

Design Review/Preservation Board
Sacramento, California

MEMORANDUM:

To: Members in Session

From: Staff

Subject: 502-504 10th Street
Multiple family rehabilitation

BACKGROUND AND PROJECT EVALUATION:

This project was continued by the Board from the last meeting with a request that the applicant provide the information as shown on Attachment A. Staff has taken revised plans to the site and has the following comments.

1. The revised plans show some of the exterior elevation changes requested by the Board.
2. In addition to those exterior elevation changes, staff has found some discrepancies between the drawings presented and the actual conditions found at the site. On all elevations of the two buildings, the location of some existing windows and the location of some proposed new windows may not be accurately shown. There is also a discrepancy between the location of some windows on the elevations of the drawings and on the floor plans of the drawings.

On the east or front elevation, the following comments pertain:

- a. 504 10th Street - there is presently an existing doorway and window area which has been filled in by wood paneling on the right hand side of the front elevation, between the entry door to the second floor and the window area to the south. The applicant proposes remodeling this window/door space by placing new wood siding and a small window in the center of the new paneling.
- b. The new entry door's design should be review and approved by staff. A four panel steel door should be used.
- c. The decorative breakup of the windows on the left side of the front entry of 504 10th Street should be completed by horizontal and vertical mullions rather than curved mullions as shown. Horizontal and vertical mullions would be in keeping with the architectural style of this structure.
- d. 502 10th Street has a existing door entry on an angle at the intersection of 10th and E Streets. The applicant proposes to fill this door entry in and to replace the door with a window. The design of this window and the use of materials to fill in the diagonal entry should be reviewed and approved by staff.

- e. The new front entry door to the south corner of 502 10th Street should be reviewed and approved by staff. A four panel steel door should be used.
- f. The decorative window treatment in the upper portion of the front window at 502 10th Street repeats the same curved mullion treatment as found in the third floor windows. This design is appropriate for this structure.
- g. The applicant will removed the horizontal tie beam between the two buildings and the deck that is there at the present time. This is in keeping with the Board's desires as expressed at the previous hearing. A black wrought iron fence and gate will be provided part way back in the open space between the two buildings in order to separate the two-car parking area from an open court area to the west.
- h. The south elevation of 502 10th Street, as drawn, does not show the location of existing windows. New windows are proposed at the first floor elevation. The location of the new windows and the removal of existing windows should be reviewed and approved by staff. The new entry door to be placed in the existing ground level door opening should be a four panel steel door. The design should be reviewed and approved by staff.
- i. The applicant has shown the removal of the existing stairway that was placed on the forward portion of the building to provide for fire escape needs through a third story window. This is appropriate.
- j. The north elevation of 502 E Street shows a change in ground level windows as opposed to the existing windows which are presently there. The entry exit door towards the west of the ground level will be removed and a window will be placed in its location. Other window openings are proposed to be reduced in size. One existing window is proposed to be removed on the ground level elevation. The changes in window openings and the design of the windows to be placed in these openings should be reviewed and approved by staff. On the second and third floor level, two existing windows are located at the western end of the north elevation. The removal or retention of these windows should be reviewed and approved by staff.
- k. The new wood exterior and windows to be placed on the enclosed porch on the west end of the north elevation should be review and approved by staff.

- l. The design of the double gate which will be used to block entry into the trash storage area will be provided with a panic bar on the interior so that the location may be used for fire exiting. The design of the transom window above this gate and the design of the gate should be reviewed and approved by staff.
- m. The south side of 504 10th Street is proposed to retain some existing windows and to remove other existing windows and replace them by new windows. It is not clear, in all instances, where existing windows may remain and where new windows may be placed. The ground floor portion of this elevation behind the existing stairs to the west, is not readily accessible for review in the field. The new fire escape stairway at this elevation has been shown. The stairway is proposed to have a solid wood baluster with a diamond shape decorative panel in each baluster position. Staff feels that the stairway should be redesigned to have 2 x 2 balusters with the appropriate top and bottom rail in place of the solid plywood railing and baluster as shown. The location of new windows and the retention of existing windows should be reviewed and approved by staff.
- n. 504 10th Street, north elevation, has some existing windows and an existing door proposed to be removed. The location and removal of the existing windows and/or door should be reviewed and approved by staff. The east elevation of this structure, as it faces the interior courtyard, currently has a ground level garage door with four existing windows above, two on the second floor and two on the third floor. The applicant proposes to remove the garage door and to replace it by a new doorway and window. This is acceptable to staff. The removal of existing windows and replacement with new windows on second and third floor level should be reviewed and approved by staff.
- o. The west rear elevation of both structures have the new stairway and fire escape systems shown. These stairways are suitable except for the treatment of the guard rail with solid plywood panels. Staff would recommend that these guard rails and balusters should be replaced with 2 x 2 baluster as recommended for the south elevation of the building. Any replacement or removal of existing windows or placement of new windows on the west elevation should be reviewed and approved by staff.
- p. The applicant has removed the window air conditioning units from the north elevation. The units have been replaced by exterior condenser units which will be located at other locations, either within the interior courtyard or at the roof elevation. All exterior air conditioning units are to be screened in a manner to be reviewed and approved by staff.

3. This project must move forward in a timely fashion in order for the applicant to secure the rehabilitation loan from the Redevelopment Agency. Staff feels that it is important for the project to move forward in that should the redevelopment loan not be forthcoming, it is possible that these structures might remain vacant, continuing as a fire hazard, not only to themselves, but to the rehabilitated structures directly to the south.

STAFF RECOMMENDATION: In order to move the project forward, staff would recommend approval of the project with the following conditions:

- a. Design Review/Preservation Board staff, in conjunction with Don Nelson, Building Inspector, will work with the applicant to review revised drawings and also conduct on the site inspection to insure that both structures are rehabilitated in accordance with the Department of Interiors Guidelines for Historic Preservation and the Board's Guidelines for the renovation of Listed Structures.
- b. Staff will see that all original windows and doors which can be retained will be retained in the structure. In those cases where original windows must be either removed or reduced in size, staff will see to it that the changes are done in a manner compatible with the structure and that suitable trim material will be placed around the windows as well as the windows themselves matching the architectural style of the building.
- c. Staff will review the project along with the Building Inspector to insure that all work as it is completed is in compliance with the Board's Design Policy or that work will be removed and replaced by finish material which meets the Board's Policy.

Approval of the project is based on the following findings of fact:

1. It is important that the project move forward so that these vacant structures are rehabilitated and are no longer in danger of being destroyed by fire or lack of preventive maintenance.
2. Planning Division and the Building Division Staff will review the projects on a step by step method with the applicant, the Department of Interior's Standards for Rehabilitation and Board's Standards for the rehabilitation of Listed Structures will be assured.

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.

Respectfully submitted,

R. HASTINGS

Richard B. Hastings,
Director, Design Review/Preservation Board

RBH:vf

DESIGN REVIEW & PRESERVATION BOARD
1231 "T" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bautista Demetrio, 9235 Carla Way, Sacramento, CA 95826		
OWNER	Bautista Demetrio, 9235 Carla Way, Sacramento, CA 95826		
PLANS BY	ROBERT A. MASSETTI, ARCHITECT, 5009 Palm Avenue, Sacramento, CA 95841		
FILING DATE			RBH:VT
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	002-112-10
* CONTINUED TO DECEMBER 9, DESIGN REVIEW MEETING PENDING REVISED DRAWINGS.			

LOCATION: 500 - 506 10th Street

PROPOSAL: The applicant proposes the rehabilitation of existing apartment buildings, including a reduction from 17 to 11 units.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A
Existing Land Use of Site: 17 apartment units and vacant ground floor commercial

Surrounding Land Use and Zoning:

North: Multiple family; R-3A
South: Multiple family; R-3A
East : Multiple family; R-3A
West : Multiple family; R-3A

Parking Required: 2 spaces
Parking Proposed: 2 spaces
Property Dimensions: 61 ft. x 80 ft.
Property Area: 4,880 sq. ft.
Square Footage of Building: 10,000 Sq. Ft.
Significant Features of Site: Both Supportive Buildings within proposed preservation area
Exterior Building Colors: Sand, Brown, Red, Tan
Exterior Building Materials: Wood siding, composition shingles

BACKGROUND INFORMATION: In August of 1984, the Planning Commission approved a Variance for this parcel to replace two on-site parking spaces with two off-site parking spaces. On September 5, 1984, the Design Review/Preservation Board approved rehabilitation plans for the subject site which would reduce the number of units from 17 to 12. The applicant who presented this project to the Planning Commission and the Design Review/Preservation Board, did not proceed with the rehabilitation of the property. A new owner has now taken possession of the property and proposes to rehabilitate the buildings and to reduce the number of units from 17 to 11. The owner also proposes to keep the two on-site parking spaces so that no off-site parking would be required. Staff has the following comments and concerns regarding the proposed project.

1. The proposal to leave the two on-site parking spaces, although, while not particularly advantages to the visual appearance of the property, will relieve the applicant from the necessity of a Planning Commission Variance for off-site parking.

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November 4, 1987

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2. The rehabilitation plans, as previously submitted, would have provided a better looking project due to the design of the exterior stairways, the completion of an interior courtyard between the two structures, and the remodeling of the ground floor level elevations at both streetscapes.
3. The applicant proposes to retain an existing deck which also serves as a carport cover between the two structures. Staff finds that this deck was a later addition and does not contribute to the architectural quality of the buildings nor is it needed for exiting. Staff would recommend the removal of this deck as well as the horizontal brick faced beam that connects the two buildings together at the east elevation.
4. Staff recommends that the applicant reconsider the design of the east and north elevations at ground level to be more in keeping with those as proposed to the Board and approved by the Board previously.
5. Staff recommends that the applicant revise the proposed ground level, black iron gate and fence at the east elevation in a manner that would be more suitable to the architectural style of the structure. The applicant may include in the revision, a portico entry to be somewhat similar to that reviewed and approved by the Board previously.
6. Staff recommends that the applicant bring the balcony railings up to building code height requirements in a manner similar to that reviewed and approved by the Board previously.
7. Staff recommends that the applicant repair the window trim and casings for all existing windows.
8. Staff recommends that the applicant use a heavy but asphalt composition shingle for all re-roofing.
9. Staff recommends that the applicant sandblast and waterproof all exterior masonry work and paint the masonry in a manner similar to that reviewed and approved by the Board previously.
10. Staff recommends that the applicant use the east elevation drawing to provide a detailed painting diagram for staff review and approval of the proposed painting color layout.
11. Although some windows will be relocated or eliminated, this will not cause an adverse visual effect. In those case where windows are relocated, the applicant will provide matching siding and the joints between the new and existing siding will be staggered so as to eliminate the appearance of a vertical joint line across more than one board.

12. The applicant will repair the sidewalk in all places where needed.
13. The applicant, in repairing the sidewalk, should extend street side plantings where appropriate.
14. The rehabilitation drawings will need to be signed with the architect's licensing number before the Board can take action.

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

1. The deck between the two structures and the connecting beam will be removed.
2. The applicant will redesign the ground level elevations on the east and north elevations to be more like those previously approved by the Board.
3. The black iron gate and fence at the east elevation will be redesigned to be in keeping with the architectural style of the structures.
4. The new railing height will be done in a manner which is as unobtrusive as possible.
5. All windows and window trim will be repaired to match existing.
6. A heavy butt asphalt composition shingle will be used on all re-roofing.
7. The existing masonry will be sandblasted and water proofed and all exterior masonry will then be painted in a manner to meet the revised color scheme of the project.
8. The applicant will provide an east elevation drawing showing a final painting diagram.
9. Any location where siding will be used to replace windows or other repair requirements, will have staggered joints between the butt ends of the sidings.
10. The applicant will repair sidewalks whenever needed.
11. The applicant will extend street side planting areas where appropriate.
12. All of the above conditions will be provided for staff for review and approval.

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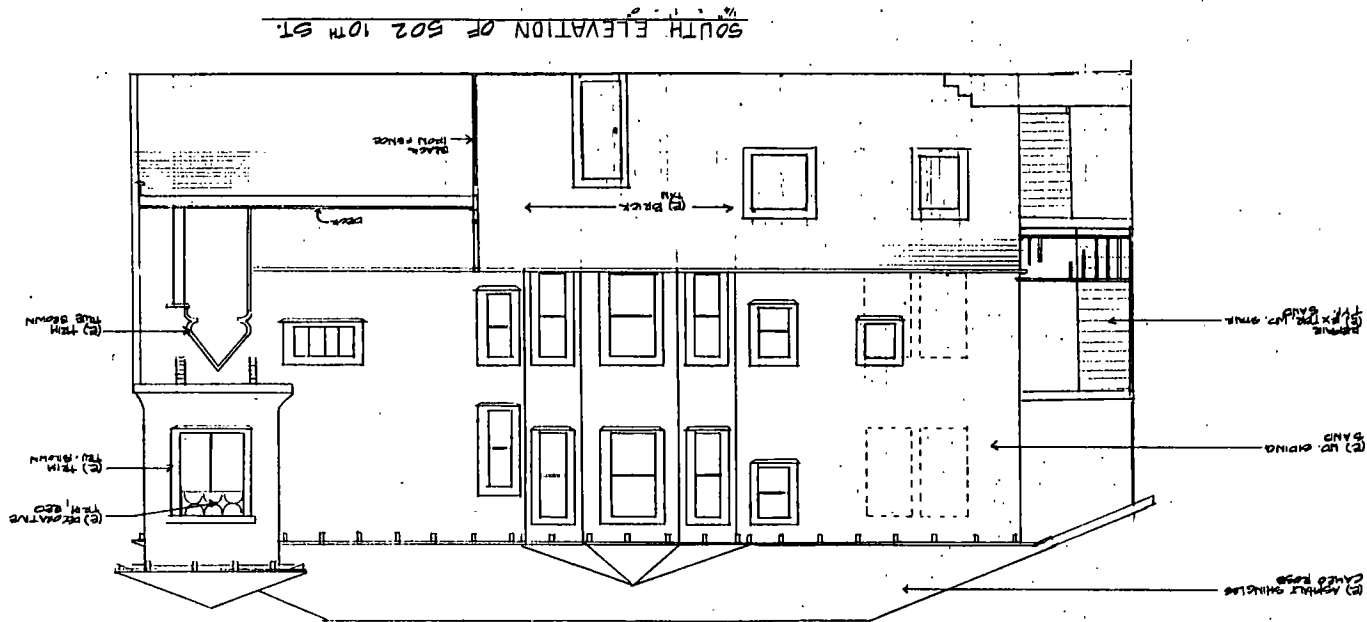
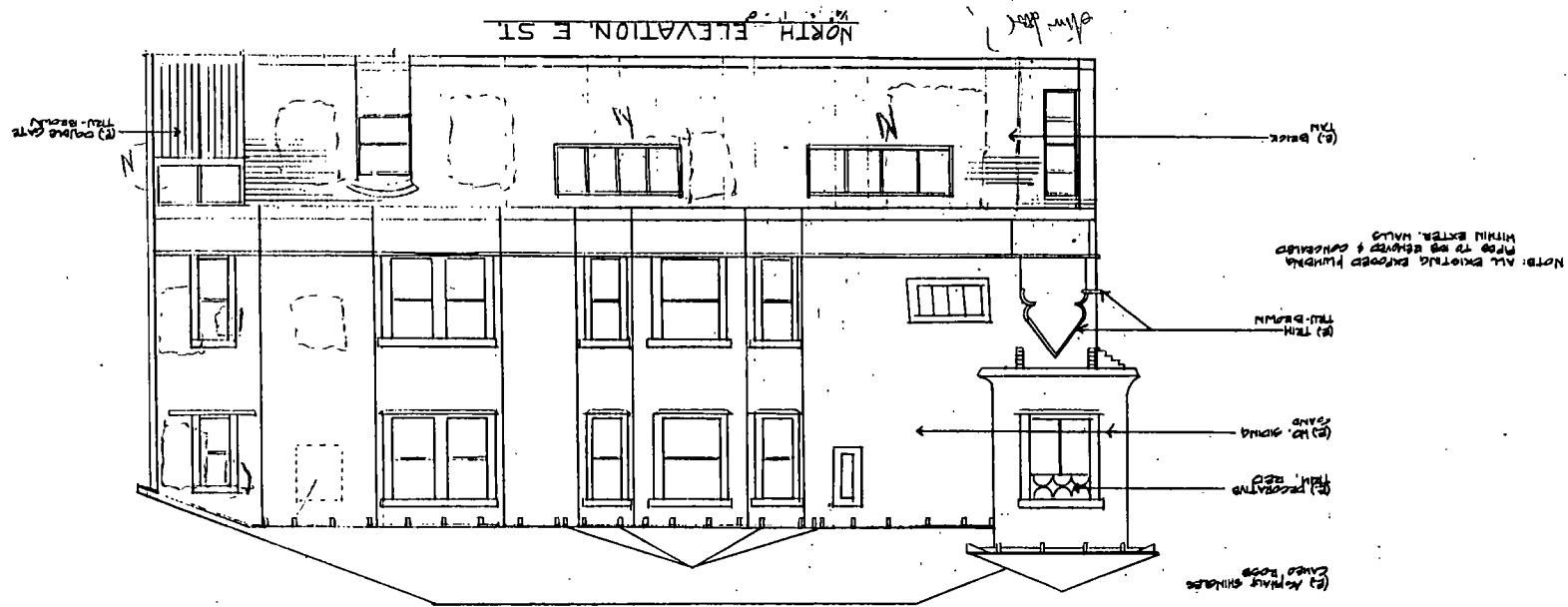
Approval of the project is based on the following findings of fact:

1. The project, as approved and conditioned, will provide for the rehabilitation of two Supportive Structures.
2. The project, as conditioned, will be in keeping with the Secretary of Interior's Guidelines for historic preservation.

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SACRAMENTO, CALIFORNIA 95841
(916) 331-3380

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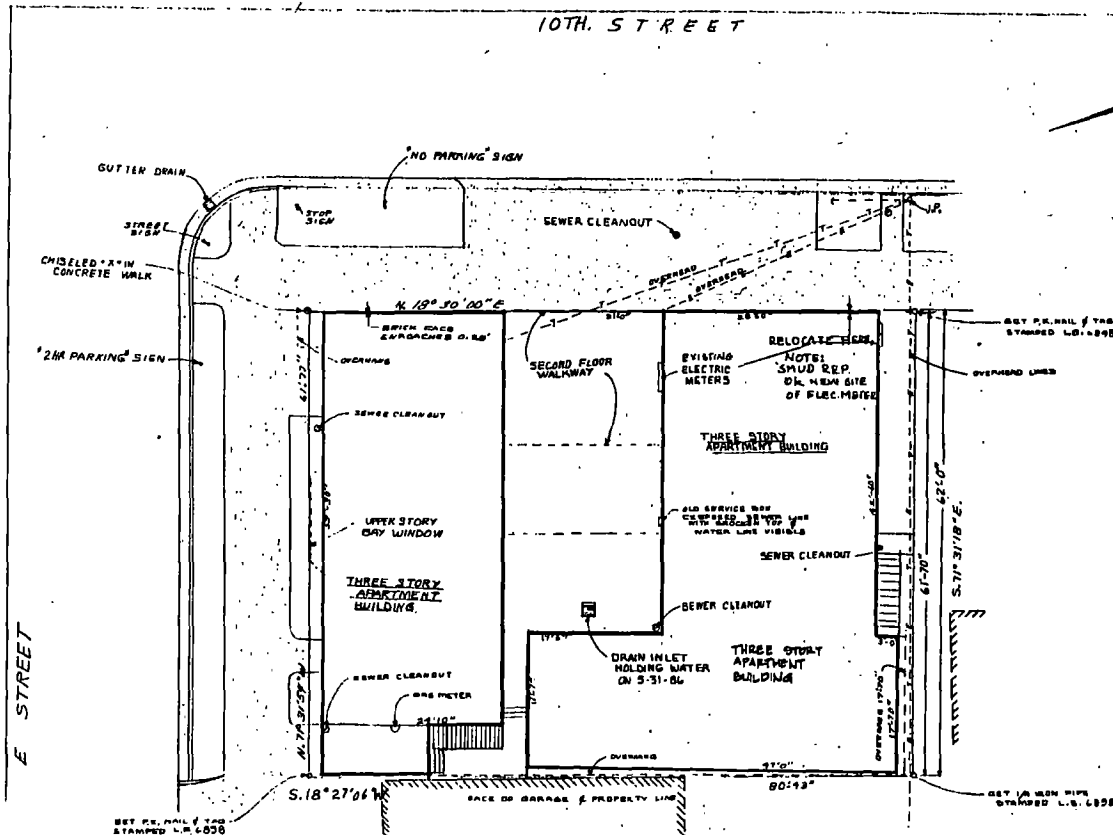
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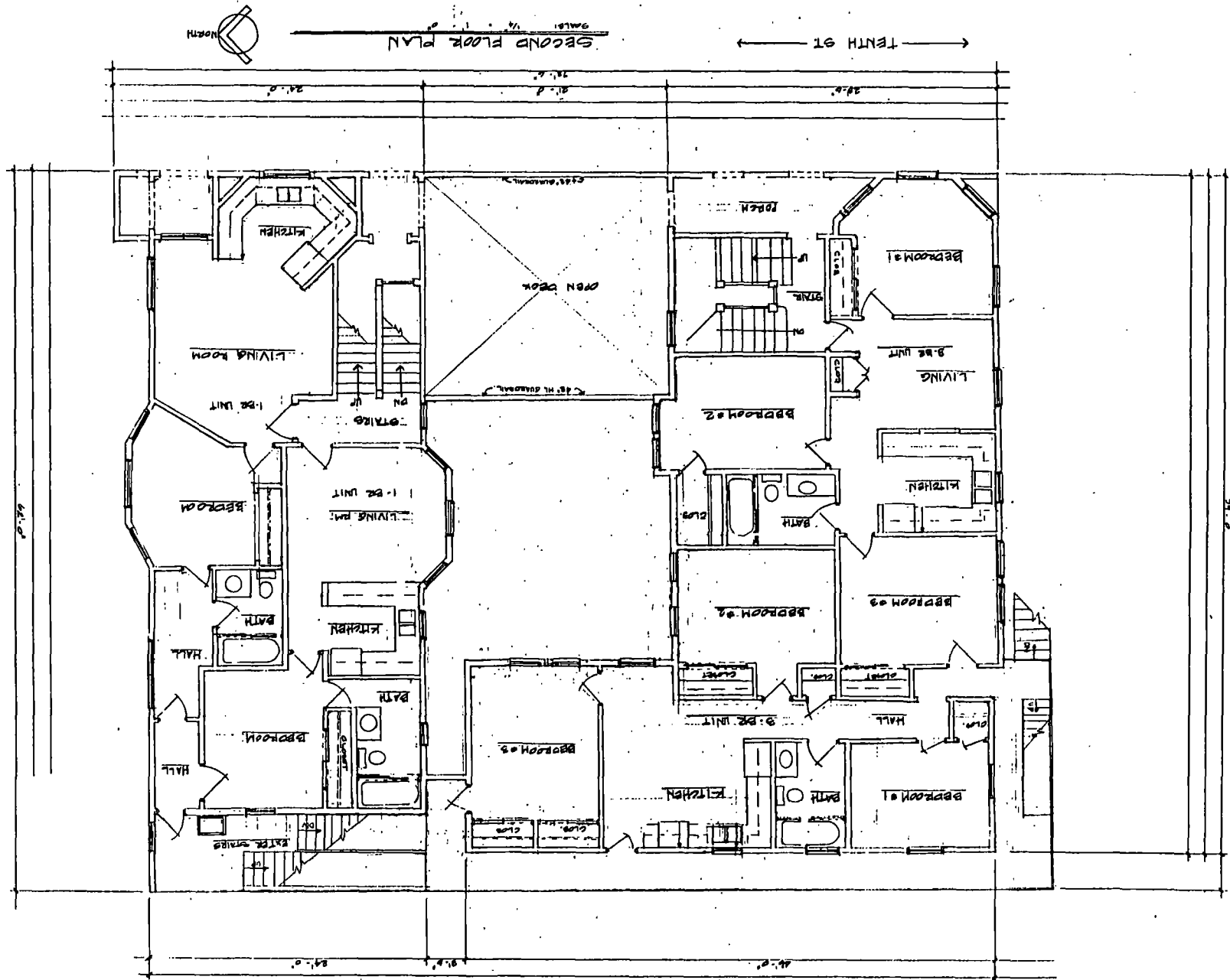
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REVISIONS	BY

ROBERT A. MASSETTI, ARCHITECT
5009 PULM AVENUE
SACRAMENTO, CALIFORNIA 95841
(916) 951-5580

APARTMENT COMPLEX REMODEL
502 & 504 10th St.
SACRAMENTO, CALIFORNIA 95841
PARCEL NO 002-0112-110

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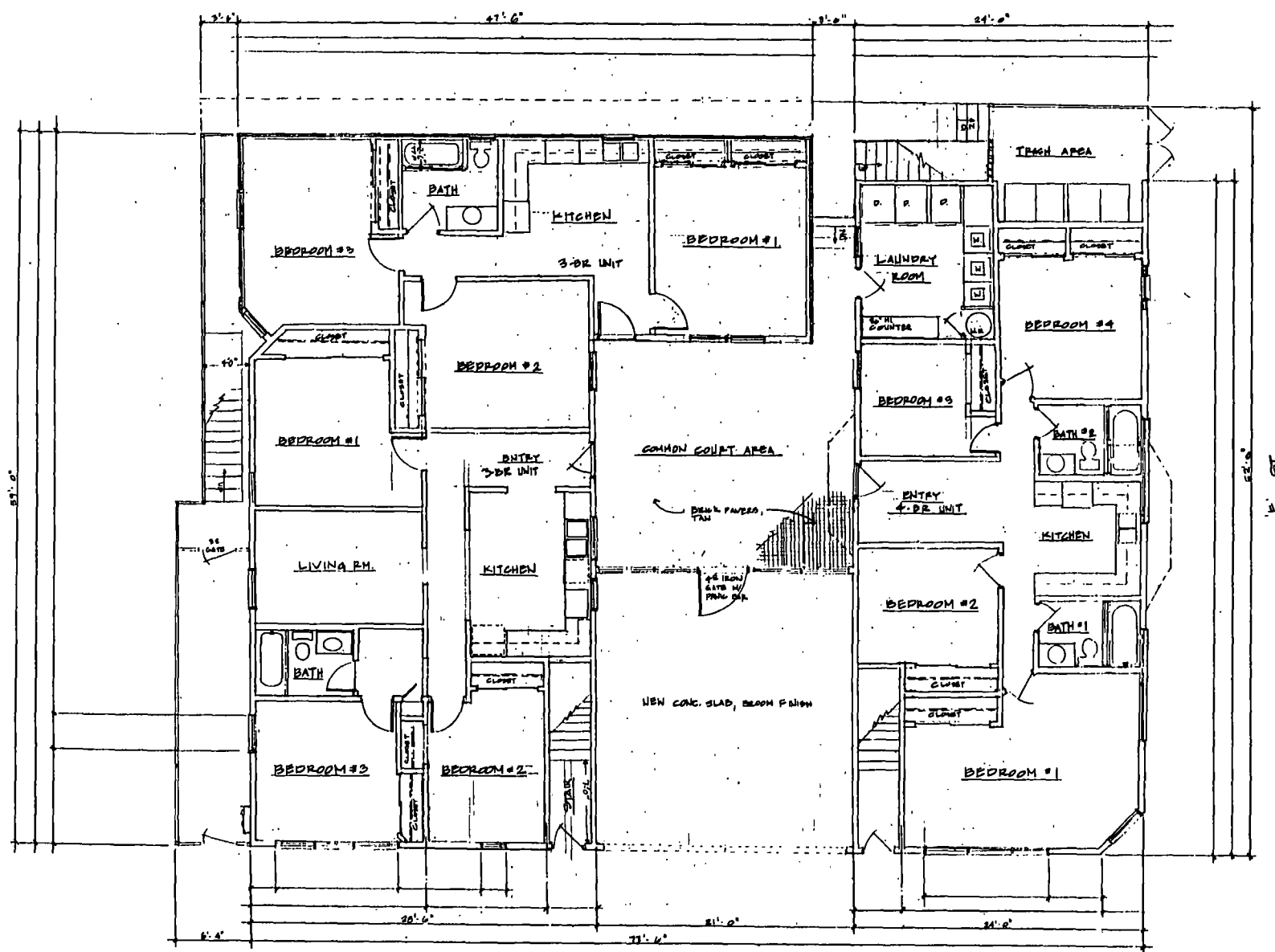
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FIRST FLOOR PLAN

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ROBERT A. MASSETTI, ARCHITECT
9008 PALM AVENUE
SACRAMENTO, CALIFORNIA 95841-
(916) 731-5980

APARTMENT COMPLEX REMODEL
502 & 504 10TH ST

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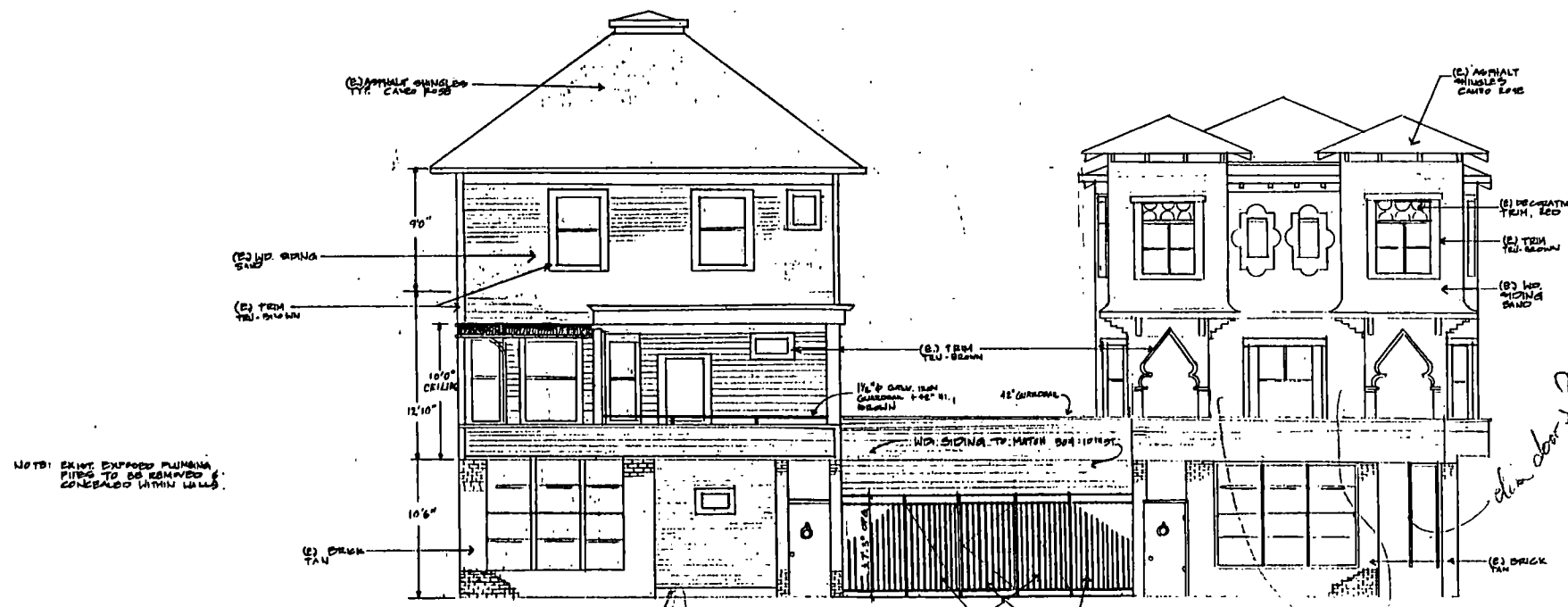
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#1211



EAST (FRONT) ELEVATION, 10TH STREET

REVISIONS	BY

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(916) 931-3980

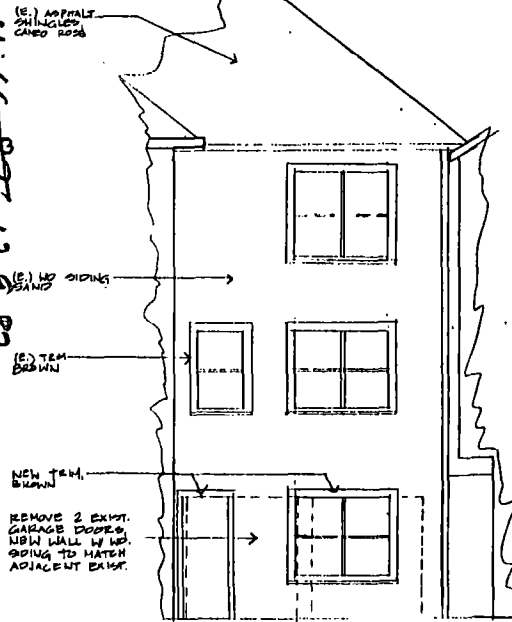
APARTMENT COMPLEX REMODEL
502 & 504 10TH ST.
SACRAMENTO, CALIFORNIA 95814

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OF	9

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#11



INSIDE ELEVATION
(COMUNAL AREA)



NORTH ELEVATION, 504 10TH ST.

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APARTMENT COMPLEX REMODEL
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SACRAMENTO, CALIFORNIA 95811

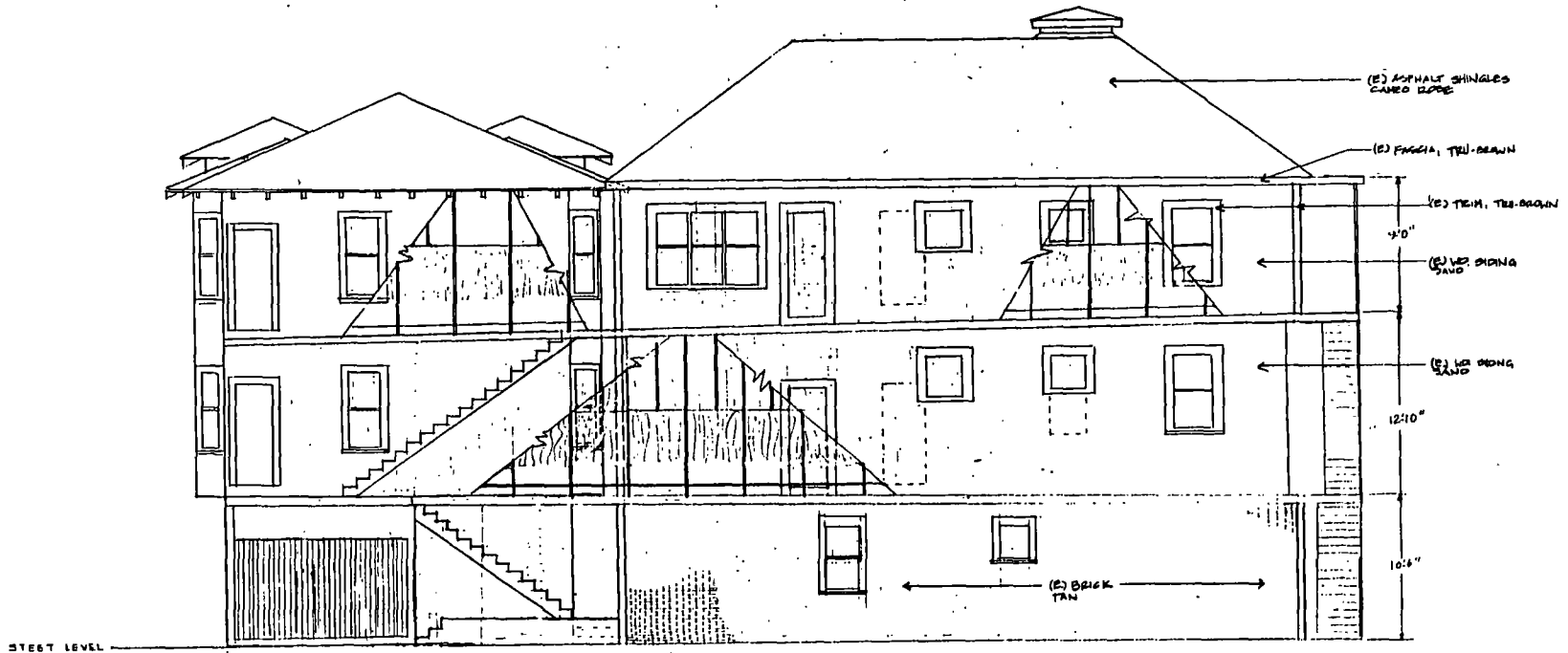
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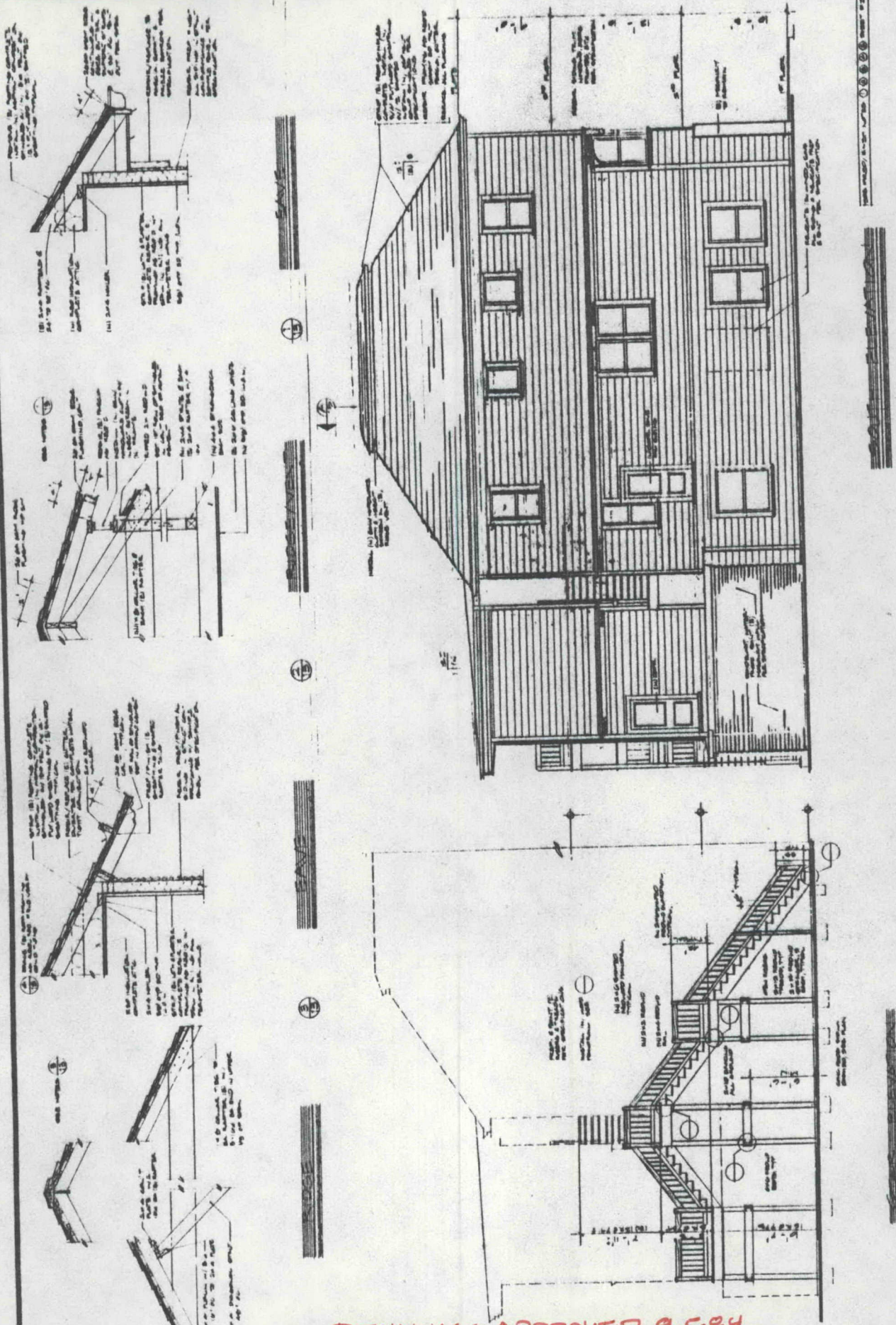


REVISIONS	BY

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OAKLAND, CALIFORNIA 94612
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APARTMENT COMPLEX - REMODEL
502 & 504 10TH ST.
SACRAMENTO, CALIFORNIA 95814

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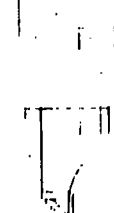
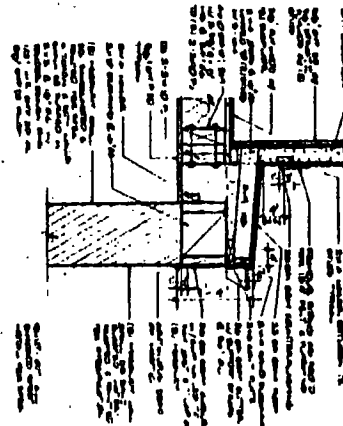
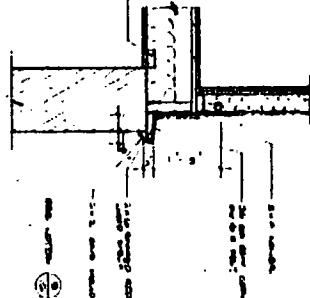
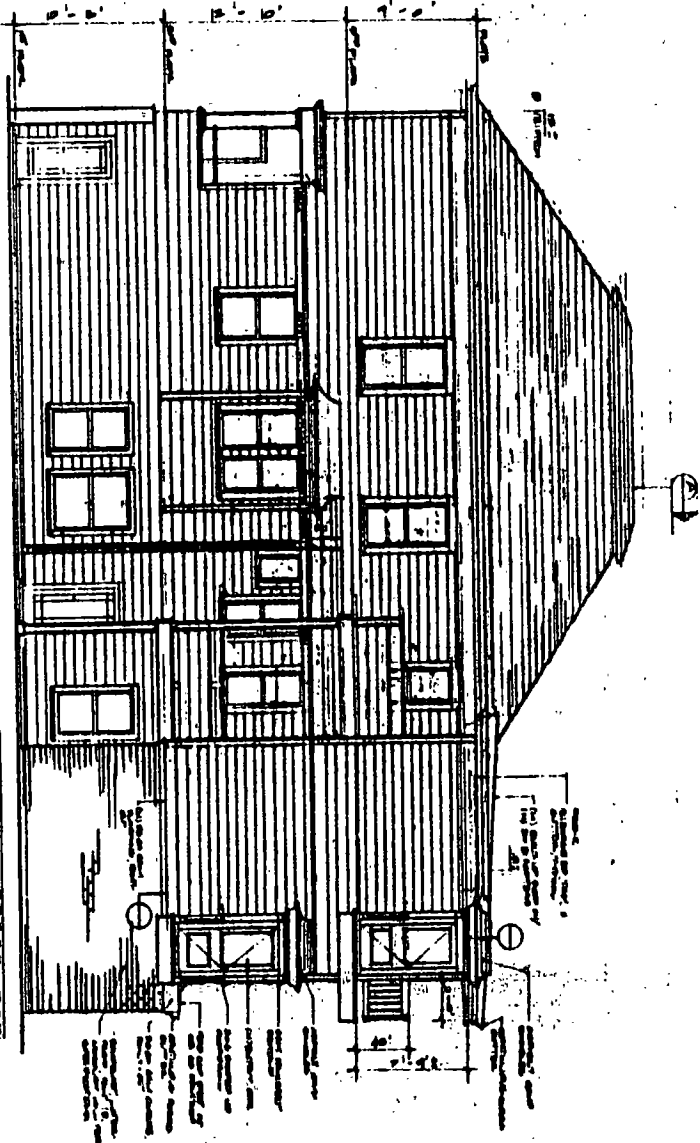
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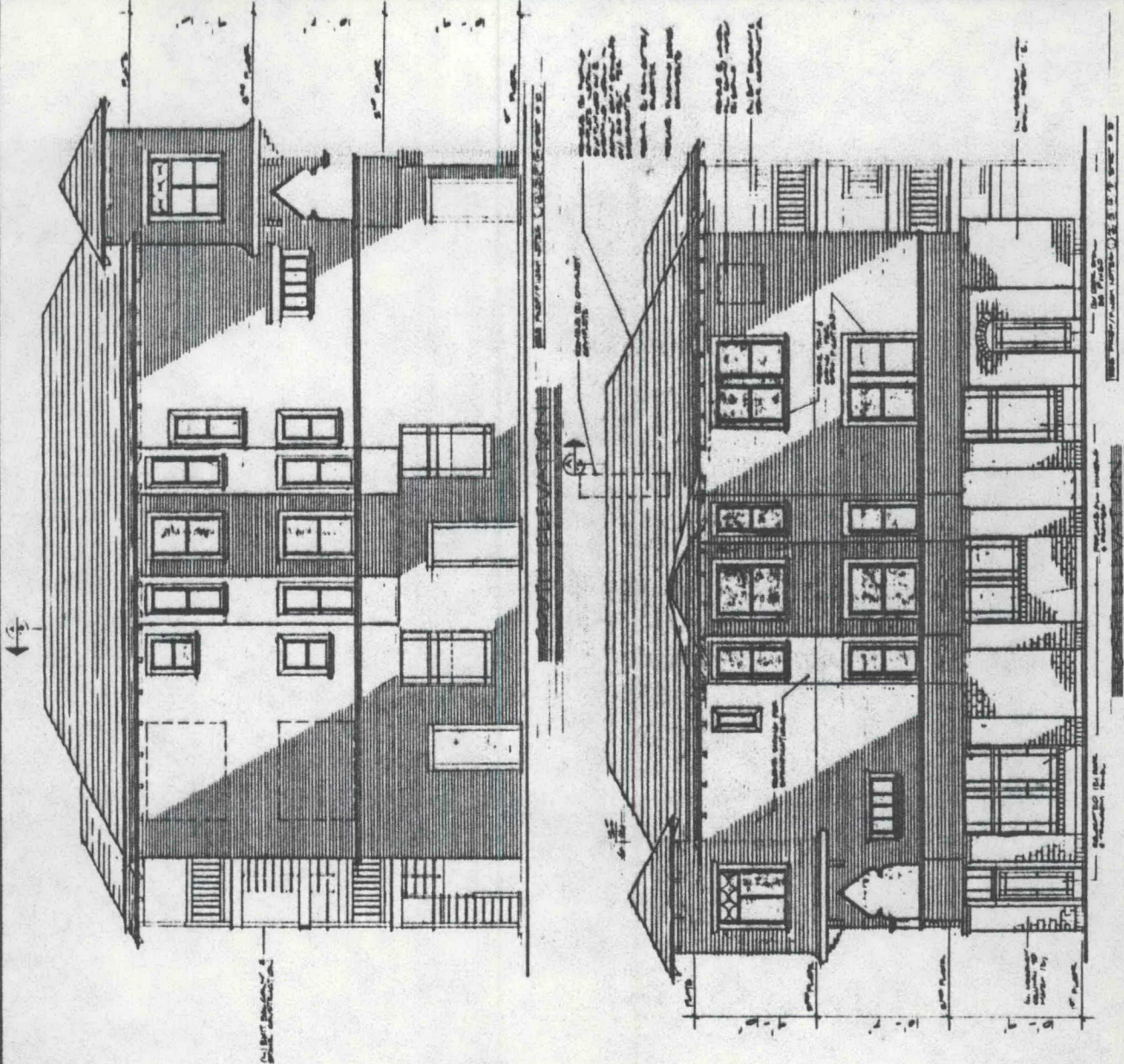
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ELEVATION

SECTION

BOB McCABE - ARCHITECT

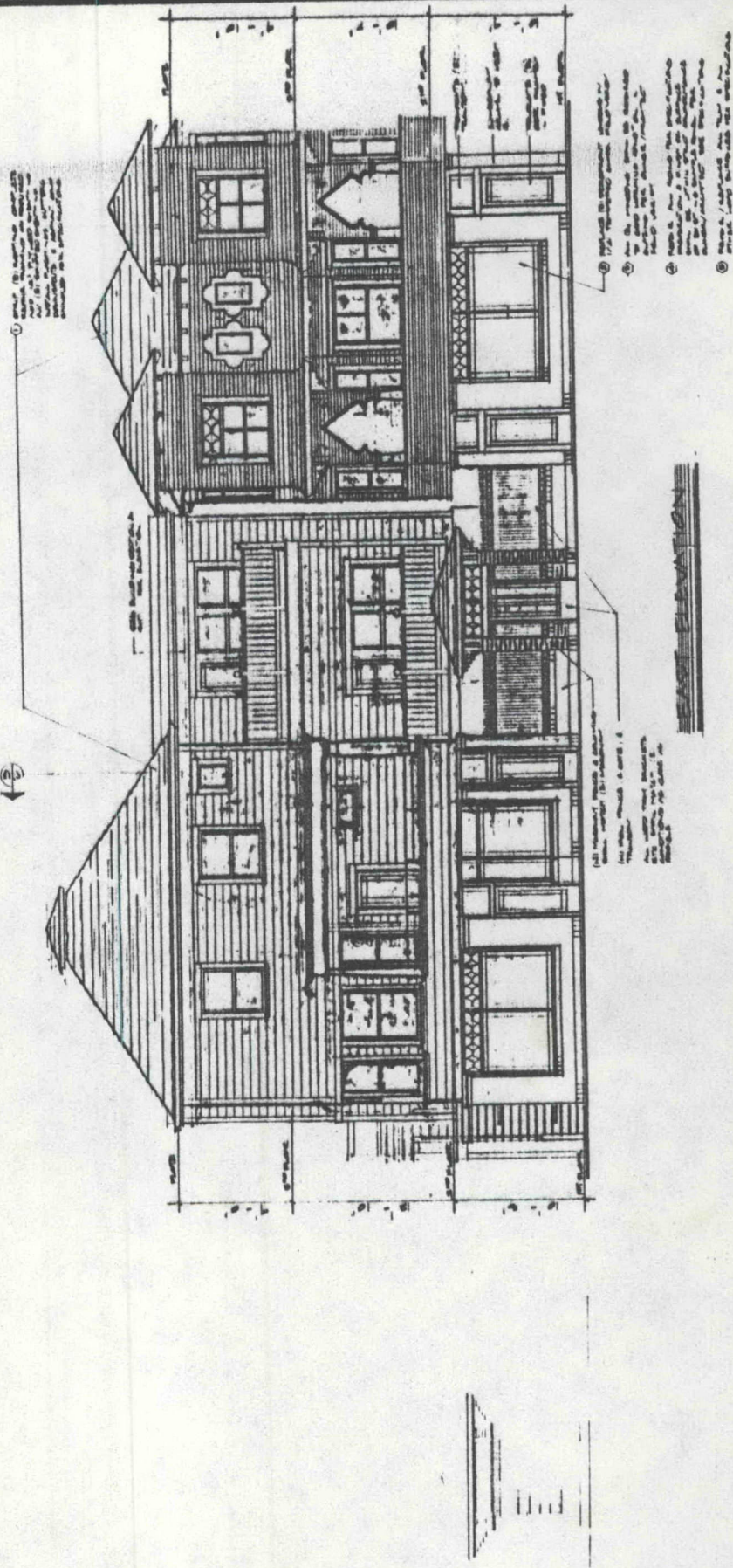


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