

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: 1631 O Street and 1416 17th Street, Priority Structure rehab and New construction; CADA; (PB85-035)

On March 15, 1984, the Commission considered an RFP by CADA for the rehabilitation of the Priority Structure located at 1631 O Street and further development at the vacant rear of the subject site.

CADA has accepted for consideration two bid proposals for the "Adaptive Re-use" of the existing structure and construction of a new structure on 17th Street.

The subject site is comprised of two parcels (1631 O Street and 1416 17th Street). Both proposals, as designed, would necessitate a Lot Line Adjustment to merge the two parcels. On November 20, 1985, the Design Review/Preservation staff had recommended to the Board the selection of Proposal 2. Although both proposals are found by staff to be well thought out architectural designs, selection of Proposal 2 with more units than Proposal 1 would be consistent with the intent of CADA and City plans for a higher density of development in this neighborhood (see attached staff report).

The Board chose Proposal 1 on the basis of greater architectural compatibility and the greater amount of open space to be retained relative to Proposal 2. Other wise the Board agreed with staff comments on both proposals. Staff comments on Proposal 1 were a) in lieu of an additional exterior entry door, interior entries to the unit should be provided from the vestibule, and b) the fence on the 17th Street frontage must be at least five feet from the property line for conformance with the zoning ordinance. Additionally, the Board had the following comments on Proposal 1:

1. The multi-pane windows should not be used in that they are incompatible with the building's period of architecture; and
2. The fence should be designed more as a picket fence or similar relief should be provided along the top of the fence to be compatible with the Listed Structure.

STAFF RECOMMENDATION: On the basis of the intent of CADA and City plans for higher densities in the area, staff recommends that the Commission select Proposal 2 and transmit its recommendation to the CADA. Staff suggests that

December 7, 1985

Mr. [Name] [Address]

Dear Mr. [Name]:

Reference is made to your letter of [Date] regarding [Subject].

The information you requested is being provided to you as follows:

[Detailed description of the information provided]

[Additional details and explanations regarding the information]

[Further information and any necessary disclaimers]

If you have any questions, please contact [Contact Information].

Sincerely,
[Signature]

[Name and Title]
[Organization]

as part of the recommendation the stipulations provided on page 4 of the November 20 Design Review/Preservation Board staff report be applied to the selection of Proposal 2.

Respectfully submitted,



RBH
Richard B. Hastings
Design Review/Preservation Director

RBH:RL:tc
11-21-85
attachment

1. The first part of the document is a list of the names of the members of the committee who were appointed by the Board of Directors on June 1, 1954. The names are listed in alphabetical order and are as follows:

Mr. J. H. ...

Mr. J. H. ...

Mr. J. H. ...

MEMORANDUM

To: Mr. Paul Schmitt, CADA

From: Richard Hastings, Design Review Preservation Director

**Subject: 1631 O Street, Priority Structure - Renovation, Residential/Garage -
New Construction**

The Board reviewed and made the following comments on the two proposals for renovation of a Listed Structure and construction of a new structure on the CADA site at 1631 O Street.

1. The Board recommended approval of Proposal one submitted by Nielsen and Wiese. The Board based their preference on the architectural compatibility of the project and the amount of open space provided. Should this project be chosen, the Board recommended that the multiple pane windows not be used as they are incompatible with the design period of the Listed Structure.
2. The Board felt that the fence should be designed more as a picket fence or a similar detail provided along the top of the new fencing to be compatible to the Listed Structure.

The Board agreed to all other staff comments on projects 1 and 2.

RH:tc

DESIGN REVIEW & PRESERVATION BOARD
1231 "T" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT Paul Schmitt, CADA, 1230 N Street, Suite 200, Sacramento, CA 95814
OWNER Capitol Area Development Authority, 1230 N Street, Suite 200, Sacramento, CA 95814
PLANS BY _____
FILING DATE _____ REPORT BY: RL:tc
NEGATIVE DEC _____ EIR _____ ASSESSOR'S PCL. NO. 006-233-12,13

LOCATION: 1631 O Street and 1416 17th Street

PROPOSAL: The applicant proposes rehabilitation of a Priority Structure, and additional development to the rear.

PROJECT INFORMATION:

Existing Zoning of Site: R-5
Existing Land Use of Site: Single-family

Surrounding Land Use and Zoning:

North: Public gardens; R-5
South: Multiple-family; R-5
East: Multiple-family; R-5
West: Multiple-family; R-5

Property Dimensions: 40' x 97' and 40' x 63'
Project Site Area: 6,400 sq.ft.

Priority Structure:

Square Footage of Building: 2,775 sq.ft.
Height of Building: 35 feet to roof top
Exterior Building Colors: White
Exterior Building Materials: Shingle siding and roofing

Proposal 1

Existing Structure: Adoptive re-use as duplex, with two bedrooms per unit.
New Structure: 950 sq.ft. unit above a three car garage.
Parking Required: Three spaces
Parking Proposed: Three enclosed spaces

Proposal 2

Existing Structure: Re-use as a two-household single family residence.
New Structure: Two one-bedroom and one two-bedroom units (total 2,429 sq.ft.) and carport.
Parking Required: Five spaces
Parking Proposed: Two covered and three open spaces

BACKGROUND INFORMATION: On March 7, 1984, the Board reviewed and commented on an RFP for the rehabilitation of the Priority Structure and further development of the subject site. The RFP was reviewed by the Planning Commission on March 15, 1984.

APPLC. NO. PB85-035

MEETING DATE November 20, 1985

ITEM NO. 41 20

CPL: Dec. 5, 1985

MEM NO 41

THE APPLICANT'S PROPOSED REHABILITATION OF A BRICKLEY STRUCTURE

1994

The applicant proposes rehabilitation of a Brickley Structure

1994

The applicant proposes rehabilitation of a Brickley Structure

1994	1994
1994	1994
1994	1994
1994	1994

1994

1994

1994

1994

1994

The comments transmitted to CADA by the Board and the Commission were as follows:

1. Given the status of the structure as a Priority Structure on the City's Official Register, preference should be given to proposals for its rehabilitation as a single-family residence. To preserve and restore to its original character, the vacant rear portion of the site should remain as yard area. Such open space would serve to enhance the architectural qualities of the Priority Structure.
2. Any reconstruction of the rear porch area of the residence and garage should be in keeping with the architecture of the residence.

CADA has accepted two bid proposals for "Adaptive Re-use" of the existing structure and development of the vacant parcel at the rear.

~~PROJECT-EVALUATION:~~ Staff has the following comments and concerns regarding the proposed project alternatives.

~~Proposal 1~~

1. ~~Existing Structure~~ Exterior changes will not be as extensive as in Proposal 2. An additional front entrance is intended for the new upstairs unit. A deck is proposed at the rear.
2. ~~New Structure~~ The materials and roof design reflects that of the existing structure. Only one elevation is provided. Staff is concerned with the adequacy of the other elevations.

The new single unit proposal will utilize only a portion of the existing rear yard. As opposed to Proposal 2, which will utilize most of the existing rear yard, Proposal 1 would more closely conform with the Design Review Board's previously indicated preference that the vacant rear portion of the site remain as yard area.

Staff finds the alley access to this unit undesirable. Preferably, a gate on 17th Street would be provided and the foot of the stairs relocated accordingly. The gate on the alley would become less of a private entrance for the new unit and more of a shared access for all the tenants.

3. ~~Fencing~~ The fencing along the 17th Street frontage is located within the five foot required setback area. The proposed six-foot height would comply with City fencing regulations only as a wrought iron fence. A fence of wood or other material has a height limit of three feet within the setback area. A six-foot wood fence is permitted outside the setback area.

Proposed 2

1. First floor plan - Two new porches are proposed at the rear of the structure and the rear floor. A possible exterior modification that would have been made with a porch which was necessary to create space for a proposed shower in a second floor bathroom. An alternate shower location would utilize a portion of an existing closet.

2. Two porches - The proposed new three unit structure will utilize most of the existing rear yard however, as previously indicated, it would include a higher density of development as specified for the area in City and County plans.

The structure is designed to complement the existing structure but not to repeat its use of materials or its architectural details. The latter and the larger scale of this design as opposed to Proposal 1 will contribute to an appearance as an independent development.

The structure is a good deal of visual interest. However, it is concerned with the openness of the parking to view from the street. Also, depending upon the type of lighting to be used, signs from the property may be apparent from the street.

The separation of the two buildings, between their balconies, will need to be at least six feet.

The street side wall set back of the living room would be only 1.5 feet rather than the required two feet. The latter above the stairs to the second floor will also reduce the live foot setback.

A site deviation was not submitted.

3. With the proposed higher density of use, an enclosed trash storage area should be provided.

GENERAL RECOMMENDATION. Both proposals have presented a high quality architectural design for the site. The new structure of Proposal 1 would appear as part of the original development. It blends well with the old building and the rehabilitation of the existing building would make the least change to the interior of the existing structure. Should the proposal be selected, the staff recommends that a new door be placed at the front of the existing building. Interior signs to the units should be provided from the vestibule. The fence on the 17th Street side must be at least five feet from the property line.

Proposal 2 is designed to be compatible with the existing structure but is developed in a different architectural style. The style as proposed is quite different from that of Proposal 1.

In that City and CADA had previously indicated the intent for higher density development in this neighborhood, staff recommends that the Design Review Board and the Planning Commission recommend that the CADA Board select Proposal 2. Staff recommends further that the following stipulations be applied to such selection:

1. The rear elevation of the existing structure shall be submitted to the Design Review staff for review and comment on proposed modifications.
2. The proposed shower on the second floor of the existing structure, and any other interior modifications shall be accomplished without necessitating exterior modifications on the front and side elevations (south, east, and west).
3. The materials on the west elevation of the new structure shall match those proposed on the other side of the building. The east elevation shall be modified to remedy the encroachment into the setback of the lattice above the stairway.
4. The applicant shall attempt to lessen the visibility from the street into the carport parking area.
5. The west elevation and revised east elevations shall be submitted to the Design Review staff for review and comment.
6. The separation of the two buildings, between their balconies, shall be at least six feet.
7. A large tree in the rear yard shall be retained.
8. An enclosed or screened trash storage area shall be provided.

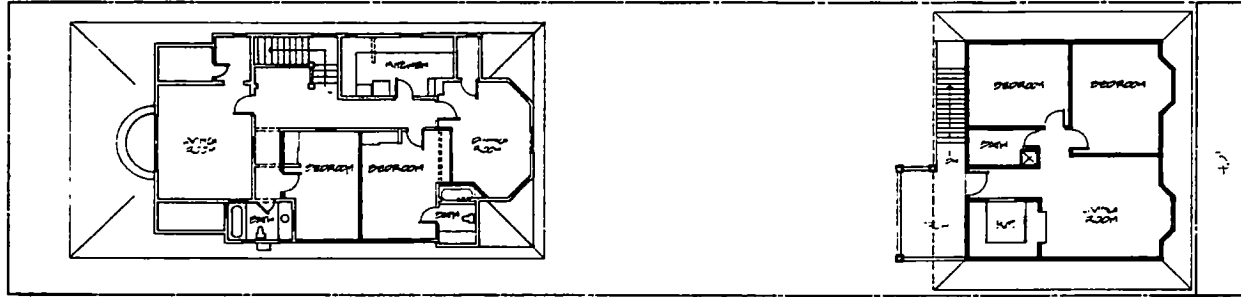
PB 85-035

11-20-85

ARC: 12-5-85

ITEM NO. 28

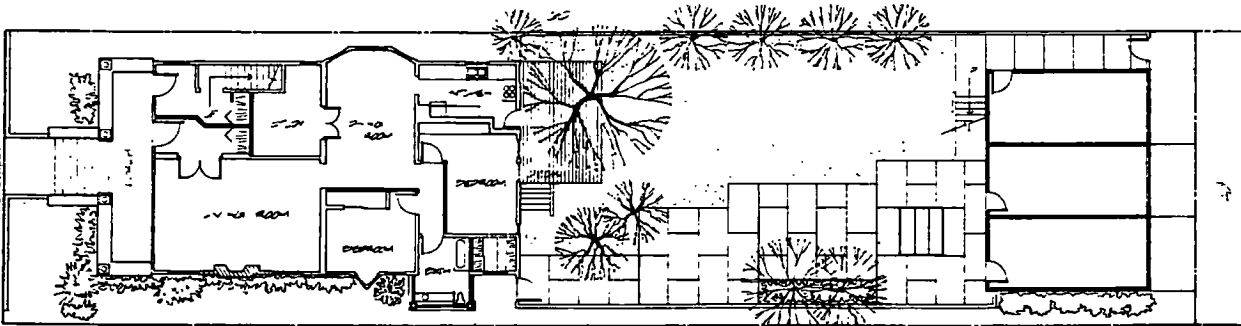
MEM # 41



3'-0" = 1" PLAN SCALE

1/4" = 1" PLAN SCALE

SECOND FLOOR PLAN



3'-0" = 1" PLAN SCALE

17TH STREET

NORTH

FIRST FLOOR PLAN

OUTLINE SPECIFICATION

1. A.I.A. Document A191 "Abbreviated Form of Agreement between Owner & Contractor" will be used.
2. All work shall conform to all current local codes, laws and ordinances. Owner shall obtain all permits, etc.
3. Site Work: New landscape and irrigation system to comply with code. See site plan.
4. Concrete: Minimum compressive strength of concrete shall be 2500 psi--28 day.
5. Carpentry: Wood frame construction to comply with code. Reconstruction of existing building. Exterior siding and trim to match existing antique and trim sections.
6. Flooring: Carpet, sheet vinyl, ceramic tile.
7. Wall Finishes: Match existing and new gypsum board.
8. Insulation: Create complete thermal enclosure around habitable space and comply with Title 14.
9. Windows & Doors: Repair and replace existing windows and doors as required. New windows and doors to match existing.
10. Painting: Exterior to be appropriate color for building style with complementary trim.
11. Domestic Appliances: Owner to provide and contractor to install: drop in range, hood, disposal, refrigerator, dishwasher.
12. Plumbing: All plumbing to conform to the standards of the National Plumbing Code.
13. Electrical: All work shall be in strict compliance with current editions of the National Code (NEC). Contractor to provide and install all fixtures, exhaust fans as per schedule.
14. Heating & Ventilating: HVAC system and equipment to comply with Title 14 and local codes and ordinances. Each unit to have separately controlled and setpoint system.

notes

Nielsen & Wiese
 architects
 a.i.a.®
 (916) 381-6800
 7919 Jolsam Boulevard
 Sacramento, California 95826

approved by:

project:

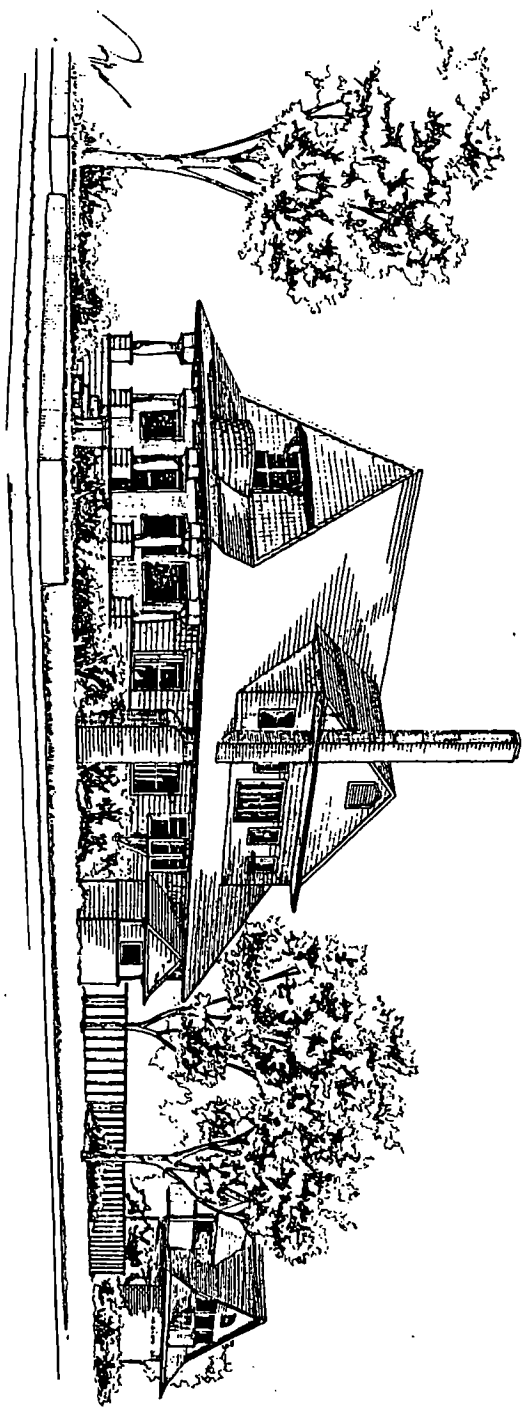
631 O STREET RESTORATION

sheet title:
3-000 PLANS
SPECIFICATION

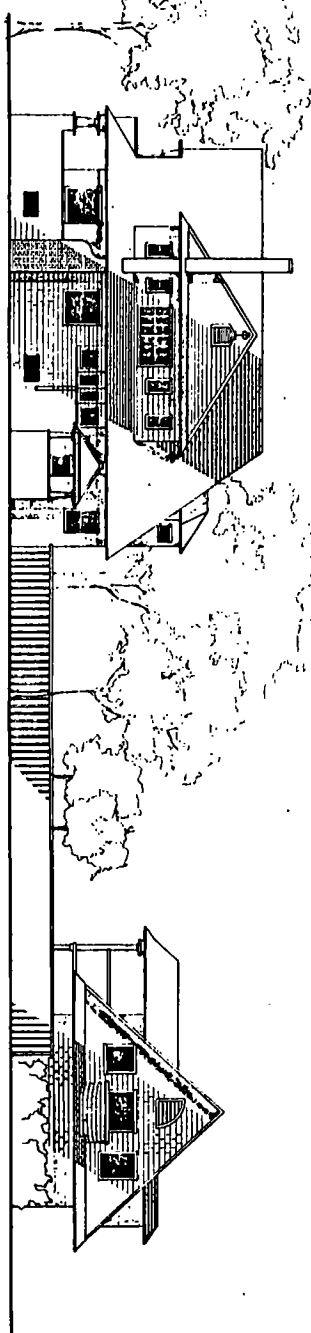
project no. 15-32
date 11-2-85
revised

sheet no.
2

EXHIBIT I (con't)



SKETCH LOOKING NORTHWEST



SEVENTEENTH STREET ELEVATION

1/8" = 1'-0"

1631 OST

RECEIVED
SEP 17 1985

RECEIVED
SEP 17 1985

Nielsen & Miesse
architects
d.i.o.m.
(916) 381-8800
7119 GARDEN DRIVE
SAN FRANCISCO, CALIFORNIA 94122

RECEIVED
SEP 17 1985
Architectural Dept.

approved by _____

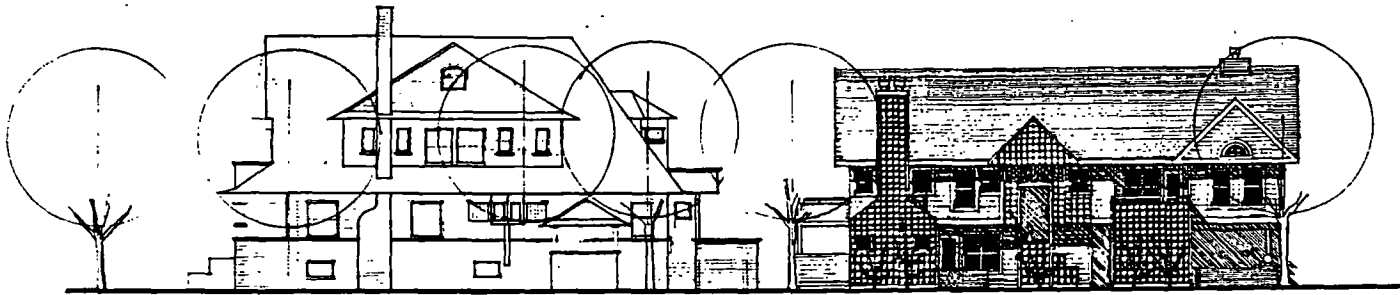
Project:
1631 G STREET
ELEVATION

Sheet 1118a
DESIGN & ELEVATION

Project No. 557-24
Date 11/20/85
Revised _____

Sheet No. 1 of 1

PB 85-035



17th STREET ELEVATION

1/8" = 1'-0"

PROJECT DATA

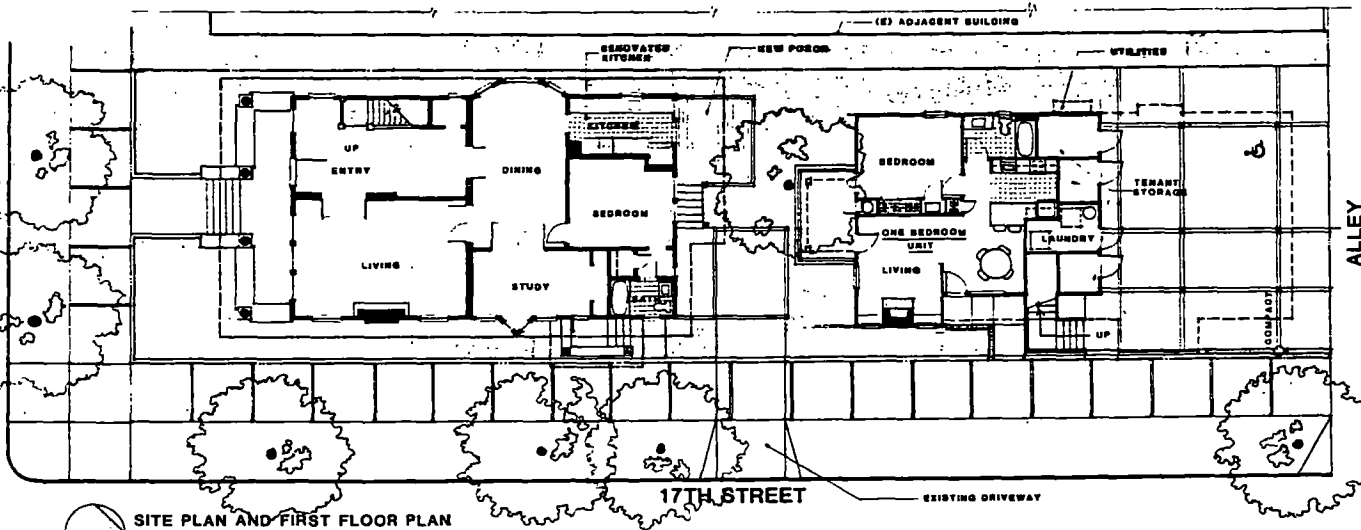
EXISTING BUILDING — SINGLE FAMILY DWELLING

NEW CONSTRUCTION

1ST FLOOR, ONE BEDROOM UNIT	884 S.F.
LAUNDRY & STORAGE	190 S.F.
2ND FLOOR, ONE BEDROOM UNIT	458 S.F.
2ND FLOOR, TWO BEDROOM UNIT	877 S.F.
TOTAL	2,419 S.F.

PERMITS
REQUIRED 4 SPACES
PROVIDED 4 SPACES

APC: 12-5-85
11-20-85



SITE PLAN AND FIRST FLOOR PLAN

1/8" = 1'-0"



NORTH ELEVATION - NEW CONSTRUCTION

1/8" = 1'-0"

EXHIBIT 2

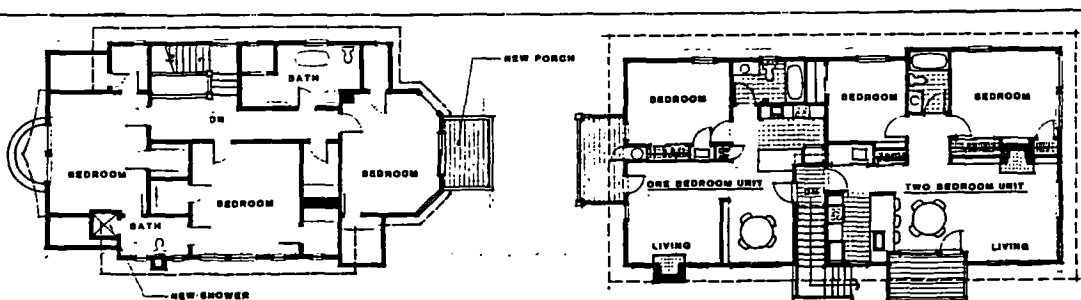
RENOVATION AND
3 UNIT ADDITION
TO
1831 O STREET
SACRAMENTO, CA

RECEIVED
SEP 17 1985
City of Sacramento, CA

SUBMITTED TO CAD
BY NAL BROWN, ET. AL.

SEPTEMBER 16, 1985

Item # 41
MEM NO. 80



SECOND FLOOR PLAN

1/8" = 1'-0"



SOUTH ELEVATION - NEW CONSTRUCTION

1/8" = 1'-0"

OF ONE



1631 '0' St.
Subject Site



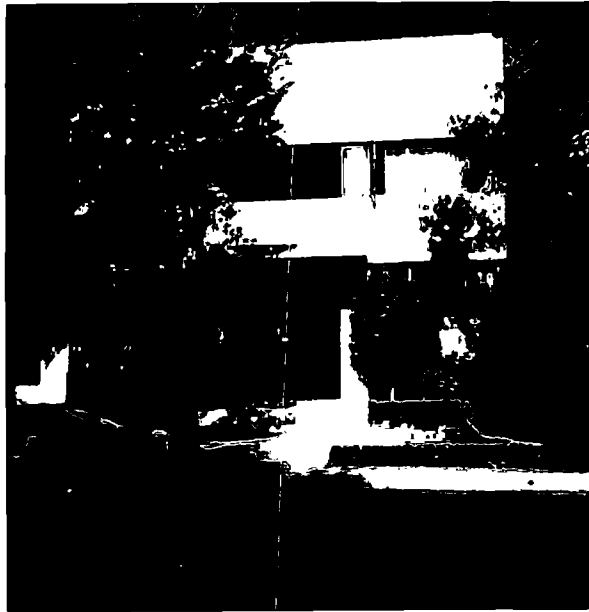
1631 '0' St.
Subject Site



1631 '0' St.
N/W Corner 17th & 0 St.



Vacant Rear Lot North
of 1631 '0' St.
New Construction Site



1625 'O' St.
20 unit Apt Building
Adjacent to Site



17th St. Commons
Co-op directly across
Street from 1631 O St.