

Design Review/Preservation Board
Sacramento, California

PROPOSAL: Exterior alteration to YWCA

BACKGROUND INFORMATION: The Board continued this item from the May 1, meeting in order for the applicant to provide a redesign of the entry structure leading to the elevator on the west elevation. The applicant has revised the drawings on the entry and has also modified the exterior exit stairway from the second and third floors on the east elevation. The changes to the existing stairway have been made possible by the use of the State Historical Building Code. The penthouse over an interior stairway on the north elevation has been modified to a rectangular shape as conditioned by staff.

PROJECT EVALUATION: Staff feels that the revised elevations meet the concerns as voiced by the Board at the previous hearing.

PROJECT RECOMMENDATION: Staff recommends that the project be approved based on the revised drawings with the following condition:

All conditions of the original staff report are to apply.

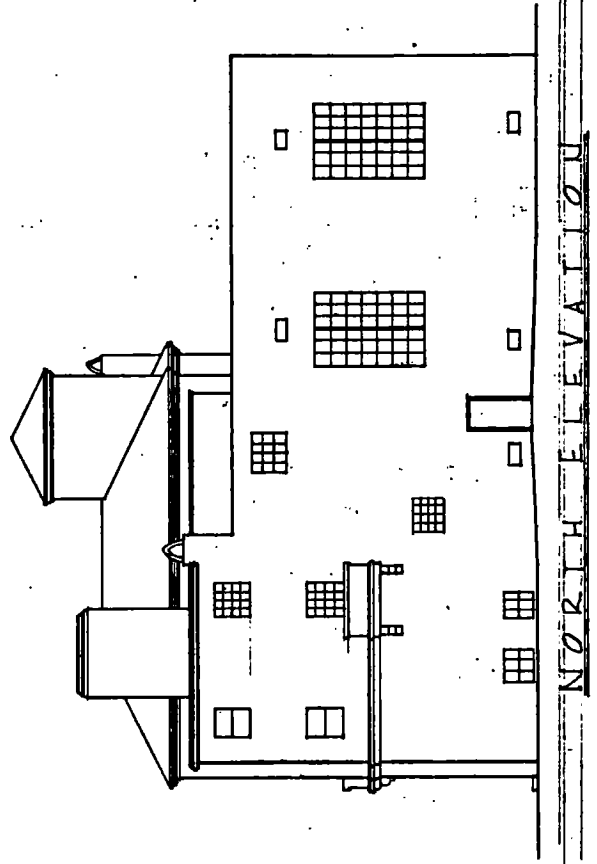
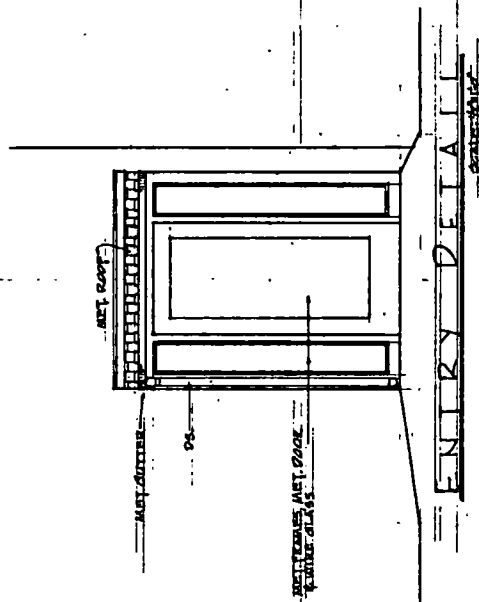
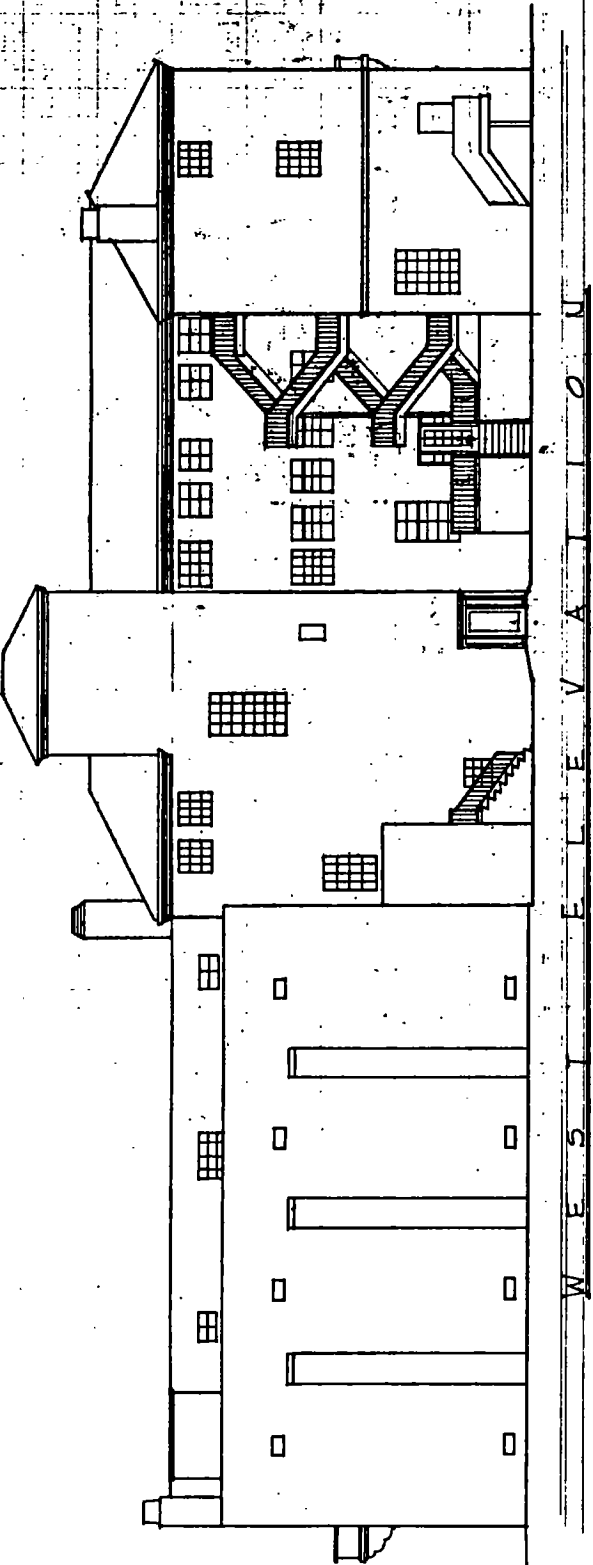
Approval is based on the following findings of fact:

1. The project, as conditioned, will blend with the architecture of the Essential Structure.
2. The project, as conditioned, will be in compliance with the Board's design criteria.
3. The project will comply with the Secretary of the Interior's Standards for Rehabilitation in that the decorative features of the entrance will be retained, the placing of the code-required stairway and elevator in the service area and lobby of the structure and provide barrier free access to all floors.

PB85-010

6-5-85

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V W C A
REHABILITATION PROJECT

PHASE I
CONSTRUCTION

DESIGN REVIEW & PRESERVATION BOARD
927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Barbara Thalacker, Exec., Dir. YWCA, 1122 17th Street, Sacramento 95814		
OWNER	Young Women's Christian Association, 1122 17th Street, Sacramento 95814		
PLANS BY	Tomich & Assoc., 1521 I Street, Sacramento 95814		
FILING DATE	4-8-85	REPORT BY	RL:jl
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	006-124-06

LOCATION: 1122 17th Street (NW corner 17th & L Streets)

PROPOSAL: The applicant proposes alteration to the YWCA, an Essential Structure on the City's Official Register

PROJECT INFORMATION:

Existing Zoning of Site: C-2
Existing Land Use of Site: YWCA

Surrounding Land Use and Zoning:

North: Vacant commercial; C-2
South: Glass & mirror shop; C-3
East: Church; C-2
West: Carpet store; C-2

Property Dimensions:	80' x 160'
Property Area:	12,800 sq. ft.
Square Footage of Building:	23,867 sq. ft.
Height of Building:	Three stories plus basement
Significant Features of Site:	Essential Structure
Exterior Building Colors:	White w/cream trim
Exterior Building Materials:	Brick and Spanish tile

BACKGROUND INFORMATION: The major alterations proposed include a new elevator lobby, a new exterior stairway off of the west courtyard and an interior stairway off of the alley.

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. The design of the new elevator lobby located on the interior of the building is not under Board review.
2. Staff has concerns with the new exterior stair system. Precast concrete and metal steps with angular bottom pans resting on a center metal beam are proposed. This modern design is very much out of character with the Mediterranean Revival architecture of the building. A double stringer with horizontal metal treads would be more compatible in comparison with the proposed design.

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3. The interior stairway accessible from the alley includes a penthouse structure. The shed roof design seems inappropriate to staff. Staff suggests that a flat roof be provided. The angled end wall of the penthouse would thereby be eliminated from the building alley elevation.
4. A number of window openings will be eliminated from the rear and alley elevations. This will not cause any adverse visual effect to the architectural design or character of the building.
5. An existing door at the side of the main entry alcove is proposed to be eliminated. Staff feels that the door lends interest to the entry and suggests that it can be blocked off and finished over on the interior only while retaining its exterior appearance.
6. The new elevator entry door to be constructed at the west elevation will allow for handicap access to the interior of the building without changing the architectural character of the structure.

STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed project subject to the following conditions:

1. The new exterior stairs shall have a double stringer and a straight metal tread design.
2. The new interior stairway penthouse shall have a flat roof.
3. The door at the side of the main entry alcove may be blocked from the interior, but shall retain its exterior appearance.
4. The Secretary of the Interior's Standards for Rehabilitation will be followed throughout the project.

Approval is based on the following findings of fact:

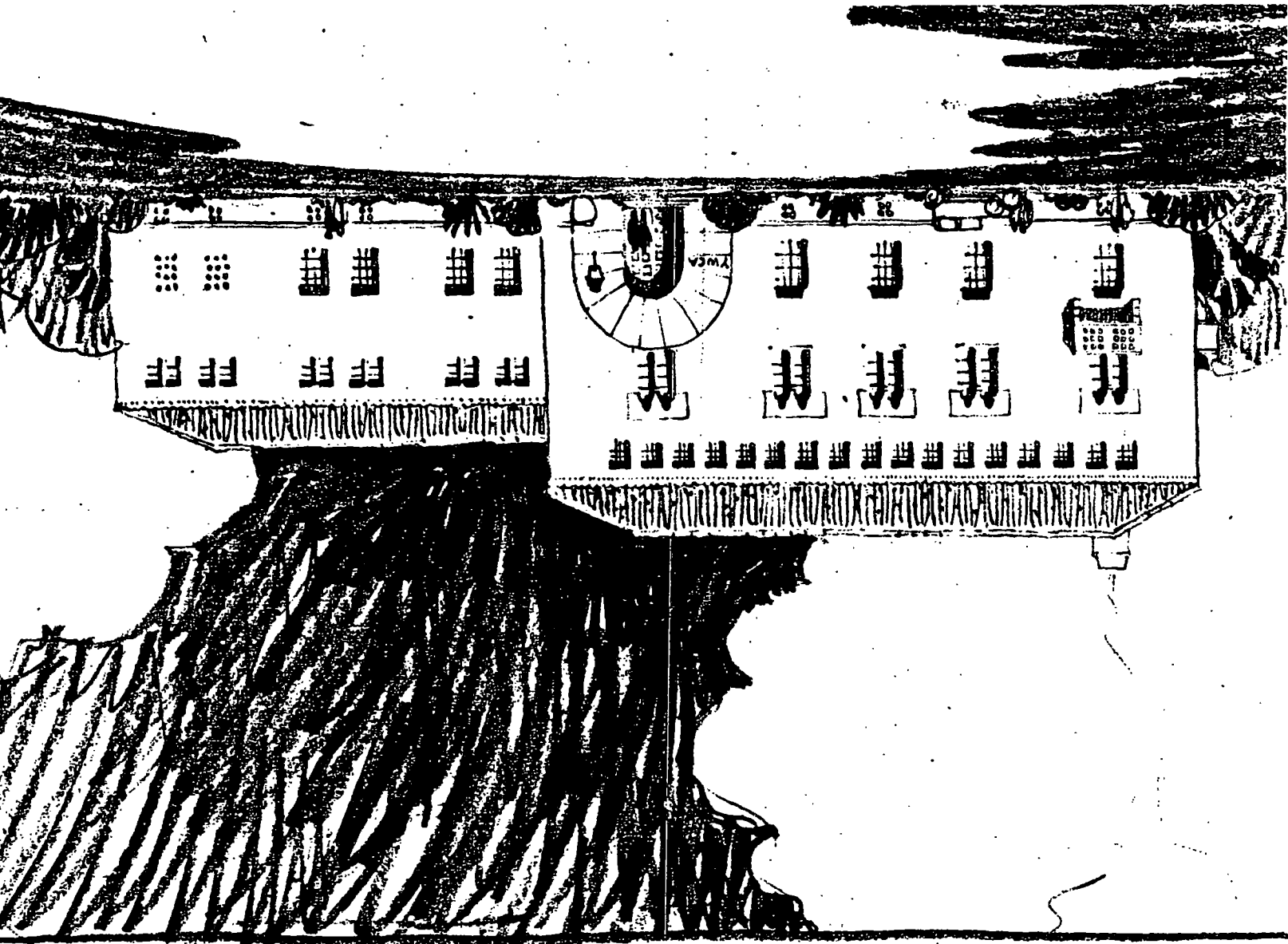
1. The project, as conditioned, will blend with the architecture of the Essential Structure.
2. The project, as conditioned, will be in compliance with the Board's design criteria.
3. The project will comply with the Secretary of the Interior's Standards for Rehabilitation in that the decorative features of the entrance will be retained, the placing of the code-required stairway and elevator in the service area and lobby of the structure and provide barrier free access to all floors.

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

MEM 10/5

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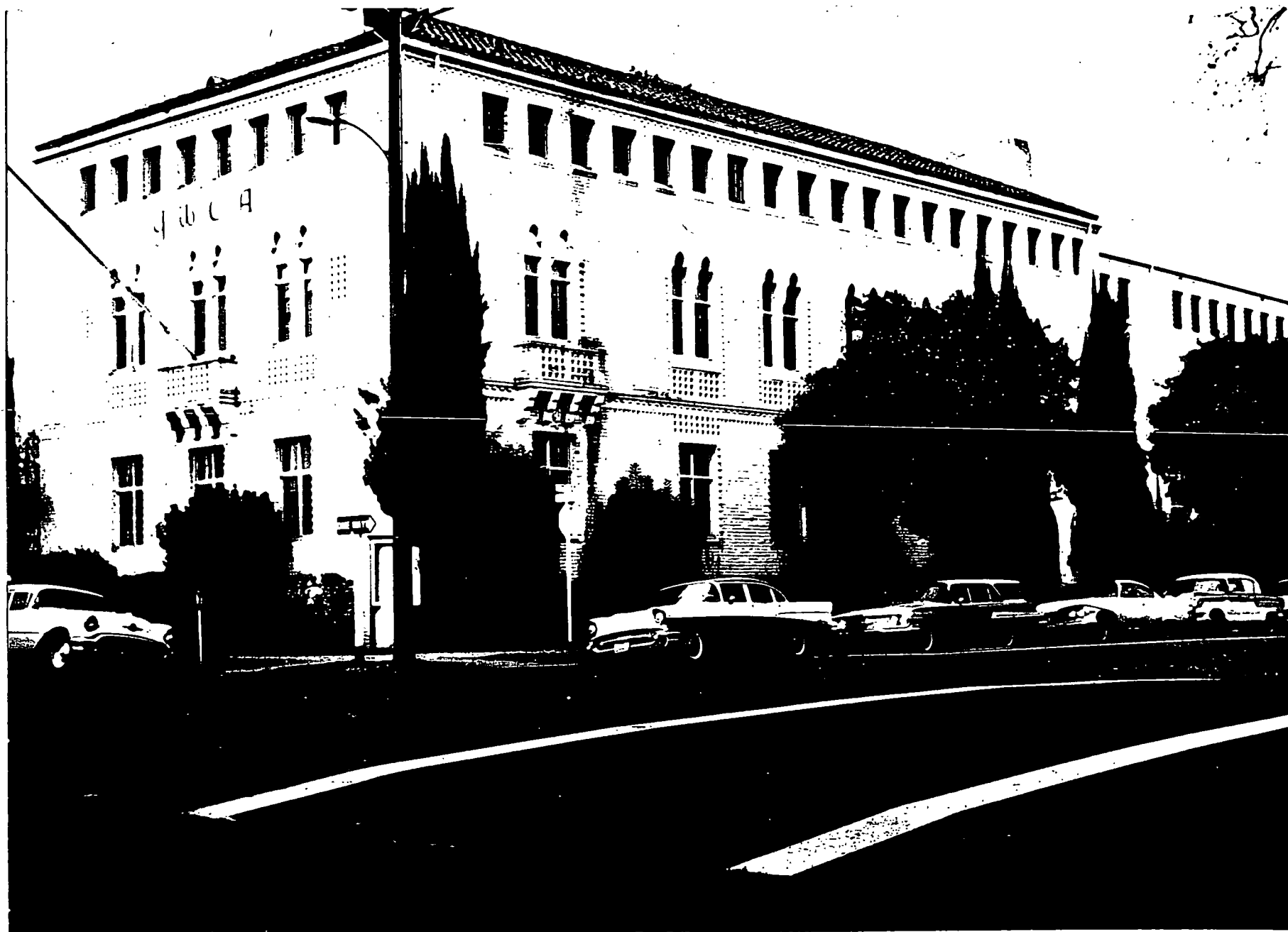
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CIRCA 1958



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POLAROID

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POLAROID® 9



Main Entrance

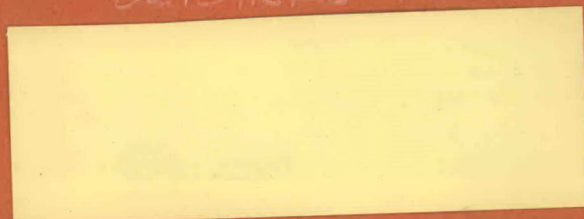


L St. Facade



L St. Facade

ORIGINAL TRIM



ORIGINAL BLUE COLOR





Court Yard



Court yard



Court Yard (West)



Court Yard



17th & L St.



L St. (Front)



L St. (south)



L St.