

ARCHITECTURAL REVIEW BOARD

AMENDED REPORT

APPLICANT	Dan Mallicoat, 812 J Street, Sacto., 95814 443-5045				
OWNER	Ruhstaller Building Partnership, 812 J Street				
PLANS BY	Deming Chew, 2523 J Street, Sacto., CA 95816 447-4600				
FILING DATE	3/15/82	50 DAY ARB ACTION DATE		REPORT BY:	RBH:dgh
NEGATIVE DEC.	N/A	EIR	N/A	ASSESSOR'S PCL. NO.	006-101-03

LOCATION: 900 "J" Street

PROPOSAL: Renovation of Existing Building

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: C-3 Park
South: C-3 Vacant (Office)
East: C-3 Commercial
West: C-3 Commercial

Parking Required: 0
Parking Provided: 0
Property Dimensions: 40' x 80'
Square footage of Building: approx. 13,000
Significant features of Site: Building proposed to be placed on City's Official Register
Exterior Building Colors: To be selected
Exterior Building Material: Stucco and anodized aluminum on ground floor facade, existing materials on upper floors.

BACKGROUND INFORMATION: The applicant proposes to rehabilitate an existing four story office building. An application has been made to place the building on the National Register. The building is proposed to be placed on the City's Official Register. The applicant has developed plans for rehabilitation of the building which have been submitted to the State office of Historic Preservation for review and approval. The State office has reviewed ~~and approved~~ the plans.

STAFF EVALUATION: Staff feels that the plans having been reviewed and approved by the State office of Historic Preservation, meet the guideline of restoration and adaptive use and the philosophy of the Preservation Board.

STAFF RECOMMENDATION: Staff recommends approval of the project as submitted without conditions.

Approval is based on the following Findings of Fact:

1. The project will cause a rehabilitation and adaptive use of an existing historic structure.
2. The plans for rehabilitation have been reviewed ~~and approved~~ by the State office of Historic Preservation.
3. The rehabilitation and reuse of this building will help to upgrade an existing area in the downtown central business district.

NEW INFORMATION

The State Office of Historic Preservation has reviewed the plans and have indicated to staff by telephone that the plans appear to meet their rehabilitation guidelines.

PA 612
82-109

RUHSTALLER BUILDING



4-7-82

#13

DEMING CHEW architect

APR 82 723
PB-82-02

4-7-82

3



NINTH STREET

SCALE 1/4" = 1'-0"

ARCHITECT
RESTORATION
BUHSTALLER BUILDING RESTORATION
FOR

1911

118
A.B. 82. 118
012

4-7-82

#8



JAY STREET

SCALE 1/4" = 1'-0"

ARCHITECT

ELEVATION

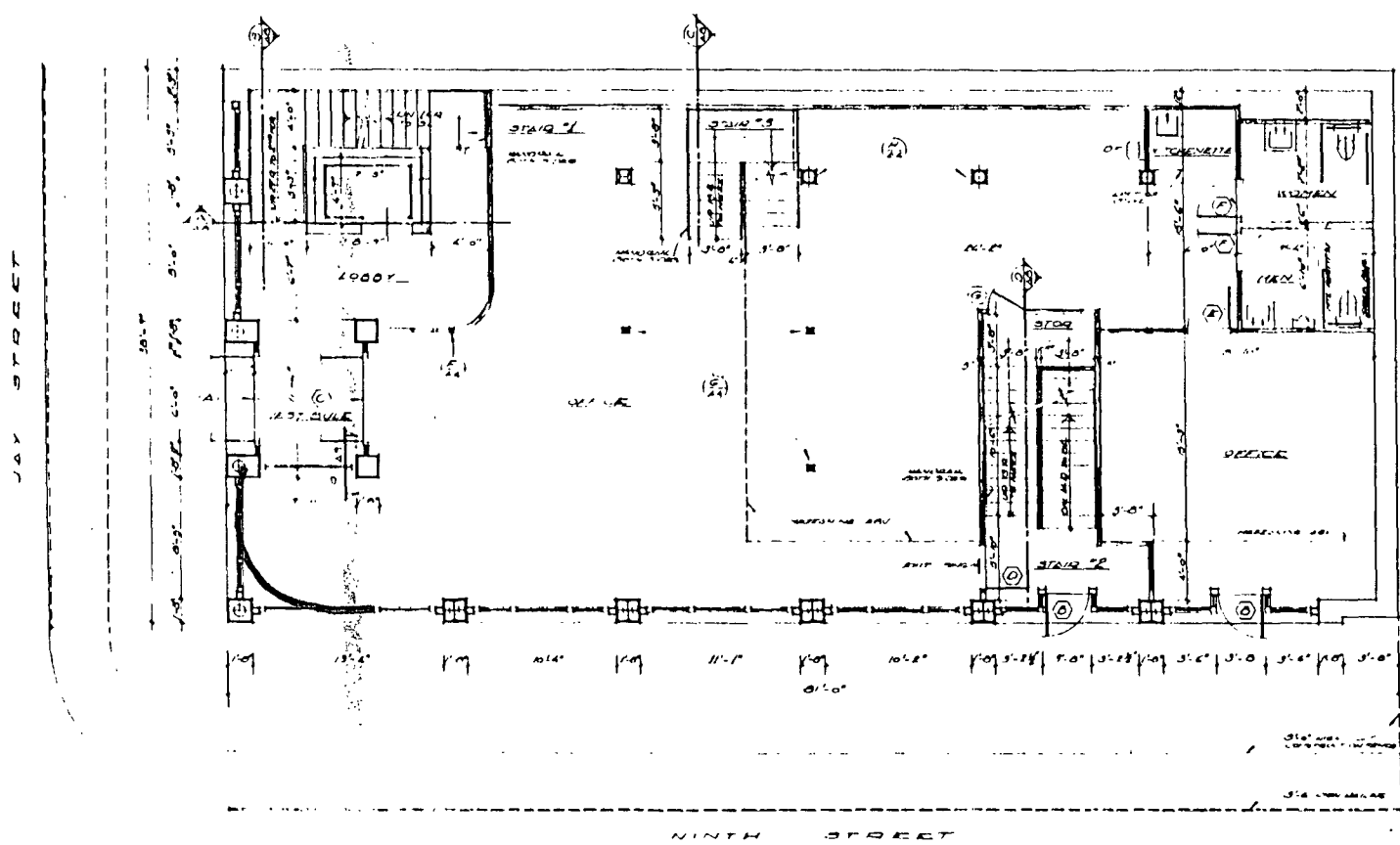
RUHSTALLER BUILDING RESTORATION FOR



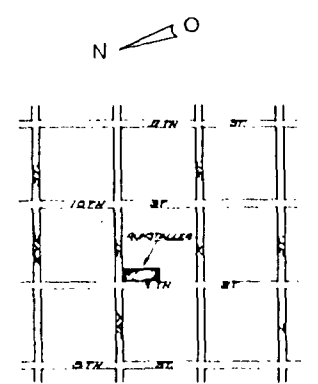
AB 012
 82-123

4-7-82

#3



FIRST FLOOR SCALE 1/4"=1'-0"



VICINITY PLAN NOT SCALE

LEGEND

- EXISTING
- NEW

- NOTE: PROVISIONS FOR PROTECTION SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SACRAMENTO.
- NOTE: ALL TOILET FACILITIES SHALL PROVIDE AND BE ACCESSIBLE TO THE DISABLED PER ADA.
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SPACE	FLOOR	BASE	FINISH				CEILING	NT	REMARKS
			N	E	S	W			
LOBBY	1ST	WOOD	4 X 8	4 X 8	3 X 6	3 X 6	4 X 4		
OFFICE	1ST								
KITCHEN	1ST								
DINING	1ST								
STORAGE	1ST								
STAIRS	1ST								
RESTROOM	1ST								
MECHANICAL	1ST								
UTILITY	1ST								
STORAGE	1ST								
STAIRS	1ST								

ARCHITECT
 SEMING CHEN
 1234 5678

PROJECT ROOM:
 VICINITY PLAN:
 FINISH SCHEDULE:

RUHSTALLER BUILDING RESTORATION
 FOR
 DEVELOPMENT

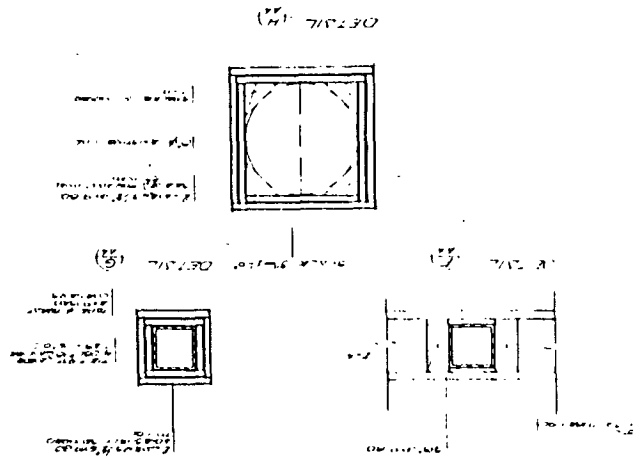
COMSTOCK

#3

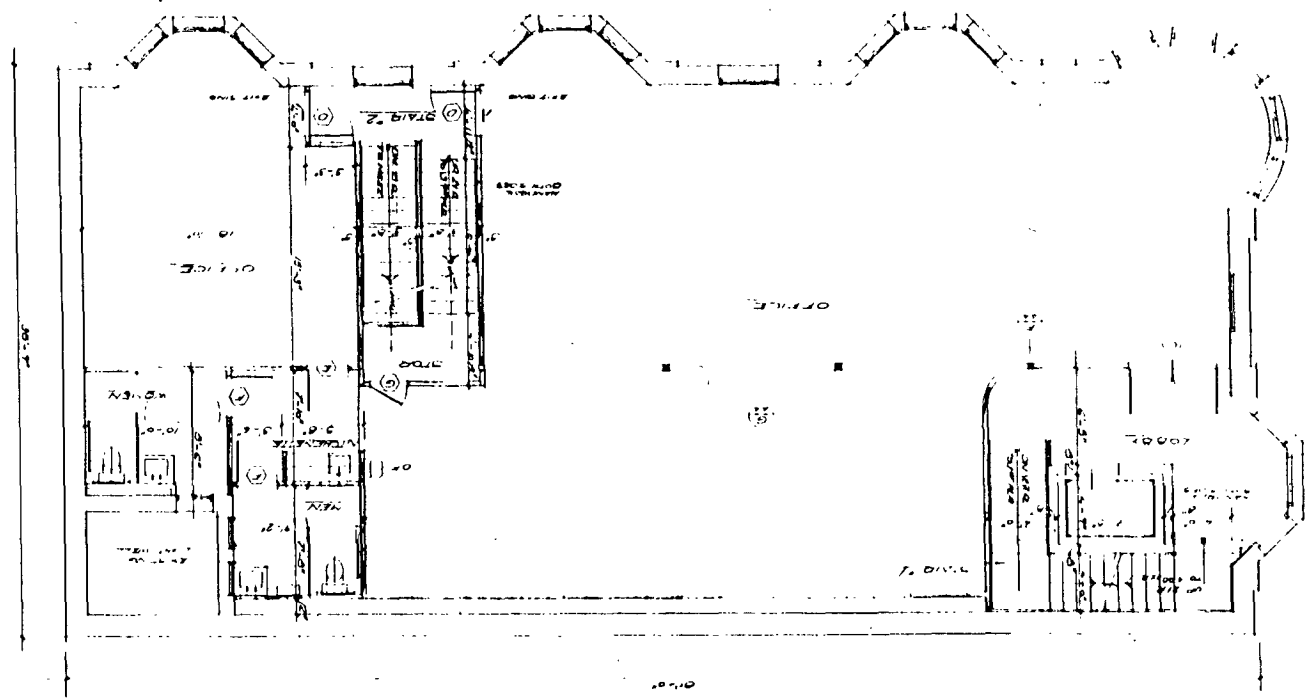
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4-7-82

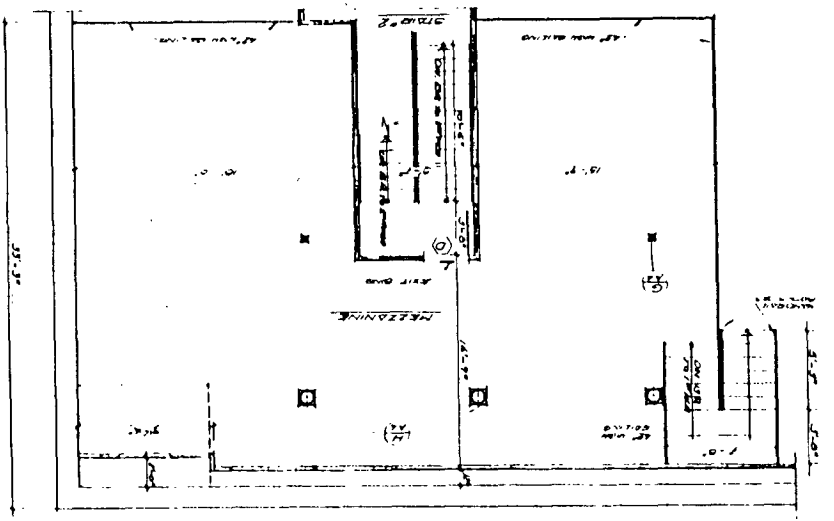
PB 012
APR 82



SECOND FLOOR SCALE 1/4" = 1'-0"



MEZZANINE SCALE 1/4" = 1'-0"

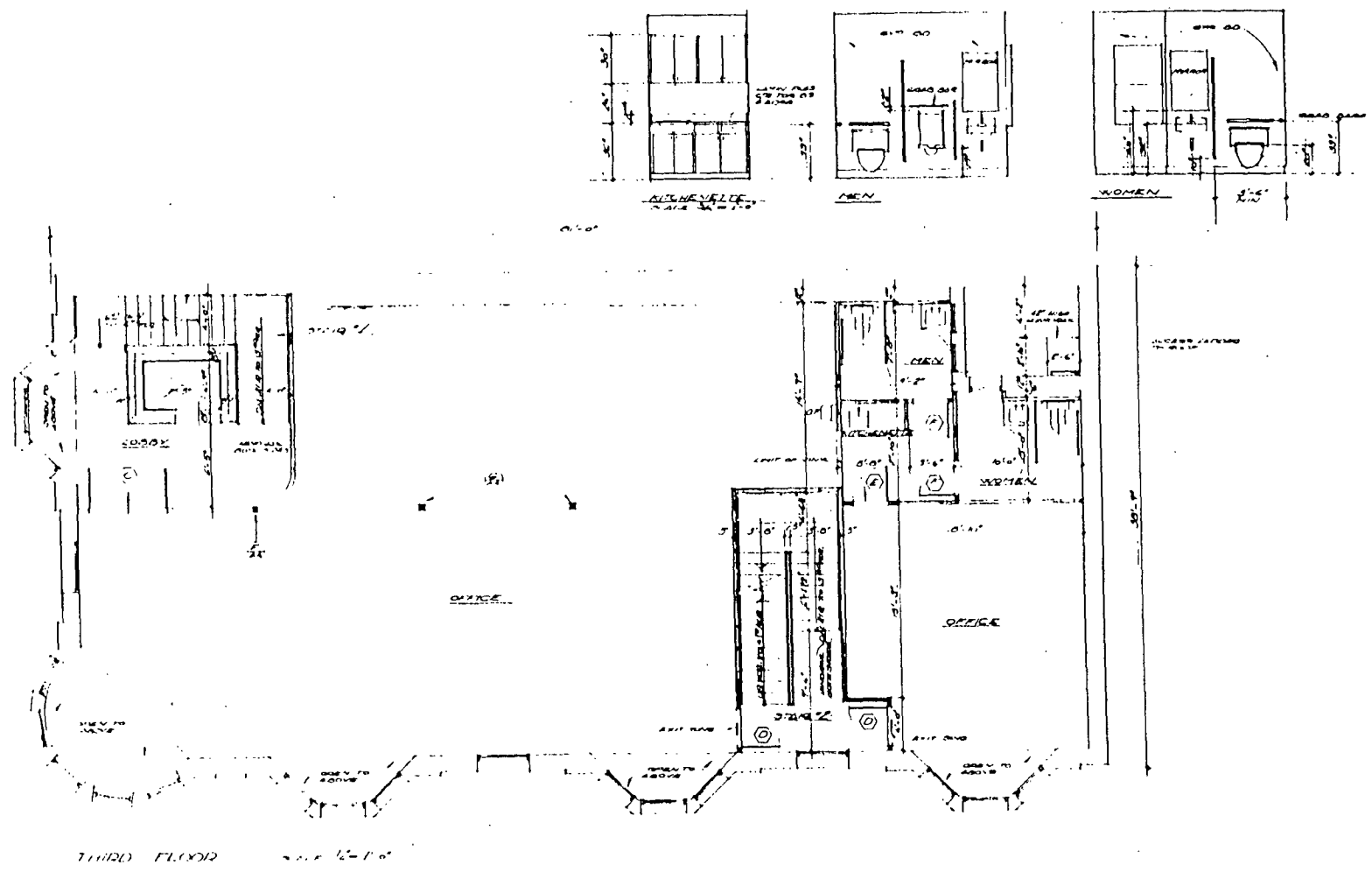


ROUSTALLER BUILDING RESTORATION
 FOR
 COMSTOCK DEVELOPMENT
 ARCHITECTS
 250 J STREET
 WASHINGTON, D.C. 20001
 202-331-1100

DB
A-7-82
D12

A-7-82

#8



THIRD FLOOR 16'-10"

