

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jerry Freeman, 3001 'J' Street, Suite 100, Sacramento, CA 95816			
OWNER	John Kassis & Frank Ranells, 1430-22nd Street, Sacramento, CA 95814			
PLANS BY	Williams, Pardon, 730 Sunrise Avenue, Suite 261, Roseville, CA 95678			
FILING DATE	5-25-83	50 DAY	DRACTION DATE	REPORT BY: RBH:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO.	007-356-06

LOCATION: 3030 'Q' Street

PROPOSAL: To rehab an existing listed structure from warehouse to office use

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1980 Central City Community  
Plan Designation: Heavy Commercial  
Existing Zoning of Site: C-4  
Existing Land Use of Site: Vacant warehouse

Surrounding Land Use and Zoning:

North: Postoffice; C-2  
South: Commercial/Office; C-4  
East: Commercial/Office; C-4  
West: Veterans' Hospital; C-4

Parking Required: 53 spaces less credit of 16 = 37 spaces  
Parking Provided: 39 spaces  
Parking Ratio: 1:400 sq. ft.  
Property Area: 25,600 sq. ft.  
Square Footage of Building: 21,250  
Significant Feature of Site: Listed Structure on Official Register  
Exterior Building Colors: Tex/Coate earth tone  
Exteriof Building Materials: Concrete

BACKGROUND: The applicant wishes to rehab a listed structure. In the process existing corrugated iron sheds to the west will be removed to provide parking. The building has been used for warehousing and offices. The rehab will convert all space to office use. Although 53 parking spaces would be required for the square footage of this project, the applicant is allowed a credit of 16 spaces for the present use/parking space ratio. This leaves a requirement of 37 spaces which is two less than the number of spaces to be provided.

STAFF EVALUATION: Staff feels that the project is one which will be beneficial to this Listed Structure. Although window and door changes will be made to the one-story portion along Alhambra and the height changed from one to two stories, staff feels that this will enhance the overall design of the building. Two side doors will be removed on the Alhambra side of the two and one-half story building and be replaced by windows to match existing fenestration. In addition, the west side of the structure will receive new fenestration with a secondary entry way to match existing fenestration in concept. Glass entry doors will be added to the north and west entry areas.

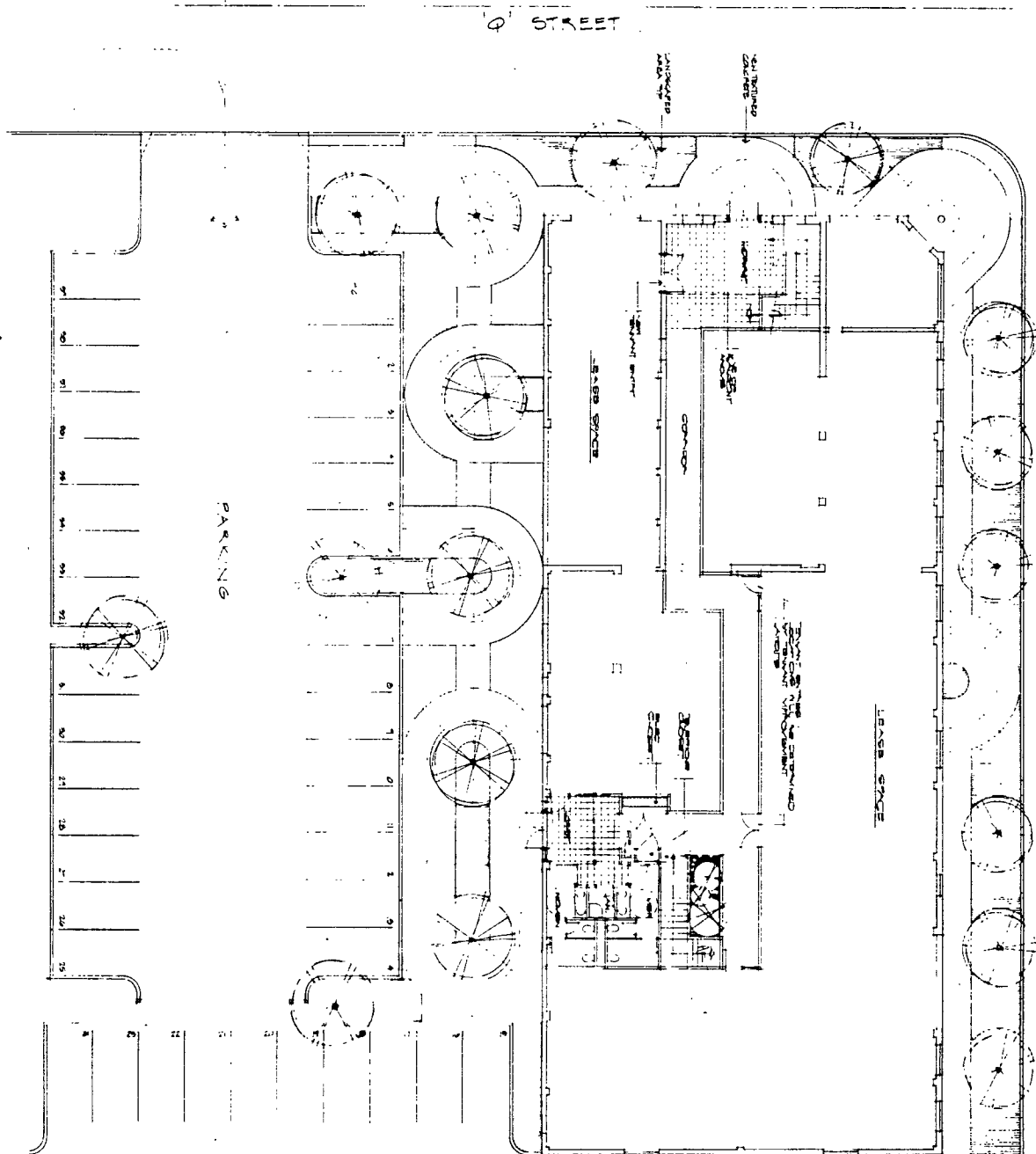
STAFF RECOMMENDATION: Staff recommends approval of the project with the following conditions:

1. New doors and windows to be of the same material and design as existing;

2. Mechanical screen wall on new second story roof to be of same finish as rest of building walls;
3. New roof of new second story portion of building to have roofing material of a color to match roofing tile;
4. New texture coating to be applied so that no edge detailing is lost on building;
5. Signage to be returned to Board for review and approval;
6. Landscaping plan to be brought back to Board for review and approval;
7. Trash storage area to be provided within the structure or within the parking area. If provided outside, then storage area to have six-foot wall and gate. Wall to match walls of building;
8. Irrigation and shading plan to be reviewed and approved by staff.

Approval is based on the following Findings of Fact:

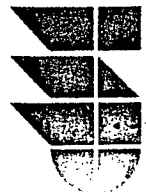
- a. The project will allow a listed structure to be upgraded;
- b. The changes to the listed structure are in keeping with the overall design character of the building.
- c. The project, as conditioned, will be within the Guidelines of the Listed Structure plan.



FIRST FLOOR - SITE PLAN

BUILDING AREA		sq ft.
GROSS		51,750
NET		27,000
PARKING		22 SPACES
PARKING NEAR / NEAR BY		21 SPACES
PARKING PROVIDED		21 SPACES

ALHAMBRA BUILDING



W. LEAMS + PADDON  
ARCHITECTS + PLANNERS INC.  
1500 ALHAMBRA BLVD. SUITE 200  
ALHAMBRA, CA 91801

DATE	11/15/83
BY	DAVID
SCALE	1/4" = 1'-0"
PROJECT	ALHAMBRA
NO.	1







Sur. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 48/5D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM A 10-633500-4269400  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

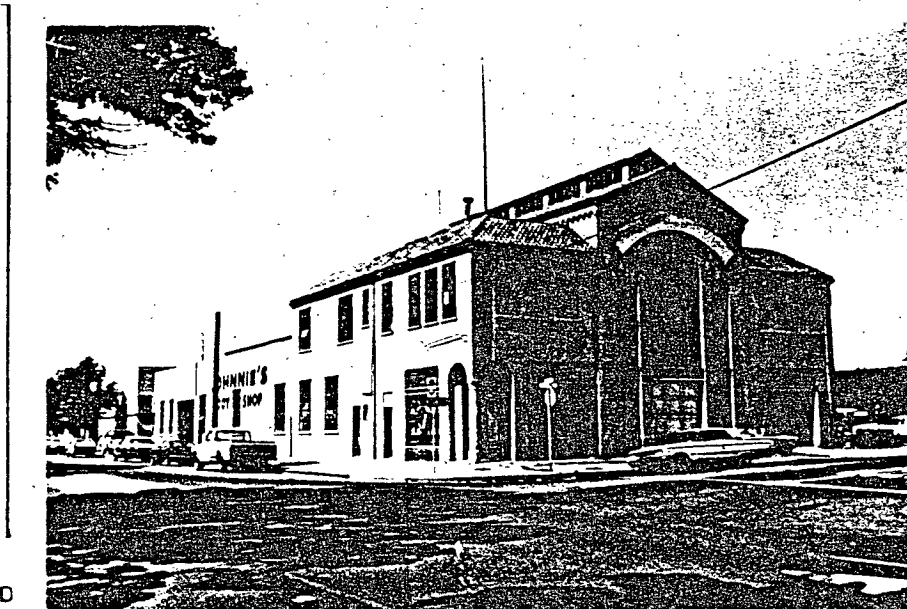
1. Common name: Johnnie's Body Shop
2. Historic name: Glenn Dairy Company
3. Street or rural address: 3030 Q Street  
City Sacramento Zip 95816 County Sacramento
4. Parcel number: 007-352-06
5. Present Owner: Sheldon & Laura Dolittle Address: 6241 SouthLand Drive  
City Sacramento Zip 95831 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: body shop Original use: dairy processing plant

DESCRIPTION

- 7a. Architectural style: Vernacular with Romanesque Revival influences
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The large reinforced concrete tile-roofed building contains a large two to two-and-a-half story portion on Q Street and a rear one story segment along Alhambra. A central gabled form with a tall arched opening rises above flanking two story hip-roofed wings. A gabled clerestory rises from the central gable peak and a course of corbelled arches encircles it. Side wings contain windows with industrial sash above ground floor windows and transoms, and the corner entry with its two arches and column. The large arch is windowed above a truck entry, and flanked by two tall windows above similar openings. The rectangular one story portion to the south contains metal sash windows and garage entries. The building is surfaced with stucco.

The ground floor show window areas have been altered. Glazing and window divisions of the ground floor reflect alterations, as does the central vehicle entrance and side panels. Windows on the west side of the second floor have been closed and resurfaced.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1924
9. Architect unknown
10. Builder Holdener Construction Company
11. Approx. property size (in feet)  
Frontage 240 Depth 160  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
1980

13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: ground floor remodeling, changes to windows
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial X Commercial \_\_\_ 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 creamery plant by the Holdener Construction Company for the Glenn Dairy Company in 1924. This company was replaced by the Lakeshire Cheese Company in 1931. The State Brewing Company followed by the Standard Brewing Company were occupants through 1937, after which the building lay vacant through 1941.

The building is an imposing industrial representative that has utilized elements of the Romanesque Revival mode in its format, arch motifs, and tiled roofs. Although the composition of the building is not particularly skillful, its design is strong and its image powerful. The design values of the one story portion on the south are limited.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture 1 Arts & Leisure \_\_\_  
 Economic/Industrial 2 Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sacramento Building Permit, 4-22-1924  
 Sacramento Business Directories, 1925-1941

22. Date form prepared 1981  
 By (name) HEC  
 Organization S.C.P.I.D.  
 Address: 915 I Street  
 City Sacramento Zip 95814  
 Phone: 449-5381

