

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mr. James M. Barlow, P.O. Box 1681, Sacramento, CA 95814		
OWNER	Applicant		
PLANS BY	George Vralstad, Architect and Associates		
FILING DATE	6/10/82	50 DAY DRACTION DATE	-----
		REPORT BY:	CSL:dgh
NEGATIVE DEC.	N/A	EIR	N/A
		ASSESSOR'S PCL. NO.	002-112-1600

LOCATION: 530 - 10th Street

PROPOSAL: Applicant proposes to alter the exterior of a structure which has been designated as eligible as a Priority Structure.

BACKGROUND INFORMATION: On August 18, 1982, the Design Review/Preservation Board adopted, as a recommendation to Council, the designation of Priority Structure for 530 - 10th Street.

On July 7, 1982, the Design Review/Preservation Board reviewed the applicant's renovation proposal in the context that the building was a Listed Structure. Because there were so many conditions attached to the approval of the project, the Board requested that the applicant return to the Board with revised plans reflecting staff concerns.

PROJECT INFORMATION: The applicant herewith submits revised plans for review and approval. Attached please find the original staff report and staff conditions.

STAFF EVALUATION: The revised plans reflect all staff conditions except for 2.h. and 4.c. Further investigation has shown that the two eyebrow windows are not original to the house. Therefore, they will be removed during rehabilitation.

STAFF RECOMMENDATION: Staff recommends approval of the revised plans without conditions. This recommendation is based on the following Findings of Fact:

1. The proposed project will upgrade and retain an architecturally significant structure.
2. The proposed project will help to retain the architectural integrity and cohesiveness of a proposed preservation area.

PRESERVATION BOARD

PROJECT LOCATION	530 - 10th Street, Sacramento, CA 95814		
APPLICANT	Mr. James M. Barlow, P.O. Box 1681, Sacramento, CA 95814		
OWNER	Mr. James M. Barlow		
PLANS BY	George Vralstad, Architect and Associates		
FILING DATE	6/10/82	ACTION DATE	-----
EQ Fee:	N/A	ED NEG.DEC.	N/A
		APN:	002-112-1600
REPORT BY:	CSL:dgh		

PROPOSAL:

A. ~~Applicant requests the Board to consider 530 - 10th Street for inclusion on the Official Register~~

B. Applicant proposes to alter the exterior and requests the Board to review the alterations pursuant to Chapter 32 and the Residential Listed Structures Plan.

~~A. Addition to the Official Register.~~

BACKGROUND:

~~This structure was evaluated by Charles H. Page during the Residential Survey and was found to be ineligible for inclusion on the Official Register as a Priority Structure.~~

~~The building was indentified as being a contributor to a potentially eligible National Register District. This finding was made in the "Alkali Flat Redevelopment Area Determination of Eligibility for Inclusion in the National Register of Historic Places" prepared in 1979.~~

PROJECT INFORMATION:

~~The Board is requested to review the attached Historic Resources Inventory form and staff evaluation. If the Board finds that the structure appears eligible for the Official Register, they will adopt a proposal to recommend to Council the designation of Priority Structure. No public testimony is taken at this time. Following the Board's action, legal noticing and posting will be done. On August 2, 1982, the Board will receive testimony and make their final recommendation to Council.~~

ENVIRONMENTAL ASSESSMENT:

~~Environmental Coordinator has determined that the proposed action does not require environmental assessment because an existing City Ordinance provides procedures to protect the environment (CEQA, Section 15108).~~

EVALUATION:

~~Staff has evaluated the structure on its present appearance. Using the criteria established by the Design Review/Preservation Board, staff finds that the building is eligible for inclusion on the Official Register as a Priority Structure. The building is highly representative of residential architecture in transition at the turn of the century. The design is successful and exhibits several distinctive features.~~

Historical/Cultural Significance: Non-Contributing

No associations with important persons or events have been established.

Architectural Significance: Major

This is an example of two important styles and retains a high degree of design integrity.

Environmental Significance: Major

This structure helps to give definition to a district that is potentially eligible for National Register Certification.

Design Integrity: Moderate Alterations

The chimney has been removed. The basement door and window on the front elevation were added in 1927. Alterations have occurred on the rear elevation. However, major design and structural elements remain intact.

Physical Condition: Deteriorated

The building appears in need of major repair.

STAFF RECOMMENDATION:

Staff recommends that the Board adopt the proposal to recommend to Council the designation of Priority Structure for 530 - 10th Street. This recommendation is based on the following Findings of Fact:

1. The information and evaluation contained in the Historic Resouces Inventory is found to be substantially true and correct;
2. Based upon the foregoing, the structure has significant historic and architectural value of sufficient importance to warrant designation as a Priority Structure and which satisfies the criteria contained in and established pursuant to Sacramento City Code 32.101, 32.401 and 32.407.
3. For the reasons set forth in Ordinance No. 3469, Fourth Series, in adopting the Preservation Ordinance, recognition of the historic and architectural significance of the structure through designation on the Official Register is in the public interest.
4. No application is pending for any of the permits set forth in Section 32.601;
5. The benefits which will result from recognition of the structure's historic and architectural worth through designation outweigh the detriments.
6. The public interest will be served by recognition of the historic and architectural significance of the structure through designation.
7. The provisions of Section 32.401 through 32.407.
- B. Alterations to a proposed Listed Structure.

PROJECT INFORMATION

Applicant proposes to repair and remodel the structure for residential use with one rental unit in basement. To allow for required height in basement, the structure will be raised two feet, six inches. So that the original proportions of the structure will not be thrown off, the applicant will construct a one foot retaining

82-021

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AUGUST 18 / 1982
September 1, 1982

Item # 120

wall at the property line and grade the yard up to two feet, thereby concealing the additional height.

All existing siding and shingling will be removed as required and replaced with new to match original. All window trim, door trim, barge rafters, exterior decorative trim will be cleaned and replaced as required to match original. All new windows and doors will have trim to match existing. The existing roof will be removed and replaced with a new composition shingle roof.

FRONT ELEVATION: Applicant will replace concrete in front of steps with grass-crete landscaping stones. The entry stairs will be replaced with flare stairs and flare banisters. The four newel finials will be removed and replaced with globe lights. The window at the basement level will be replaced with a new double hung window. Shingles on the porch pediment will be replaced with straight sided shingles in a diamond design. The columns on the front porch will be cleaned and replaced as required to match original. Columns supporting porch floor will be built to match columns above. The space under the porch will be enclosed with a wooden lattice screen. Louvers in the ventilators will be replaced with leaded glass.

SOUTH ELEVATION: Applicant proposes to rebuild chimney in a new non-historic design. To meet code requirements, the chimney will be enlarged. It will have a curved side, a strip of smooth coat cement plaster and a modern hood. The brick veneer will be old brick or new dark red brick. A garage door will be cut at the western end of the elevation at the basement level. A pair of double hung windows and a slider are also being placed at this level. At the first floor level a triple window is being placed. At the second floor level a pair of double hung windows are being placed and an eyebrow window is being removed.

REAR ELEVATION: At the basement level, a door and a bank of three fixed windows with six lights each will be placed. At the first floor level a recessed rear porch with balustrade will be built. The cut-away corner of the porch will be supported by a non-classical column to match columns on front elevation. Two doors will lead off of the porch. A bank of six one-over-six double hung windows will be placed at the main floor level off the kitchen. At the attic level, the two ventilators will be replaced by double doors which will lead onto a deck. The deck will be supported by posts standing on the existing hip-roof. The deck banister and balustrades will match those on front porch. The space under the deck will be enclosed by a wooden trellis screen.

NORTHERN ELEVATION: Applicant proposes to extend a major portion of this wall three feet out, to the northern edge of the bay. The siding and flare will match the original treatment. The southern portion of this addition will extend only to the first floor and will be covered by a shed roof. The central section will extend to the eaves and will involve extending the gabled roof line out three feet. The northern portion of the addition will extend to the third floor. To the rear a stair case will be added for rear access to the first floor porch. The space under the stairs will be enclosed with a wooden trellis screen. One door and a slider will be placed at the basement level. Staggered four-over-one double hung windows will be placed to follow the interior stair line. The eyebrow window will be removed. At the first floor level, two one-over-nine and one nine-over-one double hung windows will be placed. At the attic level the master bath will have a large triangular window placed above the tub/spa. Six skylights will be cut in the attic area over the sleeping area.

STAFF EVALUATION:

Staff has evaluated the proposed alterations and their potential impact on the historic fabric of the structure in the context that the building is a Listed

Structure. The applicant has been told that he is not presently obligated to submit his proposal to the Board for review and can withdraw his request. However, if on July 7, 1982, the Board finds the structure potentially eligible for Listing, the Board from that time until final action on August 2, 1982, will be authorized to review and approve alterations.

Staff believes that with some modifications (see conditions), the two most important elevations--front and south--will retain much of their original design integrity through compatible alterations. The rear and north elevations will be completely altered in a non-historic manner to provide for modern amenities. An agreement is made to approve these alterations, with some modifications, to allow for the continued use of a significant building.

Staff recommends that the Board approve the proposed alterations with the following conditions:

1. Front Elevation:

- a. Instead of grass-creté landscaping stones, concrete to match existing should be used.
- b. The front stairs and banisters should not flare but should replicate original configuration.
- c. The post supporting front porch at ground level should be square, not round.
- d. Global lights on front entry should not be used. Original finials should be repaired and retained.
- e. Original window at basement level with two vertical muntins should be retained or replicated.
- f. Shingle design in porch pediment should replicate existing design.
- g. Louvers in ventilators should be retained.

2. South Elevation:

- a. Chimney should be completely brick veneered.
- b. Chimney cap should be a replication of a turn of the century cap.
- c. Slider at basement level should be replaced by a double hung window.
- d. The two double hung windows under the bay should have two vertical muntins in upper sash.
- e. Garage door should be one piece wood. Garage door and trim should be painted same color as horizontal siding.
- f. Three windows over garage should all be double hung.
- g. Original window at second floor should be retained and the proposed second window omitted.
- h. The eyebrow window should be retained.

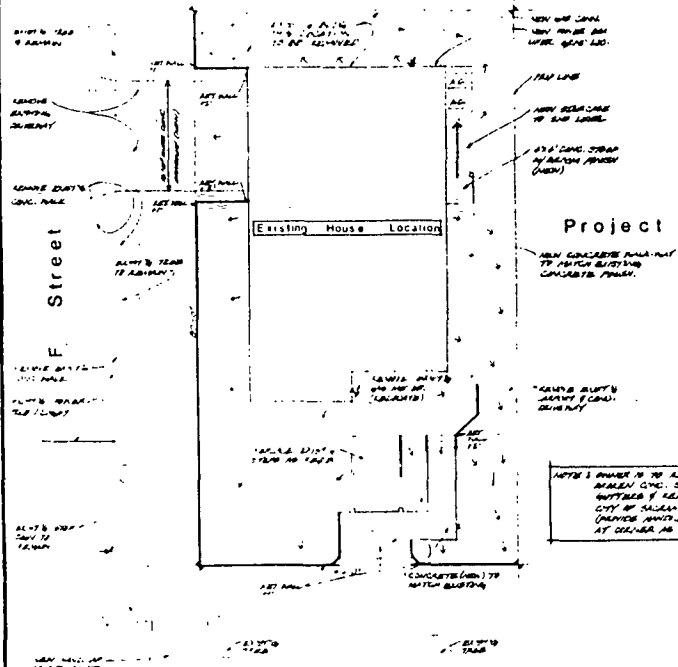
3. Rear Elevation:

- a. The porch, deck, and stair balustrade and banisters should be composed of slats rather than turned wood. Newels should be square and should not have finials or globe lights. Posts should be square.
- b. Bank of windows at first floor level should be six-over-one.

4. North Elevation:

- a. Basement level window should be fixed or double-hung.
- b. The staggered window cut into the shingle flare should be omitted.
- c. The eyebrow window should be retained.
- d. The shingle flare between the first and second floor should be continued on the addition.
- e. Double-hung windows on the first floor level should be nine-over-one.
- f. All exterior doors should be simple wood with panels and trim to match original.
- g. All basement window trim should match existing basement trim.
- h. All new first floor, and above, window trim to match existing first floor and above floors window trim.

LOCATION MAP



Owners: Pacific Land & Development
 P.O. Box 681
 Sacramento, California 95814
 (916) 486-9690

Project Address: 530 10th. Street
 Sacramento, California

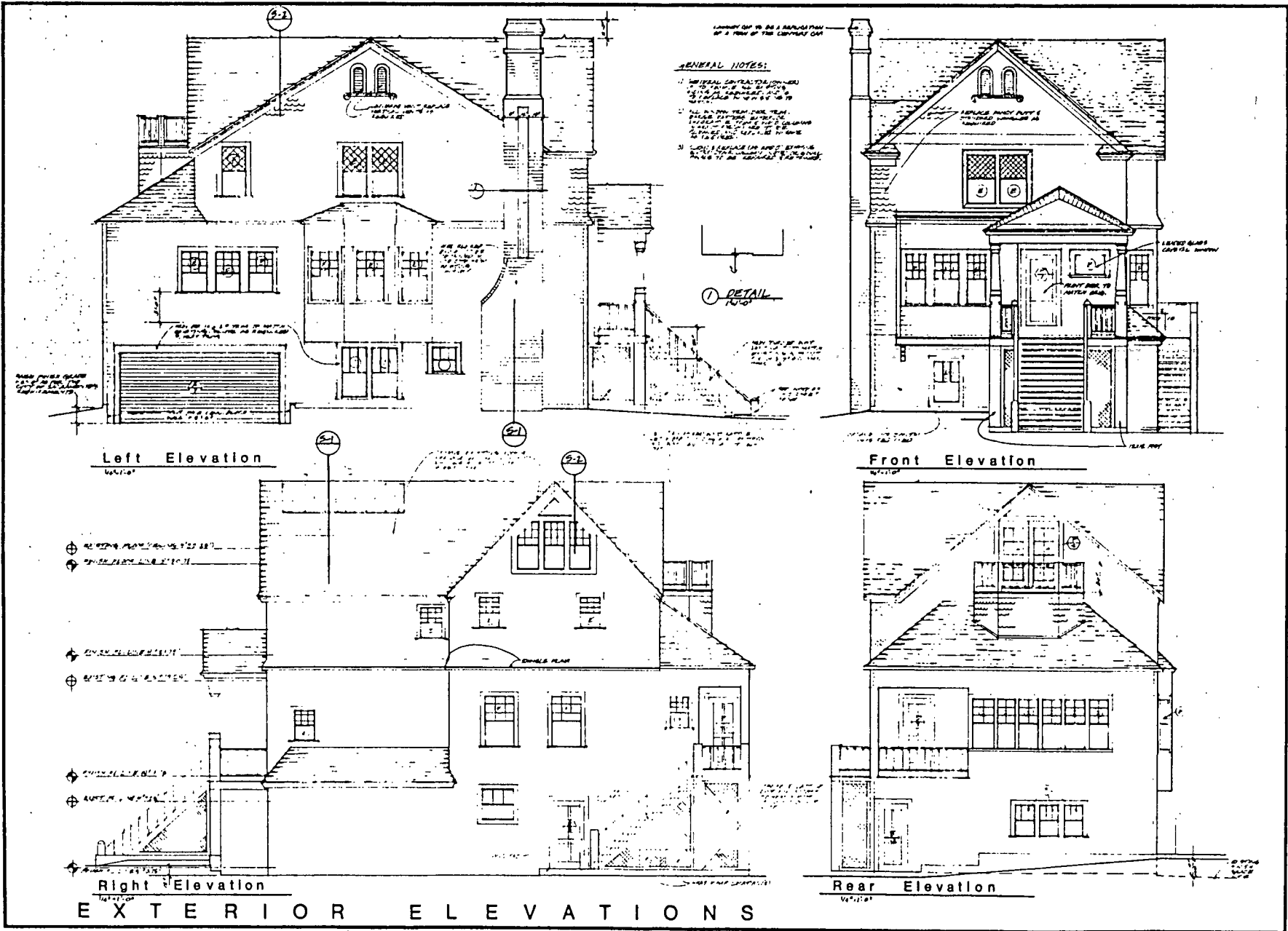
NOTE: OWNER IS TO REMOVE ALL EXISTING
 MATERIALS, INCLUDING CONCRETE,
 BRICKS & REBAR IN THE
 CITY OF SACRAMENTO JURISDICTION
 (OWNER MUST OBTAIN ACCESS PERMITS
 AT OWNER'S EXPENSE).

10th. Street
 PLOT PLAN

A RESIDENTIAL VICTORIAN RESTORATION

P R O J E C T S I T E P L A N

PROJECT TITLE PLOT PLAN VICTORIAN RESTORATION		CLIENT Pacific Land & Development	
DATE 1-82		DRAWN BY G. B.	
SCALE 1/8" = 1'-0"		CHECKED BY G. B.	
SHEET NO. A-1		TOTAL SHEETS 1	
PROJECT NO. 88-021		ARCHITECT George Vraletad Architect & Associates 1808 18th St. Sacramento, CA 95811	



PROJECT TITLE: Exterior Elevations JOB TITLE: Victorian Restoration DRAWN BY: GEM DATE: 1-31-82 SCALE: as noted		PROJECT NO.: A-6 REVISIONS:	
PROJECT NO.: 82-021		LOCATION: Sacramento, California	
George Vraistad Architect & Associates <i>George Vraistad, AIA</i> 408-682-6643			
NOTES:			

HISTORIC RESOURCES INVENTORY

Ser. No. _____				
HABS _____	HAER _____	NR _____	SHL _____	Loc _____
UTM: A _____	B _____		C _____	
C _____	D _____			

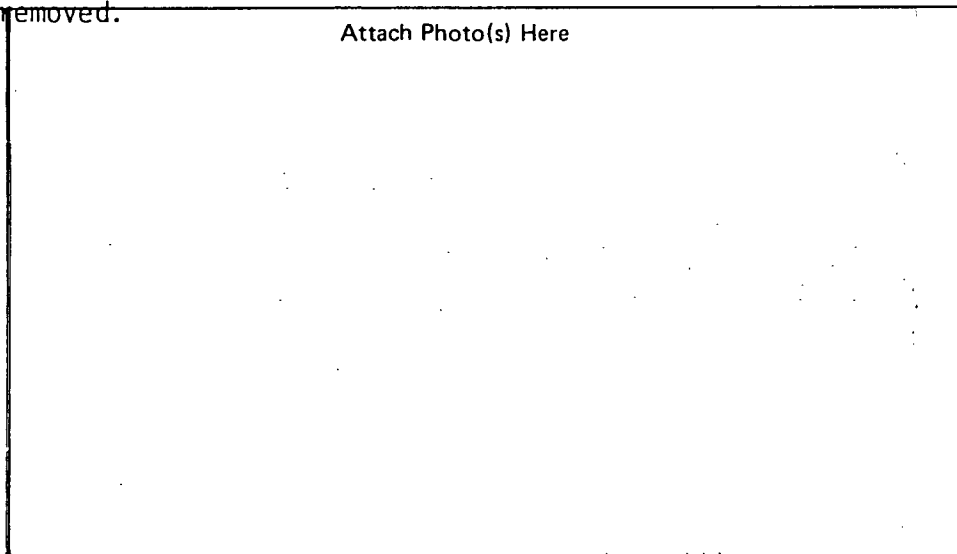
IDENTIFICATION

1. Common name: None
2. Historic name: Mrs. Josephine H. Crocker Residence
3. Street or rural address: 530 - 10th Street
City Sacramento, Zip 95814 County Sacramento
4. Parcel number: 002-112-1600
5. Present Owner: James M. Barlow Address: P.O. Box 1681
City Sacramento Zip 95814 Ownership is: Public _____ Private X
6. Present Use: Vacant Original use: single family residence

DESCRIPTION

- 7a. Architectural style: Queen Anne/Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This is a two story raised basement residence with cross gables showing the influence of Queen Anne and Colonial Revival styles. The gable ends have a bead decorated boxed cornice. The front elevation has gable returns. The first floor has horizontal siding. The flared second floor has alternating bands of plain and scalloped shingles. The gable ends, except on the north elevation, have double lancet-like round arched ventilators with molded trim and louvers. The ventilators sit on a molded trim sill with bead ends. Windows are double hung or single sash of varying sizes with molded vertical trim, molded sills and shallow cornices. The sets of double windows on the second story have diamond panes in the upper sash. The entry is recessed under a non-classical columned portico to one side of the front elevation. The porch balcony has turned banisters and the four balustrade newels have thick finials. To the other side of the portico, a shallow square bay with triple windows and corner boards extends and is supported by two brackets. The bay is capped with a cornice which supports a shallow decorative balustrade with turned banisters and finials. Two additional bays project, one on each side elevation. The original brick chimney has been removed.



8. Construction date:
Estimated _____ Factual 1901-1902
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 46' Depth 80'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated X No longer in existence ___
14. Alterations: basement window and door on front elevation, chimney removed, rear additions
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial X Other: _____
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was constructed as a residence for Calvin and Josephine Crocker in 1901-1902. Mr. Crocker's occupation was as a "capitalist."

This turn of the century building embodies two significant architectural traditions: the lingering Queen Anne (gable roof, flared and shingled second story, double arched ventilators), and the emerging Colonial Revival (eave returns, pedimented porch, square bay with corner boards and balustrade). The later was an ordered, classical and academic reaction to the former which was picturesque and anti-academic.

This building is highly representative of residential architecture in transition at the turn of the century. The builder has successfully combined two opposing influences into an interesting and varied design. The paired arched ventilators and square bay are distinctive features of the design.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared 6/28/82
By (name) Cynthia St. Louis
Organization Planning Department
Address: 927 - 10th Street
City Sacramento Zip 95814
Phone: (916)449-5604

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

