

DESIGN REVIEW & PRESERVATION BOARD
1231 "I" Street, Suite 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Scott Gordon, 1338 North Market, Sacramento, CA 95814		
OWNER	RJB Interests, 1007 7th Street, Sacramento, CA 95814		
PLANS BY			
FILING DATE	9/18/87	REPORT BY:	RBH:vf
NEGATIVE DEC.	FIR	ASSESSOR'S PCL. NO.	006-094-03

APPROVED WITH CONDITIONS, JUNE 15, 1988 (SEE CONDITIONS ON PAGE 3)

LOCATION: 1007 10th Street and 700 J Street

PROPOSAL: Replacement of original doors and windows on the west facade of building, an Essential Building on the City's Official Register.

PROJECT INFORMATION:

Existing Zoning of Site: C-3
Existing Land Use of Site: Office

Surrounding Land Use and Zoning:

North: Office, Commercial; C-3
South: Office, Commercial; C-3
East : Office, Commercial; C-3
West : Office, Commercial; C-3

Significant Features of Site: An Essential Structure on the City's Official Register

Exterior Building Colors and Material: Grey and Beige, Terra Cotta and Stone

BACKGROUND INFORMATION: Staff was made aware of changes being made on the building. A field inspection was made and it was discovered that the applicant had removed the original door and framing material from the entry way located on the west side of the building. New, prefabricated doors and panels were at the site and were in the process of being placed in the opening. Staff requested to see a building permit for the project. No building permit was located at the site. When staff searched the Building Division files, it was found that the work in progress was being done without any building permit having been issued. Staff returned to the site and red tagged the project with a stop work order. The applicant, at that time, stated that they needed to secure the opening. In most circumstances, staff would require them to board up the opening until a permit had been issued. In this case, because the precut, prefinished material was already located at the site, staff granted the applicant permission to place the new door and glass panel in the opening on a temporary basis (see attached staff memo). The existing doors were required by staff to be stored at a warehouse so that their replacement could be facilitated should that be the findings of the Board. Staff informed the applicant that they needed to have the project reviewed by the Preservation Board before they could apply for a building permit. The applicant has now submitted their application for review and approval of the replacement doors and glass panels.

STAFF COMMENTS AND RECOMMENDATIONS: Staff finds that the new glass door and window panels are not in keeping with the architectural character of the building for the following reasons:

1. The original doors and windows were detailed to meet the vertical and horizontal design character of the structure.
2. The original doors, themselves, were designed in a manner that was compatible to the structure. In particular, the horizontal and vertical door push on the entry and exit doors, as well as the width and height of all door trim, was all in scale and character. The solid brass provided a quality material that is far more suitable to the building than that which is proposed.
3. The new doors, although of a design that would be acceptable in new construction, are inappropriate for this location. The new doors, although finished with a thin covering of brass, do not have the finish appearance of a quality door and window system as supplied by the old doors.

STAFF RECOMMENDATIONS: Staff recommends that the Board deny the replacement doors and require that the owner rehabilitate the existing doors and frame and replace those existing doors and frame back into the entry opening.

Denial of the application is based on the following findings of fact:

1. The project, in its present state, was started without the issuance of a City Building Permit.
2. The project, in its present condition, was started without review and approval of the Preservation Board.
3. The doors and frame that is proposed to be placed in the opening are inappropriate and not of a design to match the architectural style and character of the existing Listed Structure.
4. The new doors and frame, as proposed, are not manufactured of a quality material that would even be equal to that of the doors and frame which has been removed.
5. The removal of the original door frame units and the replacement with the new door and frame units is not in compliance with the Secretary of Interior Standards for rehabilitation. These Standards were adopted by the Board to be used when reviewing all exterior remodeling and rehabilitation of structures on the City's Official Register.

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

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

SUBJECT. AWNING ON ESSENTIAL STRUCTURE, 1007 7th STREET

APPROVED WITH FOLLOWING CONDITIONS JUNE 15, 1988 DESIGN REVIEW/PRESERVATION MEETING

1. *Top of awning to be placed below horizontal decorative band above door opening.*
2. *All awning attachments are to be placed on new metal door frame.*
3. *Revised design to be reviewed and approved by staff.*