

## DESIGN REVIEW PRESERVATION BOARD

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

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**APPLICANT** David Schottky, 2324 L Street, Sacramento, CA 958  
**OWNER** First Baptist Church, 2324 L Street, Sacramento CA 958  
**PLANS BY** Rodney Cecchettinni **REPORT BY** RL:rl  
**FILING DATE** 6-22-90 **ASSESSOR'S PARCEL NUM.** 007-0155-005, 006

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*Approved on consent on 7/25/90. RBH:hp*

**LOCATION:** 2324 L Street

**PROPOSAL:** The applicant proposes exterior modification to an  
Essential Structure on the City's Official Register

### PROJECT INFORMATION:

Existing Zoning of Site: R-3A  
Existing Land Use of Site: First Baptist Church

### Surrounding Land Use and Zoning:

North: Residential, offices; R-3A, RO  
South: Residential, offices; RO, R-3A  
East: Residential; RO, R-3A  
West: Office, residential; RO, R-3A

Height of Building: Two-stories  
Significant Features of Site: Location in Sutter's Fort  
Preservation Area  
Exterior Colors/Materials: Red clay brick, composition  
shingles to match existing

**BACKGROUND INFORMATION:** On September 20, 1989, the Board approved plans for exterior modifications to the west end of this Essential Structure, where it faces the relatively new parking lot at the corner of 23rd and L Streets. That work never commenced. The current proposal is much more ambitious. New sloped roof elements are proposed on that same west wall and the adjacent south wall, at both the first and second floors. Along the south wall will be an arcade. It will intersect with a new entrance arcade that is oriented toward the alley and the parking lot. The juncture of the arcades will be at the entrance of a new lobby extension.

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

1. The new roof structures will achieve their purpose of providing sun shading. They will also achieve visual unity between the adjacent elevations.



The applicant pointed out a discrepancy that occurs on both the south elevation and the perspective of the arcade as viewed from the alley. The new second floor roof element is shown on both drawings without the wrap-around at the corner, as is accurately shown on the west elevation. Staff notes further that the second floor plan is inconsistent with the other plans. In this case, the arcades below are properly shown. However, for the west wall it indicates the new roof above, which reaches the corner of the building, rather than the one below, which does not. Again, the west elevation drawing is a better reference.

2. The new arcades will further define the existing school play yard. The entrance arcade helps to identify the entrance to the new lobby. The new brick fence for the equipment area will not only serve its screening function but also contribute to the aesthetics and identity of that new building entrance.

The columns and pilasters on these new structures are designed to match the brick pillars of the wrought iron fencing that enclose the play yard.

3. Additional landscaping at the foot of the new brick wall for the equipment area would be desirable. The overhang area of the parking spaces could accommodate climbing vines. Such planting would further enhance the appearance of the brick wall and soften the starkness of the adjacent parking area.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following conditions:

1. The overhang area of the parking space shall be utilized as a planter with climbing vines.
2. Revised plans, with corrections, and landscape and irrigation plans shall be submitted for staff review and approval. Staff will be assisted by the Board's landscape architect member in the review of the landscape and irrigation plans.

Approval is based on the following findings of fact:

1. The project, as conditioned, will enhance the appearance of this Listed Structure.
2. The project, as conditioned, conforms with the Secretary of Interior's Standards for Historic Preservation.

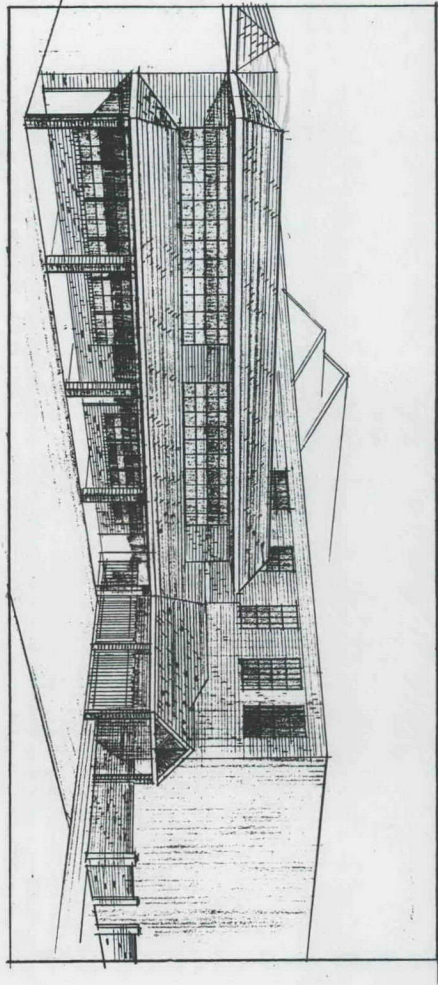


APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

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.

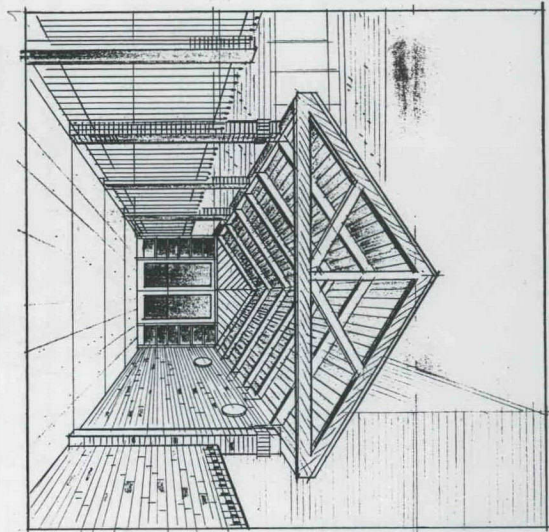
THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.



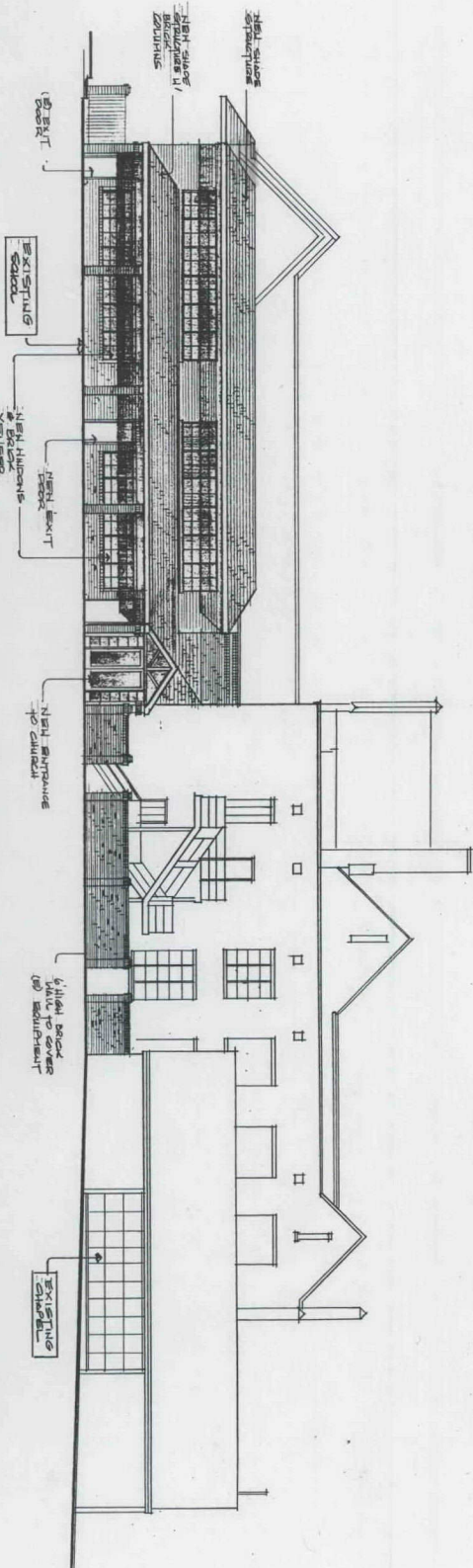


# Perspective

## ARCADE FROM ALLEY



PERSPECTIVE  
ARCADE TO NEB ENTRANCE



SOUTH ELEVATION

Scale: 1/8" = 1'

[illegible]

RODNEY CECCHETTINI  
ARCHITECT

REMODELING FOR  
FIRST BAPTIST CHURCH  
2324 L STREET  
SACRAMENTO, CA.

RAWN	CR	DATE	1/6-1	JOB NO.	40-1944	SHEET	2	OF 3	SHEET
CHECKED	RC	5-15-90	SCALE						



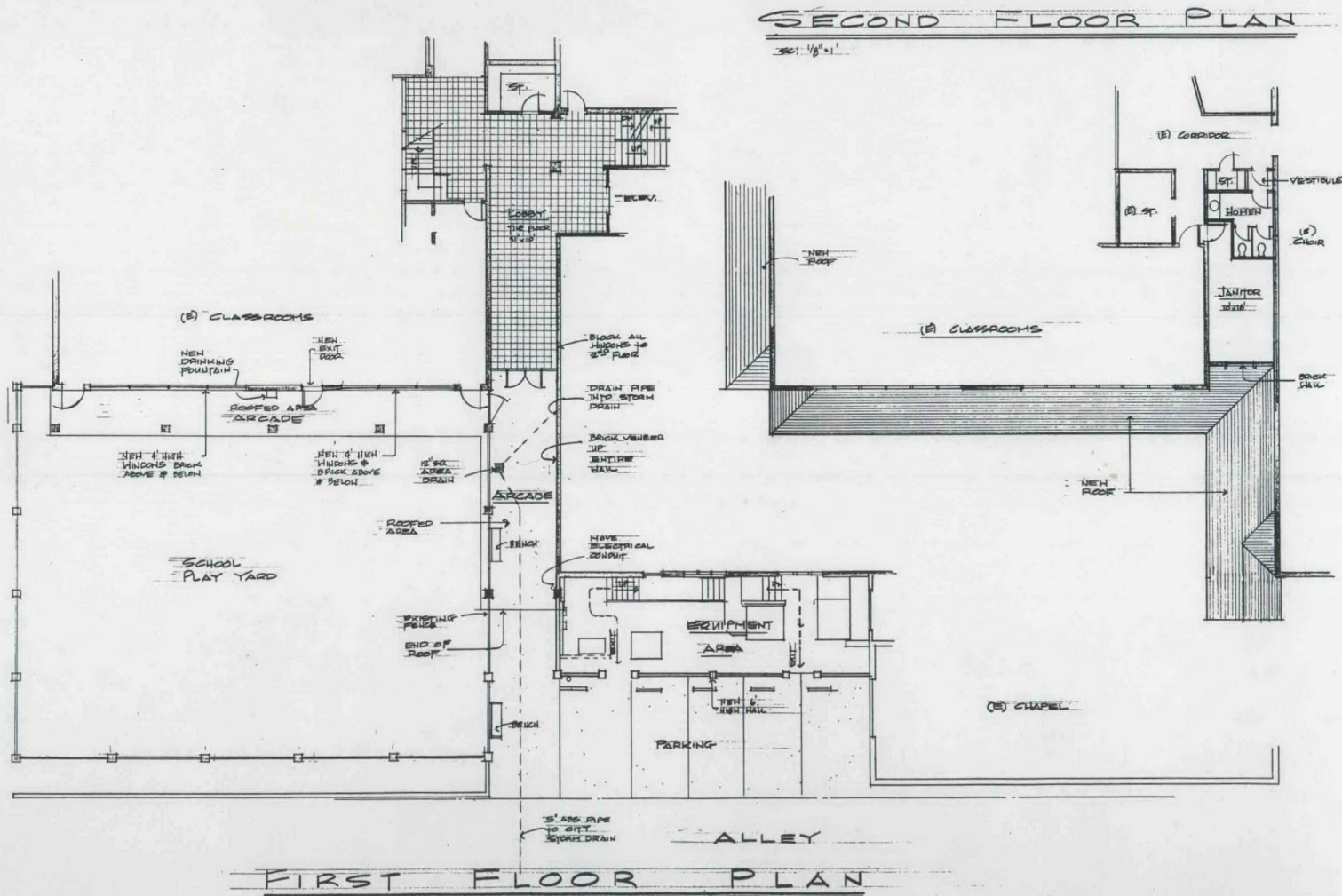




PB 90-032

7-25-90

ITEM 16



REVISIONS	BY
NEW WINDOWS	6-1-90
1ST FLOOR	EV
CLASS ROOMS	

ROONEY CECCHETTI  
ARCHITECT

REMODELING FOR  
FIRST BAPTIST CHURCH  
2324 L STREET  
SACRAMENTO, CA

RC	DRAWN
RC	CHECKED
5-15-90	DATE
1/8" = 1'	SCALE
10-1966	JOB NO.
	SHEET
OP. 3	SHEETS



HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 10-632860-4270280  
C \_\_\_\_\_ D \_\_\_\_\_

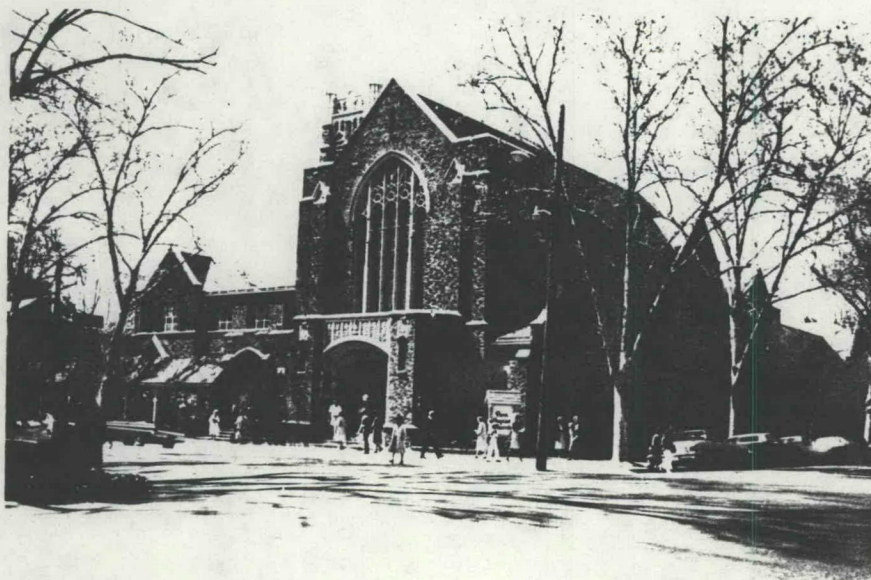
IDENTIFICATION

1. Common name: First Baptist Church of Sacramento
2. Historic name: First Baptist Church of Sacramento
3. Street or rural address: 2324 L Street  
City Sacramento Zip 95816 County Sacramento
4. Parcel number: 007-155-06
5. Present Owner: First Baptist Church Address: 2324 L Street  
City Sacramento Zip 95816 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: church Original use: church

DESCRIPTION

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

The church complex is comprised essentially of three forms; the large three story auditorium/church building, the three and a half story tower, and the two story educational building south of the auditorium. The building uses both red and clinker brick, with pinkish terra cotta trim. The compound and highly decorated entry arch stands below the auditorium's large arched windows with Gothic tracery and stained glass. The large gable of the auditorium building is intersected by smaller north facing gables. Buttresses with gabled caps line the north elevation. The tower displays a highly decorative parapet of terra cotta and the educational wing is gabled with a large west window of unusual design. An arched cloister stands between the tower and the covered walkway connecting the church and school. Entrance and auditorium piers are castellated. A one story newer wing housing primary school functions and offices stands west of the auditorium. A fire-escape has been added and various interior alterations have occurred.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1929
9. Architect Ivan Satterlee
10. Builder C.J. Hopkinson
11. Approx. property size (in feet)  
Frontage 160 Depth 160  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1981



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: addition, fire escape, interior 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.)

In September, 1850 Reverend O.C. Wheeler came to Sacramento and with the aid of Judge E.J. Willis and others gathered together a number of Baptists and organized the First Baptist Church of Sacramento. This structure was the fourth church edifice constructed by the congregation. Designed by Ivan Satterlee and built by C.J. Hopkinson, the present church was completed in 1929 at a cost of \$165,000. In 1954 the educational wing and offices were added to the church along L Street.

A Gothic interpretation of the Period Revival styles of the 1920-1940 era, the impressive building is carefully detailed and well-executed work. Ivan Satterlee, its designer, is a local architect who was later associated with Nicolas Tomich. Satterlee did carving on the interior himself.

The church complex is prominently sited and is a dominant neighborhood element. Street trees tend to soften the impact of its size and mass upon the residentially-scaled area.

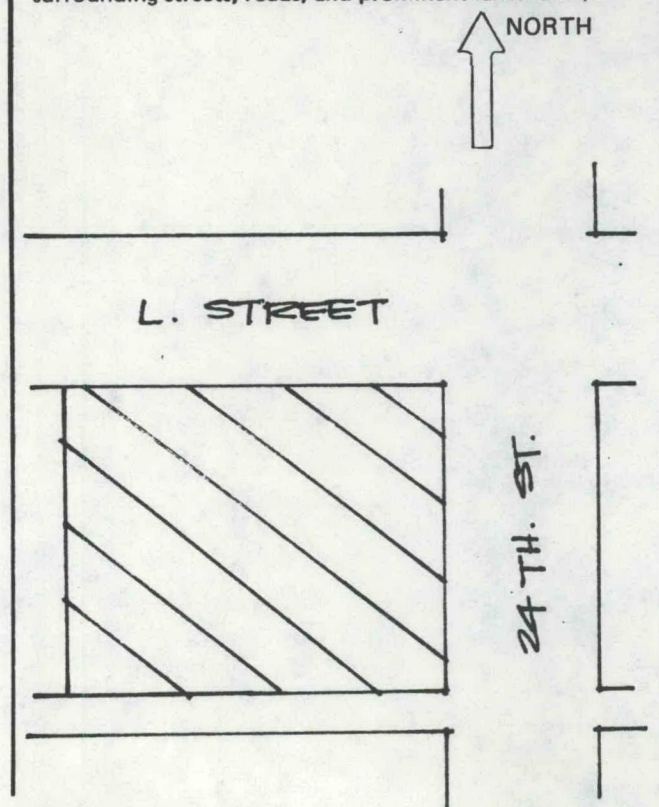
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 2 Arts & Leisure ☐  
Economic/Industrial ☐ Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion 1 Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

"Dedication Services for the First Baptist Church", 1955  
"History of the First Baptist Church" n.d.

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

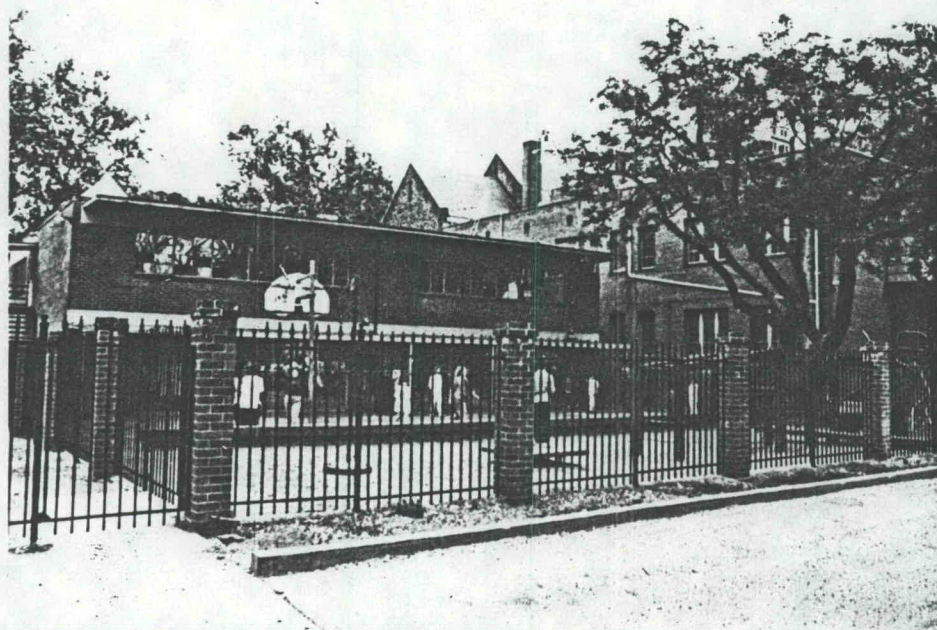
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):







WEST ELEVATION  
OF SCHOOL



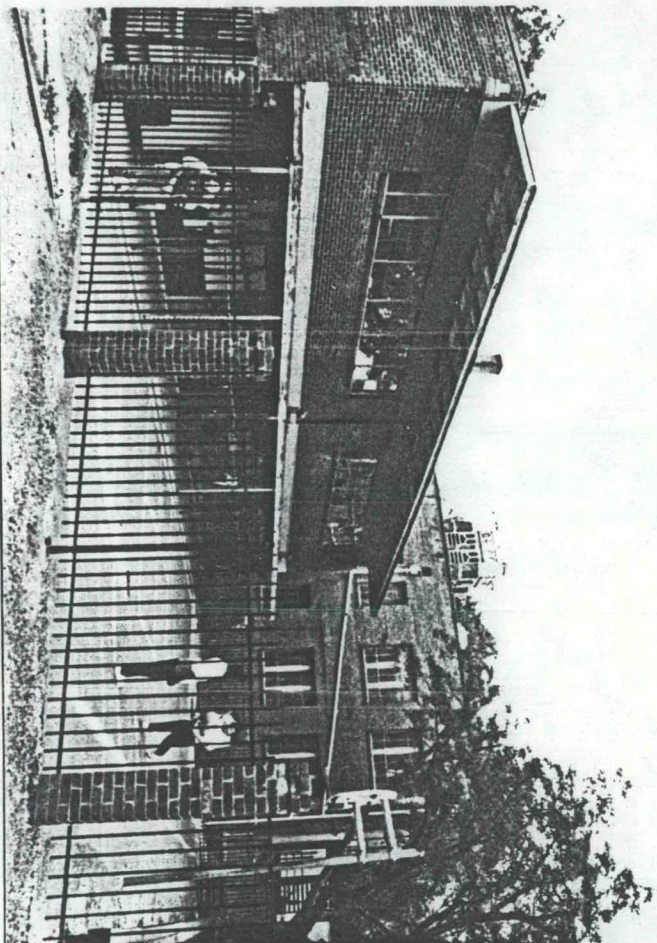
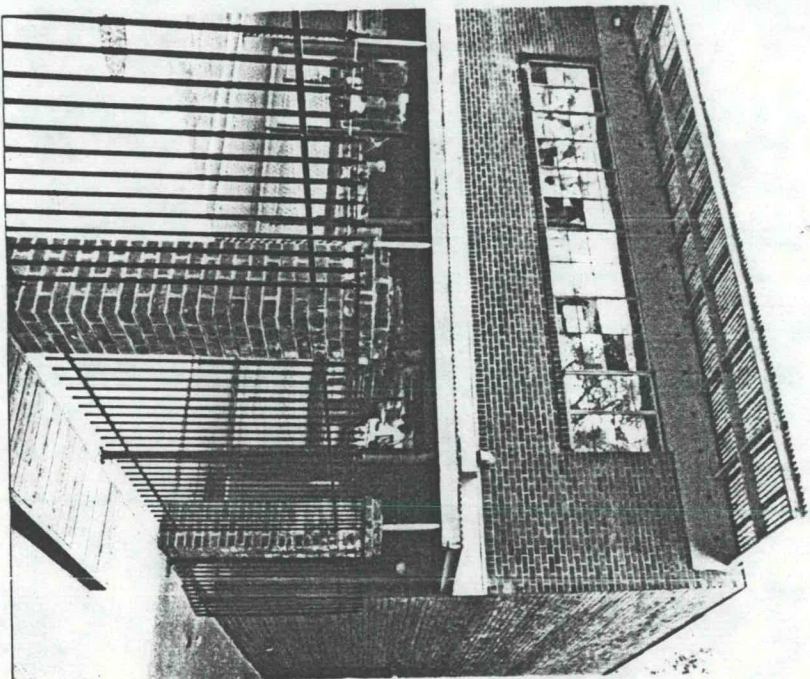
SOUTH ELEVATION  
SCHOOL

PB90-032  
PB90-032

7-25-90

KEM 16



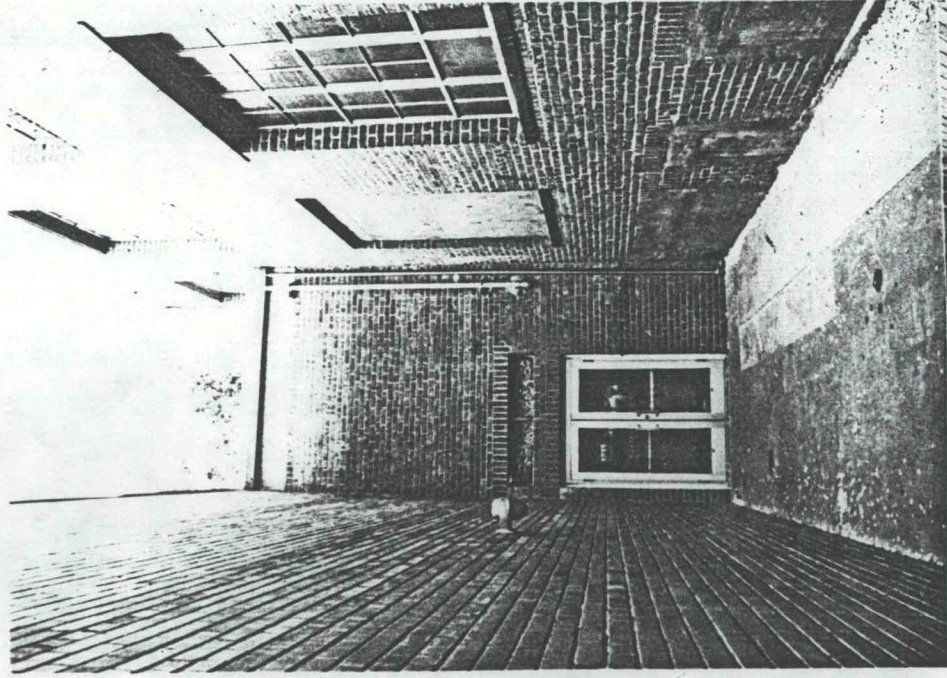


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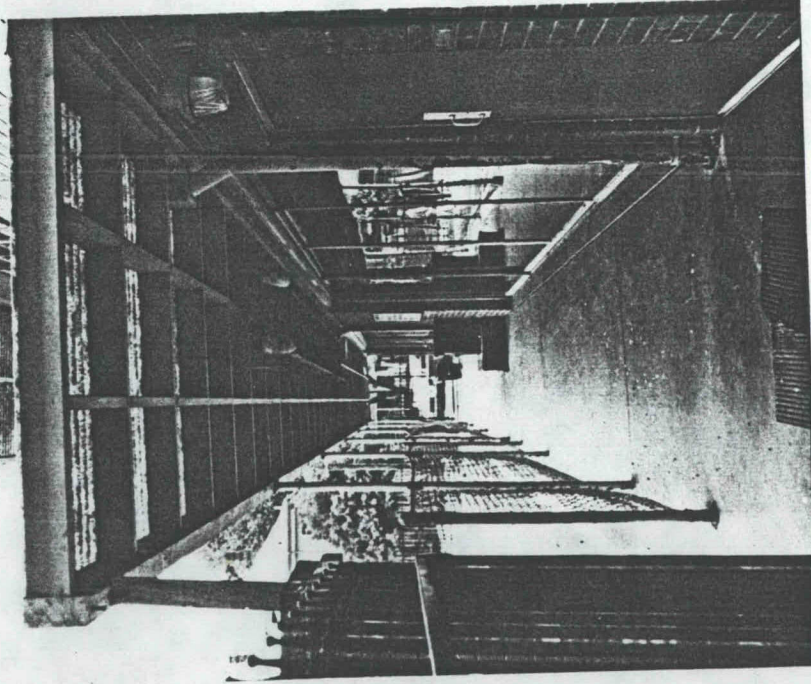
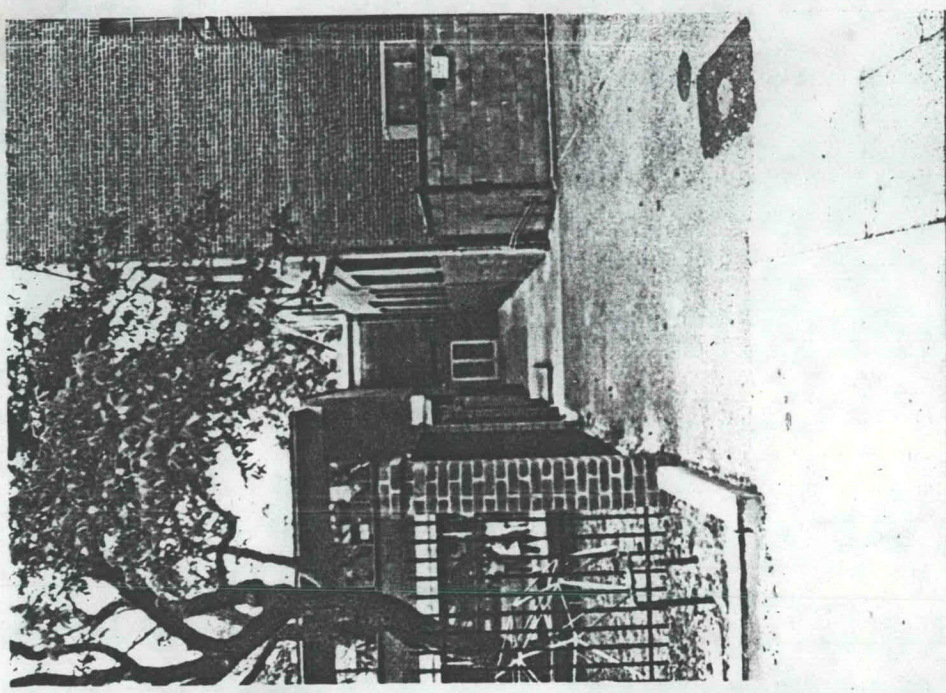
SOUTH ELEVATION  
SCHOOL 7-25-91

MEM 16





LOCATION OF NEW  
ARCADE & ENTRANCE



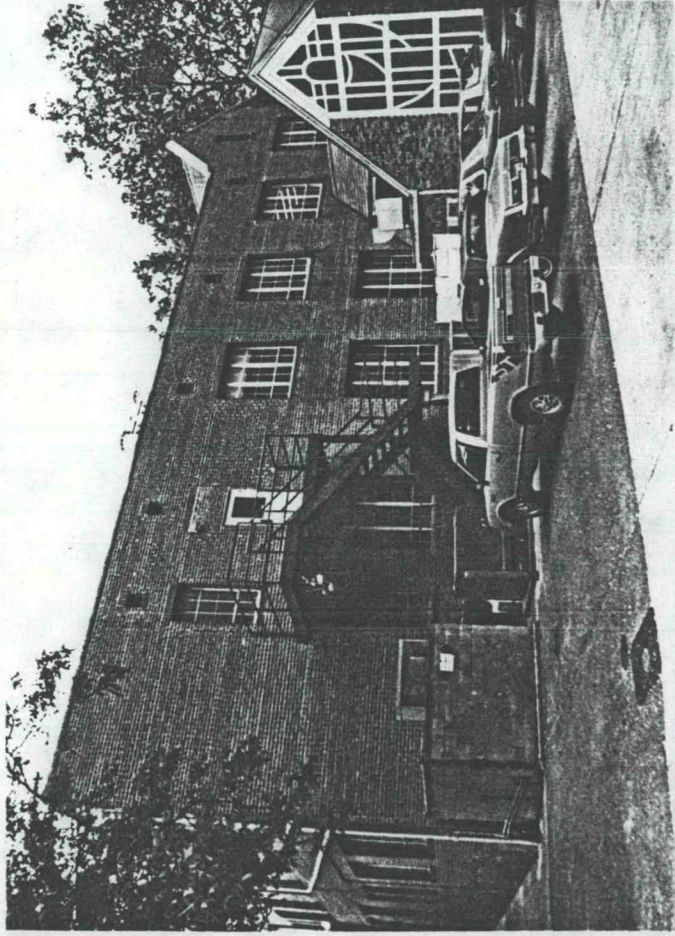
SOUTH NEW  
SCHOOL

PB40-032

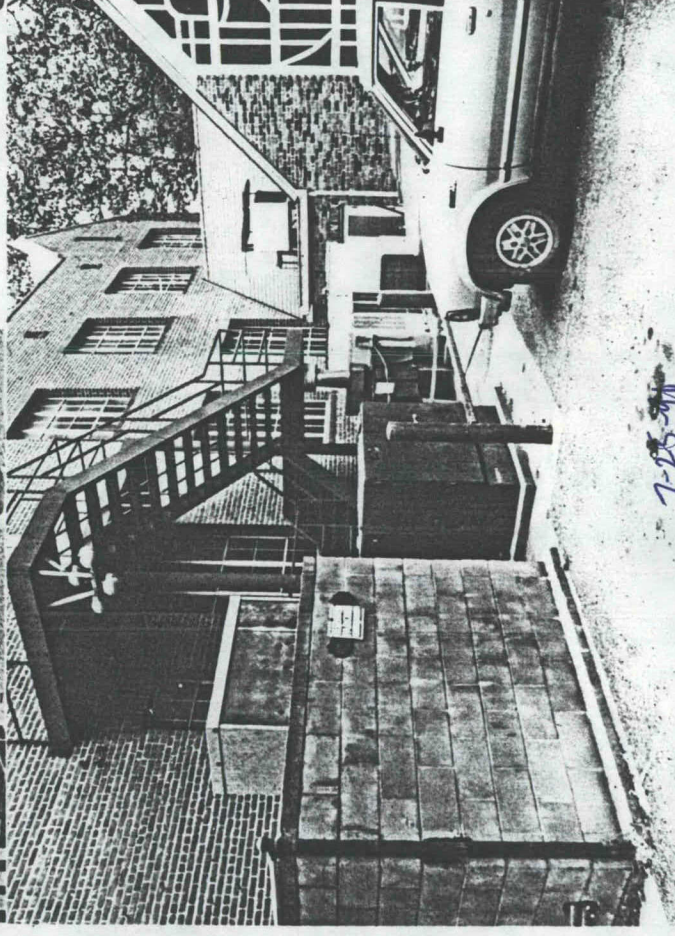
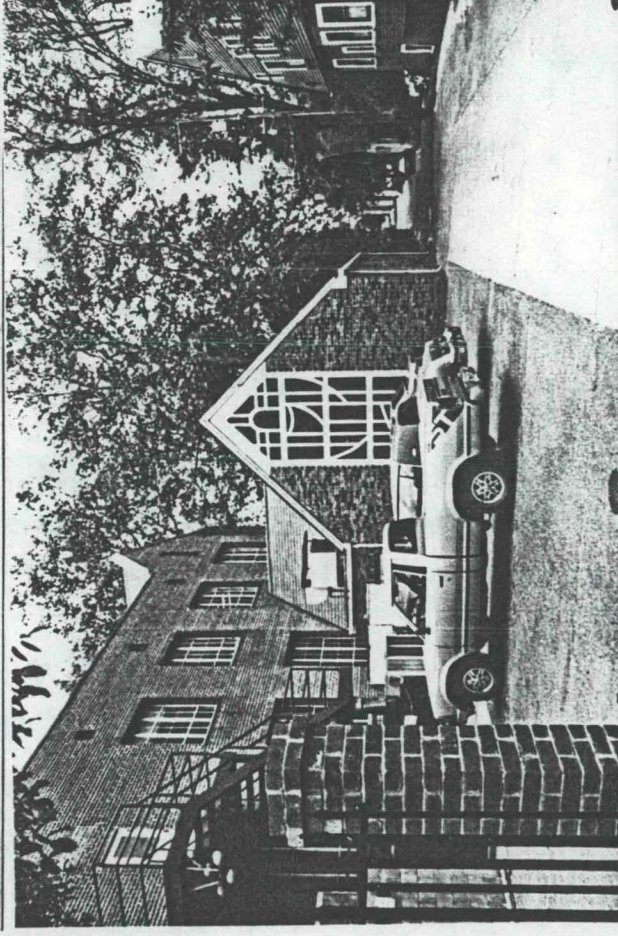
225-46

1/11/16





6' High brace  
used to  
hide equip-  
ment



PB 90-002

7-25-34

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