

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

APPLICANT	Mr. Locksmithy Inc. 3814 Auburn Blvd., Sacramento, CA. 95821		
OWNER	Michael Strauss 225 Chestnut, San Francisco, CA. 94133		
PLANS BY	Applicant		
FILING DATE	September 9, 1985	REPORT BY:	PS:tc
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	006-097-010

LOCATION: 830 J Street (1004 9th)

PROPOSAL: Applicant proposes to add a canopy sign and make trim/moulding alterations to the 9th Street frontage of this Priority Structure.

PROJECT INFORMATION:

Existing Zoning of Site: C-3
Existing Land Use of Site: Retail/Commercial

Surrounding Land Use and Zoning:

North: Commercial; C-3
South: Commercial; C-3
East: Vacant Commercial; C-3
West: Commercial; C-3

Height of Building: 2+ stories
Significant Features of Site: Listed on Official Register as a Priority Structure
Exterior Building Colors: Brown & yellow (rest of building tan & brown)
Exterior Building Materials: T1-11, flakeboard & wood (rest of building is stucco)

BACKGROUND INFORMATION: The applicant is the current leaseholder for a small shop located within the Fabian Building at 828-830 J Street. The shop fronts on 9th Street (1004) and is located diagonally southwest from Plaza Park. This site is in a highly visible location and is listed on the Official Register as a Priority Structure. Originally the structure contained a banding of transom windows with a decorative pane pattern. That part of the transom along 9th Street has been covered and stuccoed except at the location of the applicants shop where the entire wall section has been removed and replaced with grooved plywood, flakeboard and 1 X 4 trim. The original character has been altered moderately and within the last four years more severely with the addition of the applicants shop which has been finished in a manner significantly different in style and detail from the remainder of the structure. The applicant now proposes a canopy sign and extensive trim/moulding alterations.

PROJECT EVALUATION: Staff recognizes the need for identification in a small business and realizes the importance that good, tasteful and well executed

identification plays in the success of small businesses. Staff also has the responsibility to protect and preserve the character and styles of Sacramento's historic structures. With these concerns in mind, staff has the following comments concerning the proposed project;

1. The historic style and character of this structure has been severely altered and detracted from by the appearance of the applicants shop which is in strong contrast to the rest of the structure. The use of dark brown and bright yellow over the entire 25 foot face of the shop seems an overstatement not acceptable due to the historic significance of the structure.
2. The proposal to add a canopy to the leased sapce is in keeping with the traditional appearance of the building. Indeed, a canopy existed along the identical portion of the building until as recently as 1981.
3. The design and application of built up mouldings requires a good deal of experience in order to be done successfully or it is not likely that such application will be visually appealing. The proposed moulding and trim alterations do not accurately reflect any true pattern or style and certainly have nothing in common with the remainder of the structure.
4. Staff feels very strongly that the overall style of the entire structure has been severely disintegrated by the visual appearance of the Mr. Locksmithy Shop.
5. The proposed signage does not meet the requirements of the City Sign Ordinance nor the design criteria of the Design Review/Preservation Board.
6. The proposed placement of planters and shrubs in the public right-of-way is not legally allowed.

STAFF RECOMMENDATIONS: Staff recommends approval of the canopy sign addition with the conditions which follow, and denial of proposed trim/moulding alterations and placement of shrubs and planters within the public right-of-way.

Conditions of canopy sign addition;

1. The canopy shall not extend greater than four feet over the public right-of-way pursuant to City Ordinance 2868 Fourth Series, Art. II, Div. 4, Sec. 3.98.
2. The proposed logo/trademark shall not exceed four sq.ft. in total area.
3. Only the words "Mr. Locksmithy" shall appear within a maximum 10" border or fringe.

4. No framework shall be erected closer than 8'10" minimum height from sidewalk.
5. Applicant shall be allowed to place lettering within each of the two larger window openings displaying services offered provided such lettering shall not be greater than four sq.ft. in maximum area per window.
6. The shop frontage shall be repainted to match the rest of the structure. Staff feels that the size of the proposed canopy and its colors are more than sufficient identification and that the dark brown and bright yellow painted shopfront is not justifiable, especially on a Listed Priority structure.
7. The applicant shall submit revised plans for review and approval by staff.

Approval is based on the following findings of fact:

1. The project, as conditioned, is harmonious with historic uses of the structure.
2. The project, as conditioned, represents an aesthetic improvement to the structure.

HABS _____ HAER _____		Ser. No. _____	_____
UTM: A <u>10-631190-4271110</u>		NR <u>5/3D/5D</u>	SHL _____ Loc _____
C _____	D _____		

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

- Common name: Fabian Building
- Historic name: J. Rippan and Company Grocery
- Street or rural address: 828-830 J Street
City Sacramento Zip 95814 County Sacramento
- Parcel number: 006-097-09
- Present Owner: Harold Groner Address: 225 Chestnut Street
City Sacramento Zip 95814 Ownership is: Public _____ Private X
- Present Use: commercial Original use: commercial

DESCRIPTION

- Architectural style: Queen Ann with Moderne themes
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The two story corner structure is comprised of a ground floor with shops, a market, restaurant and entry to the upper portion. The second floor contains six projecting slanted bays, with double hung windows and decorative banding, below a false parapet. The bays are separated by segmental arched windows except on the J Street facade where the bays are connected by an iron balcony. The parapet contains alternately raised and depressed portions and is capped with molding. The J Street facades of the Paramount Market and Murray's Cigars are Moderne in image and material. Signage is "Streamlined" and large show windows are mounted above black tile bases. The 9th Street facade contains an awning, show windows and the other end of the L-shaped market with similar signage.

The ground floor once contained a banding of transom windows with a decorative pane pattern. The transom area on 9th Street has been covered and stuccoed as has the surface around the restaurant. The original small octagonal tiled floor still visible in places and decorative terrazzo surfaces many shop entries. The Moderne signage is a later feature.

PB-85-031



- Construction date:
Estimated _____ Factual 1865-66
1872-73
- Architect unknown
- Builder unknown
- Approx. property size (in feet)
Frontage 40 Depth 80
or approx. acreage _____
- Date(s) of enclosed photograph(s)
1981

16
10-2-85

14
ITEM # 18

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: ground floor remodeling
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial ___ X Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

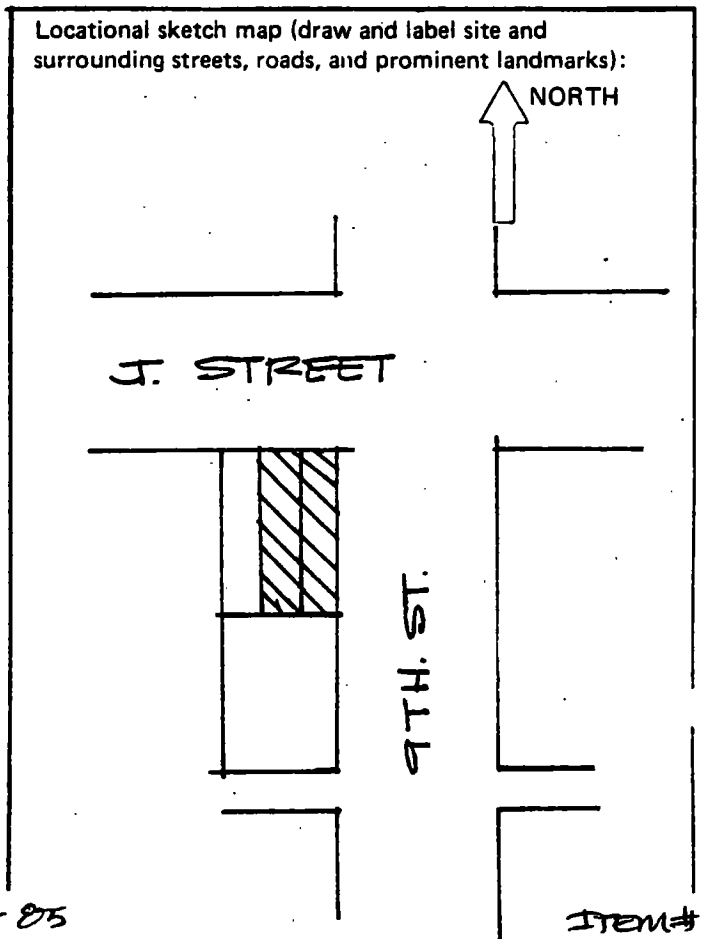
The building is significant for its own current architectural values as well as for its rarity as an example of the "bayed" architecture once so much a part of the urban Sacramento streetscape. It is a particularly important environmental feature due to its prominent corner site, diagonally across from the City's Plaza Park. The structure complements the Ruhstaller Building in design.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure ___
 Economic/Industrial 2 Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

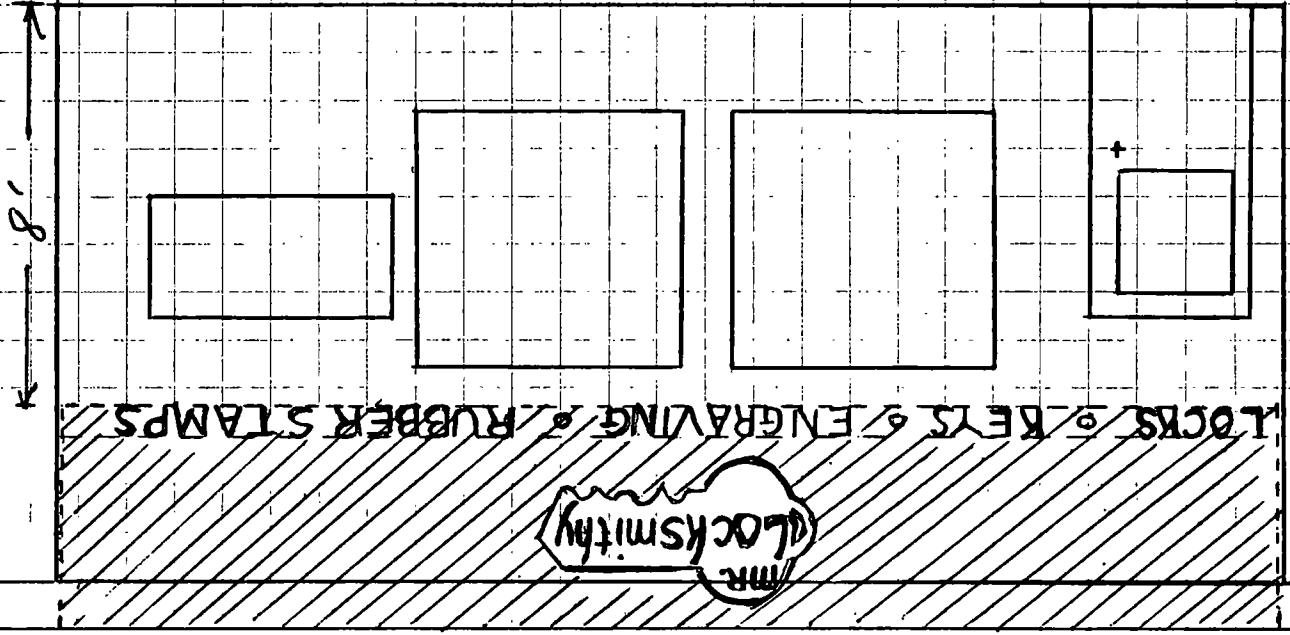
Redevelopment Agency Photographic Collection
 Sacramento City Library Photographic Collection

22. Date form prepared 1981
 By (name) HEC
 Organization S.C.P.L.D.
 Address: 915 I Street
 City Sacramento Zip 95814
 Phone: 449-5381

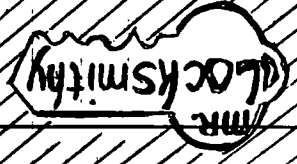


1 FT = 1/4 INCH

24" GROUND LEVEL



LOCKS & KEYS & ENGRAVING & RUBBER STAMPS



PHASE I: DRAWING ILLUSTRATION "A"

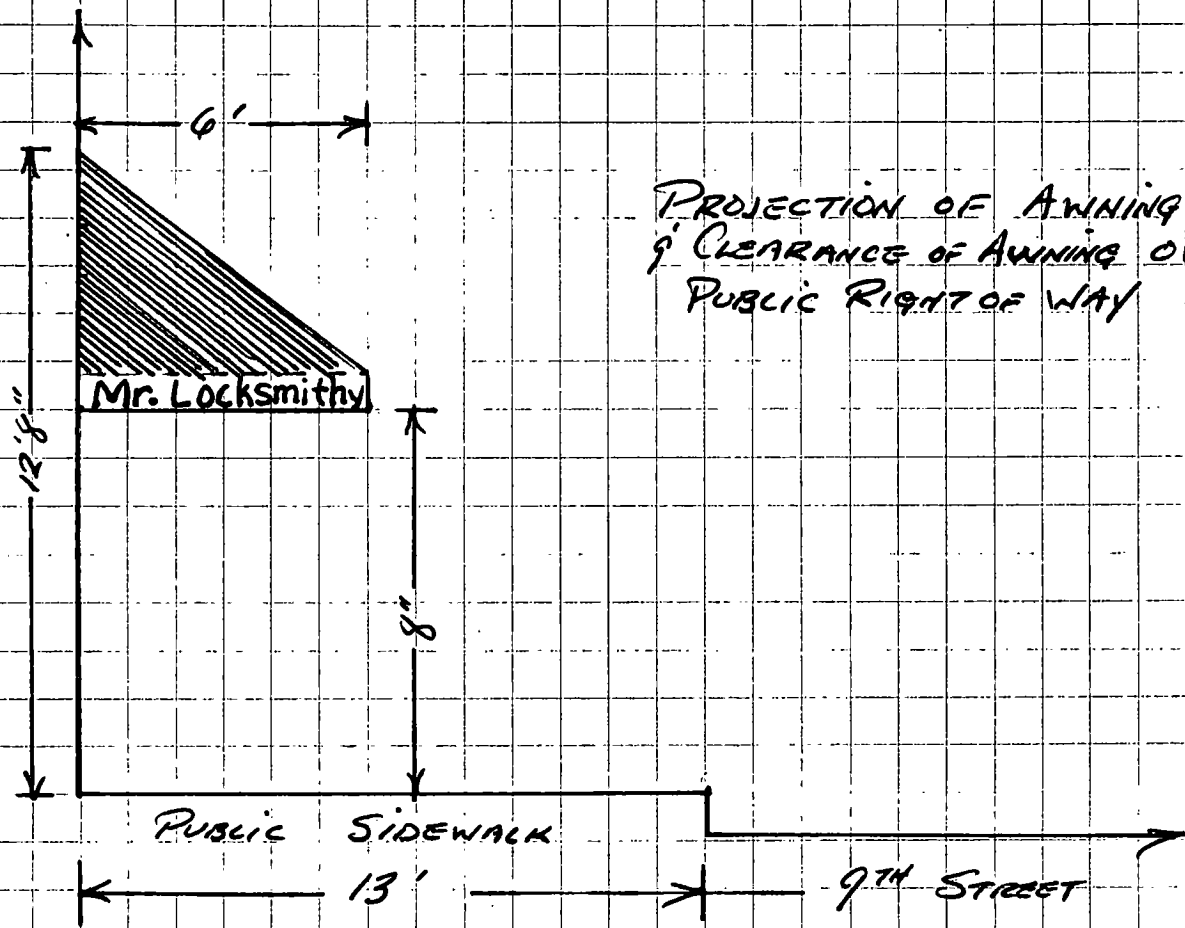
DATE: 11/16/05

10-X-01

120-5898

PHASE I:
AWNING
ILLUSTRATION "B"

PROJECTION OF AWNING
9' CLEARANCE OF AWNING OVER
PUBLIC RIGHT OF WAY

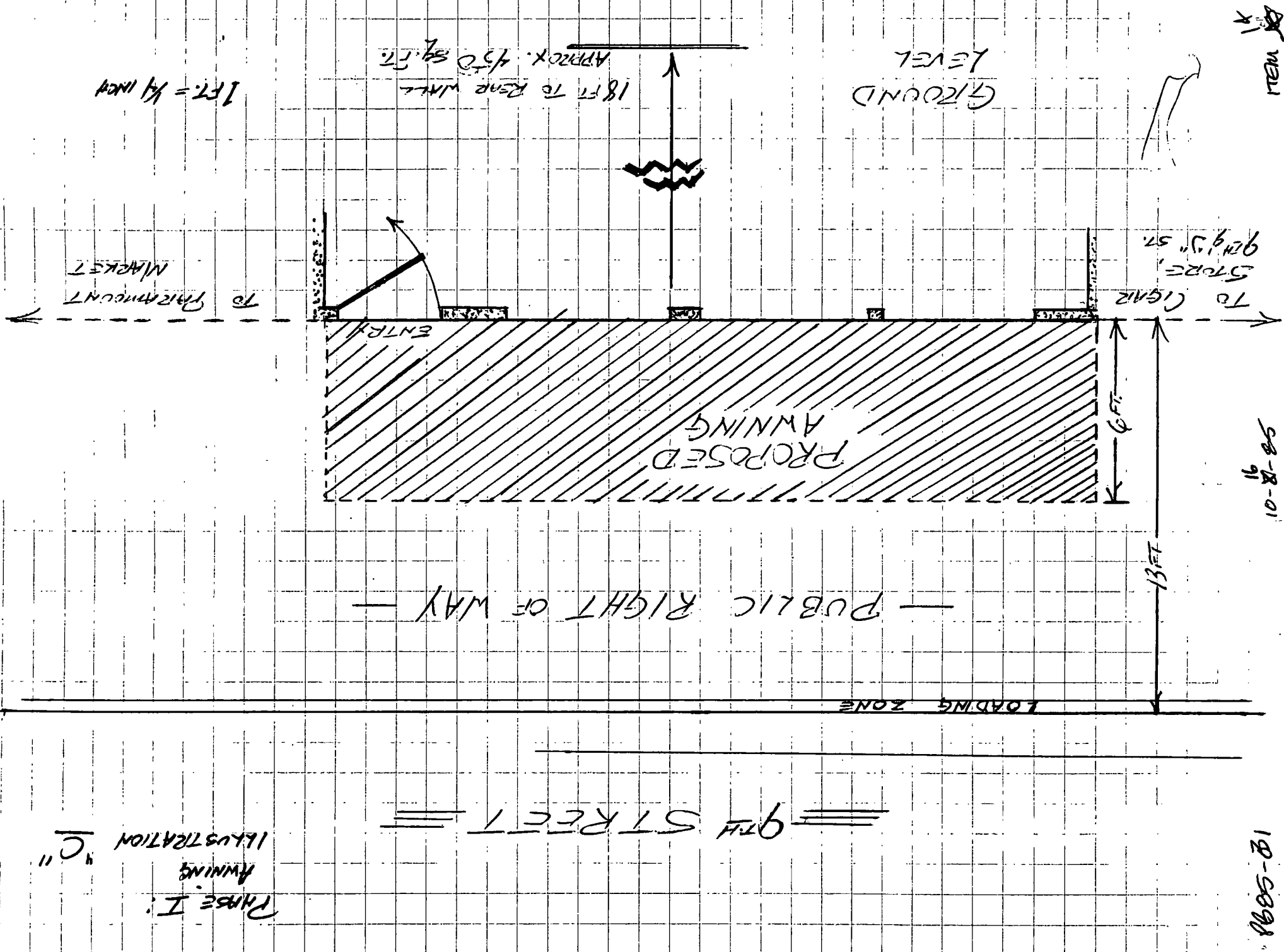


1 FT. = 1/4 INCH

0605-031

10-8-85

ITEM # 10



NEW WALL

58-R-01
16-91

18-5898

GROUND LEVEL

18 FT TO REAR WALL
APPROX. 450 SQ. FT.

TO CLEAR
STORE
924 1/2 ST.

TO PLACEMENT
MARKET

PROPOSED
AWNING

— PUBLIC RIGHT OF WAY —

LOADING ZONE

9TH STREET

PHASE I:
AWNING
ILLUSTRATION
5"

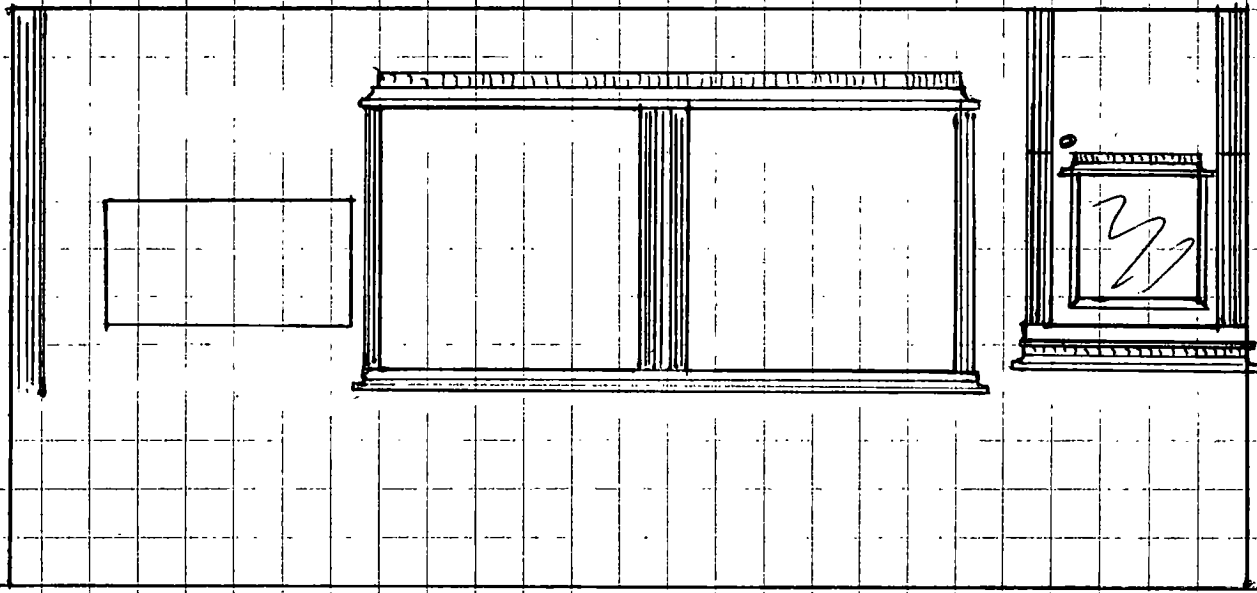
1 FT. = 1/4 INCH

ITEM # 10

10-8-05

9805-031

DOOR - MAHOGANY VENEER - NATURAL FINISH
 ENTRANCE TRIM - MAHOGANY - NATURAL FINISH
 PLATE GLASS WINDOW TRIM - PINE, REDWOOD
 DOOR -



PHASE II :
 TRIM UPGRADING