

DESIGN REVIEW & PRESERVATION BOARD
1231 I STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT: Dong Shin, 676 N Street, Sacramento, CA 95814	
OWNER: John Shimabukuro, 6875 Waterview, Sacramento, CA 95831	
PLANS BY: Dong Shin, 676 N Street, Sacramento, CA 95814	
FILING DATE: 2/16/88	REPORT BY: RXL:RBH:vf
NEGATIVE DEC. _____	EIR _____ ASSESSOR'S PCL. NO. 010-0025-006

APPROVED WITH AMENDED CONDITIONS, MARCH 16, 1988

LOCATION: 2031 S Street

PROPOSAL: The applicant proposes development of a 2-story, 4,000 sq. ft. office building in the Poverty Ridge Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site:	C-4
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Law offices; C-4
South: Two-family; C-4
East : Warehouse; C-4
West : Antique shop; C-4

Parking Required:	10 spaces
Parking Proposed:	10 spaces
Parking Ratio:	1:400
Property dimensions:	80' x 80'
Property Area:	6,400 sq. ft.
Square Footage of Building:	4,000 sq. ft.
Height of Building:	2 stories (18+ ft. to top plate; 31+ ft. to roof peak.
Significant Features of Site:	Location in Poverty Ridge Preservation Area

Exterior Building Colors/Materials:	Off-white stucco, brown brick, grey concrete roof tile
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PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. The subject site is located within the Poverty Ridge Preservation Area. The building at 1822 - 21st Street, immediately north of the project, is an Essential Structure on the City's Official Register. This Queen Anne style Victorian has been converted from single-family residential to office use. The exterior has been rehabilitated and apparently the owner's have invested in interior rehabilitation as well. Staff has received a letter from the owners of the Victorian to the Board indicating opposition to the proposed project as designed (see Attachment).

The subject structure has a great deal of visual interest particularly on the street elevations. The apparent mass of the building is somewhat lessened by the breakup of the roof with a mixture of gables and hips, an offset in plate height, inclusion of dormer element and a recess for a deck area.

For the most part, the fenestration treatment works well, though a blank zero lot line firewall faces the side yard and front yard of the Listed Structure. On the east, there is a 35 ft. stretch of wall between the raised planters along the 21st Street frontage that will abut with the sidewalk; this is excessive. Staff's major concern, however, is the impact of the proposed structure on the Listed Structure to the north (Nevis Mansion). Otherwise, had the listed structure not been there, staff would only have a few changes to suggest for the building and other on-site improvements.

2. The placement of parking to the rear of the structure with the entry's exit at "S" Street is consistent with the Central City Design Review Guidelines. It is also appropriate given the major street designation for 21st Street in the Central City Community Plan and desirable from the applicant's perspective in terms of visibility. Nevertheless, staff is concerned that the proposed structure as sited will screen out the Nevis Mansion from the northbound one way traffic on 21st Street. The impact on the Listed Structure would be very great. It would be placed in a canyon like setting which would box it in to public view. A redesign of the project would alleviate this condition.
3. An additional concern with the building placement is its possible impact on the existing redwood tree in the front yard of the Nevis Mansion. The Tree Services Division indicates that at least 10 ft. building offset will be necessary.
4. Building Division indicates that the handicap parking placement is inadequate. One of the three enclosed spaces would need to be for the handicapped in order that at least equal accessibility between parking and building be provided to the handicapped.
5. The applicant proposes vehicle access by way of S Street over an existing 16 ft. wide driveway. Use of the existing driveway would be unacceptable to public work. Widening on the other hand, would cause the loss of a healthy street tree on the east side of the existing driveway cut unless the widening is to the west. The latter would necessitate off-setting the driveway from the maneuvering drive and redesigning the parking layout. Public Works would oppose such a scheme.

A redesign of the project to adjust the placement of the structure would also provide the opportunity to pursue more acceptable circulation/parking alternatives.

6. Alternative building placements could include flipping the plan to provide frontage of the building along S Street or sliding the building back against the west property line. The former would reduce significantly the visibility of what would be the westerly unit from 21st Street. The later would expose parking to greater view from the public rights-of-way.
7. Placement of mechanical equipment on roof surfaces would be unacceptable to staff. Placement within the roof or in a screened well area would be acceptable to staff subject to review of plans.
8. Should the project be approved with the proposed building placement, staff would recommend conditions to include:
 - a. break up of the long wall section along 21st Street with additional recesses;
 - b. provision of wing wall on S Street side of building to screen parking surface. Landscaping to be placed in front and behind wall;
 - c. Setback of garbage screening fence two feet to be even with building and building wing wall and provisions of landscaping in front; and
 - d. provision of trash enclosure with masonry walls and metal plate gate(s) per City Regulations.

STAFF RECOMMENDATION: Staff recommends that the Board approve the project and direct the applicant to revise the project as follows:

1. Re-site the building so that the view of the adjacent Essential Structure is not screened and the redwood tree will not be impacted.
2. Incorporate the style and detailing of the submitted design into the revised building design.
3. Provide handicap parking per City Requirements.
4. Remove both existing billboards from the site.
5. Provide trash enclosure per City Standards.
6. Submit revised plans and detailed landscape and irrigation plans to staff for review and approval by staff.

7. *Applicant to locate planters on S and 21st Street.*

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, will be in conformance with the Board's Design Criteria.
3. The project, as redesigned, will protect the view of a Listed Structure.

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.

DONALD A. PRIMAVERA
A PROFESSIONAL LAW CORPORATION

CITY PLANNING DIVISION

MAR 09 1988

~~HAND-DELIVERED~~
RECEIVED

March 9, 1988

Sacramento Design Review Preservation Board
1231 I Street, Room 200
Sacramento, CA 95814

Re: Proposed Structure for 2031 S Street, Sacramento, CA;
Parcel No. 010-0025-006; PB88-011 To Be Presented To
The Planning Commission on March 16, 1988

Dear Gentlepersons:

We would like to take this opportunity to express our serious concerns regarding the proposed building to be erected on 2031 S Street which is directly adjacent to our present office.

In October, 1987, we entered into a lease option for the purchase of the Victorian home which is located at 1822 21st Street, parcel number 010-0025-005. We have established law offices in this beautiful building. We understand from the Planning Department that this Victorian, the Nevis Mansion, is in the Designated Preservation Area, and that the Victorian is considered by your Board to be an Essential Historical Structure. We have enclosed copies of the description of this property that we received from the Sacramento Planning Department.

On approximately February 22, 1988, we discovered that the lot described as 2031 S Street had been sold to Bode and Bode Locksmiths, and that they planned to build a two-story office building and relocate their present business adjacent to our Victorian office. We approached the Planning Department and obtained a copy of their plans. We would like to call to your attention several of our concerns.

1. The plans show the two-story building to be built immediately adjacent to the fence enclosing our property. This means that the new two-story building would be just four feet from the Victorian structure in most places. On the first and second floors of the Victorian, the Bode and Bode structure would be one and one-half feet from beautiful bay windows and thereby block the view of this unique architecture from Sacramento residents who pass along 21st Street.

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March 9, 1988
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Re: Parcel Number 010-0025-006

Bode and Bode's proposed building would completely obstruct the view of this significant and Essential Historical Structure from anyone approaching by foot or automobile on 21st Street. The Victorian is set back twenty-four feet from the sidewalk of 21st Street, whereas the hardware store building plans show it to abut the sidewalk on 21st Street with no set back whatsoever.

2. There is a magnificent 42-foot Redwood tree (*Sequoia sempervirens*) that is extremely close to the property which could be damaged by the construction and additionally obstructed from view.

3. When we obtained the lease and option to purchase this property, we thought we had bought a beautiful historic structure. We have spent over \$25,000.00 to date on the interior of the building. The electrical system is entirely upgraded. There is new carpeting throughout the offices. Every room has been painted in appropriate Victorian colors and trim. We have spent innumerable hours planning the colors and looking for and finding old brass light fixtures which have been renovated for the different rooms from other Victorians of the same time period. It was our intent to do all the redecorating in such a way as to capture the Victorian pride and beauty of a past era and to maintain it as something of which all of Sacramento could be proud.

The interior is complete and in the Spring, we had plans to redo the exterior. We have selected colors for the exterior that we believe would be appreciated by all Victorian aficionados.

It was very disappointing to us and, we hope to the Board, to find that this type of building was planned for the unimproved lot next to us. We anticipate protesting the current plans as they would severely impede our enjoyment of this wonderful building and likewise restrict the enjoyment of the residents of Greater Sacramento.

We are going to attend the Planning Commission meeting on March 16, 1988, and hope that one or two of you might also attend and help us protect this historical structure. I would certainly appreciate hearing from you. I can be reached at 454-0113 between 8:30 a.m. and 5:30 p.m., Monday through Friday. I look forward to talking to one of your members. We would welcome a visit by anyone from your Board so you could see the effort that has been put into this restoration project.

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Re: Parcel Number 010-0025-006

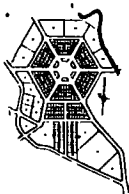
Thank you for your anticipated support.

Very truly yours,

A handwritten signature in cursive script, reading "Donald A. Primavera". The signature is written in dark ink and is positioned above the printed name.

DONALD A. PRIMAVERA

DAP/hm
Enclosures
cc: Planning Department
218B



CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

400 Montgomery Street • San Francisco, California 94104 • (415) 362-5154

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 1822 21st Street

File Number:

Name of Structure:

Date of Construction: 1898

Present Owner:

Building Type: 2 story wood frame

Original Owner: Manuel S. Nevis

Building Material: Shiplap

Present Use: Res.

Builder: Manuel S. Nevis

Original Use: Single Family Res.

Architect:

Occupant(s):

Style: Queen Anne/Eastlake

Additions & Alterations:

None

Significant Architectural Features:

Unusual porch detailing, flash glass, fish-scale shingles, bell pattern pendants.

Ancillary Structures:

None

Almost identical to 1930 22nd and 1700 F.

Adjacent Land Uses:

Commercial, Incompatible

Intrusion on Neighborhood?:



96504-18

Date: 1/20/76

By: MW

Checked: MC

Mapped: X

EVALUATION

Historical/Cultural Significance

Exceptional

Major

Contributing

Non-Contributing

X

Architectural Significance

Exceptional

Major

Contributing

Non-Contributing

X

Environmental Significance

Exceptional

Major

Contributing

Non-Contributing

X

Design Integrity: Alterations

None or Little

Moderate

Considerable

X

Physical Condition

Good, or Minor Repairs X

Major Repairs

Dilapidated

X

Essential

Architectural Analysis:

A transitional Eastlake-Queen Anne house in style, similar to several other Sacramento houses in form but distinguished by its unusual detailing. Constructed with solid timbers over 30 feet long, and with hand-carved, oak, interior details.

Historical Information:

Built in 1898 by pioneer vintner and master carpenter Manuel Nevis, a native of the Azores, for himself. He started one of the first wineries in California in Shingle Springs and owned the Eagle Winery and the California and Pioneer Winery in Sacramento. Wife Emma Miller Nevis; her father came from the Azores after jumping whaling ship in Monterey, changing name from Mello to Miller.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:

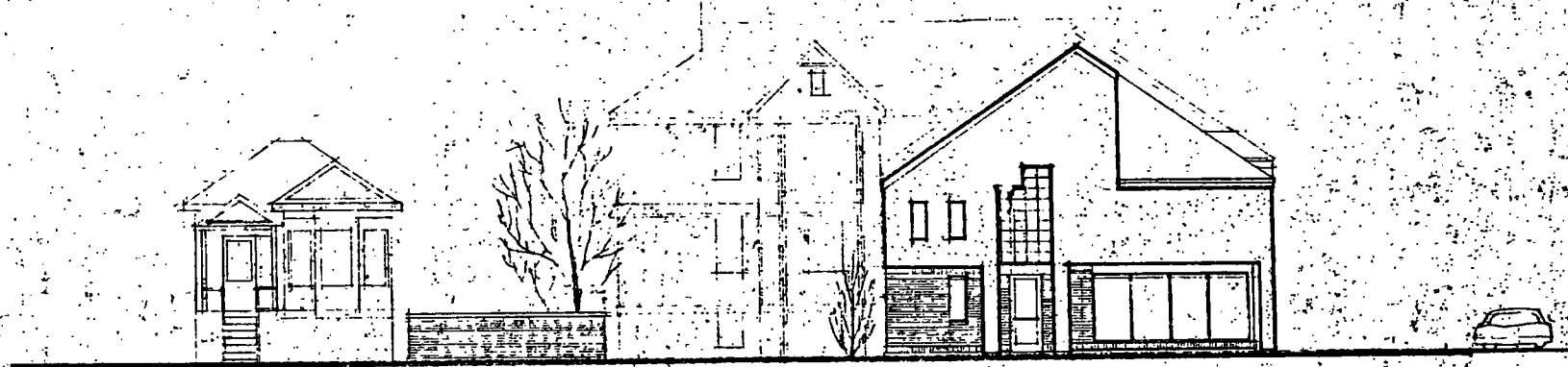
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PB 88-011

3-16-88

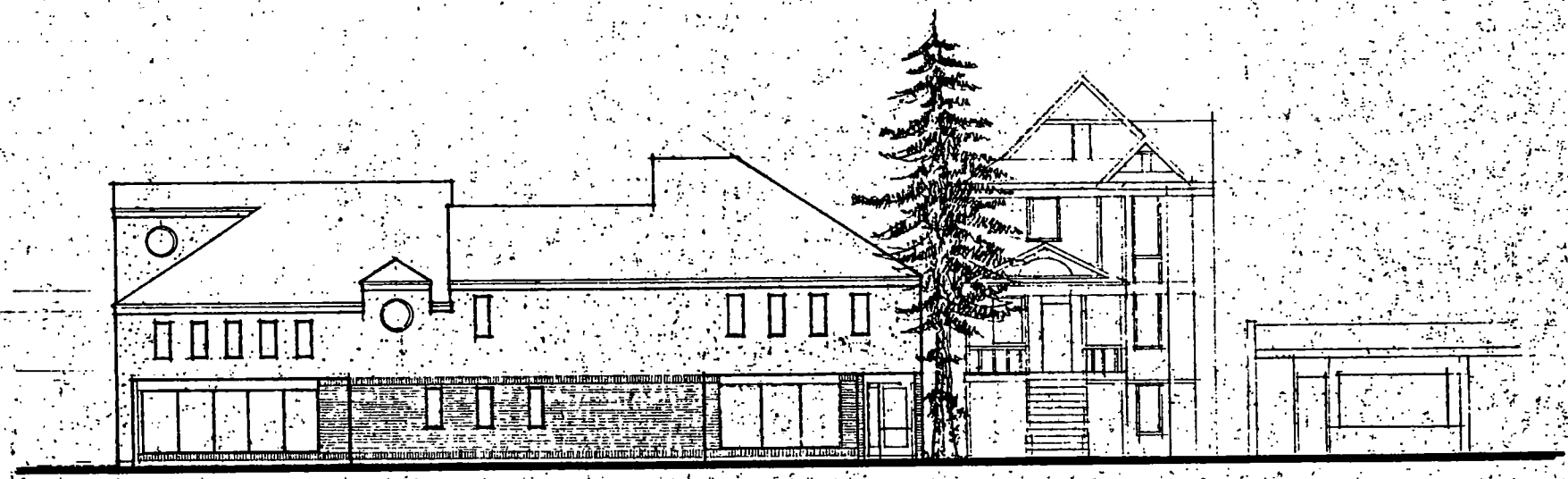
ITEM 10

10-88-011



south elevation
1/8" = 1'-0"

3-16-88



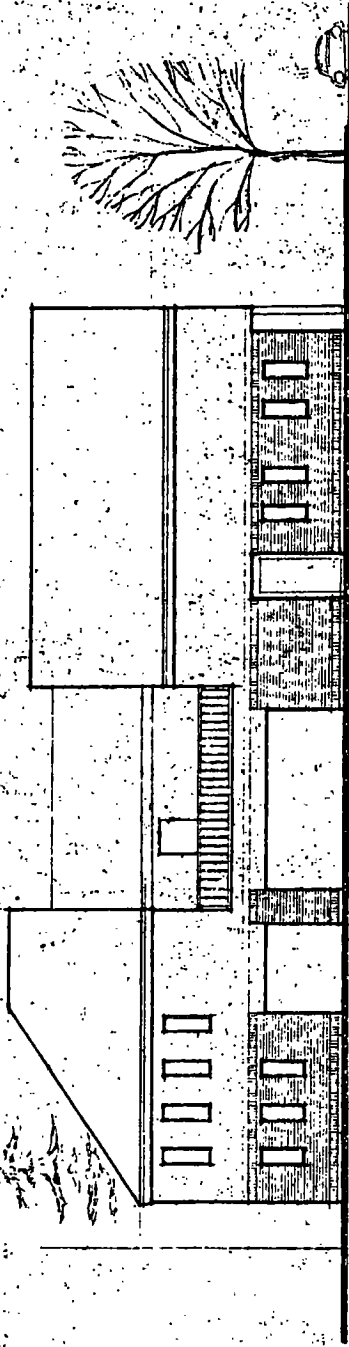
east elevation
1/8" = 1'-0"

MEM 10

pool & pool

code & code

10



west elevation

1/2" = 1'-0"

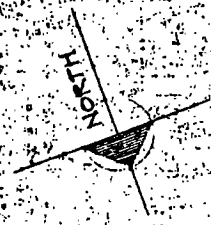
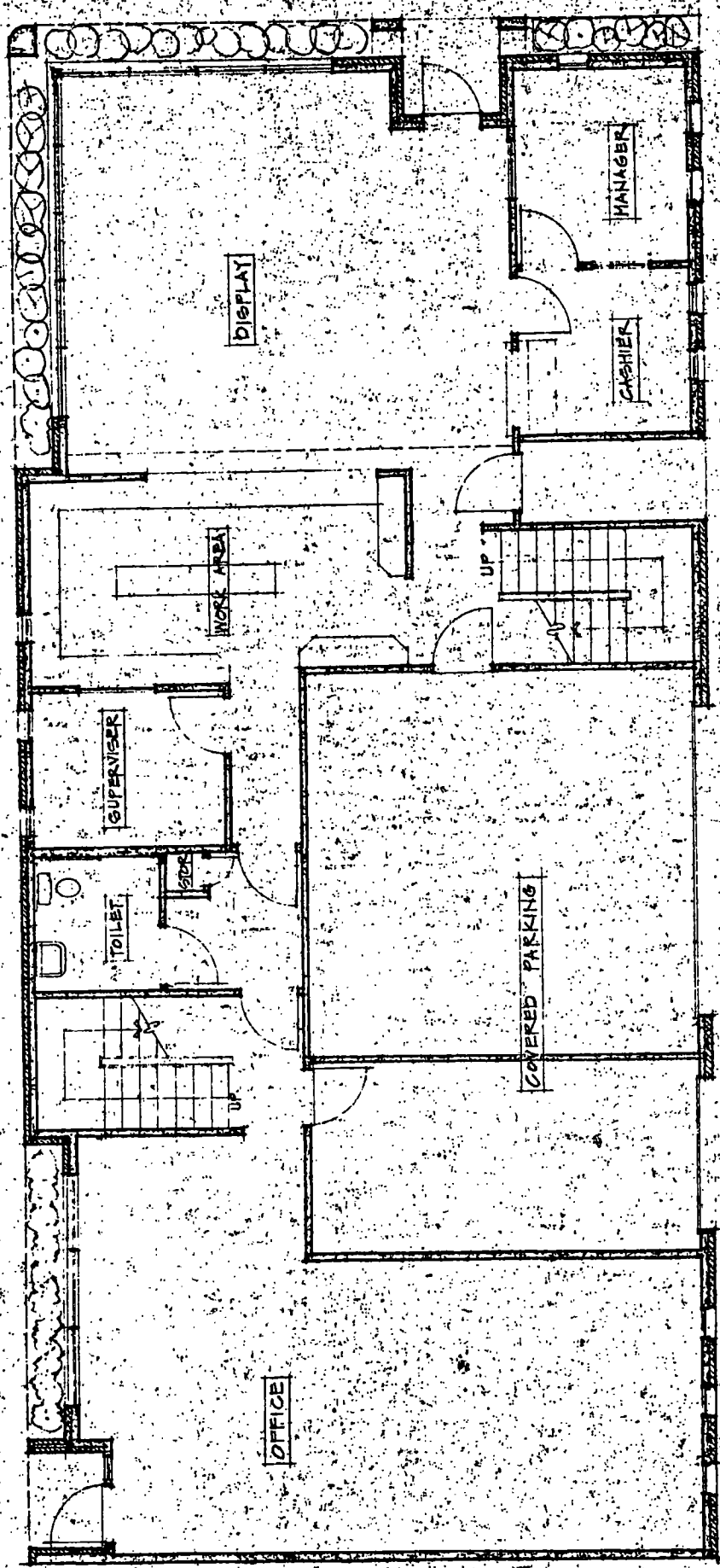


north elevation

1/2" = 1'-0"

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2

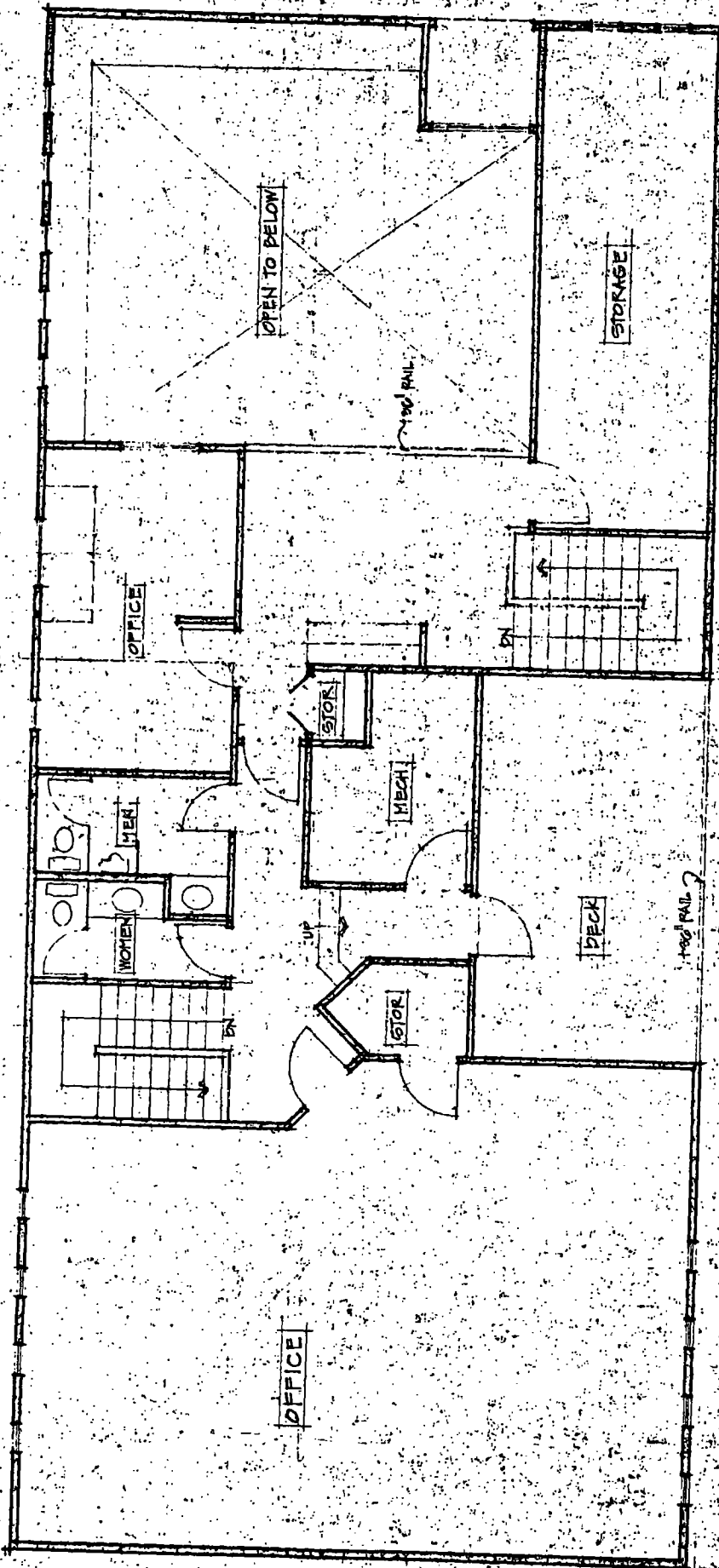


main floor plan

1/4" = 1' 0"

book 2 book

3

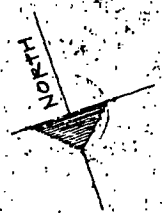


upper floor plan

1/4" = 1'-0"



21.6T 5T



yes - 11 - 20

ITEM 10



EAST VIEW FROM LOT.
(21ST. ST.)



LOT VIEW FROM S-W CORNER
ON S ST.



NORTH SIDE STREET FROM LOT
ON 21ST ST.

PB88-011



VIEW FROM S-E CORNER OF
21ST & S ST.

PB88-011



4719 14th Ave
Stoneridge