

THE RIVER DISTRICT

Nominations of Landmarks and the North 16th Street Historic District

Preservation Commission
November 3, 2010



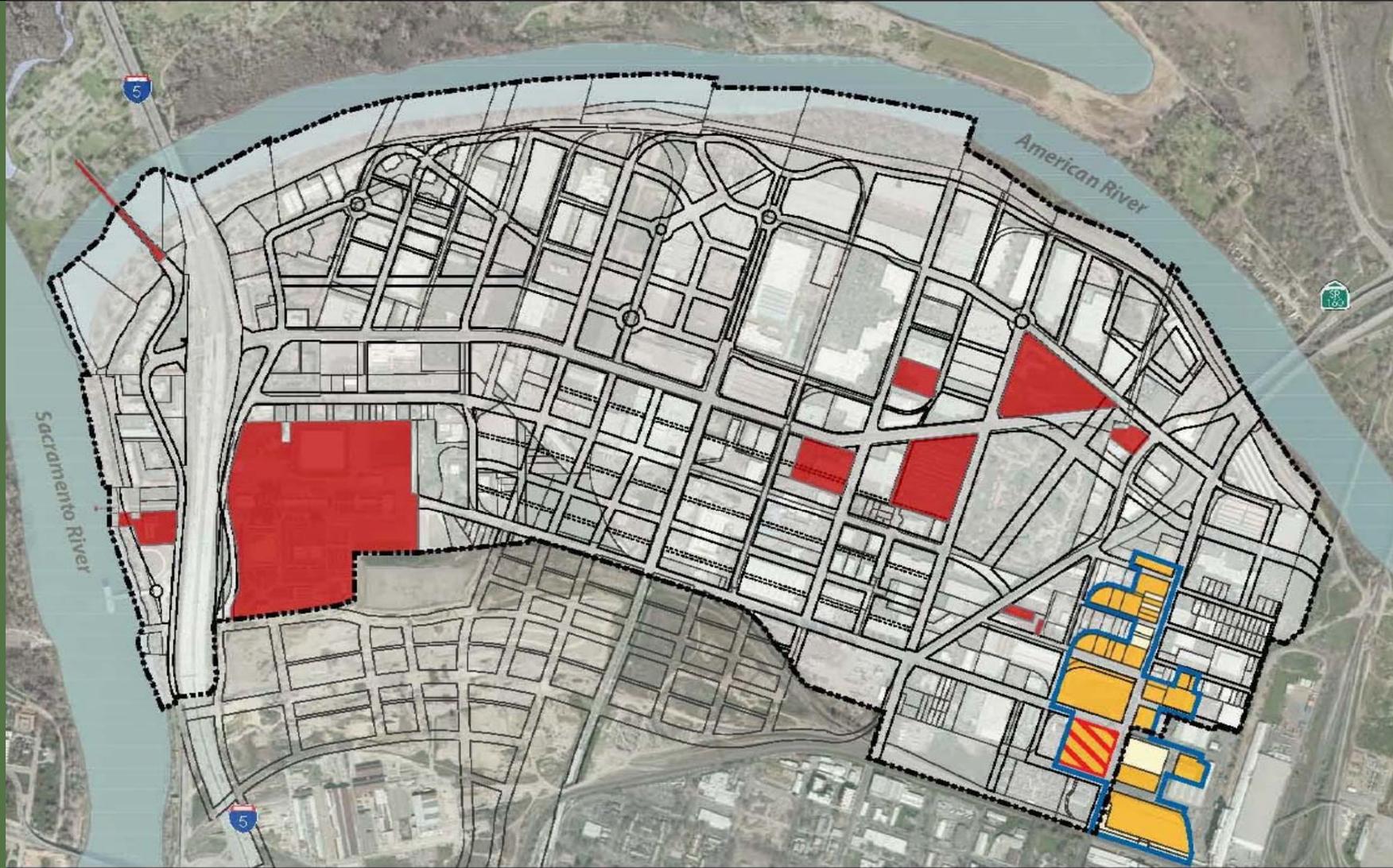


Figure 4.1 River District Specific Plan Historic Resource Map

- | | |
|---|--|
|  River District Specific Plan Area |  Recommended Designated Landmark Parcels |
|  Specific Plan Rights-of-Way |  North 16th Street Historic District Boundary |
|  Existing Parcels |  North 16th Street Recommended Landmarks |



THE RIVER DISTRICT



Pipeworks Complex, 116 North 16th Street

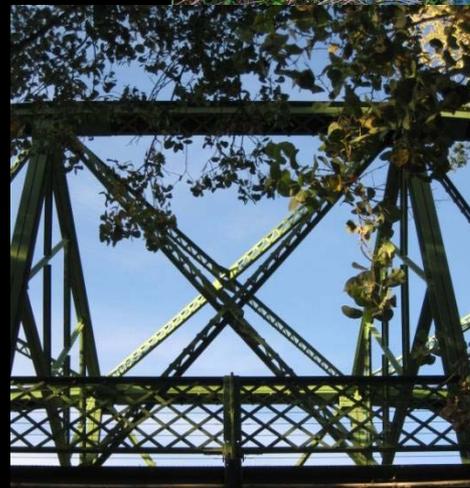
Character Defining Features:
Original 1923 structure with symmetrical arrangement of exterior elements and forms; tall, arched glazed openings on east/primary façade; projecting central monitor roof; multi-paned metal sash windows with larger central arched opening incorporating double-door entry; north and south-facing elevations are divided into bays with large rectangular banks of multi-paned metal sash windows; interiors with large/tall open spaces supported by timber supports/trusses; brick exterior material; flat roof with parapet; 4 mature Italian cypress along North 16th Street.



Jibboom Street Bridge

Character Defining Features:

Combined cantilever and swing bridge with two traffic lanes and three spans; center pier swing bridge; steel construction on concrete piers with main span of 341 feet and two secondary Parker truss spans of 139 feet each; metal railing design; metal color; curved, arched concrete railings at each end, with dedication plaque at south end entry onto bridge.



Water Treatment Plant, 101 Bercut Drive

Character Defining Features:

Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including four original structures directly on the site, and the associated original water intake structure on the Sacramento River.



Water Treatment Plant, 101 Bercut Drive

PUBLIC HEARING



Sacramento River Water Treatment Plant



RIVER DISTRICT SPECIFIC PLAN

Water Treatment Plant, 101 Bercut Drive

Character Defining Features:

Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including:

- 1) the Pumping Station -- its' form, materials, classical-revival elements, quoined corners and centered entry with encircling frieze with incised inscription; tall rectangular multi-paned metal sash windows;



Water Treatment Plant, 101 Bercut Drive

Character Defining Features:

Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including:

2) the Head Building (Administration Building) -- 2-story, octagonal, cream-colored concrete and stucco structure with clay-tiled conical roof and cupola, exterior circular drum between walls and roof's inscribed names of well-known scientists and inventors and two inscriptions;



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Water Treatment Plant, 101 Bercut Drive

Character Defining Features:

Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including:

- 3) the original (west) portion of the Concrete Filter Building -- attached to Head House on the east, long 1-1/2 story, multi-windowed flat-roofed structure partly below grade;



Water Treatment Plant, 101 Bercut Drive

Character Defining Features:

Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including:

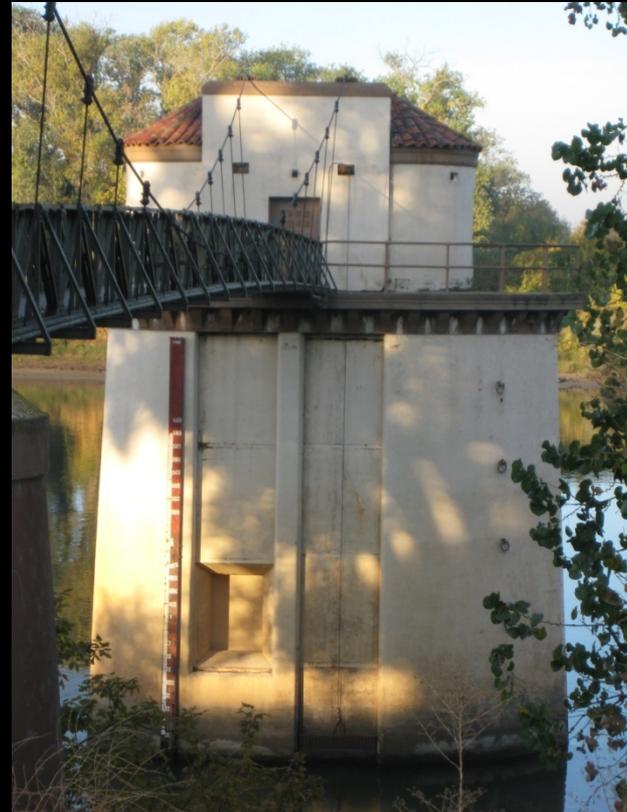
4) the Coagulant Building, plaster sided rectangular building with encircling frieze with incised inscription, and classical revival elements.



Water Treatment Plant, 101 Bercut Drive

Character Defining Features:

Associated Water Intake Structure in Sacramento River to west of Plant, on an axis with the Pump Station, Head House, and Filter Building, with cream colored exterior, oval shaped base supporting encircling projecting deck and oval upper structures, curved form and covered with partially conical clay tile roof, flanking entry “gates” to suspension bridge walkway from tower to shore with “gates” at each end for cable supports, cream plaster with river-height indicator, multi-paned windows and mooring rings. (No longer functional for water intake, and structure transferred to Parks Department.)



PG&E Power Station B, 400 Jibboom Street

Character Defining Features:

Classical Revival/Beaux Arts exterior design elements with L-shaped reinforced concrete with steel frame massing, multi-paned window openings, parapets, roof monitors; 4 missing tall metal stacks above north/south section of building; massive classical door at primary/western façade with arched frame surmounted with ornate cartouche, north and south facades contain tall blind arches, encircling roof parapet contains shallow pediment form above each arch element; setting facing the Sacramento River relatively open, was to have been generally park-like; interiors of two large sections of the building generally open, missing machinery throughout, and missing metal catwalks in east/west oriented section of building.



Acme Cabinet, 311 North 12th Street

Character Defining Features:

1-1/2 story wood frame structure with gable roof and metal clad “false” front sheathed in textured metal to appear as rusticated stone, with stepped parapet. Primary façade with four windows and central door is angled from rest of building to parallel N. 12th Street’s alignment; multi-paned industrial sash windows.



Fire Station #14, 1341 North C Street

Character Defining Features:

Painted brick exterior, 2 story in simplified Moderne style with shallow horizontal projecting bands of brick wrapping around the building at the cornice and above and below second floor windows and around truck doors and above first floor windows; two large truck doors on primary/south façade; flat roof behind parapet.



Smythe Academy, 700 Dos Rios Road

Character Defining Features:

1-story, strong horizontal oriented form, Moderne style and decorative elements with enlarged round corner entry and curving stairway, ornamental details and side classroom wings extending at roughly 90 degree angle; horizontal bands of windows and window banks, multi-paned metal sash windows, scalloped trim beneath shallow projecting eave; interior reflects curving entry elements and open “streamline” forms; setting of building, set back with lawn from the street and large sycamore street trees.



Sacramento Theatrical Lighting, 950 Richards Boulevard

Character Defining Features:

Mid-Century Modern style, especially in facades, and forms/entry features in primary entry/offices section of structure relative to massing arrangements, window and door arrangements/design/materials, combination of exterior facades in concrete plaster and brick materials with colors emphasizing vertical and horizontal openings. Three large arched roof truss sections behind office section with expansive open interior warehouse area supported by intricate wood truss systems.



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Volker Flooring, 521 North 10th Street

Character Defining Features:

1 story reinforced concrete with painted cement plaster walls and shallow hip roof; L-shaped building with prominent angled corner entry, recessed and framed by scored and rounded supports and two vertically fluted panels topped with rectangular deco-styled panels; west elevation with large multi-paned industrial sash windows; south elevation smaller multi-paned horizontal windows at upper portion of walls past one larger multi-paned opening flanking the corner entry.



Zellerbach Paper Company / Uhaul, 1100 Richards Boulevard

Character Defining Features:

1-1/2 story building covering 160,000 square feet or reinforced concrete and steel surfaced with cement plaster; north façade/office entry section shorter 1-story with glassed entry with three columns, pylon of horizontal field stone; north east corner façade contains continuous band of windows wrapping corner beneath shallow metal canopy with “streamlined” fascia and glass block; western end façade has paired windows at same height; major element is warehouse area with roof containing eight long parallel banks of monitors facing north. Rear elevation façade surfaced with corrugated metal sheathing.



Quonset Huts, 1400 Richards Boulevard

Character Defining Features:

Sections of three quonset hut metal structures combined to make one larger structure. Barrel shaped roof/wall structure with flat-ended facades at north and south ends; corrugated metal on semi-circular steel support frames; central section has large metal truck door and smaller rectangular multi-paned window openings on the flat portion of the façade.



North 16th Street Historic District

Character Defining Features:

Various sized 1 to 2-1/2 story (with high floor-to-ceiling dimensions) structures, from large footprint warehouse/distribution/manufacturing structures to smaller accessory structures and commercial structures; primarily industrial type with large truck bays and several with concrete loading docks and truck ramps which are primarily located along the east/west streets in the district; also commercial type structures with showroom windows, generally along N. 16th St.; most structures built to property lines and oriented to transportation alignments, whether streets or rail lines, for car, truck and rail related operations, with some exterior walls curving along the rail spur alignments; most east/west streets and rail spur alignments are not developed with standard curbs/gutters/sidewalks/planter strips/street trees since were given over to support the uses' transport/loading/unloading functions; many structures exhibit brick exteriors with various types of brickwork and decorative cornices, parapets, blind arches, etc., and while most unpainted, some are painted brick. Buildings with parapets surrounding flat/bowed roofs exhibit various parapet shapes, including stepped, arched and other. Other exterior materials include corrugated metal, reinforced concrete, concrete block, plaster, and wood siding, and several exhibit corrugated metal and Spanish tile roofs. Many with industrial metal sash windows. Interiors of many are large open areas; wood timber truss or metal support structures.



North 16th Street Historic District



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PUBLIC HEARING

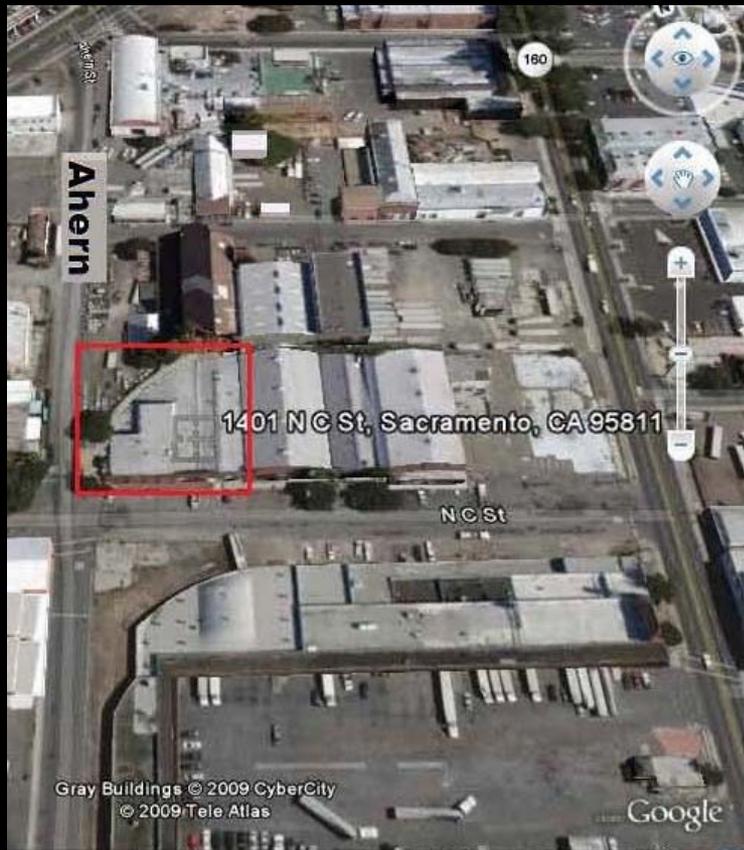


THE RIVER DISTRICT



RIVER DISTRICT SPECIFIC PLAN

North 16th Street Historic District



State Printing Plant



State Printing Plant



PUBLIC HEARING



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RIVER DISTRICT SPECIFIC PLAN

State Printing Plant



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RIVER DISTRICT SPECIFIC PLAN

State Printing Plant



PUBLIC HEARING



1994 Richards Blvd. Area Plan (RBAP) vs. **Proposed "Grid"**



THE RIVER DISTRICT

RIVER DISTRICT SPECIFIC PLAN



State Printing Plant: Street Alignments

PUBLIC HEARING



State Printing Plant in River District Specific Plan

-  River District Specific Plan Boundary
-  State Printing Plant Building Footprint
-  Other Existing Building Footprints

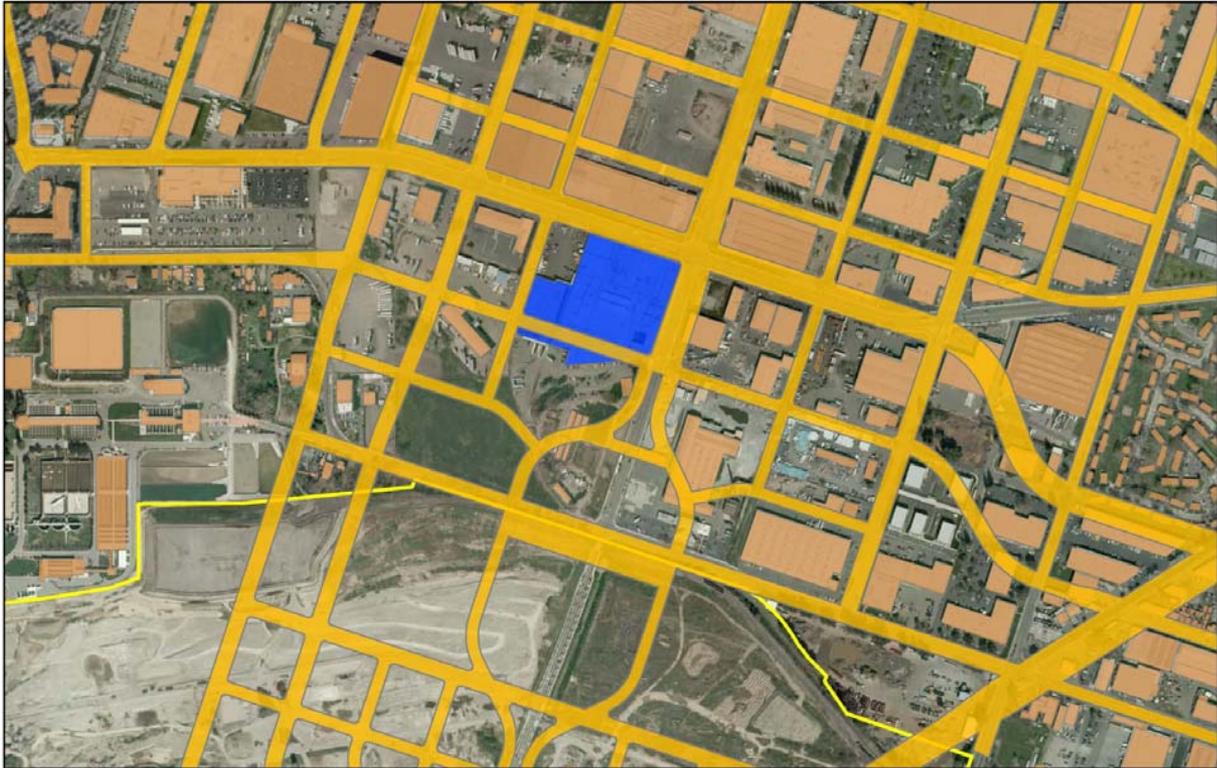


THE RIVER DISTRICT



RIVER DISTRICT SPECIFIC PLAN

State Printing Plant: Street Alignments



State Printing Plant in River District Specific Plan

 River District Specific Plan Boundary

 State Printing Plant Building Footprint

 Other Existing Building Footprints

 ROMA Plan (Current Approved Plan)

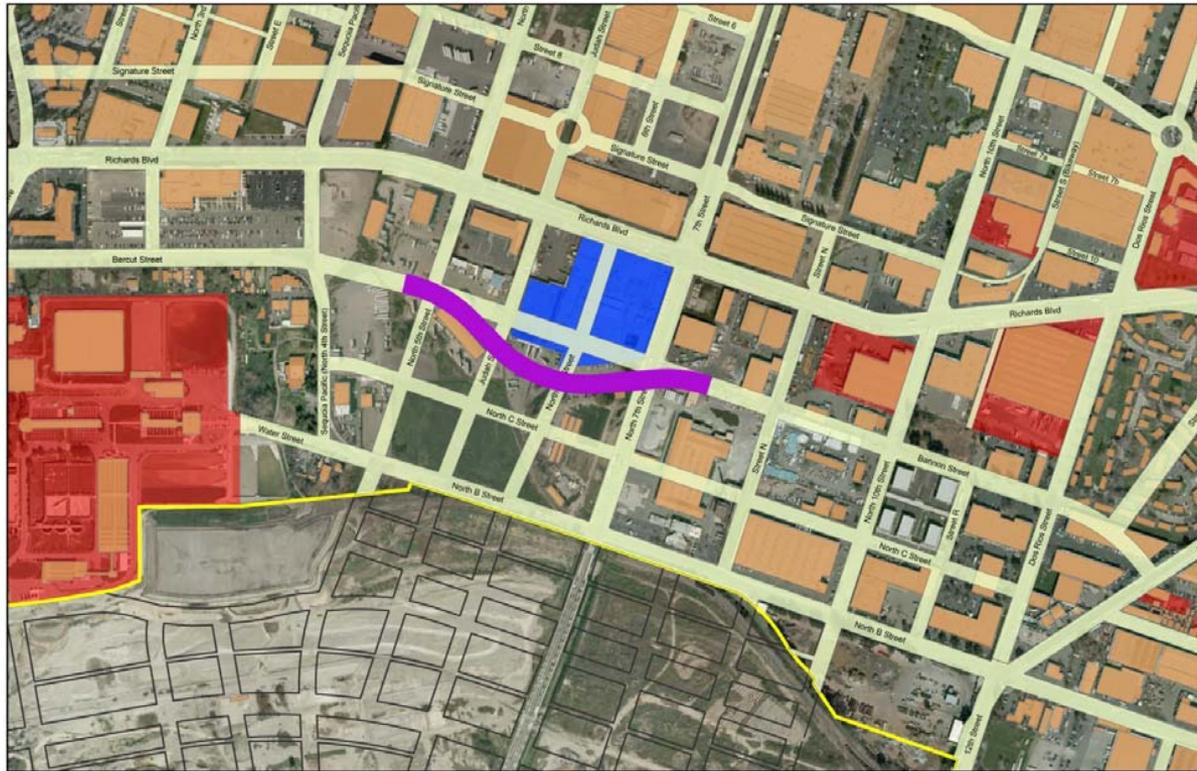
PUBLIC HEARING



RIVER DISTRICT SPECIFIC PLAN

State Printing Plant: Street Alignments

PUBLIC HEARING



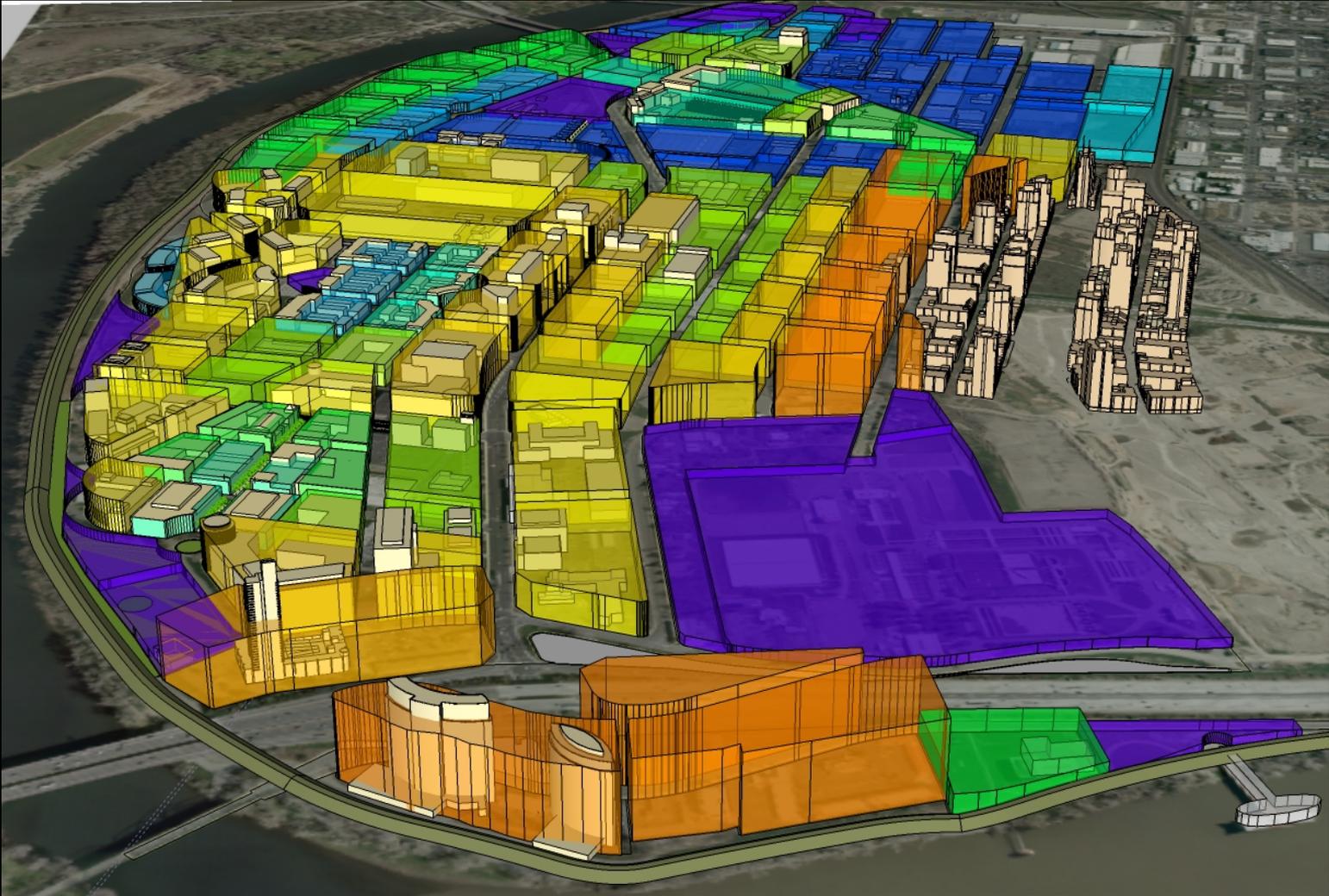
State Printing Plant in River District Specific Plan

- Yellow line: River District Specific Plan Boundary
- Blue rectangle: State Printing Plant Building Footprint
- Orange rectangle: Other Existing Building Footprints
- Light green line: New Street Grid
- Red rectangle: Recommended Landmark Parcels
- Purple line: Minimum Bypass Alignment Allowed by City DOT



RIVER DISTRICT SPECIFIC PLAN

Heights in the River District



PUBLIC HEARING



THE RIVER DISTRICT



RIVER DISTRICT SPECIFIC PLAN

RIVER DISTRICT SPECIFIC PLAN

[http://www.cityofsacramento.org/
dsd/projects/riverdistrict.cfm](http://www.cityofsacramento.org/dsd/projects/riverdistrict.cfm)



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