

ARCHITECTURAL REVIEW BOARD

APPLICANT	Ted Walker, 1805 1st Ave., Sacto., CA 95818 448-1975		
OWNER	Jo Anne Bernhard, 827 J Street, Sacto., CA 95814		
PLANS BY	Walker & Associates Architects, 1805 1st St. Sacto., CA		
FILING DATE	3/15/82	50 DAY ARB ACTION DATE	REPORT BY: RBH:dgt
NEGATIVE DEC.	N/A	EIR	N/A ASSESSOR'S PCL. NO. 006-036-10

LOCATION: 827 "J" Street

PROPOSAL: Renovate Facade on Existing Structure

PROJECT INFORMATION:

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

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

Parking Required: 0
Parking Provided: 0
Property Dimensions: 20' x 80'
Square Footage of Building: 1,600 sq. ft.
Significant features of Site: existing structure located on J St.
Exterior Building Colors: Brick Facade with wood trim and
Blue painted metal window
frames.
Exterior Building Material: Brick

BACKGROUND INFORMATION: The applicant proposes to rehabilitate an existing office building which is currently surfaced with stucco. The applicant also proposes to remodel the ground floor level and the upper floor level in a manner reminiscent of its original architectural style.

STAFF EVALUATION: Staff feels that this rehabilitation project will be a first step in the overall rehabilitation of this portion of J Street. The building as it now stands, adds no architectural contribution to the street front. When rehabilitated to the original style as proposed, the building will be an outstanding example along this portion of J Street.

STAFF RECOMMENDATIONS: Staff recommends approval of the project as submitted with the following conditions:

1. The applicant will provide staff with revised drawings of any changes proposed to the project which may develop after the stucco has been removed from the existing modified facade. The applicant will also provide drawings of any changes which may be proposed if research of older photographs would show any changes over and above what the applicant proposes to the building facade design.

The approval of the project is based of the following Findings of Fact:

1. The project as proposed will substantially upgrade the existing character of the streetscape.
2. The project as proposed is based on the available knowledge of the original architectural style of the building.
3. If removal of the facade or other research should show a need for the change in elevation the applicant will provide revised drawings to staff for review and approval.

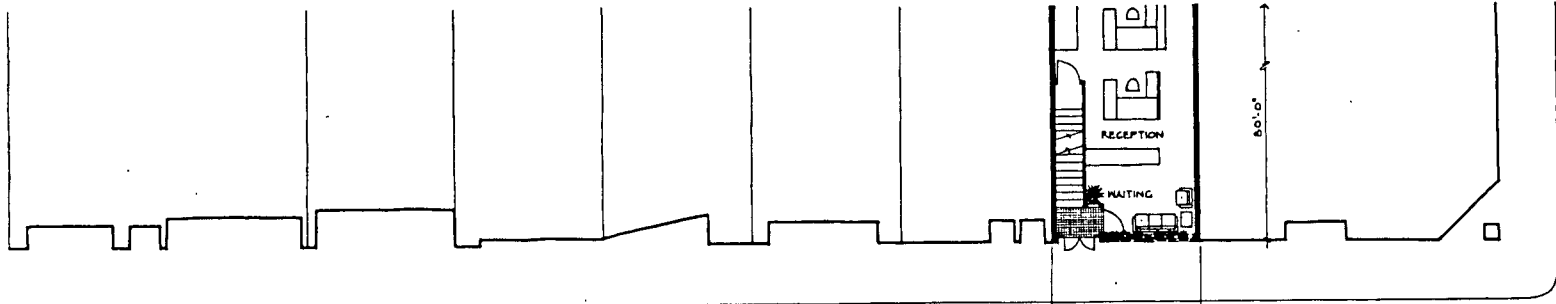
423-83-122

4-7-82



J STREET ELEVATION

SCALE: 1/8"=1'-0"



SITE PLAN

SCALE: 1/8"=1'-0"

J STREET

RENOVATION FOR LAW OFFICES OF JOANNE M. BERNHARD

JOB LOCATION
 827 J ST
 SACRAMENTO, CA.
 ASSESSOR'S PARCEL NO. 006-036-10

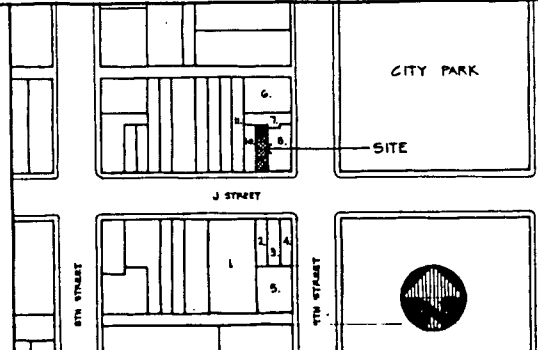
CODE INFORMATION
 ZONING:
 OCCUPANCY:
 TYPE OF CONSTRUCTION:
 GROSS LAND AREA
 BUILDING AREA

STANDARDS FOR DOCUMENT DRAWINGS

AC	AIR CONDITIONER		
AT	AT		
BLKG	BLOCKING		
CAB	CABINET		
CD	DIAMETER		
EX	EXISTING		
FG	FIXED GLASS		
FLSH	FLASHING		
GYP BD	GYPSUM BOARD		
HC	HOLLOW CORE		
HRZ	HORIZONTAL		
JAL	JALOUSIE		
MEN	MEN		
NI	NOT IN CONTRACT		
NTS	NOT TO SCALE		
OC	ON CENTER		
PLYWD	PLYWOOD	VAT	VINYL ASBESTOS TILE
REQ	REQUIRED	W	WITH
SG	SLIDING GLASS	WC	WATER
STD	STANDARD		CLOSET
TYP	TYPICAL		

	CONCRETE
	GRAVEL/CRUSHED ROCK
	SOIL (COMPACTED/UNDISTURBED)
	WOOD MEMBER - SECTION
	WOOD MEMBER - ELEVATION
	PLYWOOD
	GYPSUM BOARD
	2x STUD WALL/INSULATED

SHEET NO.	DESCRIPTION
1	COVER SHEET, SITE PLAN
2	FIRST & SECOND FLOOR PLANS
3	SECTIONS, EXTERIOR ELEVATION
4	REFLECTED CEILING PLANS
5	INTERIOR ELEVATIONS
6	INTERIOR ELEVATIONS, TYPICAL DETAILS
7	TYPICAL DETAILS



VICINITY MAP

SCALE: 1"=100'-0"

GENERAL NOTES

ABBREVIATIONS

SYMBOLS

SHEET INDEX

REVISION	BY

RENOVATION FOR LAW OFFICES OF
JOANNE M. BERNHARD
 SACRAMENTO, CA
 827 J ST
 422-4908

WALKER & ASSOCIATES ARCHITECTS
 1000 MARKET STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 916-440-4715

DATE	
SCALE	AS SHOWN