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

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

APPLICANT Joe/Elizabeth Conron, 111 Deerwood Pl., Ste 365,
OWNER Lewis Children Trust (same as above) San Ramon, CA 94584
PLANS BY applicant **REPORT BY** RL:rl
FILING DATE 1 March 91 **ASSESSOR'S PARCEL NUM.** 007-0141-003

Approved on consent on 4/3/91. RL:hp

LOCATION: 1800-1802 L Street

PROPOSAL: The applicant propose exterior modifications to a Priority Structure.

PROJECT INFORMATION:

Existing Zoning of Site: C-2

Existing Land Use of Site: Ground floor commercial, with residential above

Surrounding Land Use and Zoning:

North: Vacant, newspaper, print shop; R-5R, C-2

South: Residential; C-2

East: Residential; C-2

West: Mixed use (ground floor comm'l, residential above) under construction); C-3

Property Dimensions: 40' x 80'

Property Area: 3200 s.f.

Height of Building: 2+ stories

Significant Features of Site: Location less than 1/2 block north of the Capitol Avenue Preservation Area

Exterior Building Colors: Grays, with greens and mauve accent

Exterior Building Materials: Stucco first floor, wood shingle second floor, composition shingle roof

BACKGROUND INFORMATION: The Craftsman structure was built between 1909 and 1910 as a mixed use structure, with a grocer and a plumber, steam and gas fitter occupying the commercial space. Current ground floor use is food related.

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

1. The proposed exterior modifications focus on the 18th Street elevation in the form of an additional public entry and expanded window openings. The result will be elimination of a stretch of blank wall at the ground floor and extension of the existing storefronts from the L Street side of the building. Along with the ground floor commercial development occurring across 18th Street to the west, the proposed change on this Priority Structure will serve to enhance the pedestrian linkage within this mixed use neighborhood.

2. Initially, the new recessed entry was designed with right angle side walls. At staff's suggestion, the design was revised to have the side walls repeat the angle used for the existing front entry, though not to the same depth.
3. A light gray tile will be used for the wainscot under the windows, for both the new 18th Street storefront and to replace the black tile on the existing L Street storefront.
4. One of the downspouts is being modified to accommodate the expanded storefront windows. As drawn, the downspout has angles that seem excessive to the extent that both form and function would be adversely affected.
5. Staff is concerned with the visual appearance of the unscreened rear yard area of the property, where an existing metal storage shed, trash can and other articles related to the commercial and residential use of the subject structure is open to view from 18th Street.

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

1. All new and replacement materials shall match the existing.
2. The new downspout shall be modified to have less acute angles in its design.
3. Outside storage shall be screened from streetview. The measures to be undertaken shall be subject to review and approval of staff.
4. 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 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.



CAROL TIPPETT, ASID
DESIGN CONSULTANTS
1024 22ND STREET
SACRAMENTO, CA
916-446-3227

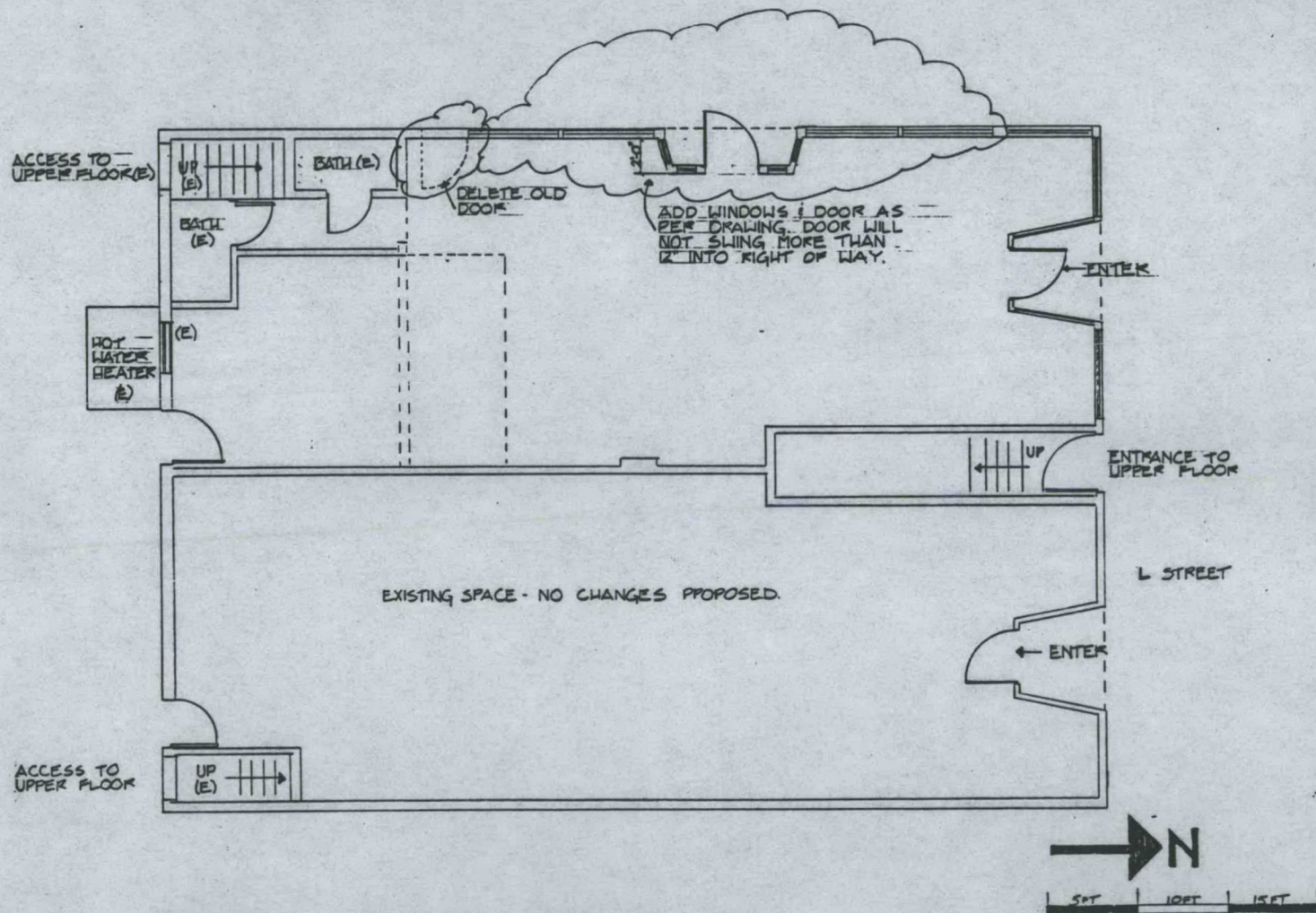
SITE:
1800-1802 L STREET
SACRAMENTO, CA

NOTES:

- 1 NO CHANGES WILL BE MADE TO FRONT OF BLDG.
- 2 ANY MOLDINGS THAT NEED REPLACING WILL MATCH EXISTING.
- 3 REPLACE TILE ON BASE OF BLDG.
- 4 NEW WINDOWS WILL BE BUILT BY CONTRACTOR & WILL MATCH EXISTING.

DRWN BY CLT. DATE 2-15-91
REV. DGR 3-25-91

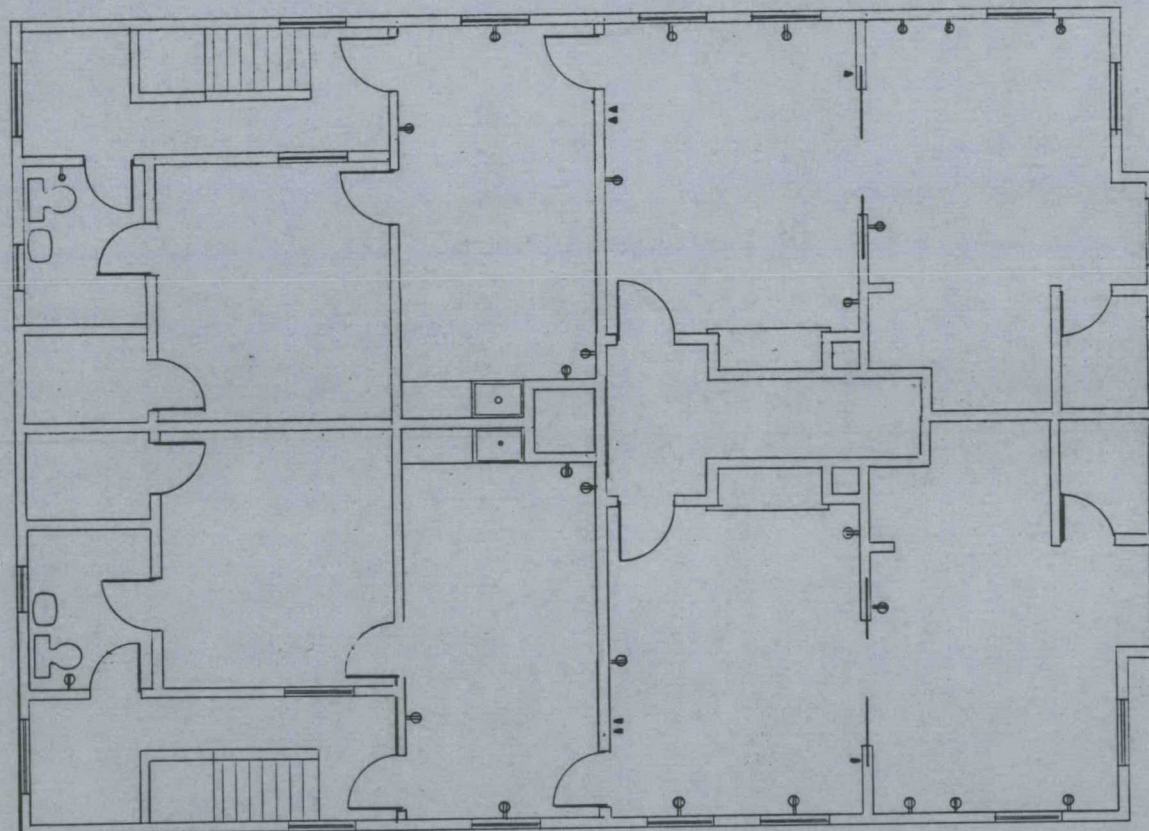
PROPOSED LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"



PB91-007

04-03-91

Item No. 17



15' 10' 15'



CAROL TIPPETT, ASID
+ DESIGN CONSULTANTS
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SACRAMENTO, CA
(916) 446-3227

SITE:
1800-1802 L STREET
SACRAMENTO, CA

NOTE:
NO PROPOSED
CHANGES.

DRAWN BY: DATE
DGR 2/15/91

EXISTING UPPER
FLOOR PLAN
SCALE 1/4" = 1'-0"

P. 4 OF 5

0. 4 0 1 2

SCALE 1/8"=1'-0"
FLOOR PLAN
EXISTING NUMBER

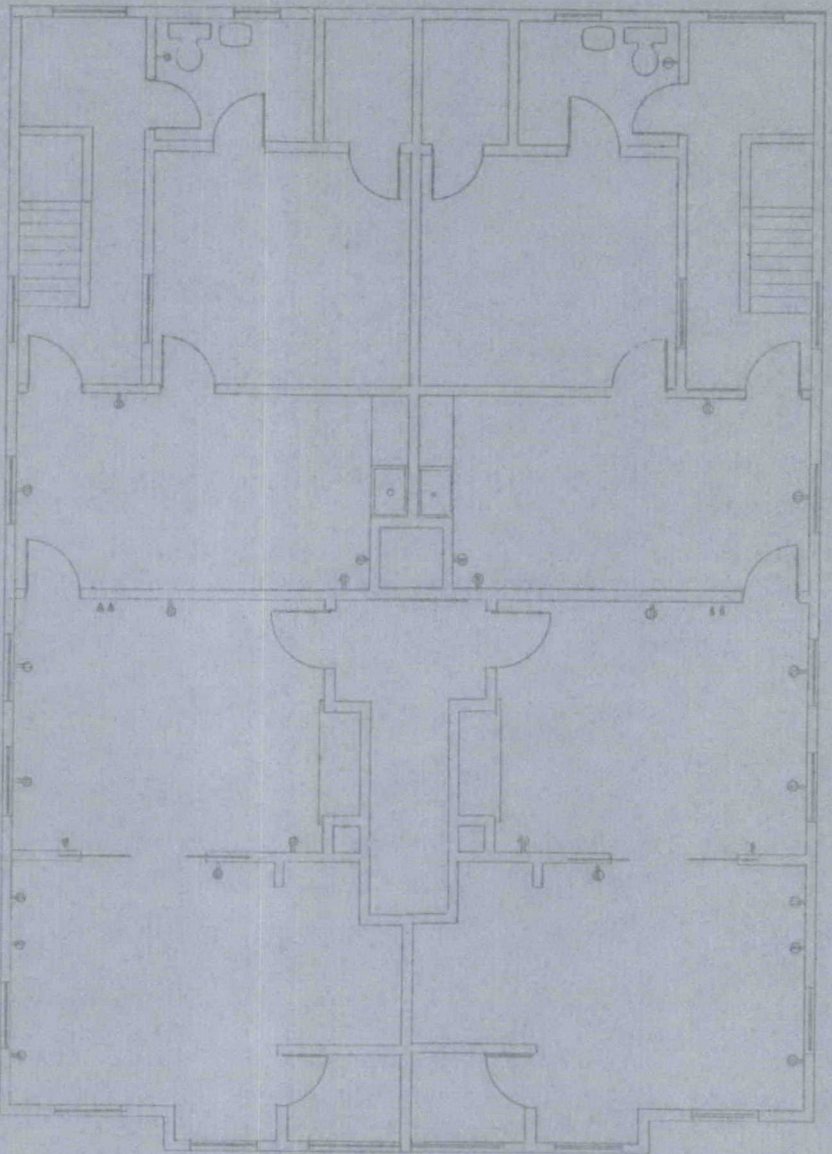
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DATE BY _____ DATE

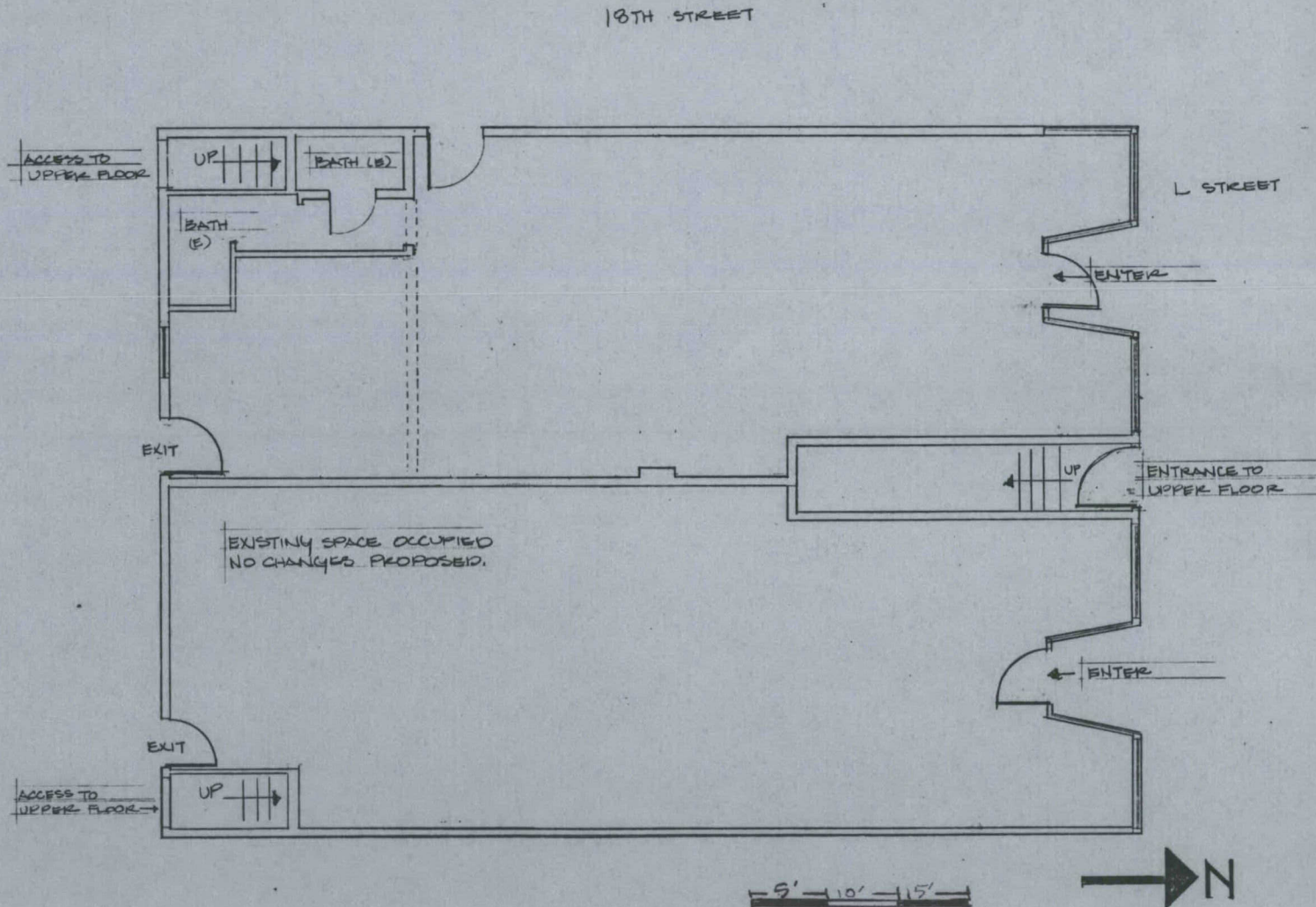
CHANGES
NO PROPOSED
NOTE

RECEIVED BY
BOO-1805 P STREET
SUE

UNIT 100-3553
RECEIVED BY
BOO-1805 P STREET
SUE
+ DESIGN/THINKING
THINK/THINKING

1/8"=1'-0"





CAROL TIPPETT, ASID
DESIGN CONSULTANTS

1024 22ND STREET
SACRAMENTO, CA
(916) 446-3227

1800-1802 L ST.
SACRAMENTO, CA

DRAWN BY DATE
DJK 2/10/91

REV. CLT 2/26/91

EXISTING LOWER
FLOOR PLAN
SCALE: 1/4" = 1'-0"

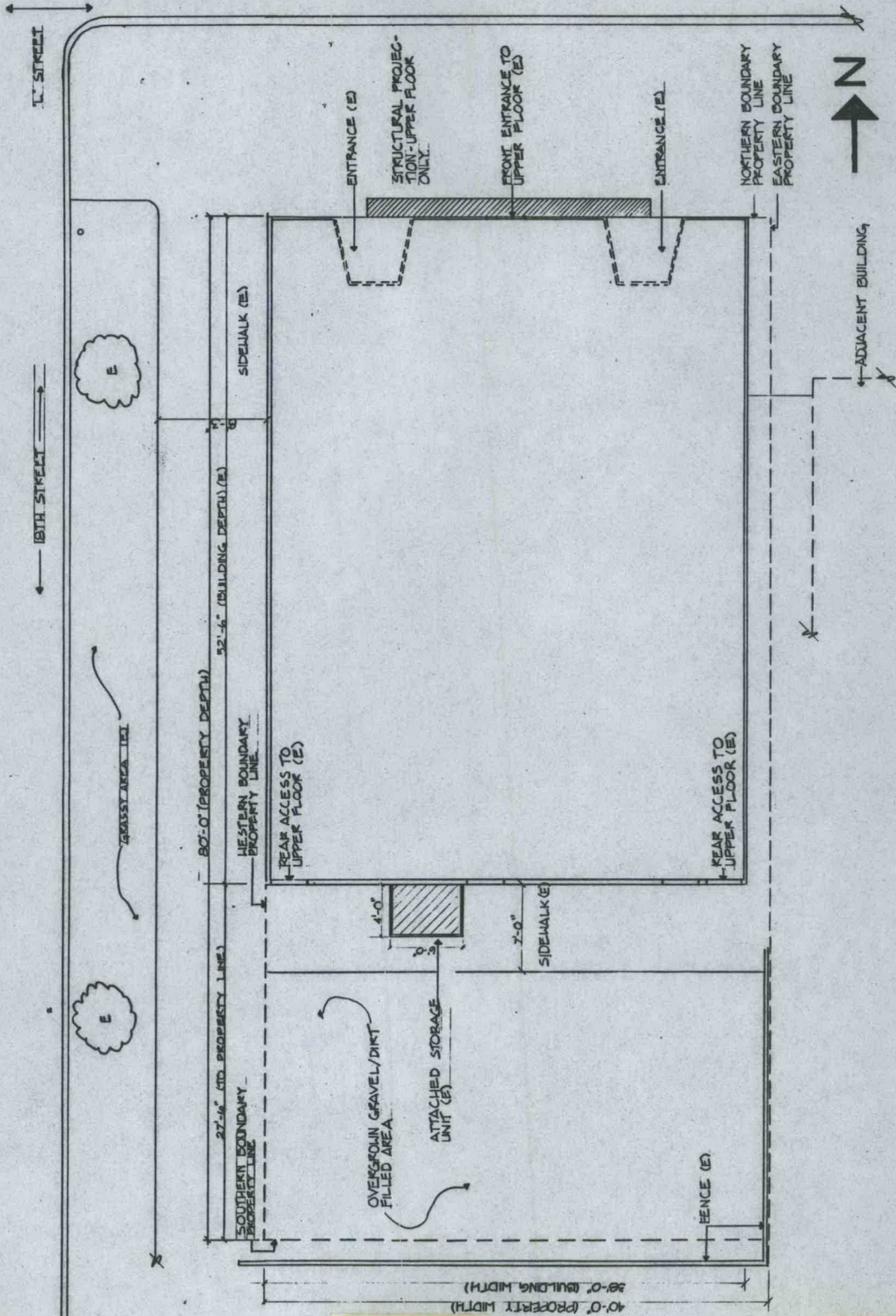
CAROL TIPPETT DESIGN
CONSULTANTS
1024 22ND STREET
SACRAMENTO, CA 95816
(916) 446-3227

SITE PLAN
1800 - 1802 L STREET
SACRAMENTO, CA

MARCH 25, 1991

NOTES:
1. (E) STANDS FOR
EXISTING DETAILS
2. NO CHANGES TO THE
BLDG. SIZE ARE
PROPOSED.

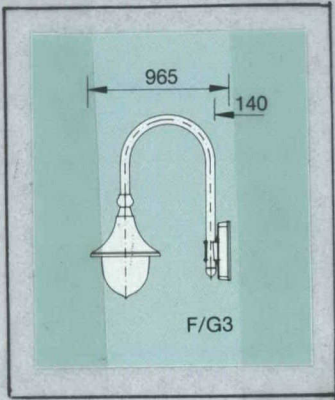
3" = 1' 0"
SCALE 1/4" = 1' 0"



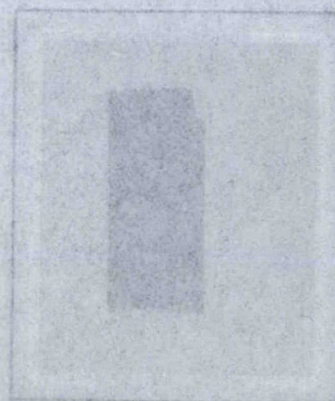
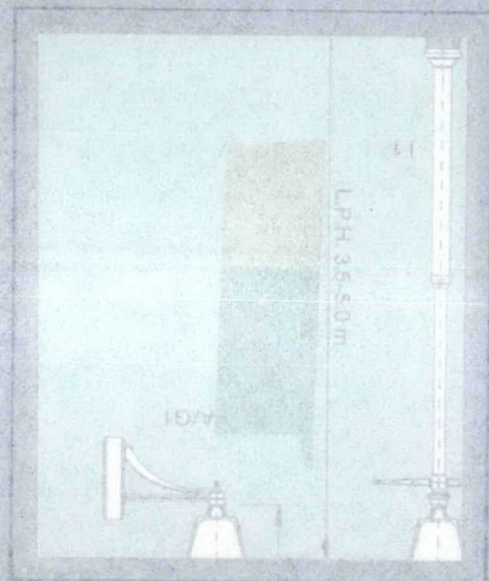
PB91-007

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EXTERIOR LIGHT FIXTURES
WALL MOUNT
VERDIGRIS



VERBODIG
WALL MOUNT
EXTERIOR LIGHT FIXTURES