

. CITY OF SACRAMENTO .
. DESIGN REVIEW - PRESERVATION BOARD .

1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT Corelis Associates, 1500 15th St., Ste. 100, Sacto, CA, 95814

OWNER Joan Washburn, P.O. Box 3007, Sacto, CA, 95812

PLANS BY applicant REPORT BY Luis Sanchez

FILING DATE 10/15/93 ASSESSOR'S PARCEL NUM. 002-104-018, 020, 021, 023, 024

LOCATION: 801 and 805 F Street

PROPOSAL: The applicant proposes to repair and renovate two existing 3 story apartment buildings presently uninhabitable, improvements to unpaved parking areas, and general upgrade of design and appearance to entire property. A lot line adjustment and parcel merger is also proposed (Z93-088).

PROJECT INFORMATION:

Existing Zoning of Site: R-3A on two parcels, R-O on third parcel
Existing Land Use of Site: Multifamily apartments

Surrounding Land Use and Zoning:

North: Multifamily, R-3A
South: Parking lots, office buildings, OB
East: Residential offices, RO
West: Parking lots, office buildings, RO

Property Dimensions: Irregular
Property Area: 17,440 s.f.
Height of Building: 43'-0"
Square Footage of Building: 801 F St. = s.f., 805 F St. =
Parking Required: none (existing non-conforming)
Parking Proposed: 10
Significant Features of Site: Alkali Flat Preservation Area
Exterior Building Colors: pale earthtones, deep green accent
Exterior Building Materials: stucco, ornamental iron, slate finish shingle roof

BACKGROUND INFORMATION: A concurrent application to the Zoning Administrator has been filed (Z93-088). The entitlements requested include a lot line adjustment and parcel merger to adjust common property lines between four parcels and reduce them to two parcels. In addition, a variance to waive the required six foot solid masonry wall along the north interior property line is being requested both by the applicant and the adjacent property owner.

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MAY 17, 1995

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

1. The proposed parcel mergers and lot line adjustment will create two parcels each of which has a structure on it. The proposed entitlements allow for landscaped and paved parking at the rear of the buildings as opposed to the existing gravel areas for cars to park on. The changes will serve to enhance what is now a blighted corner.
2. Fencing for the new parking area will consist of plaster columns with ornamental iron railings. The proposed trash enclosure should match the building finish.
3. The adjacent property owner has requested that the applicant provide an ornamental iron fence at the northern property line adjacent to the parking area in lieu of the required solid masonry wall.
4. Controlled access via a rolling gate will be provided from 8th Street. The gate will be set back to avoid blocking the sidewalk while the gate is being opened (must be 20'-0" back from property line).
5. New landscaping and hardscape will be provided to further enhance the site. More detailed landscaping and hardscape plans shall be provided for staff and Board landscape architect to review and approve prior to issuance of building permit.
6. The existing buildings are in a state of disrepair and uninhabitable. Currently there is a haphazard mix of materials including brick, aluminum siding and wood. The applicant proposes to clad the exterior with cement plaster with a light dash finish and a travertine finish at the base. Staff recommends that the light dash finish be deleted and a smooth sand finish be used to compliment the proposed design,
7. Decorative plaster moldings at the doors and windows, ornamental iron guardrails, and balconies are proposed. The overall effect evokes a distinguished and handsome look.
8. A fiberglass shingle roof with a slate color and finish is proposed with a mansard profile and dentil fascia.
9. The elevations indicate elaborate detailing and surface treatments at the entries and window openings. The applicant shall provide adequate details to illustrate how these effects will be achieved. Items such as entry columns and decorative elements, mullion material and design, front door material and design, and fascia detailing need to be clarified and further information provided.
10. This project was reviewed by the Alkali Flats Pac and they basically like the design but some feel it should have wood siding exterior instead of stucco. The applicant has explored the use of wood but feels stucco is more appropriate for the scale and use of the buildings. Staff feels that stucco will work if a high quality finish product is provided by a skilled contractor.

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

1. The applicant shall provide a trash enclosure that meets City standards and the exterior finish shall match the building finish and color.
2. The applicant shall provide final landscape and hardscape plans for staff and the Board landscape architect to review and approval prior to issuance of building permits.
3. The applicant shall provide a colors and materials board for the review and approval of staff and the Board.
4. The applicant shall provide details of stucco treatment at all fenestration, mullion material and design, entry columns and decorative surface treatments, front door material and design, fascia detailing, and any other items deemed necessary by the Board.
5. The Board shall review and explore the potential of wood siding for the buildings. If stucco is approved, the applicant must provide a smooth sand finish above the base and the final quality of the stucco must be approved by staff.
6. The final colors shall be submitted for review and approval of staff.
7. All roof equipment shall be effectively and attractively screened from view from the adjacent streets and surrounding properties.
8. A roof plan and/or building section, that verifies the screening effectiveness of parapet walls, screens, etc., shall be submitted for review and approval of staff.
9. All required new and revised plans shall be submitted for review and approval prior to issuance of building permits.
10. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend into the surrounding area.
2. The project, as conditioned, conforms with the Board's design criteria.

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.

QUESTIONS REGARDING THIS PROJECT

may be directed to Luis Sanchez
of the Design Review/Preservation staff,
at (916) 264-5957.

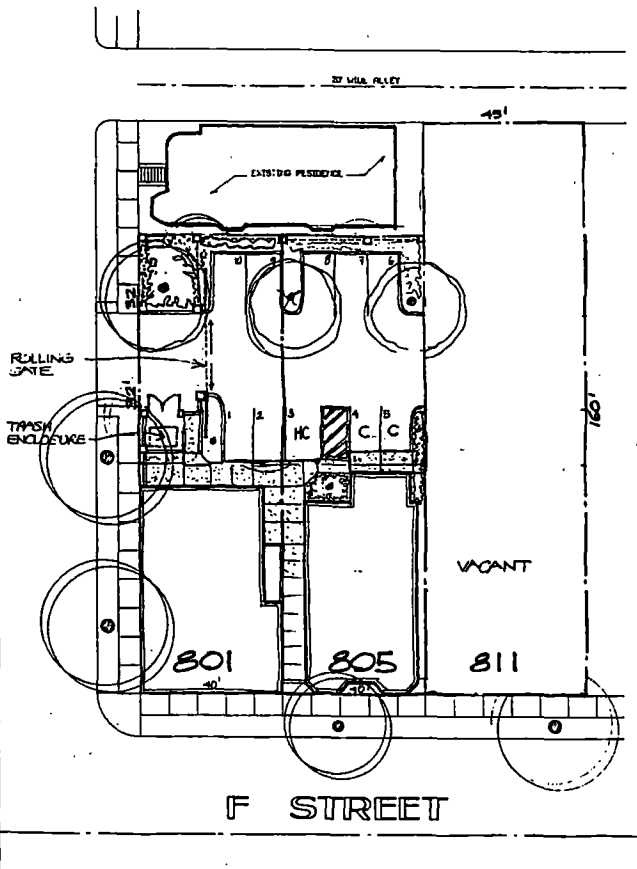
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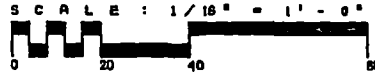
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8TH STREET



F STREET

SITE PLAN



PROJECT DATA

The Renovation of 801 and 805 F Street will be a significant upgrade of these existing dilapidated apartment buildings. The project will renovate two structures conveniently located within easy walking distance of the Courts, County and City offices and downtown shopping areas.

Presently fire damaged or largely uninhabited, the renovated buildings will provide 18 modernized 1 bedroom and studio apartments as well as off-street parking for the residents and their guests.

801 F Street will have 6 Studios ranging from 297 to 380 square feet in area and 6 One Bedroom apartments ranging from 474 to 542 square feet in area.

805 F Street will have 6 One Bedroom apartments of 712 square feet in area.

In addition to the interior improvements the exteriors of both building will be completely renovated. The existing disjointed combination of brick, aluminum siding, and wood will be removed, along with the obsolete fire escapes. A cement plaster finish will be used for the walls, with decorative trim and moldings at doors, windows and frieze to add visual richness and detail. The visible roofing materials will be a flat, slate finish tile. Stairwells will be opened up with windows and french doors to balconies overlooking F Street. Ornamental iron railings, painted a deep green, will complete the simple palette of materials. To maintain design integrity all publicly visible elevations will receive consistent design and material treatment as shown on the elevations.

The site includes 10,240 square feet (0.26 acre) of area. Primary access to the apartments will remain at their present main entrances on F Street. The existing earth and gravel parking area will be improved to city standards with 7 standard stalls, 2 compact stalls and 1 handicapped access stall in the enclosed parking area. A rolling ornamental iron gate will control access to the parking area from 8th Street. The gate is set back from the sidewalk 18 feet to avoid blocking the sidewalk while the gate is opening. The parking area will be enclosed with ornamental iron fencing and columns to match the buildings. Landscaping will be to City standards. Secondary entrances for the residents and for fire access and exiting are provided at the rear and side of the buildings.

RENOVATION OF 801 & 805 F STREET

SACRAMENTO CALIFORNIA

JOAN WASHBURN ENTERPRISES, OWNER

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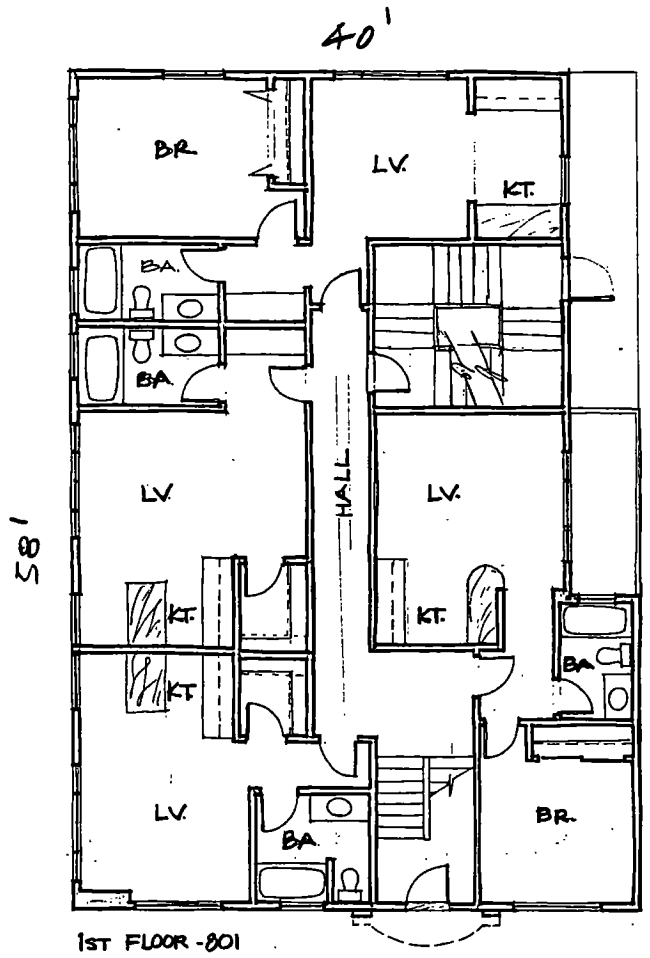
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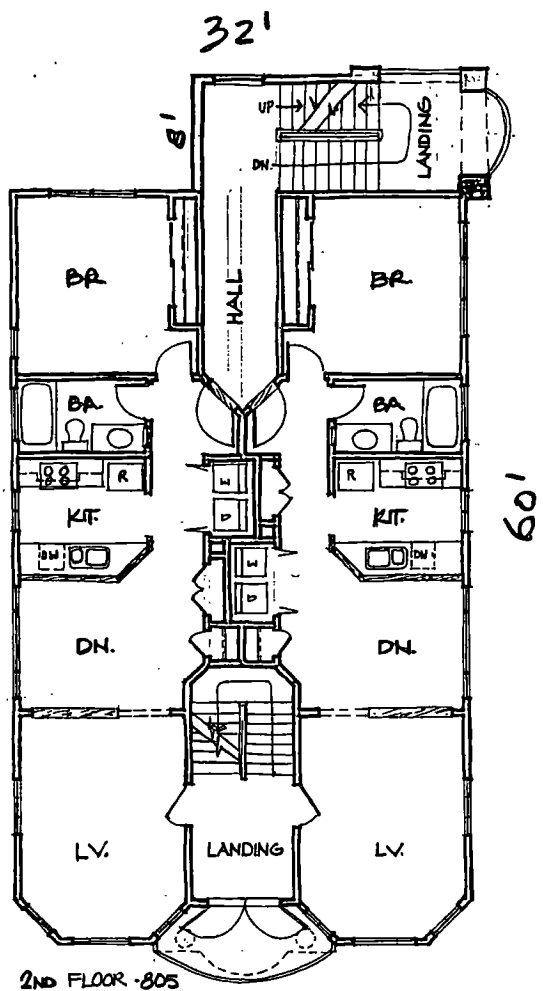
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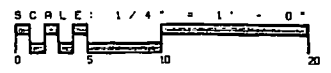


1st FLOOR - 801



2nd FLOOR - 805

FLOOR PLANS



RENOVATION OF 801 & 805 F STREET
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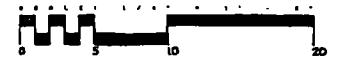
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SOUTH ELEVATION - F STREET



RENOVATION OF 801 & 805 F STREET

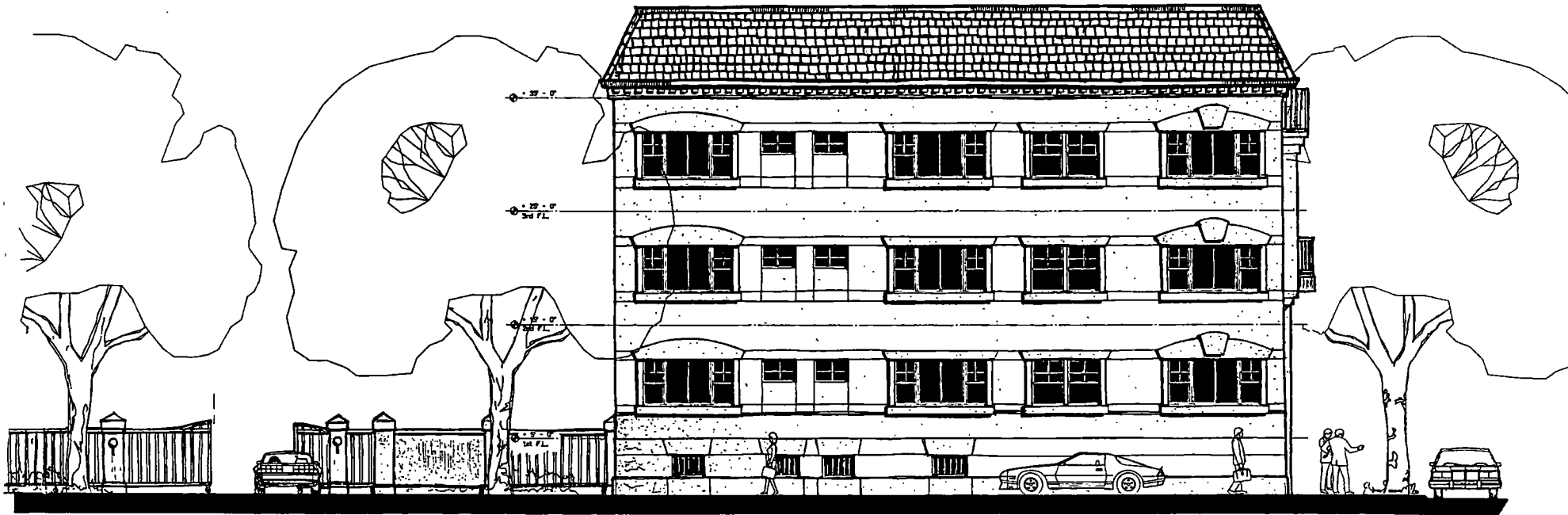
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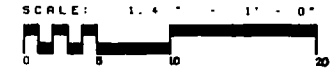
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SEE SOUTH ELEVATION,
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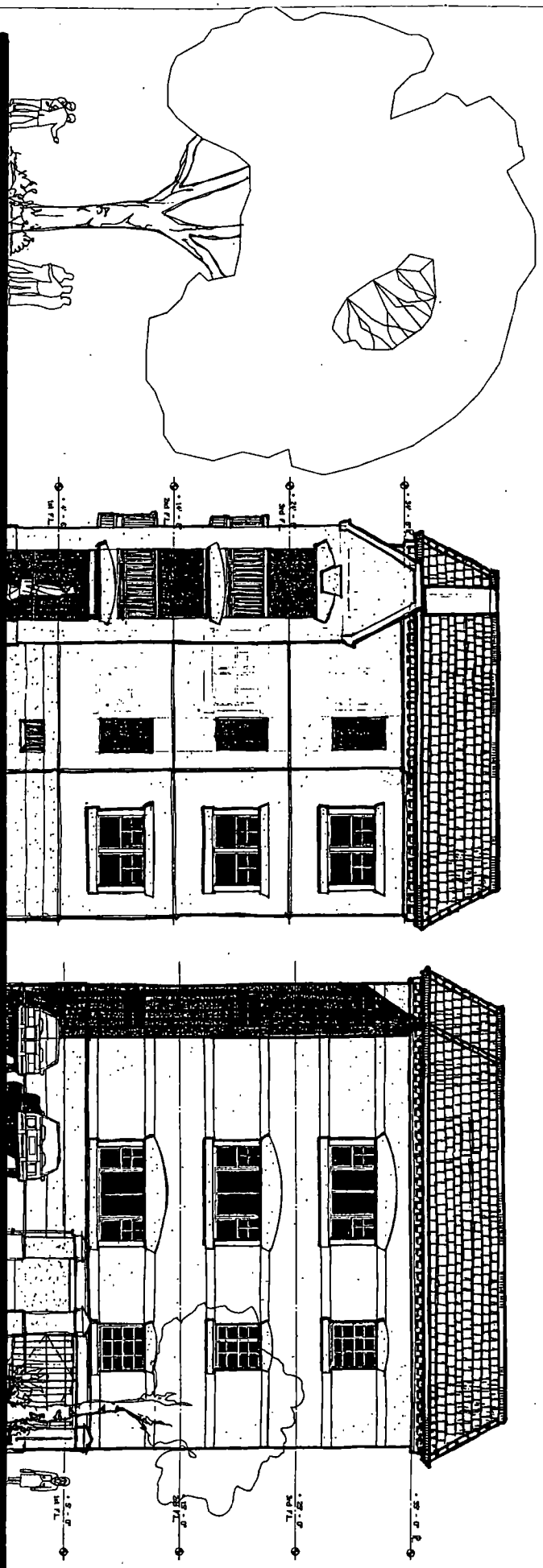
WEST ELEVATION - 8TH STREET



RENOVATION OF 801 & 805 F STREET
 SACRAMENTO CALIFORNIA
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10 JAN. 94



SEE SOUTH ELEVATION, SHT 3
FOR SIMILAR TYPICAL NOTES

SCALE: 1/4" = 1'-0"
0 5 10 20

NORTH ELEVATION - PARKING LOT

RENOVATION OF 801 & 805 F STREET SACRAMENTO CALIFORNIA JOAN WASHBURN ENTERPRISES, OWNER

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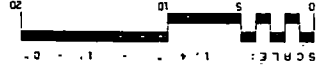
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RENOVATION OF 801 & 805 F STREET
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EAST ELEVATION - OPEN SPACE



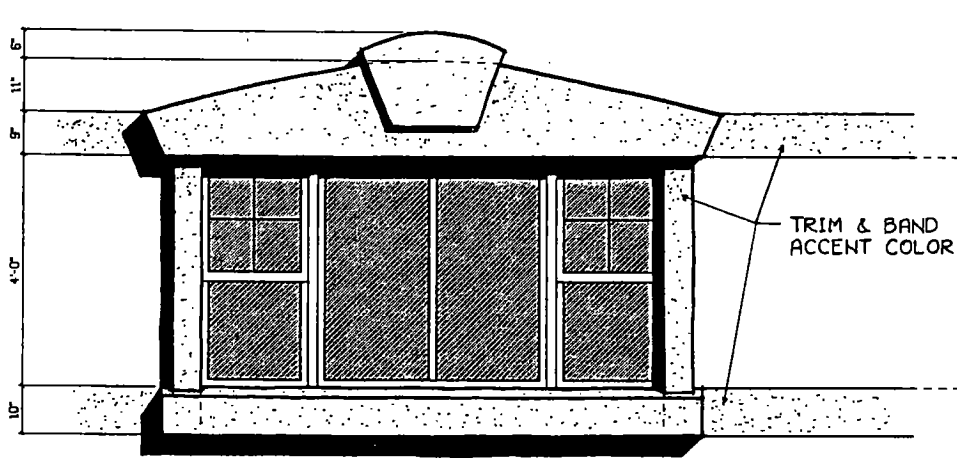
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SIMILAR TYPICAL NOTES



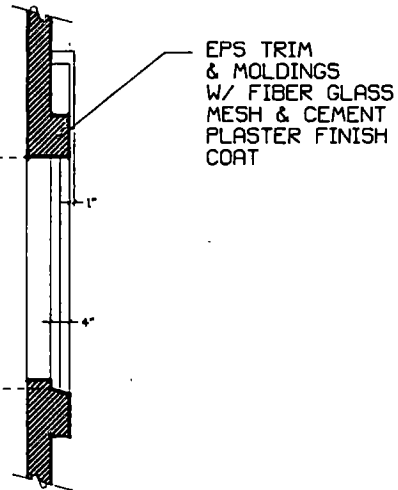
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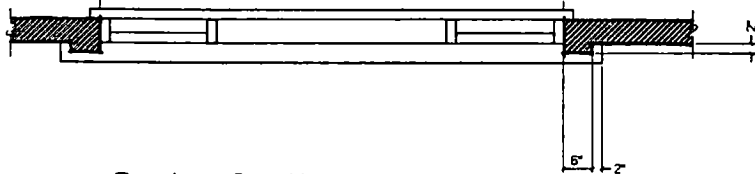
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ELEVATION

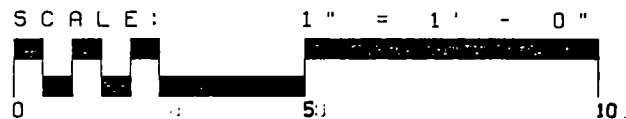


SECTION



PLAN

TYPICAL WINDOW TRIM PROFILES



RENOVATION OF 801 & 805 F STREET

SACRAMENTO CALIFORNIA

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