and revised plans shall be submitted for review and approval of design review staff prior to issuance of building permits. A set of the appropriate plans shall be submitted directly to Design Review staff. Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to Design Review sign-off of plans.
 6. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

Design Review/Preservation Board Chair

ATTEST:

ADVISORY NOTES

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

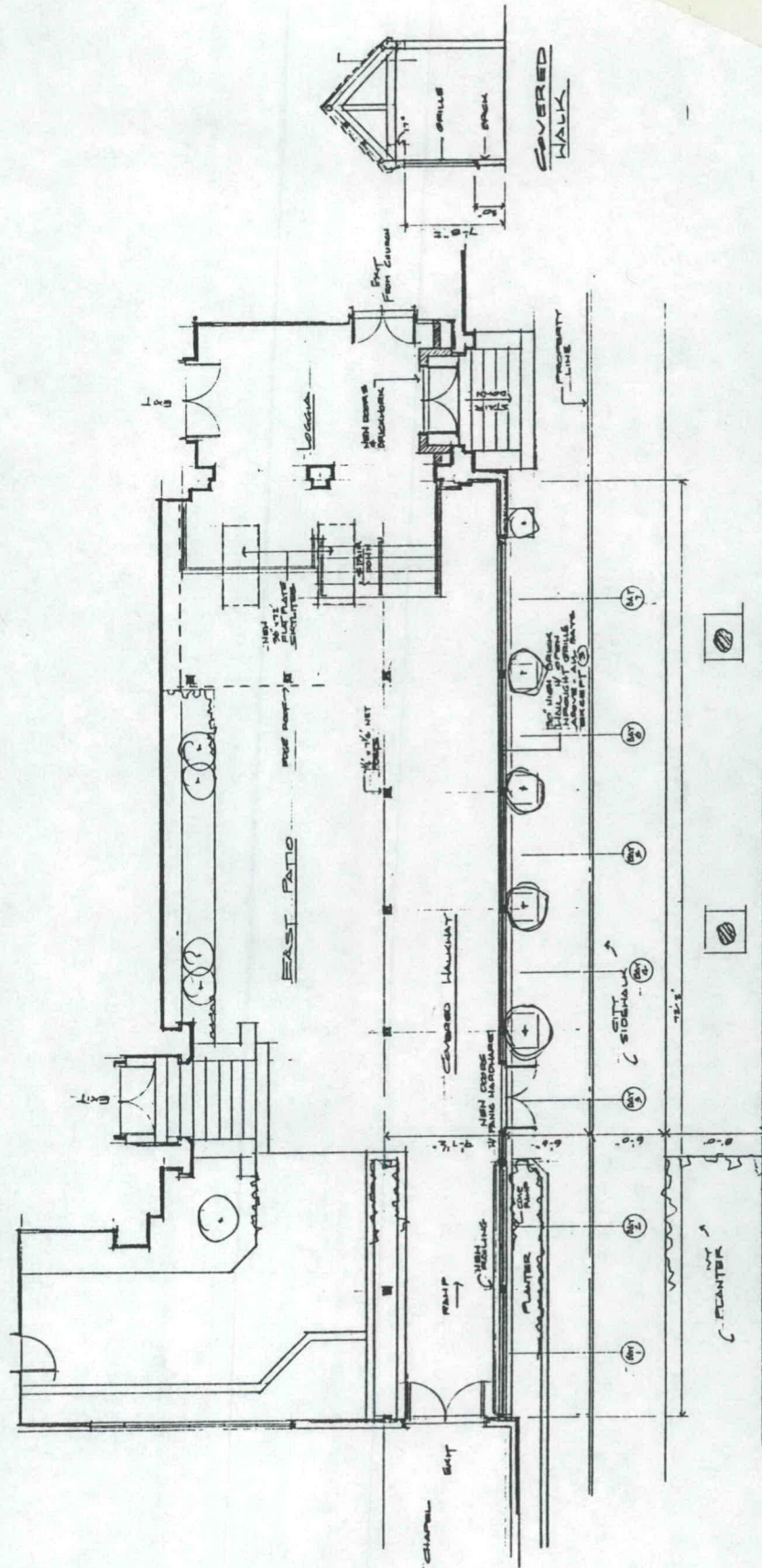
FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.
FINDINGS OF FACT

FIRST BAPTIST CHURCH
24TH & L STREET
CITY OF SACRAMENTO

- 5.31.95

EAST PATIO ENCLOSURE

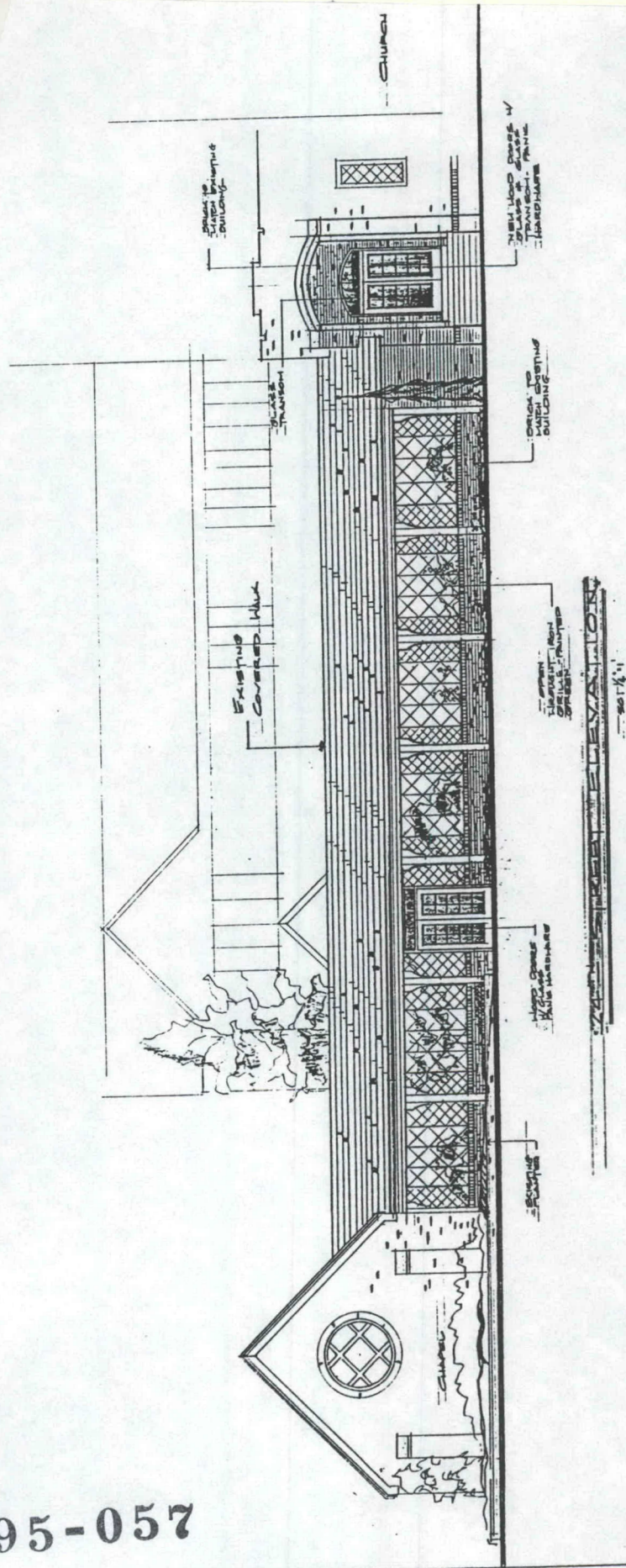


24TH STREET

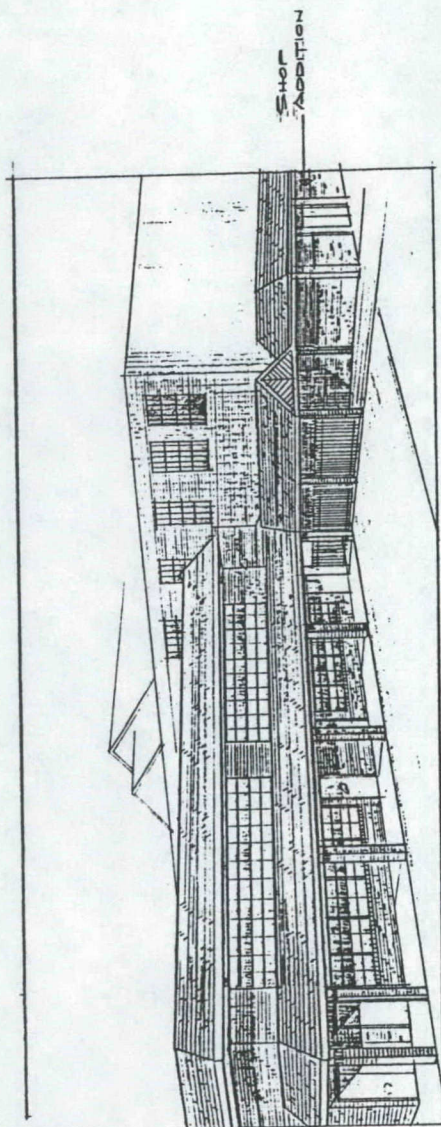
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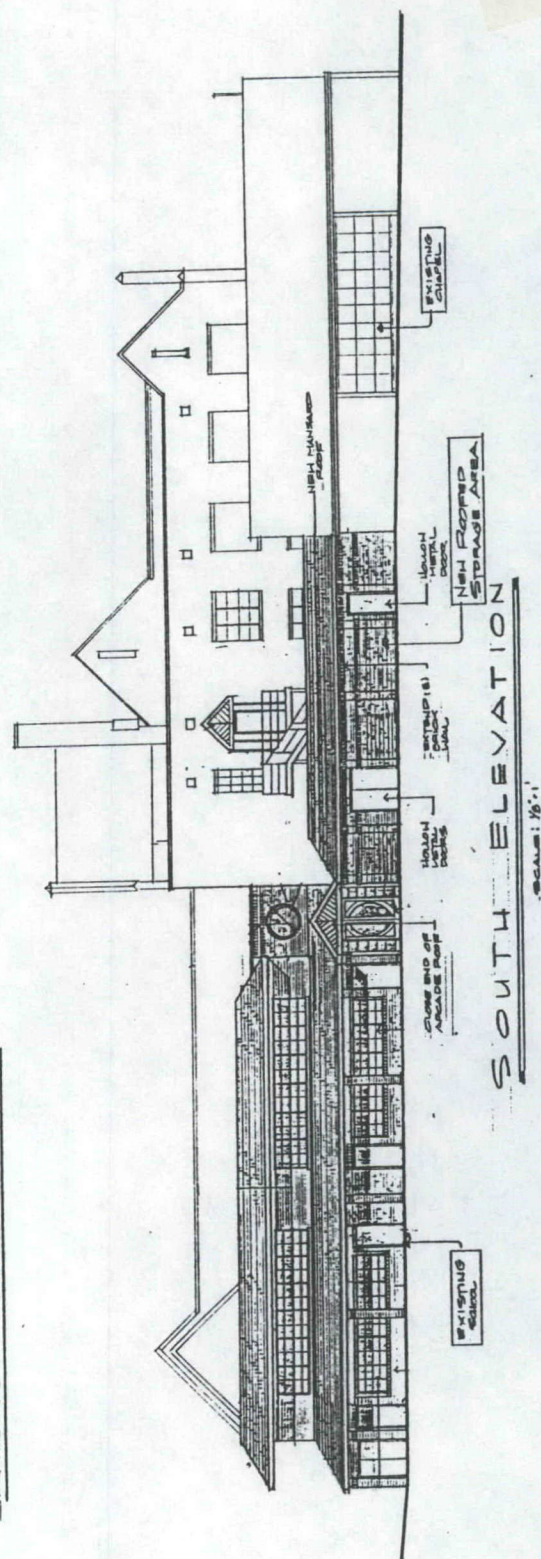
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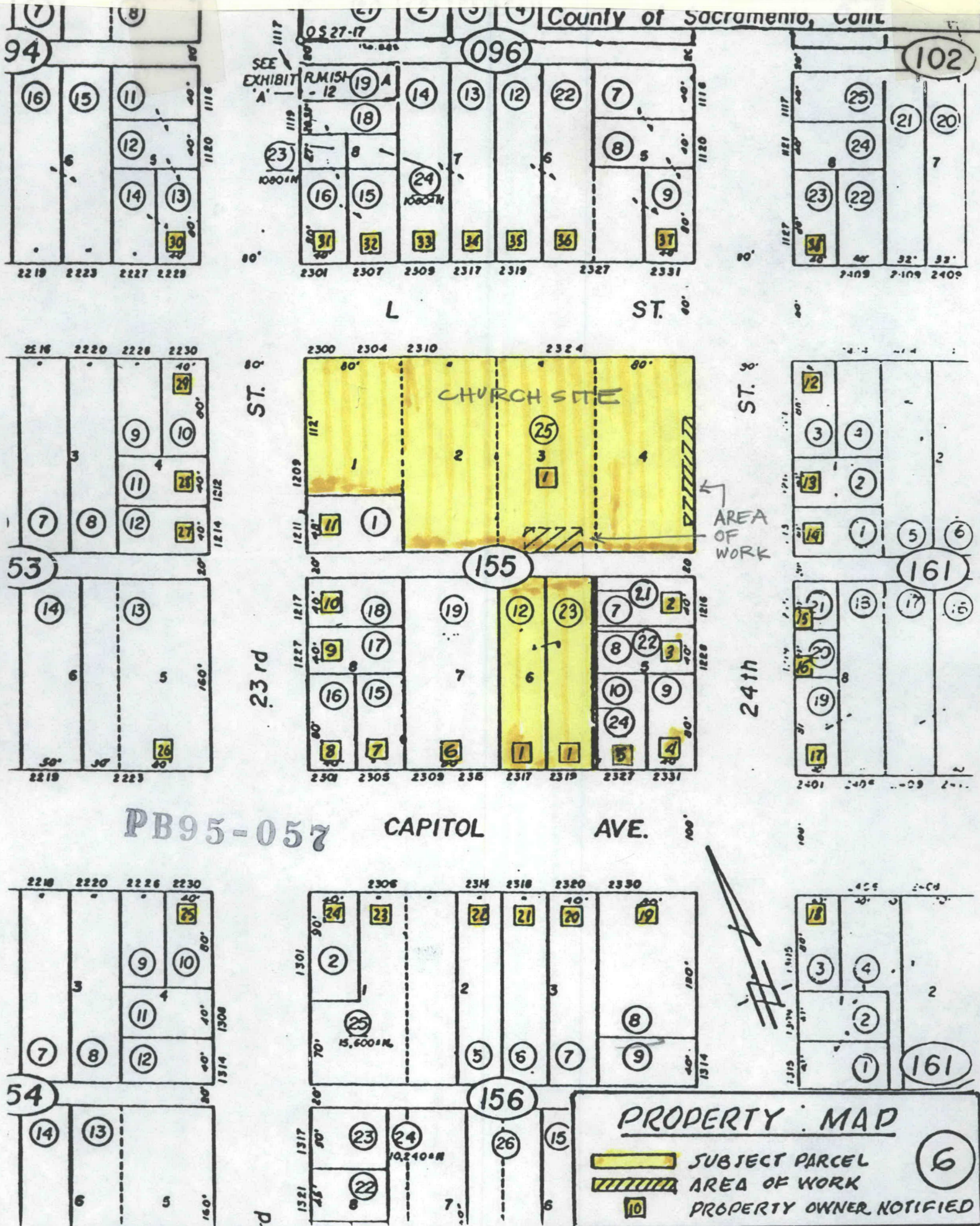
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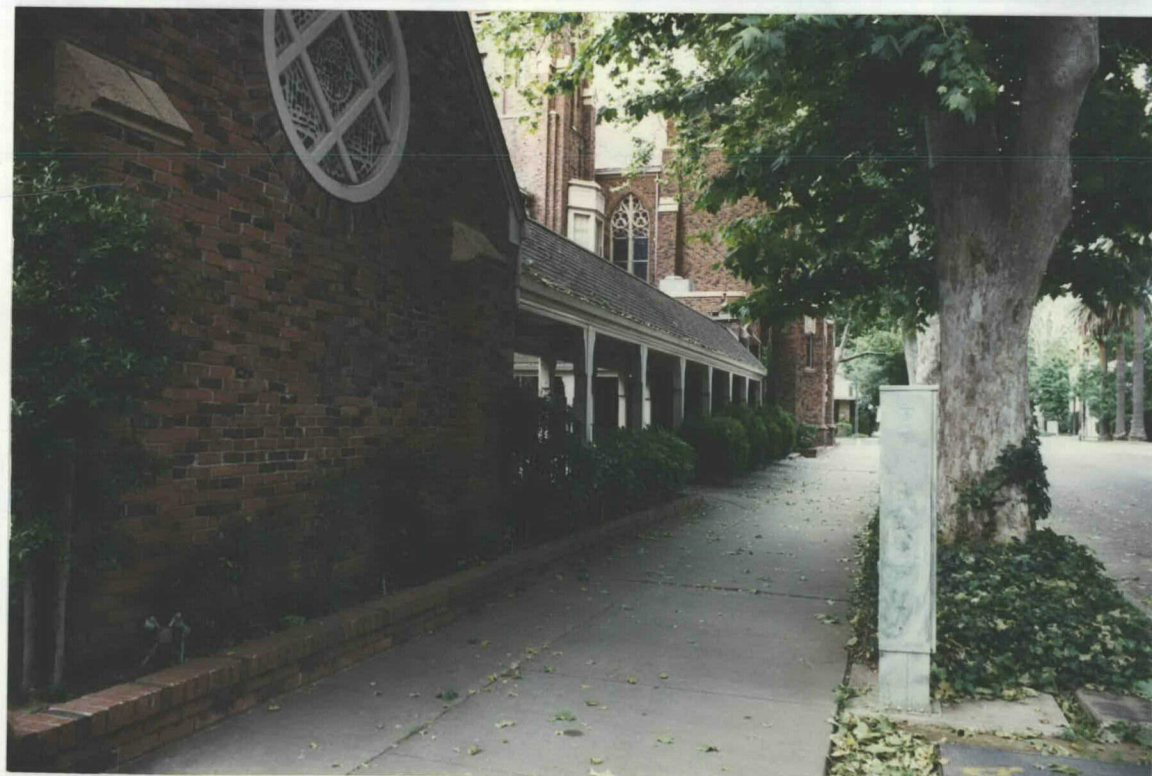


PERSPECTIVE.
ARCADE FROM ALLEY.



PB95-057



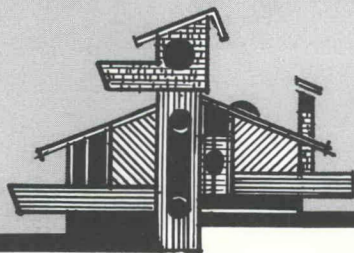


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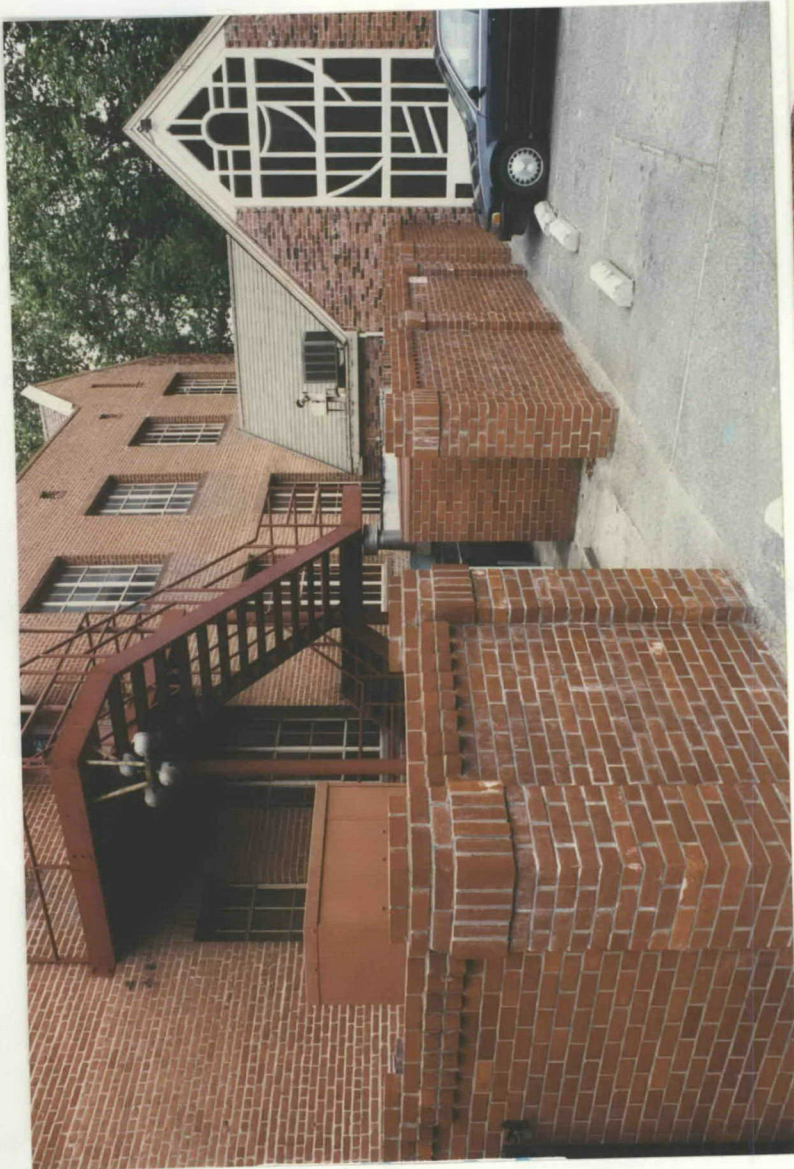
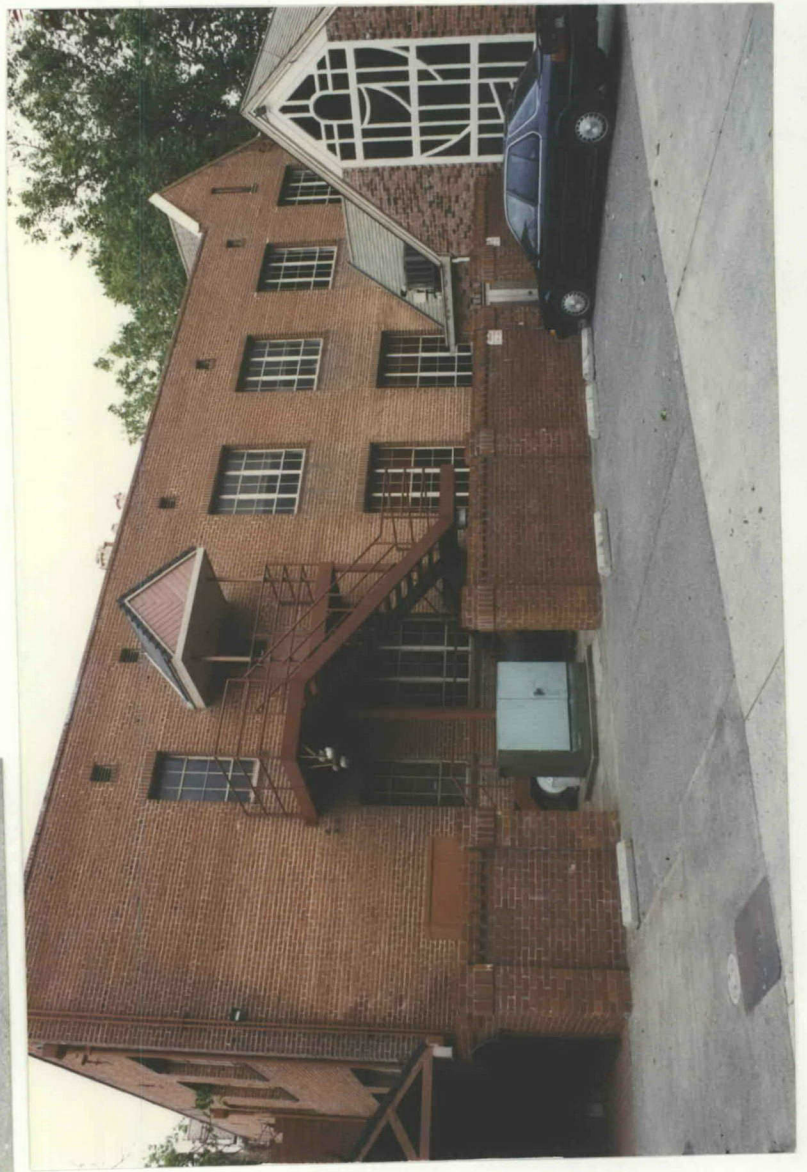
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1151 GLEN AULIN COURT ■ CARMICHAEL, CALIFORNIA 95608 ■ 916-482-5504



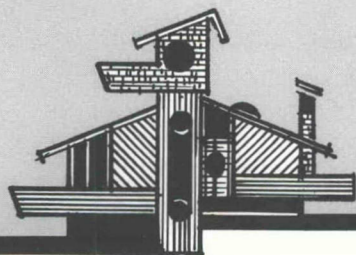
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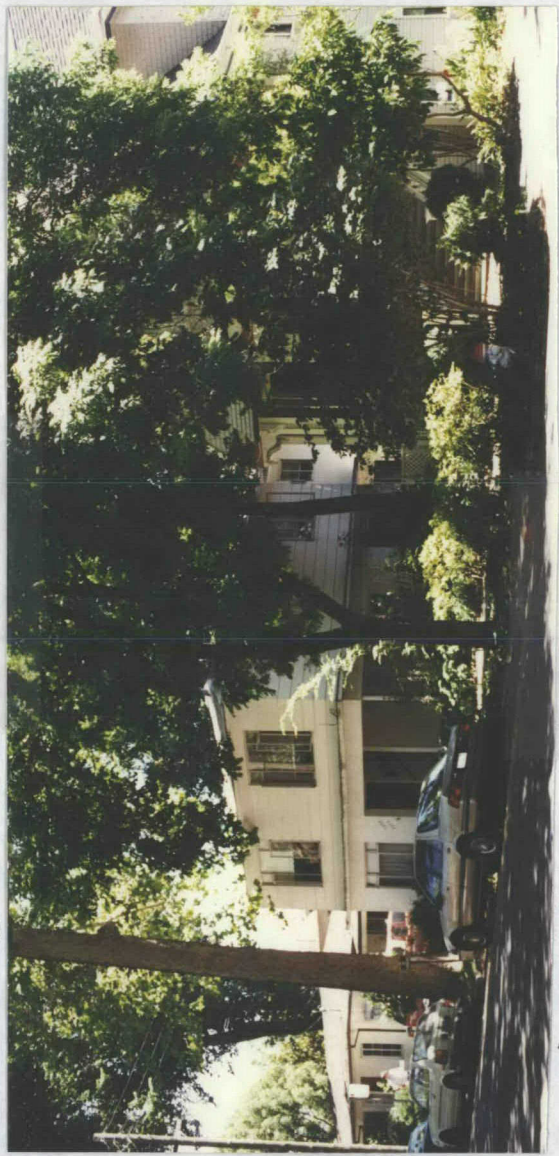
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PB95-057



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13-12-11



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FIRST BAPTIST CHURCH

24TH STREET



COLOR SAMPLE, WROUGHT IRON



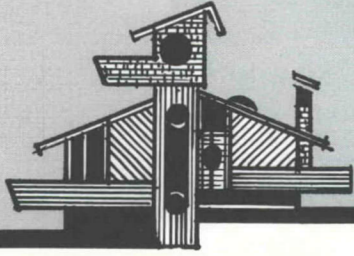
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PB95-057

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