

CITY OF SACRAMENTO

21

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

April 13, 1988

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

MAY 17 1988

OFFICE OF THE
CITY CLERK

*Appeal re doors
withdrawn;
Appeal re awning
referred to
Design Review
& Preservation
Board*

Honorable Members in Session:

SUBJECT: Appeal of Preservation Board denial of awning and new entry door system on an Essential Structure located at 1007 7th Street, Southeast corner of 7th and J Streets. (PB87-043)

SYNOPSIS: This project has been to the Board numerous times. At the last Public Hearing, the applicant requested the Board rescind their previous Conditions of Approval. The Board voted not to rescind their previous Conditions, but to approve the doors with alternative design changes and to deny a request for a proposed awning. The applicant then asked for a denial on the awning in order to appeal the Board's decision to the City Council. The attached staff reports delineate further information on the sequence of events which lead up to this appeal to the Council.

BACKGROUND: In short, the applicant had initially commenced exterior work on an Essential Building without benefit of Preservation Board review and approval or the application for and the issuance of a City building permit. Stop work order was placed on the exterior work, but staff allowed the applicant to complete the closure of the building in order to secure it. The applicant then came to the Board for review of their new door treatment. The Board discussed the project with the applicant. Subsequently, a subcommittee of the Board met the applicant at the site to review the project. It was then brought back to the Board at additional hearing dates. The Board approved the project with the conditions that either the original doors be rehabilitated and placed back in the structure or that the new door system be modified to pick up the design characteristics of the original doors. The applicant eventually requested the Board to rescind their conditions on the original approval. In the meantime, they had also brought forth an application for an awning treatment over the doorway system which the Board denied. The applicant requested a denial for all approvals so that the project could be appealed to the City Council.

VOTE OF THE BOARD: Doors, reaffirm past motion. 5 Ayes, 4 Absent
Awning, deny, 3 Ayes, 2 No, 4 absent.

STAFF RECOMMENDATIONS: Staff recommends that the appeal be denied and that the applicant be instructed to:

- 1. Abide by the original conditions of approval of the Preservation Board concerning the exterior doors.
- 2. The proposed awning be denied by Council.

Denial is based on the following Findings of Fact.

- 1. The applicant commence construction on the exterior of an Essential Structure without a building permit or Preservation Board review and approval.
- 2. The applicant change the historic fabric of the building by removing the doors.
- 3. The new doors placed in the opening are not compatible to the architectural style of the building.
- 4. The applicant has not been willing to either repair and replace the original doors nor to modify the new doors.
- 5. The proposed new awning is incompatible to the architectural character of the building.
- 6. The proposed awning would cover up an important architectural element of the building.
- 7. The retention of the existing doors, as they are now on the structure, or the addition of an awning, would be in violation of the Board's adopted Guidelines, the Secretary of Interior's Standards for Historic Preservation.

Respectfully submitted,

Richard B. Hastings
 Richard B. Hastings,
 Design Review/Preservation Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

District No. 1 Shore

RBH:vf
 4/13/88
 Attachments

Denial of Appeal of Preservation Board denial)
of awning and new entry door system on an)
Essential Structure located at 1007 7th Street)
Southeast corner of 7th and J Streets (PB87-043)

**NOTICE OF DECISION
AND
FINDINGS OF FACT**

At its regular meeting of May 17, 1988, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings and conditions.

Conditions

1. Abide by the original conditions of approval of the Preservation Board concerning the exterior doors.
2. The proposed awning be denied by Council.

Findings of Fact

1. The applicant commenced construction on the exterior of an Essential Structure without a building permit or Preservation Board review and approval.
2. The applicant change the historic fabric of the building by removing the doors.
3. The new doors placed in the opening are not compatible to the architectural style of the building.
4. The applicant has not been willing to either repair and replace the original doors nor to modify the new doors.
5. The proposed new awning is incompatible to the architectural character of the building.
6. The proposed awning would cover up an important architectural element of the building.
7. The retention of the existing doors, as they are now on the structure, or the addition of an awning, would be in violation of the Board's adopted Guidelines, the Secretary of Interior's Standards for Historic Preservation.

MAYOR

ATTEST

CITY CLERK

PB87-043

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: February 3, 1988

DR/PB NO.: PB87-043 B (Awning)

MOTION TO: DENY (At request of applicant so that the Board action could be appealed to City Council).

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON				X		
BALESTRERI						X
LAGOMARSINO	X			X		
LES						X
MALINOWSKI						X
MCCABE			X			
RAKELA						X
RUSCONE			X			
TSUBOI		X	X			
MOTION CARRIED:						
MOTION FAILED :						

COMMENTS: _____

DESIGN REVIEW & PRESERVATION BOARD
1231 T Street - 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	EIR	ASSESSOR'S PCL. NO.	006-094-03

CONTINUED TO NOVEMBER 4, 1987 DESIGN REVIEW MEETING

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

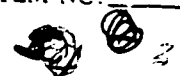
BACKGROUND INFORMATION: Staff was made aware of changes being made on the building. A field inspection was made and it was discovered that the applicant had removed the original door and framing material from the entry way located on the west side of the building. New, prefabricated doors and panels 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.

APPLC. NO. PB87-043

MEETING DATE ~~November 4, 1987~~
November 12, 1987

ITEM NO. 5

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1-6-884



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

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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.

1-20-88
~~October 21, 1987~~
~~_____~~
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1-28-88

Item # ~~5~~
~~4~~

Storefronts

Storefronts are quite often the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character. Because storefronts also play a crucial role in a store's advertising and merchandising strategy to draw customers and increase business, they are often altered to meet the needs of a new business. Particular care is required in planning and accomplishing work on storefronts so that the building's historic character is preserved in the process of rehabilitation. For specific guidance on the subject Preservation Briefs: 11 should be consulted. (See Reading List and Ordering Information on pg. 58.)

Recommended

Not Recommended

Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of storefront features results.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

1-20-88
November 2, 1987
October 21, 1987

Item *100*

Storefronts (continued)

Recommended

Not Recommended

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence to guide the new work. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. Such new design should generally be flush with the facade; and the treatment of secondary design elements, such as awnings or signs, kept as simple as possible. For example, new signs should fit flush with the existing features of the facade, such as the fascia board or cornice.

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

November 2, 1987
October 21, 1987

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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street
Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

September 15, 1987

Sandy Baynes, Building Manager
RJB Company
1007 7th Street
Sacramento, California 95834

Subject: 700 J Street

Dear Ms. Baynes:

A red tag was placed on your building. The following was agreed to by Mr. Virbel of FABRI Construction Company over the phone when he thought his Company had a contract for the work.

1. A member of your staff would submit a building permit application form on the subject structure pertaining to the exterior work.
2. The staff member would also submit a Preservation Board Review Application form for all exterior work on the subject structure.
3. The previously existing doors, windows and door and window frame material that had been removed from the west entry elevation would be photographed, cataloged and retained at commercial glass warehouse until further disposition of the proposed project has been decided.
4. The City would allow you to place the prefabricated mullions, doors and window glass in the 7th Street opening to be used to secure that opening until Preservation Board Review has been approved and a building permit has been issued. It is understood, by all parties, that the approval of the prefabricated door and window materials for the west 7th Street opening to be placed at this location prior to Preservation Board review and approval or the issuance of a building permit is to secure the opening and does not signify City approval of this material as final design for this structure. Mr. Virbel has stated that should the new material not be approved, you would remove the material at your expense and that you are merely requesting this in order to secure the building as rapidly as possible.

PB87-043

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7-388
~~10-20-88~~

Item

Page two
September 15, 1987
Sandy Baynes, Building Manager

5. As background to the placing of the stop work order, staff became aware of the removal of historic door and window and framing material from the building on the morning of September 15, 1987. Staff contacted the office manager of the building and the subcontractor on the site to request to see the building permit or approved plans for the project. Neither the subcontractor or the building manager had these plans or permit in their possession. No plans or permit were found to be located at the site. Staff, then, searched the Building Division's records to determine if a permit had ever been issued for this work. No record of any permit, application or issuance of a permit was found at the Building Division. The staff then placed a stop work order at the site. At approximately 1:00 in the afternoon, Mr. Virbel, of FABRI Construction Company contacted staff and stated that he had just been made aware of the project's red tagging and was requesting that the contractor be allowed to place prefabricated doors and window in the structure in order to secure it. Since the material had already been fabricated to meet the opening size, staff felt that this could be approved as a securing mechanism only and, in no way, indicated the City's approval of this material to be used as a permanent door and window closure at this location.

Sincerely,

Richard B. Hastings
Richard B. Hastings,
Design Review/Preservation Director

RBH:vf

cc: Bill Edgar, Sacramento Housing and Redevelopment

Walter Slipe, City Manager

Bob Wall, Director, Planning and Development

Tim Sullivan, Chief Building Inspector

Marty Van Duyn, Planning Director

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November 4, 1987
October 21, 1987 *10*

1-6-88 *1-20-88* *3-3-88*

Item *97*
43 *20*

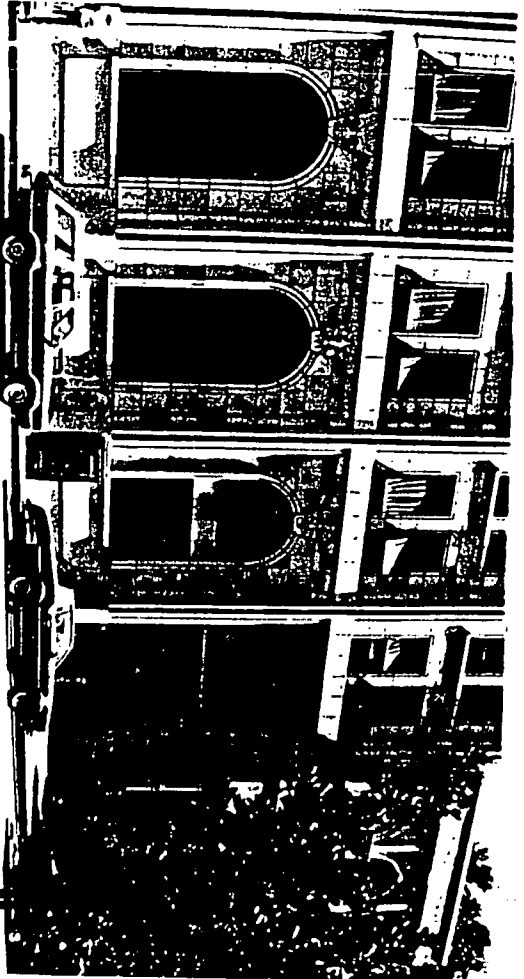
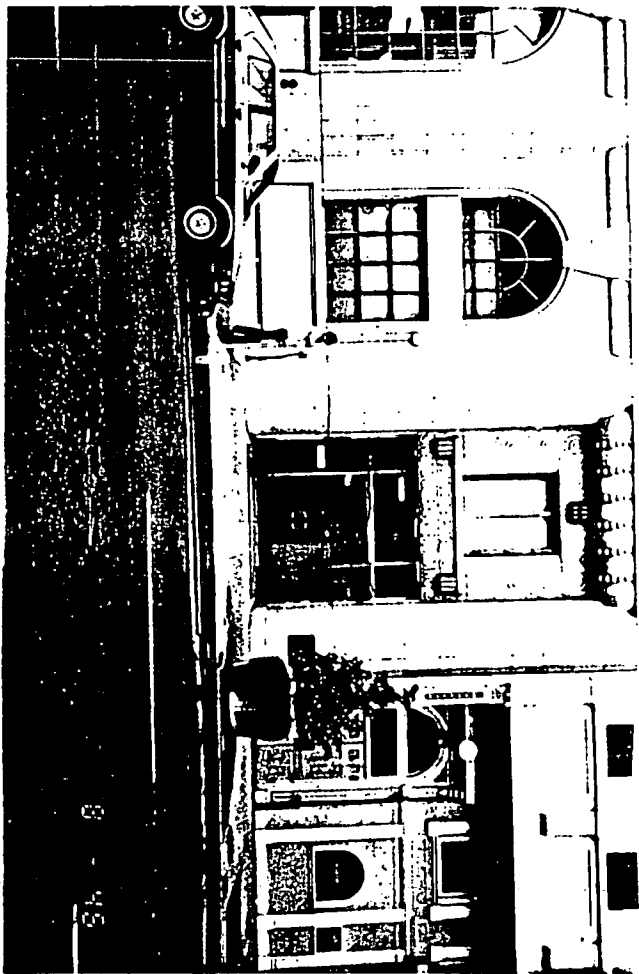


ORIGINAL EXISTING DOORS
7th ST.

PB87-043

¹⁸
~~December 4, 1987~~ 11
~~October 13, 1987~~ 2-3-88
~~1-6-88~~ 1-20-88

Item
④ *[Handwritten signature]*



NEW DOORS 7th ST.

1987-043

October 21, 1987
1-4-88
1-3-88

Item

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OFFICE OF THE
CITY CLERK

OPERATION SERVICES

May 27, 1988

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2671

916-449-5426

BBP Associates
1007 7th Street
Sacramento, CA 95814

Attention: Sandy Baynes

Dear Ms. Baynes:

On May 17, 1988, the Sacramento City Council took the following action(s) for property located at 1007 7th Street, on the southeast corner of 7th and J Streets. (PB-87043):

A portion of the appeal regarding a new entry door was withdrawn and the issue concerning the awning for the building was referred to the Design, Review and Preservation Board.

Sincerely,

Anne Mason
Assistant City Clerk

AM/rr/#21

Enclosure

cc: Design, Review and Preservation Board
Goodwin & Cole, 8320 Belvedere Avenue, Sacramento, CA 95826
Bruce G. Vann, 1007 7th Street, Sacramento, CA 95814



OFFICE OF THE
CITY CLERK

OPERATION SERVICES

May 27, 1988

BBP Associates
1007 7th Street
Sacramento, CA 95814

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Anne Mason
Assistant City Clerk

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CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2671

916-449-5426



OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2671

OPERATION SERVICES

May 27, 1988

916-449-5426

BBP Associates
1007 7th Street
Sacramento, CA 95814

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