

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ted Walker, 1901 P Street, Sacramento, Ca. 95814		
OWNER	David Ng, 4937 Helen Way, Sacramento, Ca. 95822		
PLANS BY	Ted Walker		
FILING DATE	6/27/83	50 DAY DRACTION DATE	REPORT BY: RL:mm
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	009-261-09, 11

LOCATION: 1517 Broadway

PROPOSAL: Applicant proposes a remodel and nightclub addition to Melarkey's Restaurant

PROJECT INFORMATION:

Existing Zoning of Site:	C-2
Existing Land Use of Site:	Restaurant/Bar, Warehouse
Surrounding Land Use and Zoning:	
North:	Printer, single family, C-2
South:	Theatre (Tower); C-2
East:	Liquor store, food store, dessert shop; C-2
West:	Bank (B of A); C-2
Seating Capacity:	109
Parking Required:	36 spaces
Parking Proposed:	36 spaces (off-site)
Square Footage of Building:	Existing: 2,400± s.f. Addition: 4,300± s.f.
Height of building:	One Story
Exterior Building Colors:	Beige w/blue trim
Exterior Building Materials:	Stucco

BACKGROUND INFORMATION: The existing structure of the Moderne architectural style is a Priority Structure on the Official Register.

On May 26, 1983, the Planning Commission approved a Variance for 36 off-site parking spaces for the proposed nightclub addition (P83-113). There are located in the 40 space Bank of America parking lot to the west. Due to concern for public safety and as a condition of approval for the Variance, the alley between the offsite parking and the proposed nightclub was required to be abandoned.

Another condition of approval was that "Plans for the nightclub entrance design shall be submitted to the Design Review Board for review and approval prior to issuance of a building permit."

STAFF EVALUATION: Staff has the following comments and concerns:

1. At the time of the staff review of the offsite parking Variance, it was noted that the proposed interior access between the existing restaurant/nightclub to the proposed nightclub addition would have to be eliminated for compliance with the building code. This requirement stems from the fact that the addition is located on a separate parcel from the existing use.

Access between the new nightclub and the existing dining room would therefore be through the double door entrance of the nightclub and a single door at the corner of the dining room (See Exhibit A). This dining room door detracts from the aesthetics of overall entrance design along the west wall. Staff suggests that the dining room door be recessed and that the oval glass element of the nightclub doors be repeated (See Exhibit B).

2. The proposed nightclub addition opens the alley to increased public usage. For this reason added concern for both public safety and aesthetics is appropriate. The staff notes the following:

- a. No elevation plan of the rear of the building was provided.
- b. No trash enclosure is proposed for the nightclub addition.
- c. Staff is concerned with a possibly unsafe condition at the rear of the building.

Abandonment of the north-south alley from Broadway in favor of its use as a one-way private drive encourages the use of the doors at the rear of the building for passenger pickup, particularly during inclement weather. Also, it is the most convenient exit from the bar.

Ingress and egress for the parking lot is provided on the Broadway frontage and the east-west alley. Patrons departing northbound on 16th Street to the freeway or downtown are most likely to take the alley passing those same rear doors. With only a four foot wide walk area between the doors and the alley, customer safety may be in jeopardy. It would be appropriate to recess this doorway.

Besides the safety factor, there would be afforded some degree of shelter from the weather.

3. Staff has no major objection to the location or the look of the proposed signage. However the details of the identification signs is lacking. Also no specific reference is made regarding existing signage to be retained on the existing Broadway frontage.

More information is necessary to fully assess the adequacy of the individual identification signs and compliance with the Sign Ordinance limitation total number of signs.

4. Staff has no comments at this time relative to indicated landscaping.

STAFF RECOMMENDATION: Staff recommends that the consideration of the proposed project be continued to the August 3rd meeting so that the applicant may provide additional information and revise plans in accordance with the following:

1. Recess the west dining room entrance on the existing restaurant..
2. Recess the rear alley entrance/exit.

3. Indicate location of trash enclosure.
4. Revise site plan as needed.
5. Revise west elevation as needed.
6. Provide north elevation.
7. Provide more detail on individual signage, existing and proposed.

DR 83-147

SARASE

BAR

LOBBY

LO

WOMEN

KITCHEN

DINING ROOM

VEHICLE

ENTRY

DINING ROOM

ENTRY

ANTE ROOM

OFFICE

80°

NEW CONCRETE WALK

80° NTS

NEW ONE WAY Drive

160° NTS

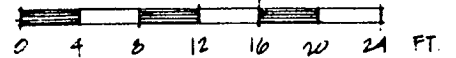
8

EXHIBIT "B"

NORTH



floor plan



FRONT

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 5/5D SHL _____ Loc _____
UTM: A 10-631410-4269050
C _____ D _____

IDENTIFICATION

1. Common name: Maurice's American Bar
2. Historic name: "Y" Street Service Station
3. Street or rural address: 1517 Broadway
City Sacramento Zip 95814 County Sacramento
4. Parcel number: 009-261-09
5. Present Owner: George Poulos Address: 2693 Marty Way
City Sacramento Zip 95818 Ownership is: Public _____ Private X
6. Present Use: bar/restaurant Original use: service station

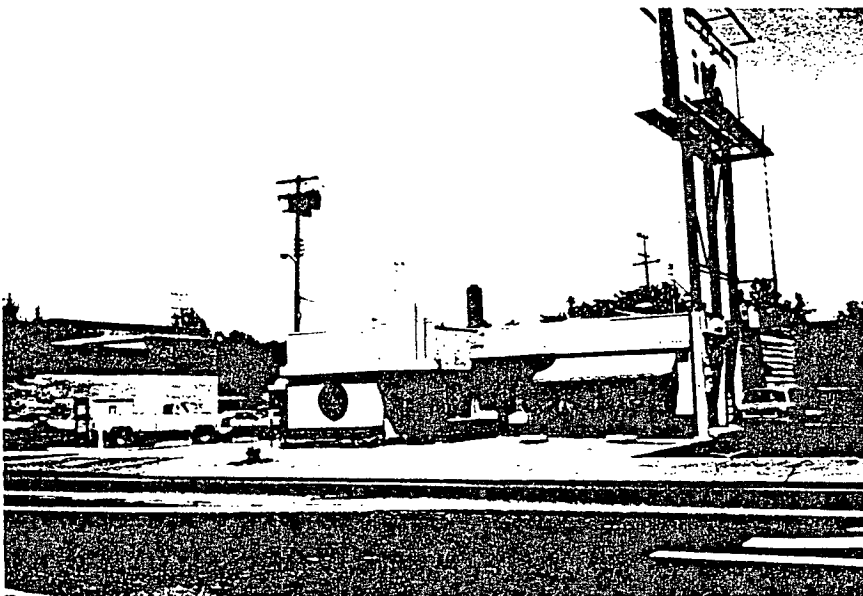
DESCRIPTION

- 7a. Architectural style: Moderne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A small one story stucco surfaced building, it is a modified L-shape with flat and truss-form roofs and an encircling false parapet. The entry is marked by a stepped vertical pylon or tower that projects above the rounded canopy. A circular window is centered in the south wall near the angled entrance. The eastern building block contains large rectangular windows facing Broadway beneath a shallow projecting canopy and parapet. The eastern elevation is undecorated and a chimney projects from the roof. Glass block is used in one entry and neon accents the canopy lines and round window.

The conversion of the building from gas station to restaurant has resulted in alterations. The towered portion was apparently the service office and current walls have probably replaced much of the original windowed area. The large windows of the eastern block were probably service bays. Brick planters have been added.

The building is a miniature reflection of the Tower Theater across Broadway and is one of the smallest buildings in the area.



8. Construction date:
Estimated _____ Factual 1927-28
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 70 Depth 80
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1981

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: alterations resulting from use conversion
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.)

Built as a gas station between 1927-1928 for B.A. Gostaian, the building was converted to a restaurant by 1933. The building continued as a restaurant through 1941.

The building is a fine, if diminutive, example of the Streamline Moderne style of the 1920-1930 period. Its curves are accented by neon and are intended to suggest the speed and movement that the advent of the automobile and airplane made possible. The style reflected the essence of "modern times" where technology and hygiene were seen as the means to an ideal world.

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).

Sacramento Business Directories,
1927-1941
Sacramento Map & Assessment Rolls,
1927-1928

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

