

Approved with amended conditions on 9/5/90. LRS:hp

Design Review/Preservation Board *Item 6 shall be brought back to the Board.*
Sacramento, California

Members in Session:

SUBJECT: 517-12th Street - Central California Electric Co. Bldg.
 Exterior modification and repair of Supportive Structure
 12th Street Commercial Preservation Area
 (APN: 002-0122-025) (PB90-037)

BACKGROUND INFORMATION: The L-shaped brick structure was built to serve as a station for the Central California Electric Company. Presently occupied by the Classic Trophy Company, the applicant proposes conversion of the use to offices for the Legal Services of Northern California. The interior work will include creating addition floor space on the second floor. The exterior work, subject to Board review, includes returning the front facade to its original appearance and providing new windows and doors in existing openings on all four elevations.

With the proposed expansion and conversion of use an increased parking requirement is imposed on this property. On the basis of credits related to past parking deficiencies, Current Planning staff determined that 4 off-street parking spaces would be required. Although the plans by the applicant indicated 4 spaces at the rear of the building, two of these are tandem spaces that are not permitted in the C-2 zone. On July 12, 1990, the Planning Commission approved a variance to waive two of the required four parking spaces (P90-205).

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

1. Although the front elevation had been previously plastered over, the original character of the building is visible on the side and rear elevations. Apparently the front and rear elevations of the main structure were a match. The brick detailing and the tall arched windows can still be appreciated on the rear of the building and along the alley, even with the windows having been boarded.
2. New metal frame storefront windows and doors are proposed at both the front and rear entries in the existing openings. In that the appearance of these installations will greatly affect the overall aesthetics of the proposed project, the review of more detailed drawings would be desirable. Also, a prepainted finish should be specified.
3. The first floor plan indicates an exterior door at the right half of the middle window opening. No change to the window opening is indicated on the east elevation plan. Should the Board approve the new exterior door, revised plans could be required for staff review and approval.

The plans submitted for Board review continue to have the tandem parking design at the rear of the building. Staff suggests as a mean of precluding tandem parking and increasing the usable area of the proposed walled courtyard, shifting the propose bicycle parking and enlarging the courtyard into the area indicated with spaces 3 and 4.

4. The design of the proposed courtyard wall has not been submitted. Presumably, the intent is to provide a wall compatible to the existing building. The design should be review by either the Board or staff. Some planting in front of the wall would be beneficial.
5. Staff may be supportive of the concept of letters etched into the brick lintel over the front entrance. However, more detailed drawings would be appropriate. Staff would like to work with the applicant on the final sign program.

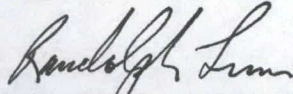
STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed project subject to the following conditions:

1. ~~More detailed drawings of the metal frame storefront doors and windows at the front and rear entries~~ *Doors and windows at front and rear entrances shall be wood and shall be submitted for review and approval of staff prior to issuance of building permits. The units shall be prefinished with a baked on color painted to match all windows.*
2. A revised east elevation with the proposed new exterior door indicated shall be submitted for review and approval by staff.
3. The courtyard shall be expanded and along with the bicycle parking shall occupy part of the area presently indicated on the site plan as parking spaces 3 and 4. There shall be planting in front of the wall. The wall design and revised site plan shall be subject to staff review and approval.
4. No sandblasting of the exterior of the building shall be permitted.
5. Any minor modifications of the project proposal subsequent to Board action shall be subject to staff review and approval.
6. The applicant shall ~~work with staff on the~~ *bring light and sign program back to the Board for final approval. Letters indented into the brick are not allowed.*
7. *Brick repair shall be brought back to staff for final approval.*

Approval is based on the following findings of fact:

1. The project, as conditioned, will enhance the appearance of this Supportive Structure and serve to maintain the integrity of the 12th Street Commercial Preservation Area.
2. The project, as conditioned, conforms with the Secretary of Interior's Standards for Historic Preservation.

Respectfully submitted,


for Richard B. Hastings
Design Review/Preservation Director

RBH:RL:rl

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.

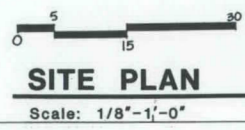
FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION 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.

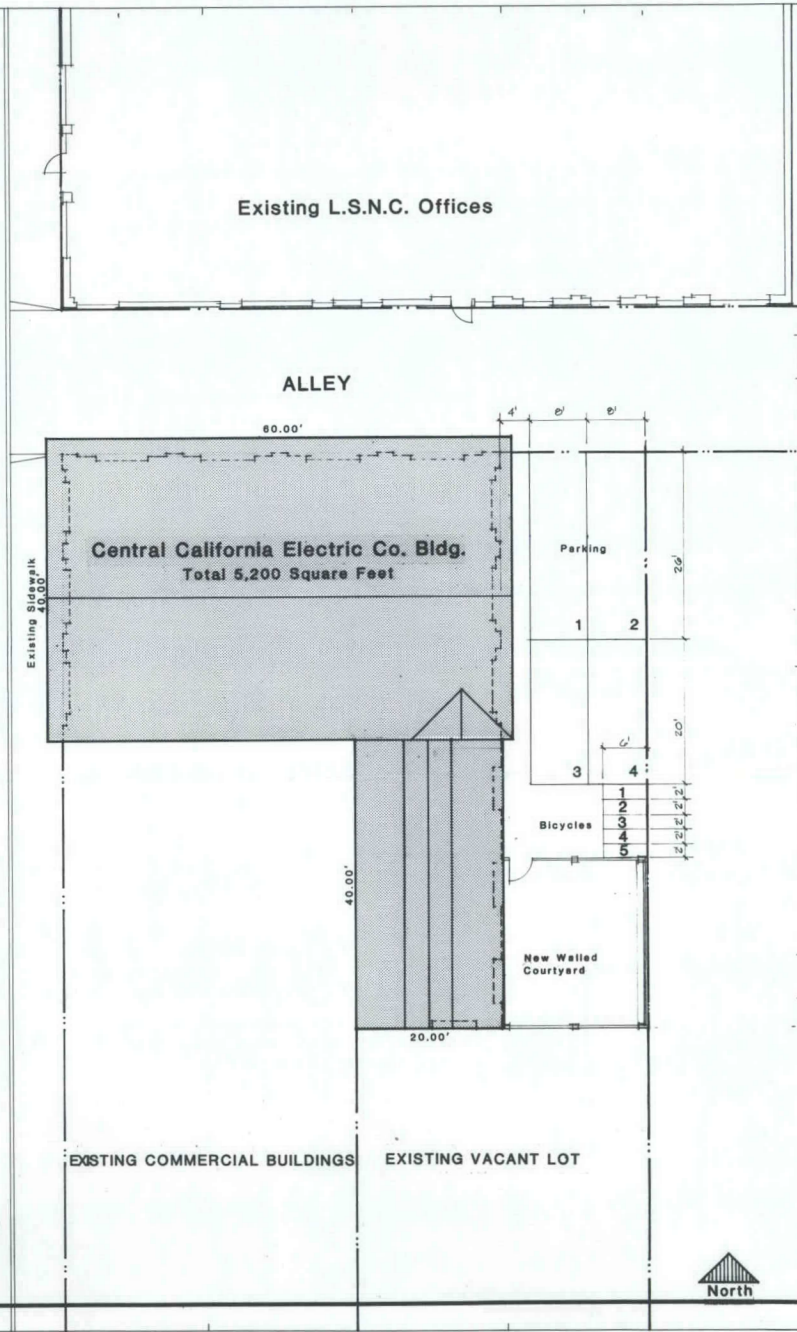
PB90-037

9-5-90

MEM 13



TWELFTH STREET



Cynthia Easton
Architect

2122 J Street
Sacramento
CA 95816
916.442.5319

Consultants

Central California
Electric Co. Building

Rehabilitation For

L.S.N.C.
517 12th St.
Sacramento, CA
95814

Revisions

Drawings

SITE PLAN

Drawn: C.E. Chd.
Date: 9-5-90 Job No.: 1211
Sheet: 1 of 1

1 of 1

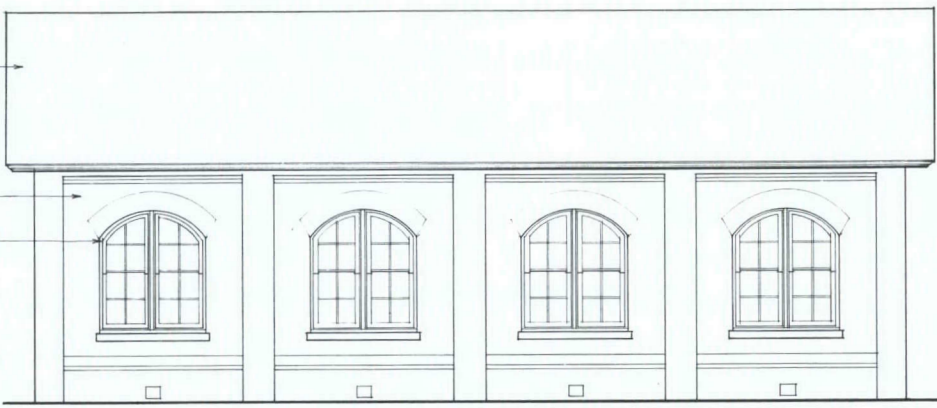
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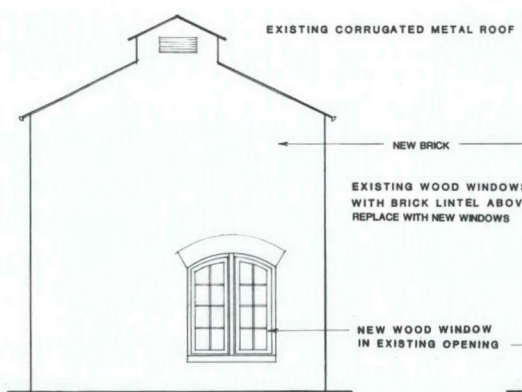
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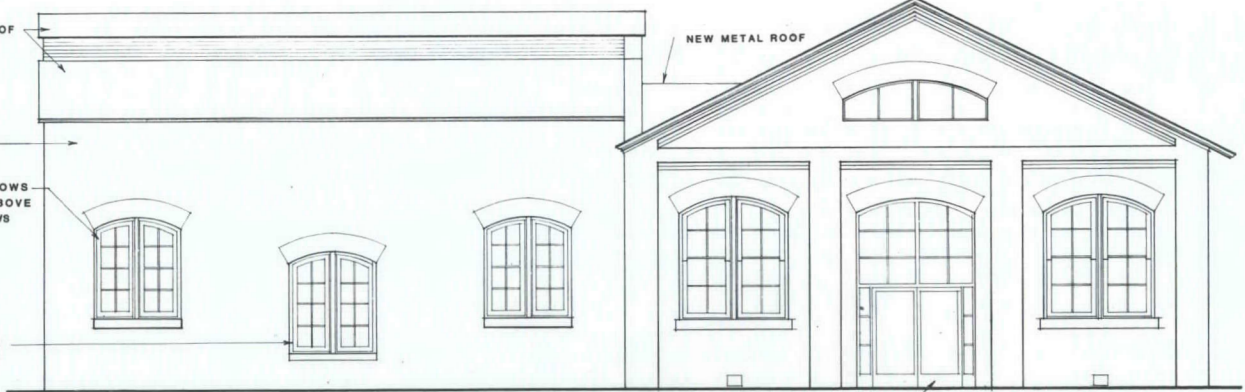
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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NORTH ELEVATION
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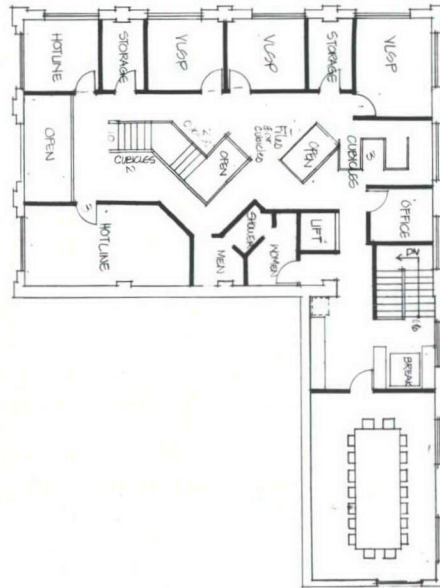
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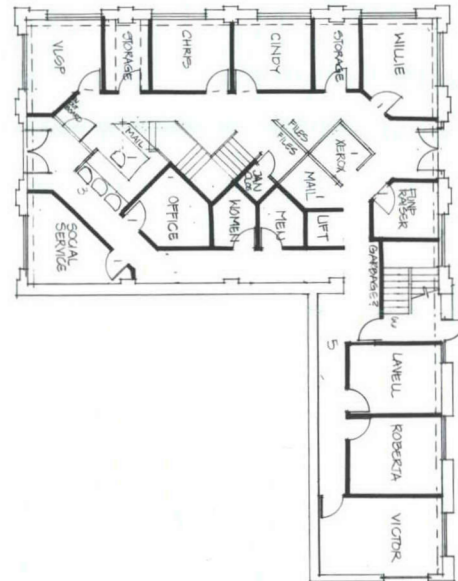
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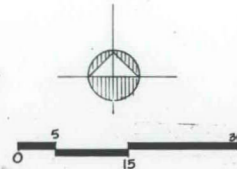
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



2122 J Street
Sacramento
CA 95816
916 442 5319

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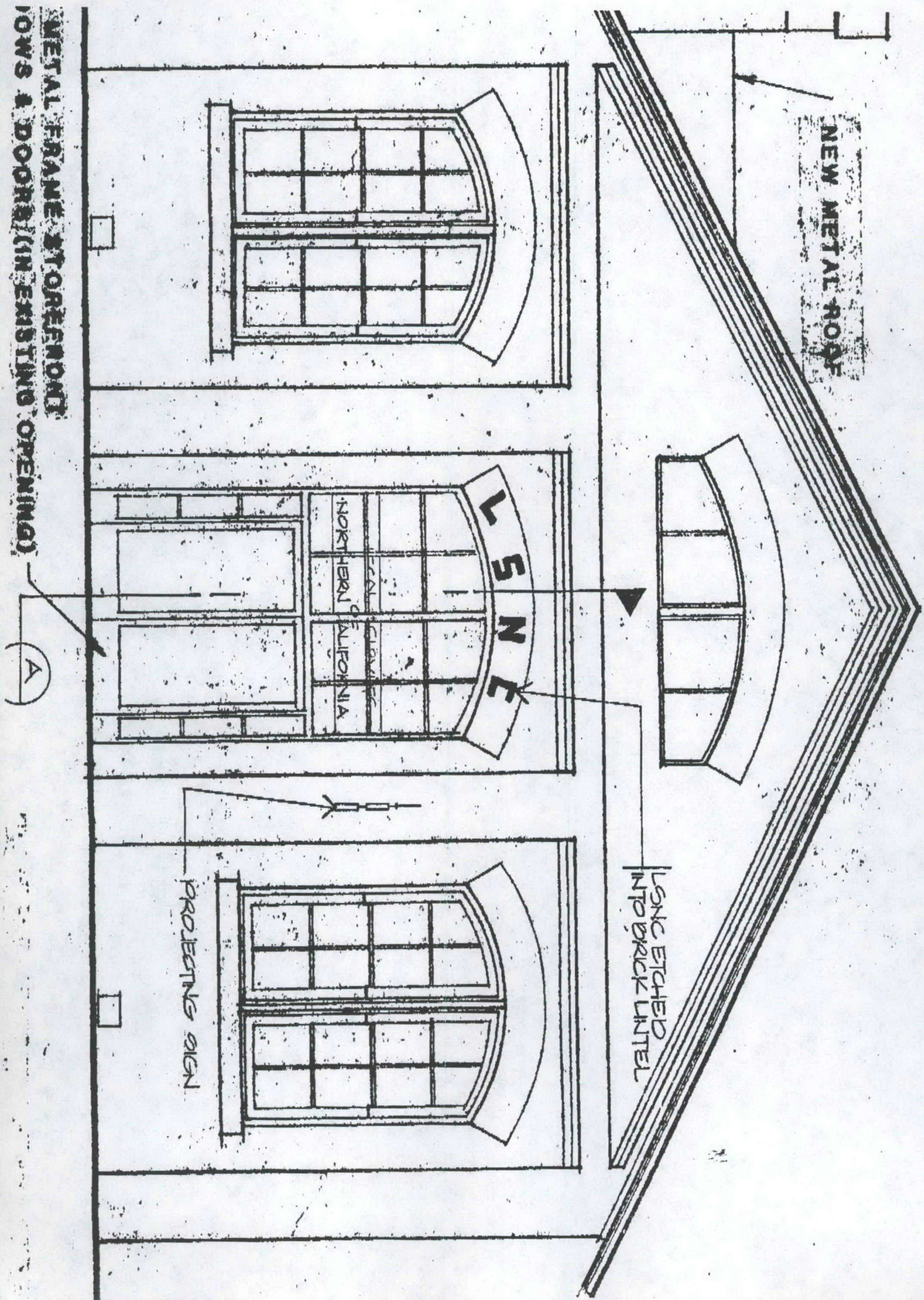
Revisions

Drawings

FIRST FLOOR PLAN
SECOND FLOOR PLAN

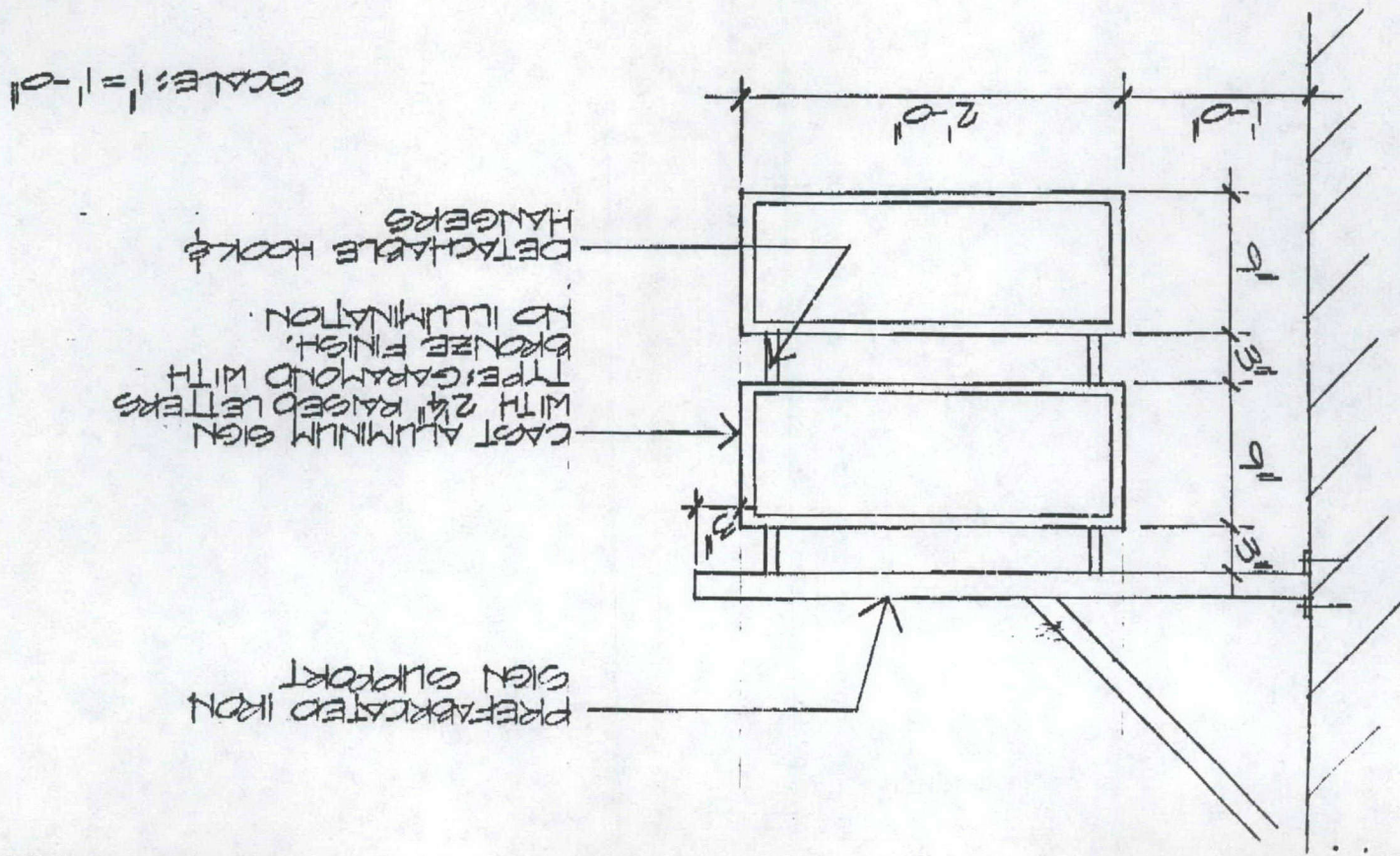
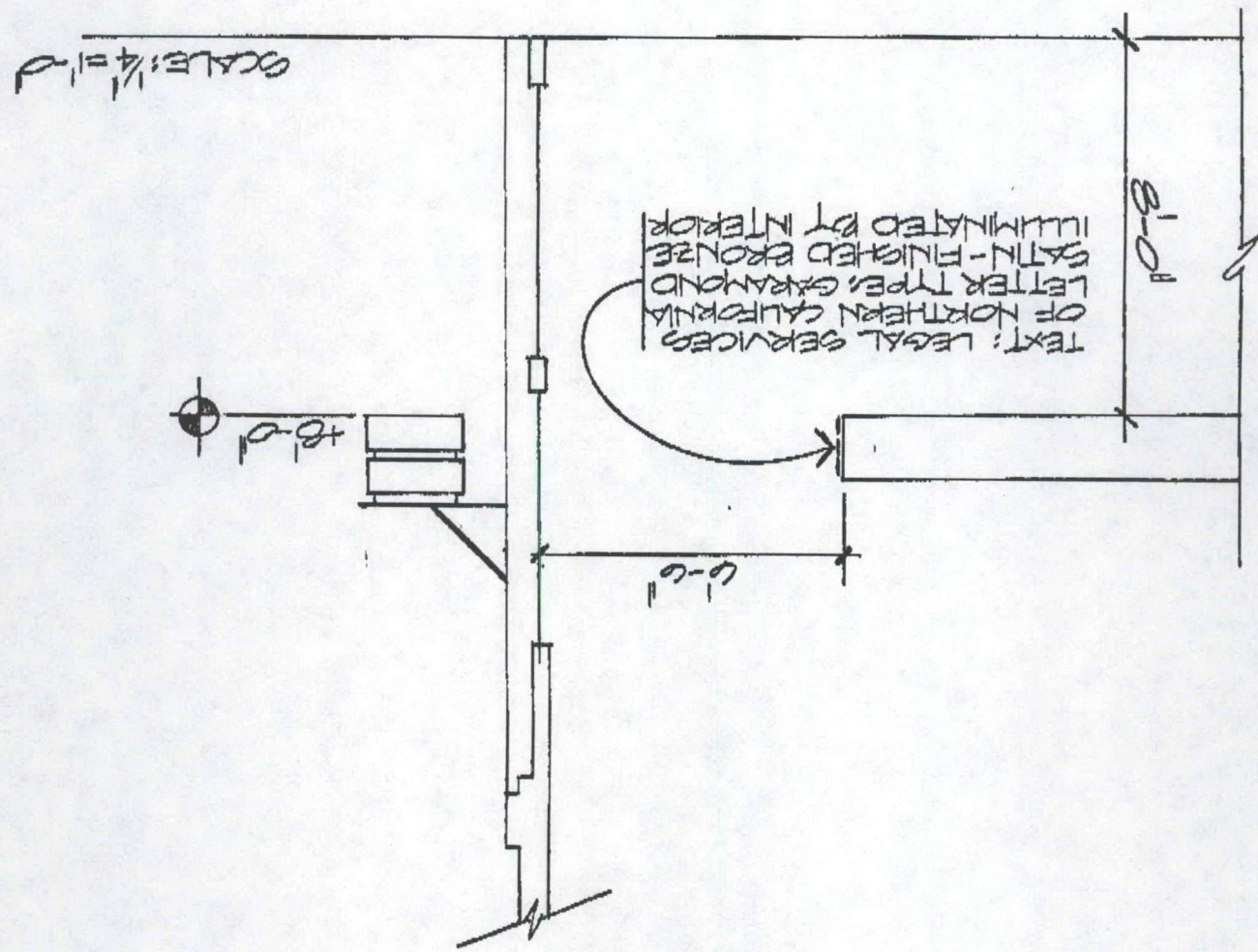
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Date	Job No.
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SECTION



HISTORIC RESOURCES INVENTORY

Ser. No. 375D
HABS HAER NR 10-631750-4271560 SHL Loc
UTM: A C D

IDENTIFICATION

1. Common name: Classic Trophy
2. Historic name: Central California Electric Company
3. Street or rural address: 517 12th Street
City Sacramento Zip 95814 County Sacramento
4. Parcel number: 002-122-25
5. Present Owner: Frank Dolinad Address: 6573 S. Land Park Dr.
City Sacramento Zip 95831 Ownership is: Public Private X
6. Present Use: commercial Original use: electrical substation

DESCRIPTION

- 7a. Architectural style: Classically influenced Utilitarian design
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: The Resources Agency

The L-shaped brick structure consists of two portions; the gabled building facing the street abuts another and smaller gabled portion at the rear and behind the adjacent apartment building. The facade contains two large show windows flanking the double doored entry with its transom. The north and east elevations contain large windows with shallow segmented arches and stone sills. Those on the east are placed within recessed panels, flanking a former door opening, and beneath a small arched window in the gable end. The smaller abutting building faces south, contains a raised gabled vent along the roof ridge, and arched windows with brick sills. The facade is altered and has been resurfaced. Several windows have been closed off.

The structure does relate more successfully to the buildings across the alley in materials and design than to the taller adjacent apartments.

5. Present Owner: Frank Dolinad

City Sacramento

Zip 95831

Ownership is: Public Private X

6. Present Use: commercial

Original use: electrical substation

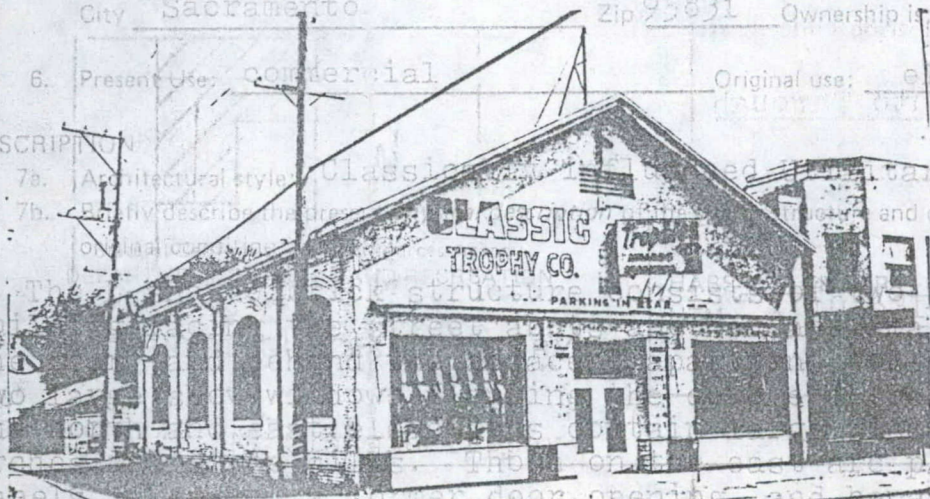
8. Construction date:
Estimated Factual 1896-97

9. Architect unknown

10. Builder unknown

11. Approx. property size (in feet)
Frontage 40 Depth 80
or approx. acreage

12. Date(s) of enclosed photograph(s)
1981



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

SIGNIFICANCE

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

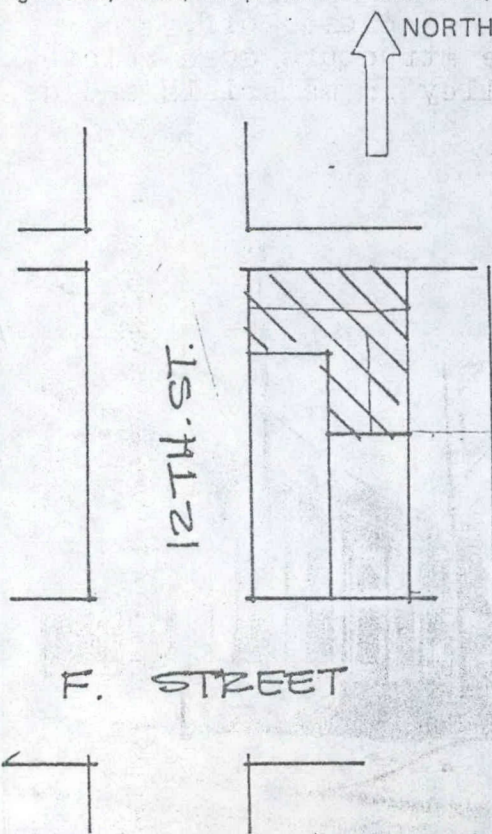
The small building is important as a rare remnant of 19th century industrial design, having been built to serve as a station for the Central California Electric Company. The structure is well, if modestly, composed and the handsomely arched windows serve not only functional purposes, but as the principal design features. The arches and proportions of the building reflect Classical design origins.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure _____
Economic/Industrial 1 Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

Sacramento Union, Sacramento Through The Camera

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

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):













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