

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	R. Daniel Hood, 1029 'F' Street, Sacramento, CA 95814		
OWNER	Vance & Sharyn Van Tassell, 917 'G' Street, Sacramento, CA 95814		
PLANS BY	R. Daniel Hood, 1029 'F' Street, Sacramento, CA 95814		
FILING DATE	10-25-82	50 DAY DRACTION DATE	REPORT BY CSL:bw
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	002-151-30

LOCATION: 917 'G' Street

PROPOSAL: Addition to Essential Structure of a two-story brick office with basement and connecting stairwell, improvements to existing parking lot, related electrical and mechanical work.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/offices
 1980 Central City Community
 Plan Designation: Offices
 Existing Zoning of Site: OB
 Existing Land Use of Site: Office

Surrounding Land Use and Zoning:

North: Parking; OB
 South: Office; C-2-R
 East: Parking; OB
 West: Parking; OB

Parking Required: 11 spaces
 Parking Provided: 8 spaces
 Parking Ratio: 1 per 400 square feet
 Property Dimensions: 40' x 60'
 Property Area: 9,600 square feet
 Significant Feature of Site: Essential Structure on site
 Exterior Building Colors: Natural brick, white trim
 Exterior Building Materials: Brick, wood, wrought iron

The applicant proposes to demolish a single story frame addition to the rear of an Essential structure and build an annex.

The addition will be a two-story, raised basement, red brick structure with hip roof. As required by the Building Department, the west elevation will be concrete block with parapet. There will be no opening on the east and west elevations. Windows on the north and south elevations will be six-over-six double-hung, with flat arched brick hoods. Rear access to the annex will be by way of wooden steps leading to a cast iron canopy and railing. Three heat pumps will be located in a cut-away section on the western ridge of the annex roof. The annex will be attached to the existing structure by a glass wall stairwell consisting of a brick fascia and fixed glazing in steel frames. Only one alteration is proposed for the existing structure: a second floor window on the rear elevation will be converted to a door and will lead into the stairwell.

This project was submitted to the Alkali Flat PAC on November 10, 1982. The PAC approved the project as conditioned in this report.

Evaluation: Staff feels that the project as proposed will neither damage the original design integrity of the listed structure, nor damage the feeling of past time and place within the proposed preservation area. The existing frame addition exhibits little design merit. The proposed annex is designed in a style that is compatible with the existing structure, yet anonymous. The new will not fight for attention with the old. The glass wall connector is structurally needed so that the footing of the existing buildings are not disturbed by the weight of the new masonry building. From a design point of view the glass wall is an excellent transition which clearly separates old from new. The glass wall also helps to make the design less heavy.

Staff has the following concerns:

1. The proposed project will require, under the Zoning Ordinance, 11 parking spaces; only eight spaces will be provided on site. Therefore, a parking variance will be needed from the Planning Department.
2. Staff feels that a better design would result if the east elevation was broken with windows. Because this elevation is less than 15 feet from the property line, any door must have three-quarter hour protection, and any window must be wire glass in steel frame. Windows with heads should be provided to match those proposed for the north and south elevation.
3. The frieze should be provided with some form of simple brick decoration. This decoration should not replicate that found on the Listed Structure, nor should it be more ornate than that found on the Listed Structure.

RECOMMENDATION: Staff recommends that the Board approve the project with the following conditions:

1. No building permit is to be issued unless a parking variance is granted by the Planning Commission; and
2. The frieze is provided with some form of simple brick decoration;
3. Review and approval of revised plans to be by staff.

This recommendation is based on the following Findings of Fact:

1. The applicant must first secure a parking variance from the City Planning Commission before a permit may be issued;
2. The project as conditioned will not adversely affect an important architectural resource;
3. The project as conditioned will allow for a higher use of the property while at the same time retaining an important architectural resource;
4. The project as conditioned will provide for an annex building which will be compatible with the proposed preservation area.



CHARLES HALL PAGE & ASSOCIATES

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HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 917 G Street

File Number:

Name of Structure:

Date of Construction: Ca. 1863

Present Owner:

Building Type: Two story masonry

Original Owner: Anthony Egl

Building Material: Brick

Present Use: Office

Builder:

Original Use: Residential

Architect:

Occupant(s):

Style: Italianate, restored as Georgian

Additions & Alterations:

Brick and iron fence,
window shutters and door
arch with spindles - all
recent additions

Significant Architectural Features:

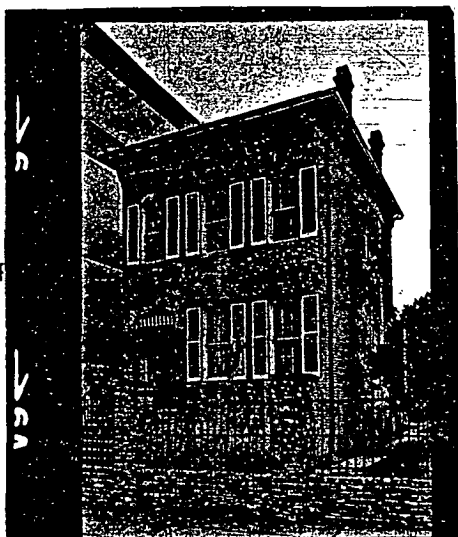
Brick arches, dentils and corbeled chimney
cornices, iron tie plates, hip roof

Ancillary Structures:

None

Adjacent Land Uses: Office and parking,
commercial opposite

Intrusion on Neighborhood?:



96119-6

Date: 1/6/76 By: MW/MC

Checked: MC Mapped: X

EVALUATION

Historical/Cultural Significance

Exceptional

—

Major

—

Contributing

X

Non-Contributing

—

Architectural Significance

Exceptional

X

Major

—

Contributing

—

Non-Contributing

—

Environmental Significance

Exceptional

—

Major

X

Contributing

—

Non-Contributing

—

Design Integrity: Alterations

None or Little

—

Moderate

X

Considerable

—

Physical Condition

Good, or Minor Repairs

X

Major Repairs

—

Dilapidated

—

Essential - 1

Architectural Analysis:

A rare brick Italianate townhouse with a hip roof, high chimneys and brick dentils under the eaves. It has recently been restored in the Georgian Style of the 18th century American Colonies, and the door arch is apparently altered. The brick and iron fence is an inappropriate modern addition. The house itself is in a style more typically found on the East coast, and its verticality is a reflection of the dense building patterns in those cities.

Historical Information:

Built approximately 1863. Owner, Anthony Egl, owner wholesale fruit, nuts and confections business. Fled Hungarian Revolution 1848, arriving in Sacramento 1855.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

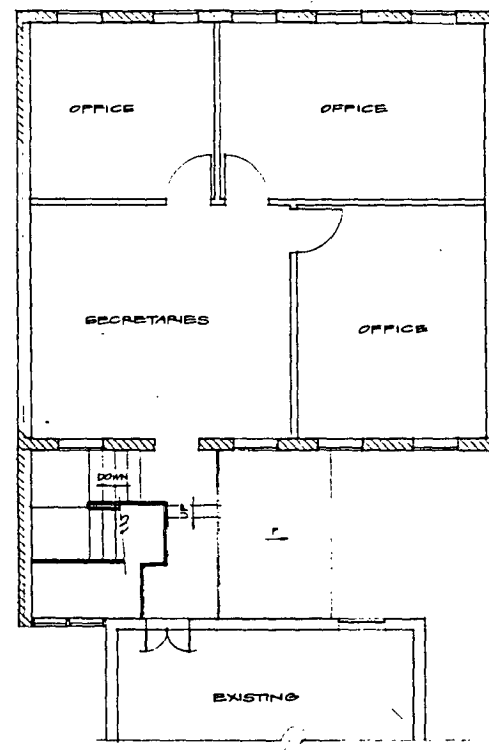
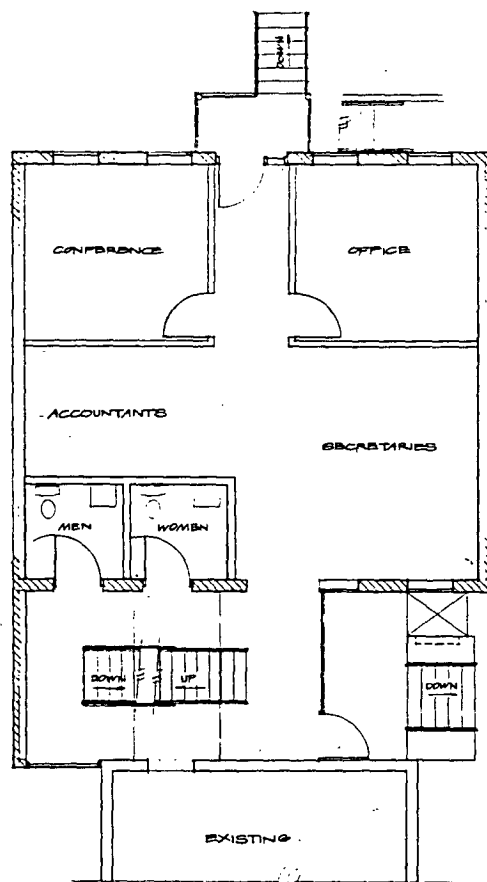
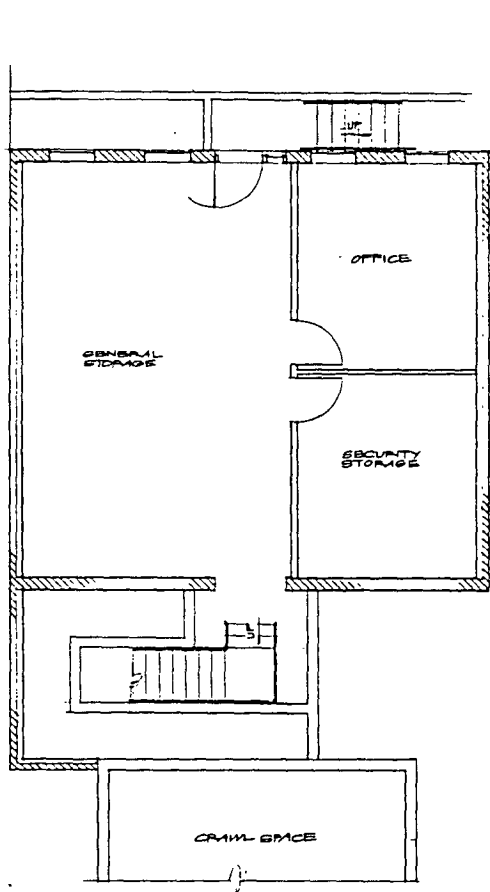
Additional Comments:



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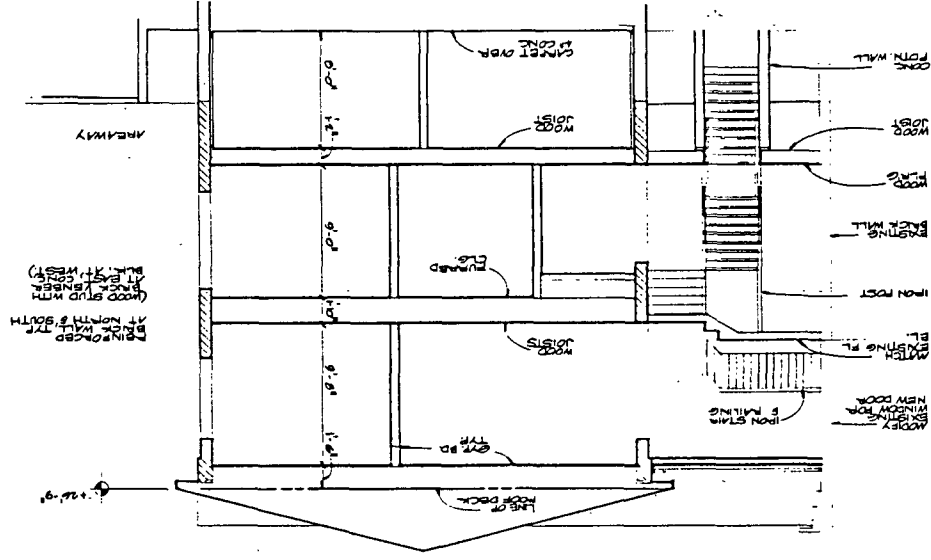
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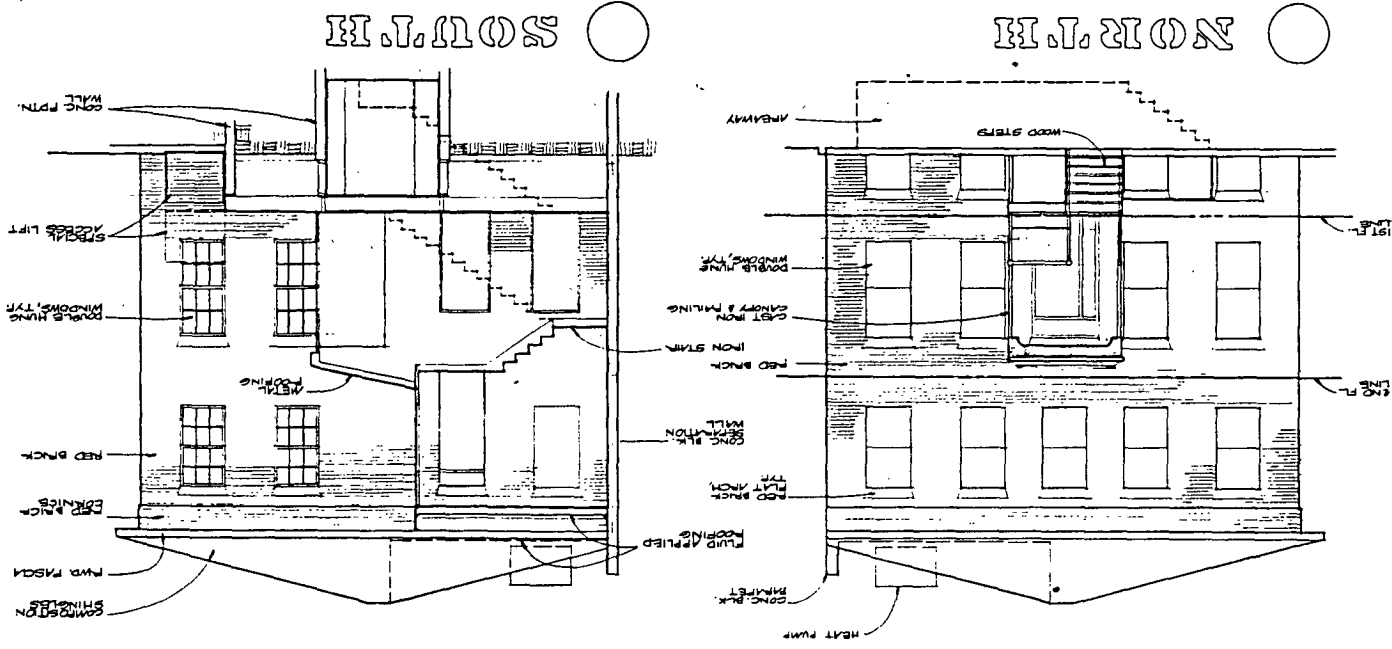


○ BASEMENT

○ 1ST FLOOR

○ 2ND FLOOR

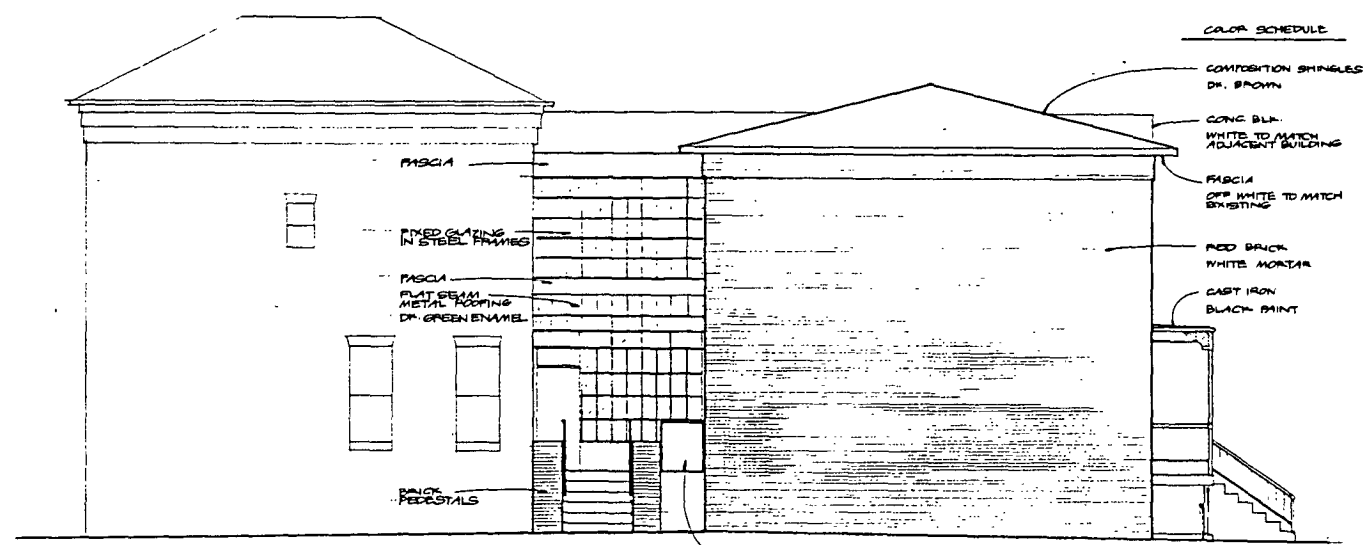




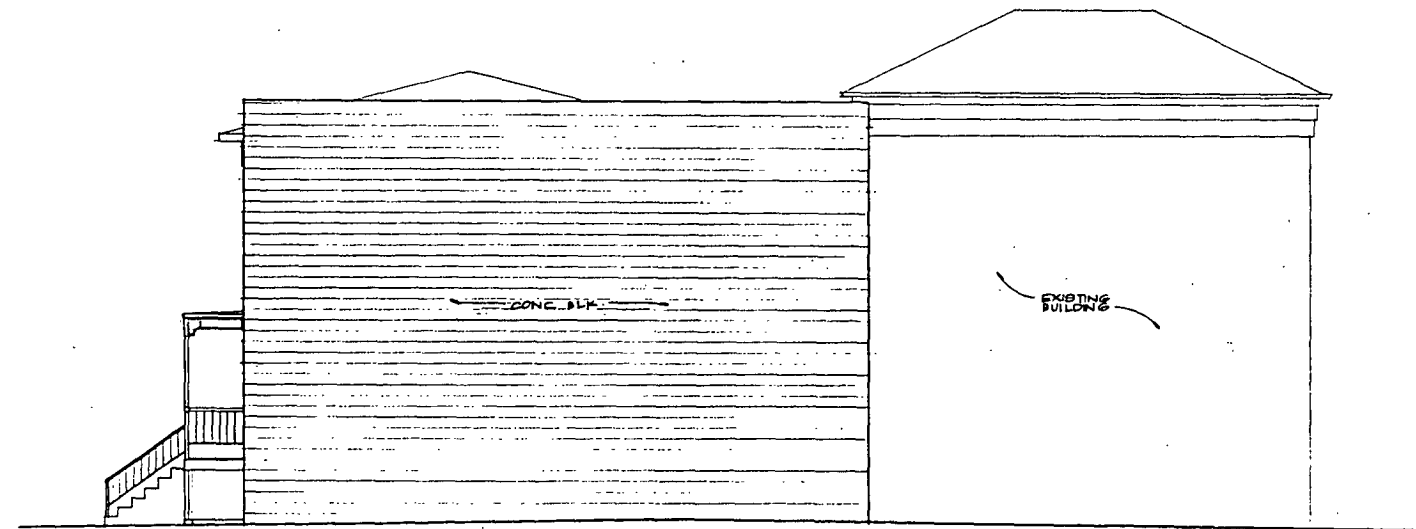
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○ EAST



○ WEST

A4