

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joe E. Erway AIA, 1700 I Street, Sacramento, CA 95814		
OWNER	1700 I Street Associates, 1700 I Street, Sacramento, CA 95814		
PLANS BY	Joe Erway C C7558		
FILING DATE	7-11-83	50 DAY DRACTION DATE	REPORT BY: RH:HI
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	006-066-0100

LOCATION: 1700 I Street

PROPOSAL: Applicant proposes to rehabilitate an essential building on the Official Register

PROJECT INFORMATION:

Existing Zone of Site:	C-2
Existing Land Use of Site:	Vacant - Meat packing office and process building
Surrounding Land Use and Zoning:	
North:	Commercial C-2
South:	Commercial C-2
East:	Office C-2
West:	Auto Dealer C-2
Parking Required:	12 Spaces
Parking Provided:	12 Spaces
Parking Ratio:	1/400
Property Dimensions:	6 x 160
Property Area:	9,600 s.f.
Square Footage of Building:	16,500 s.f.
Significant Features of Site:	An Essential Building on the City Official Register
Exterior Building Colors:	White with Medium Brown and Terracotta Trim
Exterior Building Materials:	Brick with Wood and Metal Trim

BACKGROUND INFORMATION: The applicant proposes to rehabilitate an Essential Building on the Official Register. The parking requirements have been compiled with by deducting the number of spaces the previous occupancy would have required from the number of spaces required by the new proposed occupancy.

STAFF EVALUATION: The applicant proposes to convert the use of the building from mixed office and warehouse to office use entirely. The north elevation is to remain the same and only to have repairs made to the existing material. The south elevation is to have a new window opening placed at the first floor level in a design to match the original fenestration of the building. The west elevation is to be kept the same except for a proposed new entrance at the ground floor level. The east elevation will receive the most change with new

window openings at the first floor level near I Street, and two new door and window openings towards the rear, near the alley. Two new stairways will be built, one at the center and one at the rear of the east elevation. All new wrought iron work will match the existing railing found at the 2nd floor on the I street facade. Sheet metal heating vent caps will be removed from the top of some chimneys. The rehabilitation of this building will be Phase I of a two-phase project. Phase II will be the construction of a new office building on the vacant part of the block to the east.

This structure has gone through many changes and modifications to its exterior and interior since it was first built in 1888 (see inventory sheet). The applicant proposes to retain almost all of the original architectural character of the building, and to add some new elements which will be in the same design mode as other earlier additions. The project, as proposed, should not detract from the strong design integrity of the building.

The site is such that no landscaping can be introduced adjacent to the structure except at the east side. This is in keeping with the historic use of the site and will allow a better view of the building from street level. The existing street tree openings could be planted, and/or metal gratings and tree protections could be placed around each tree trunk. Any new street trees planted should be selected from deciduous stock, which will reach maturity below a 20-ft. height in order to allow for better visibility of the building.

The relationship of the building to the surrounding neighborhood, the parking, site lighting, and service areas will all be of prime importance when Phase II is brought back to the Board for review. The design of the new structure must be compatible with the existing building without trying to replicate the older building. It is also important that the Phase II building not dominate the block face. Staff suggests that the applicant take these concerns into consideration during the Phase II design process.

Any signage for Phase I of this project should be brought to staff for review and approval.

Service areas and placement of air conditioning units need to be called out on the site plan. Any enclosed trash storage area should be placed at the alley next to the parking spaces. As the location of both the trash storage area and the parking spaces may change under Phase II development, staff feels that a wire fence with wood slats or an all wood fence will suffice for the trash storage under Phase I.

The location of air conditioning units is important to the historic design appearance of the building. If placed on the roof of the building, they must be below the parapet line so that no view of the units may be seen from any direction but above. If placed at ground level, then the units must be completely screened from view in a manner compatible with the existing building. An alternate means of handling the air conditioning units might be to house them in a rebuilt tower.

Staff feels that the addition of new openings are appropriate in that they meet the needs of the new use of the building, and yet retain a feel of time and place important to the older style of the structure. Staff would support the proposed new single arched entry way in place of the alternate double arched opening. This treatment of a new opening into a covered passageway is in harmony with the other openings on the older northern portion of the structure. It will also allow for a pleasing entry into this two-story high passageway.

Removal of existing heating vents over the brick chimneys will enhance the appearance of the building without affecting the historicity of the structure.

The two new stairways at the east side of the building should have the same type of railing design - one that replicates the second floor front railing will work well. The stairway structure itself should be in wood to match the rest of the wood detailing of the building.

New sidewalks and curbing should be installed where old sidewalks are cracked, broken or missing. New curbing is needed to replace old driveway cuts.

All electrical supply units should be relocated from the west side of the structure to the alley elevation, or better yet, underground. The existing utility pole on 17th Street should be removed.

A lot line adjustment will be required from the CPC to include the parking area within the project parcel.

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

1. Signage to be reviewed and approved by staff.
2. Location of air conditioning units to be reviewed and approved by staff.
3. Trash storage area to be provided.
4. New entry opening in west elevation to be single arch. More detailed drawings showing brickwork of arch to be reviewed and approved by staff.
5. More complete drawings of stairways on east elevation to be reviewed and approved by staff.
6. New sidewalk and curbing to be installed where needed.
7. All electric supply service to be removed from west elevation. New service to be from alley or underground.
8. Utility pole on 17th Street near alley to be removed.
9. Final landscaping, shading and irrigation plans to be reviewed and approved by staff.
10. All zoning ordinance requirements are to be met.

Approval is based on the following Findings of Fact:

1. The project as conditioned will retain all the architectural character of the listed structure.
2. The project will rehabilitate and restore an Essential Building on the Official Register in a manner that meets the guidelines of the Listed Structed Plan.

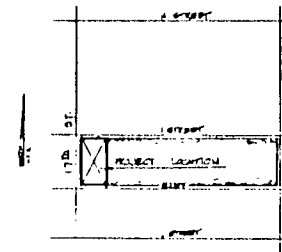
C & K Plaza Office Complex

1700 "I" Street ~ Sacramento

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LOCATION MAP



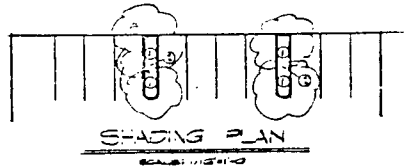
developed by:

CEDEVCO
 1700 I Street
 Sacramento, CA.
 443-1700

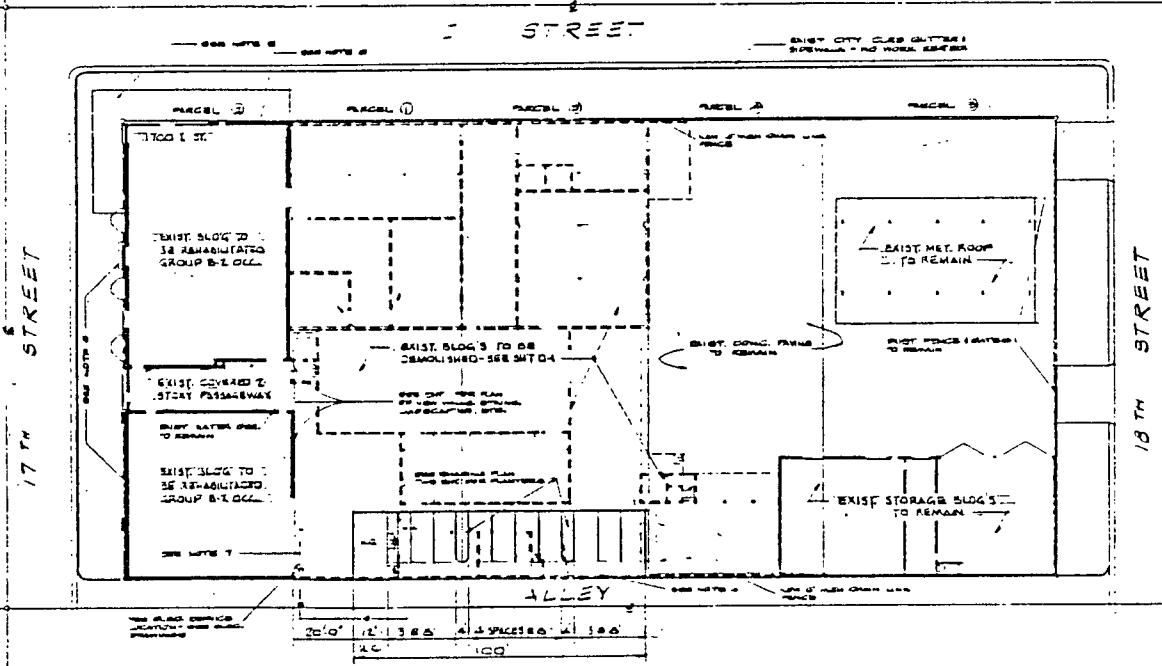
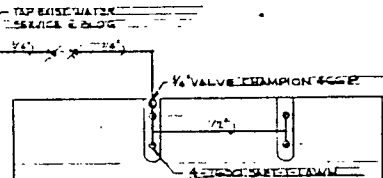
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#13



- NOTES:
- 1) FOUR (4) 15 GAL. PYRIS KAWAKAMI
 - 2) 314 S.F. EA. = 1256 S.F.
 - 3) TOTAL PARKING AREA = 2400 S.F. @ 30' X 80'
 - 4) GROUND COVER - MEDRA HELIX 6 12.75



- NOTES:
- 1) SEE SURVEY SHEET 1 FOR LEGAL DESCRIPTION OF EACH PARCEL. ALL PARCELS UNDER JURISDICTION OF CITY OF SACRAMENTO. ASSOCIATES 100 STREET SACRAMENTO CA 95811 (415) 447-1100
 - 2) PRESENT AND PROPOSED FOR ADDRESS REVISION AND RECORD IN ADJACENT PARCELS RECORDED MAY 11, 1989, AND 09/08/90. REFER TO THE SACRAMENTO COUNTY.
 - 3) PRELIM. DIMENSIONS IN SPACES ARE - ENG. MANUFACTURE OF SPACE SHALL CONFORM TO THE LOCAL ORDINANCES AND 100 SF NEW OFFICE HEADS (1) 100' = 11.24' - 1' PARKING SPACES PROVIDED
 - 4) SPACES OF BUILDING TO EXIST. B-1 USE AS PARKING GARAGE.
 - 4) NEW PARKING AREA TO BE DEMOLISHED = 2 AC RANGE OVER 117' EXISTING. TO BE DEMOLISHED TO THE CONNECTION. SEE A CONC. ALLEY STOP SPACE
 - 5) SURVEY WORK OVERLAPPING SEE STRUCTURAL DRAWINGS FOR NOTIFICATIONS.
 - 6) CONTRACTOR TO PROVIDE AND PROTECT PUBLIC USE OF SIDEWALK AS ACCORDANCE WITH CITY OF SACRAMENTO STANDARDS.
 - 7) SURVEY OF G.I. SERVICE CONNECTION IN ALLEY TO REMAIN.
 - 8) HANDICAPPED PARKING SPACE RAMP, SIGN ETC PER CITY REQUIREMENTS.



EP-117

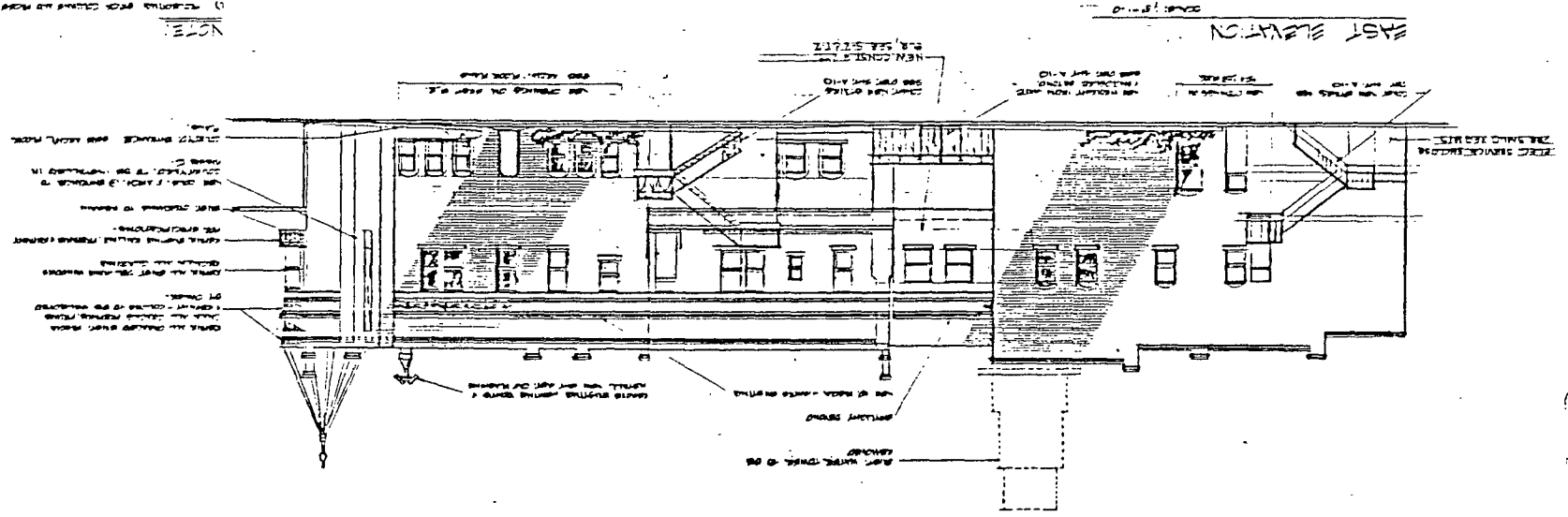
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EXTERIOR BUILDING ELEVATIONS

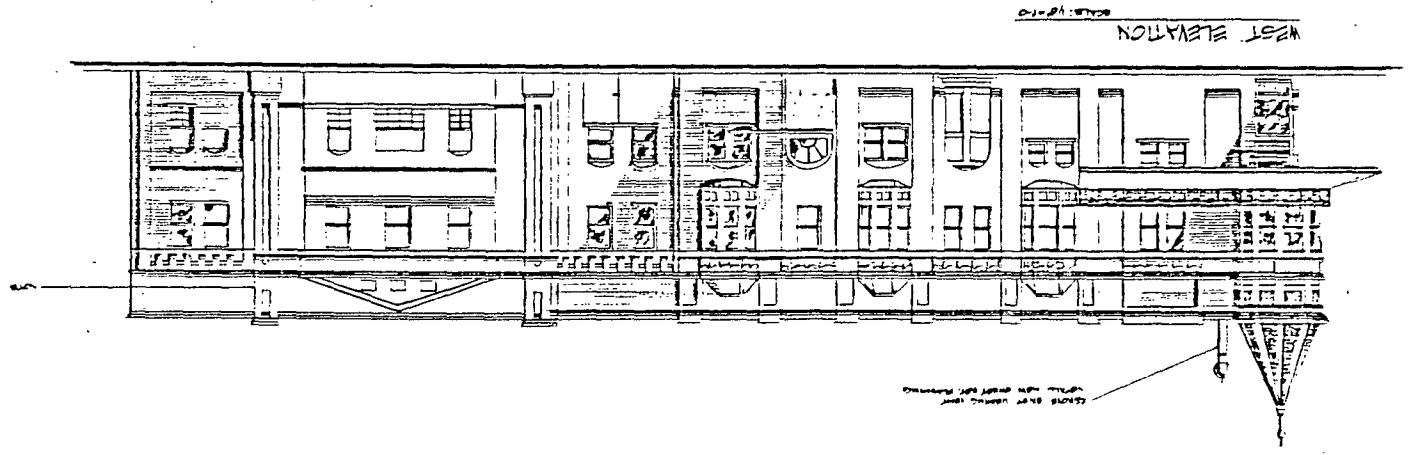
CIK PLAZA
1700 EYE STREET
SACRAMENTO, CA

CEDEWIC
1700 EYE STREET
SACRAMENTO, CA
PHONE 8 (916) 441-1733

NOTE:
1) REVISIONS FROM DRAWING NO. 100-117-100
2) REVISIONS FROM DRAWING NO. 100-117-100
3) REVISIONS FROM DRAWING NO. 100-117-100



EAST ELEVATION



WEST ELEVATION

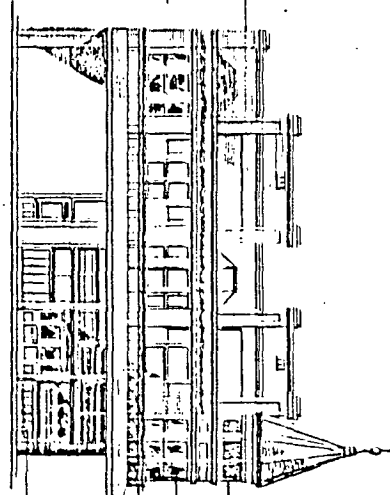
100-117-100

033-12

W P E

100

Scale: 1/8" = 1'-0"



NORTH ELEVATION

Scale: 1/8" = 1'-0"

1. Gable end of roof to be finished with the same material as the main body of the building.

2. Gable end of roof to be finished with the same material as the main body of the building.

3. Gable end of roof to be finished with the same material as the main body of the building.

4. Gable end of roof to be finished with the same material as the main body of the building.

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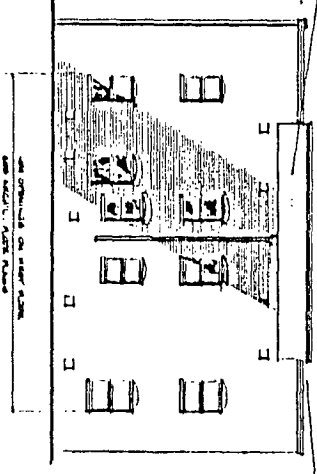
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SOUTH ELEVATION

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

EXTERIOR BUILDING ELEVATIONS

CIK PLAZA
1700 EYE STREET
SACRAMENTO, CA.

CEDEVCO
1700 EYE STREET
SACRAMENTO, CA.

A4
7/11/83

