

Approved April 15, 1987

Design Review/Preservation Board  
Sacramento, California

Members in Session:

Subject: 1201 C Street - Time Extension  
(PB85-006)

BACKGROUND INFORMATION: On April 17, 1985, the Board approved the reconstruction of the fire-damaged portion of a Priority Structure on the subject site. The project has been delayed two years and the applicant is requesting a time extension of the Board's approval.

Staff is not aware of any changed conditions in the building or surrounding area.

STAFF RECOMMENDATION: Staff recommends approval of a time extension to April 17, 1989, subject to the original conditions of approval and based on the findings of fact in the original staff report dated April 17, 1985 (see attachment).

Respectfully submitted,



Richard B. Hastings  
Design Review/Preservation Director

RBH:RL:kh

Attachment

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.

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

**DESIGN REVIEW & PRESERVATION BOARD**  
**927 - 10th Street - SACRAMENTO, CALIFORNIA 95814**

<b>APPLICANT</b>	Comstock-Johnson Architects, Inc. 3417 B Arden Way, Sacramento 95825		
<b>OWNER</b>	Mats & Dafne Engstrom, 144 Kin Street, San Francisco 94107		
<b>PLANS BY</b>	Comstock-Johnson Architects, Inc.		
<b>FILING DATE</b>	3-15-85		<b>REPORT BY:</b> RH:jl
<b>NEGATIVE DEC</b>	EIR	<b>ASSESSOR'S PCL. NO.</b>	002-081-02

LOCATION: 1201 C Street

PROPOSAL: Reconstruct the fire damaged portion of a Listed Structure

PROJECT INFORMATION:

Existing Zoning of Site: M-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: RR; M-1  
South: Parking and restaurant; M-1  
East: Warehouse; M-1  
West: Lumber yard; M-1

Height of Building: 26 feet  
Significant Features of Site: Adjacent to Listed Structure  
Exterior Building Colors: White with dark green trim  
Exterior Building Materials: Concrete block and metal windows

BACKGROUND INFORMATION: The subject site was severely destroyed by fire. The structure is part of a complex that was listed on the Official Register as a Priority Structure (1201-17 C Street). The eastern half of the structure which did not burn will remain the same. At the present time, the only remaining wall of the building that was burned is the west side wall. The applicant proposes to reconstruct the building and to replicate the design and material of the original facade.

Two existing bathrooms adjacent to the eastern structure were saved from fire damage. These bathrooms will be incorporated in the design of the new facility.

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

1. The new construction will replicate the building that was destroyed.
2. The exterior walls of the new construction will be concrete block with an applied cast vaneer to replicate the rusticated cast block of the existing building.
3. The new construction will be built to the same height elevation and site location as the destroyed building.
4. Minor changes have been made in the door and window locations to make the building more symmetrical.

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5. The existing western concrete wall will remain and be painted.
6. New landscaping will be provided at the south end of the building and at the west end of the frontage area.
7. A small landscaped area protected by curbing will be provided around the one existing tree at the south end of the building.
8. The concrete block walls of the projecting bathrooms will be faced with rusticated vaneer to resemble the rest of the building.
9. Staff believes that the replication will be in keeping with the architectural design of the remaining exterior half of the Listed Structure.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

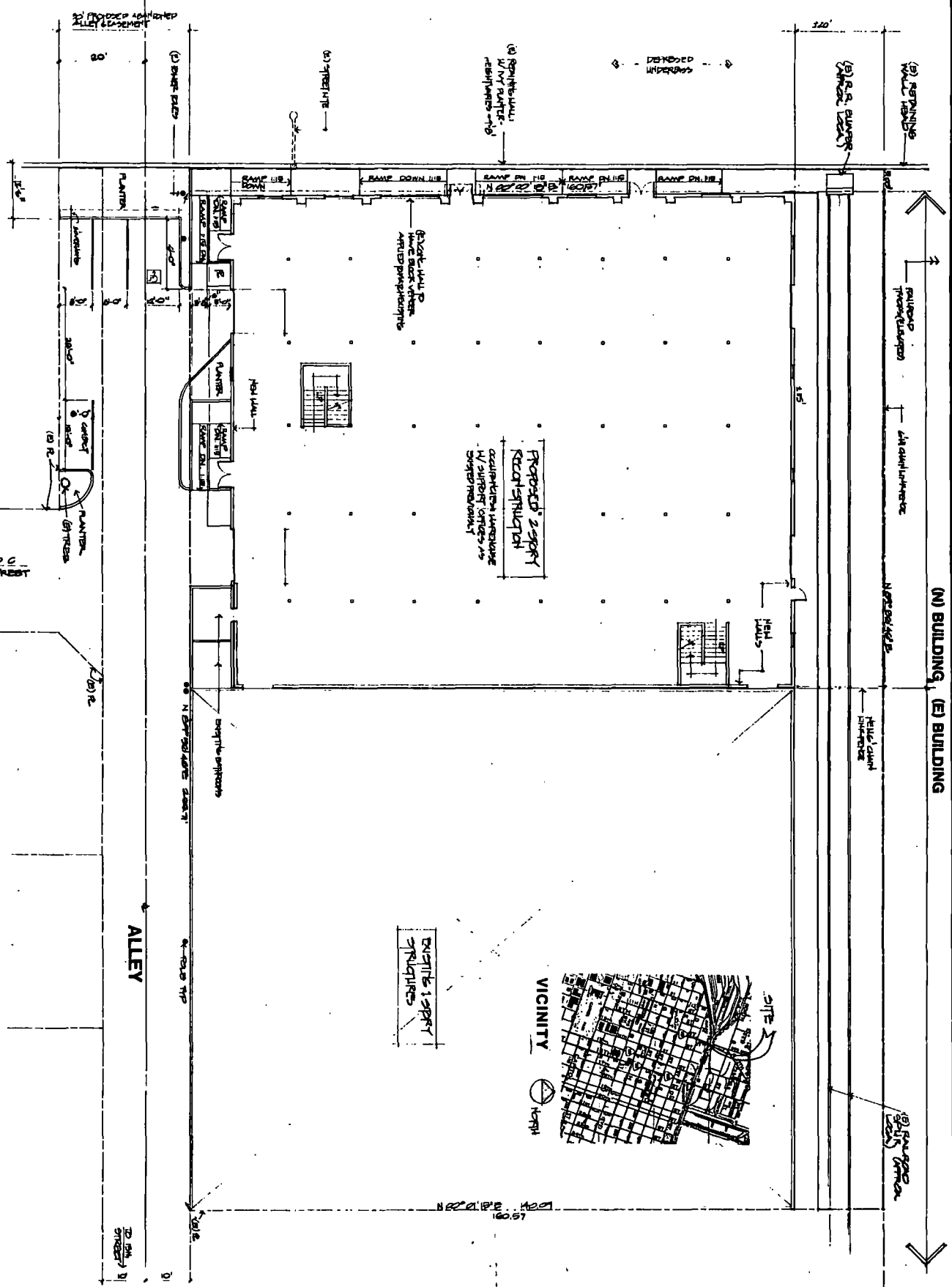
1. Final landscaping and irrigation plans to be reviewed and approved by staff.
2. Any proposed signing to be reviewed and approved by staff.
3. Signing to be in keeping with the architectural style of the structure.

Approval is based on the following findings of fact:

1. The project, as designed, is compatible to the existing Listed Structure.
2. The project, as designed, is compatible to the industrial neighborhood.
3. The project meets the Secretary of Interior's standards for rehabilitation in that the new work will be compatible with the exterior character of the district in terms of size, scale, design, material, color and texture.

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

12TH STREET



SITE - 1ST FLOOR PLAN  
1/8" = 1'-0"  
NORTH

A1

PROPOSED  
**1201 C STREET**  
**RENOVATION**  
 MATS ENGSTROM, OWNER.  
 SACRAMENTO, CA.

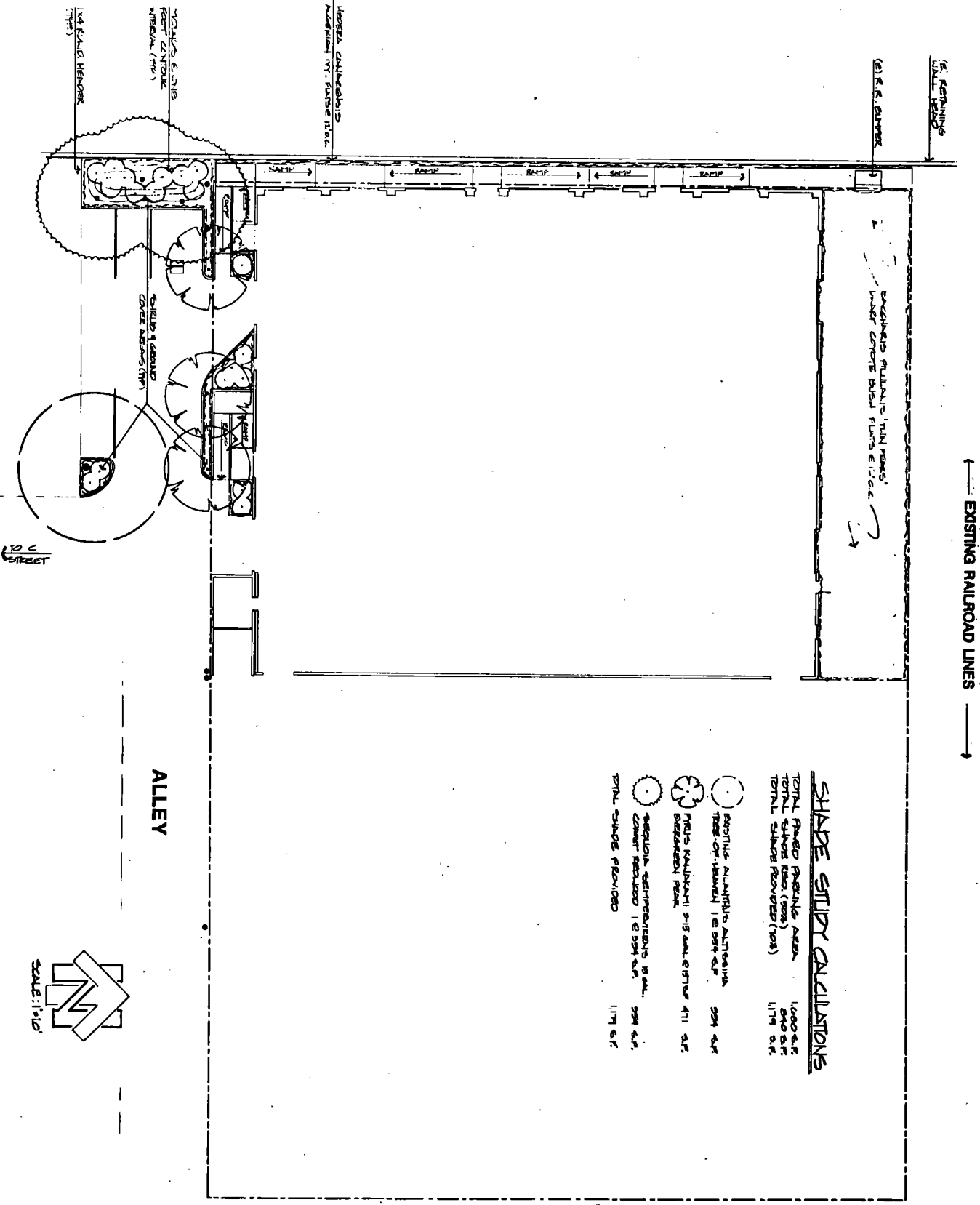
**COMSTOCK  
 JOHNSON**  
 architects inc.





12TH STREET

9



SHAPE STUDY CALCULATIONS

- TOTAL PAVED PAVEMENT AREA 1,000 S.F.
- TOTAL SHAPE AREA (200') 800 S.F.
- TOTAL SHAPE REMOVED (100') 1,171 S.F.
- EXISTING AVAILABLE ASPHALT PAVEMENT 200 S.F.
- TOTAL AVAILABLE 1,000 S.F.
- TOTAL SHAPE REMOVED 471 S.F.
- TOTAL SHAPE PROVIDED 294 S.F.
- TOTAL SHAPE DEFICIT 1,877 S.F.

ALLEY

EXISTING RAILROAD LINES



	<b>PROJECT:</b> 1202 C STREET RENOVATION		<b>SHEET TITLE:</b> PRELIMINARY PLAN	
	<b>REVISIONS:</b> DATE: 4-1-85		<b>SCALE:</b> 1"=10' SHEET NO.: TOTAL SHEETS:	
<b>EARTH ART INC</b>				











