



Agenda City of Sacramento Preservation Commission

COMMISSION MEMBERS:

Scott Blunk, LEED AP

Tim Brandt, AIA, LEED AP

Karen Jacques, Chair

Andrew Hope

Joe Stinson

Fred Turner, SE

Melissa Mourkas, ASLA, Vice Chair

CITY STAFF:

William Crouch, FRAIA, LEED AP, Urban Design Manager/Preservation Director

Roberta Deering, LEED AP, Senior Planner for Historic Preservation

Jeffrey Heeren, Senior Deputy City Attorney

**New City Hall
915 I Street, 1st Floor – Council Chambers**

January 5, 2011 – 5:30 P.M.

The City Preservation Commission was created by the City Council. Its powers and duties include: to develop and recommend to the City Council preservation policies appropriate for inclusion in the General Plan and other regulatory plans and programs of the City and to provide oversight relative to the maintenance and integrity of the Sacramento Register of Historic and Cultural Resources; to review, nominate, and make recommendations to the City Council on properties eligible for listing in the Sacramento Register as Landmarks, Historic Districts and Contributing Resources as set forth in Title 17, Chapter 17.134, of the City Code; to review and approve preservation development projects of major significance and appeals of Preservation Director decisions per the Historic Preservation Chapter, Title 17, Chapter 17.134, of the City Code.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Commission. The agenda provides a general description and staff recommendations; however, the Commission may take action other than what is recommended. The agenda is available for public review on the Friday prior to the meeting. Hard copies of the agenda, synopsis, and staff reports are available from the Community Development Department at 300 Richards Blvd, 3rd Floor (.25 cents per page), during regular business hours or can be downloaded at www.cityofsacramento.org/dsd.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Community Development Department at (916) 264-5011 at least 48 hours prior to the meeting.

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(916) 264-5011

AGENDA

January 5, 2011

*New City Hall
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Preservation Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. **Approval of Minutes from December 1, 2010**

Location: Citywide

Recommendation: Approve Commission Minutes from December 1, 2010.

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

2. **M10-019 Landmark Nomination for Franklin Boulevard Tank House**

(Noticed on 12/22/10)

Location: 4115 Franklin Boulevard, District 5, 020-0111-037-0000

Recommendation: Forward Recommendations of Approval to City Council- Item A: Environmental Exemption (Per CEQA 15378); **Item B:** Nomination of the tank house at 4115/4121 Franklin Boulevard as a Landmark and adding it to the Sacramento Register of Historic & Cultural Resources.

Contact: Susanne Cook, Associate Planner, 916-808-5375; Roberta Deering LEED AP, Senior Planner for Historic Preservation, 916-808-8259

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

3. **P10-085 The Broadway Triangle Development** (Noticed on 12/28/10)

Location: 3409 Broadway, District 5, 010-0375-001-0000

Recommendation: Review and Comment- New commercial to construct 29 residential units and approximately 9,000 square feet of commercial in the Oak Park Historic District.

Contact: Matthew Sites, Associate Architect, 916-808-7646; Roberta Deering, LEED AP, Senior Planner for Historic Preservation, 916-808-8259

4. **P10-087 700 Block** (Noticed on 12/21/10)

Location: 700 K Street, District 1, 006-0096-002-0000, 006-0096-003-0000, 006-

0096-004-0000, 006-0096-005-0000, 006-0096-006-0000, 006-0096-007-0000, 006-0096-008-0000, 006-0096-009-0000, 006-0096-010-0000, 006-0096-018-0000, 006-0096-019-0000

Recommendation: Review and Comment- Redevelopment of the 700 K Street block with mixed use. The proposal includes 153 rental apartments, 63,780 square feet of retail including restaurants and clubs, and a 28,973 square foot parking structure.

Contact: Evan Compton, Associate Planner, 916-808-5260; Roberta Deering, LEED AP, Senior Planner for Historic Preservation, 916-808-8259

5. Report Back- National Register of Historic Places listing in Sacramento (Oral)

Location: Citywide

Recommendation: Receive and File

Contact: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

6. Ad-Hoc Policy Committee Update (Oral)

Location: Citywide

Recommendation: Receive and File

Contact: Melissa Mourkas, Vice Chair & Policy Committee Chair

7. Annual Report: Urban Design Team

Location: Citywide

Recommendation: Receive and File

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

8. Annual Certified Local Government Report

Location: Citywide

Recommendation: Review and Comment

Contact: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

9. Election of Chair and Vice Chair of the Preservation Commission for 2011

Location: Citywide

Recommendation: Nomination and selection of Chair and Vice Chair for 2011

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

Public Comments- Matters Not on the Agenda

10. To be announced

Questions, Ideas and Announcements of Commission Members

11. To be announced

Adjournment

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Minutes City of Sacramento Preservation Commission

1

COMMISSION MEMBERS:

Scott Blunk, LEED AP
Andrew Hope
Melissa Mourkas, ASLA, Vice Chair

Tim Brandt, AIA, LEED AP
Joe Stinson

Karen Jacques, Chair
Fred Turner, SE

CITY STAFF:

William Crouch, FRAIA, LEED AP, Urban Design Manager/Preservation Director
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Jeffrey Heeren, Senior Deputy City Attorney

**New City Hall
915 I Street, 1st Floor – Council Chambers**

December 1, 2010 – 5:30 P.M.

The City Preservation Commission was created by the City Council. Its powers and duties include: to develop and recommend to the City Council preservation policies appropriate for inclusion in the General Plan and other regulatory plans and programs of the City and to provide oversight relative to the maintenance and integrity of the Sacramento Register of Historic and Cultural Resources; to review, nominate, and make recommendations to the City Council on properties eligible for listing in the Sacramento Register as Landmarks, Historic Districts and Contributing Resources as set forth in Title 17, Chapter 17.134, of the City Code; to review and approve preservation development projects of major significance and appeals of Preservation Director decisions per the Historic Preservation Chapter, Title 17, Chapter 17.134, of the City Code.

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(916) 264-5011

MINUTES

December 1, 2010

*New City Hall
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Preservation Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call – All commissioners present except Blunk and Brandt. Commissioner Brandt arrived at 5:40

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. **Approval of Minutes from November 3, 2010**

Location: Citywide

Recommendation: Approve Commission Minutes from November 3, 2010.

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

Action: Moved, seconded, and carried (Stinson/Mourkas; 5:0:2 Absent- Brandt, Blunk) to approve staff recommendation.

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

2. **M10-012 River District Landmarks and North 16th Street Historic District Nominations** (Continued from 11/03/10) (Noticed on 10/22/10)

Location: South of the American River, North of C Street, East of the Sacramento River, and West of North 18th Street, Sacramento, CA. (Multiple parcels)

Recommendation: Forward a Recommendation of Adoption to City Council:

Approve the nomination of multiple properties as Landmarks within the River District, and nomination of multiple properties as Contributing and Non-Contributing Resources as part of a “North 16th Street Historic District,” to be added to the Sacramento Register of Historic & Cultural Resources.

Contact: Evan Compton, Associate Planner, 916-808-5260; Roberta Deering, LEED AP, Senior Planner, 916-808-8259

Public comment made by Augustus Moore.

Action: Moved, seconded, and carried (Hope/Brandt; 6:0:1 Absent-Blunk) to approve staff recommendation with amended conditions to remove the Quonset Huts and the Loaves & Fishes building from the Commission’s recommendations to the City Council for landmark nomination.

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

3. M10-017 Commission Initiation of Nomination of the State Printing Plant

Location: 344 North 7th Street, 001-0210-010-0000

Recommendation: **Decline to Initiate Nomination** of Property to Sacramento Register of Historic & Cultural Resources.

Contact: Evan Compton, Associate Planner, 916-808-5260; Roberta Deering, LEED AP, Senior Planner for Historic Preservation, 916-808-8259

Public comment made by Patty Kleinknect and William Burg.

Action: Moved, seconded, and carried (Brandt/Turner; 5:1:1 No-Hope, Absent-Blunk) to continue this item in order to get comments on the building from the State Historic Preservation Officer.

4. M10-018 Report Back: Procedures for Listing National Register Properties in Sacramento Register (Oral)

Location: Citywide

Recommendation: **Receive and File-** Informational Presentation

Contact: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

Action: Received and Filed. Report presented by William Crouch in Deering's absence.

5. Workshop on Commission's Policy Ad-Hoc Committee Recommendations (Oral)

Location: Citywide

Recommendation: **Review and Comment**

Contact: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

Action: Reviewed and comments provided. Presentation by Commissioner Mourkas, and Commissioners requested that a report-back be scheduled for the January meeting.

6. Annual Certified Local Government Report

Location: Citywide

Recommendation: **Receive and Provide Direction**

Contact: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

Action: William Crouch requested updated information from the commissioners regarding their recent training and resumes to submit for this report. Moved, seconded, and carried (Mourkas/Brandt; 6:0:1 Absent-Blunk) to move forward with collecting this information and have Staff prepare and submit the report.

Public Comments- Matters Not on the Agenda

7. William Burg invited commissioners and the public to visit the Sacramento County Historical Society holiday window display at 1001 K Street which recreates the Brunner's Department Store's displays. There will be a presentation about the displays by Mark Gaffney at the Sacramento Preservation Roundtable's quarterly meeting to be held on Saturday, December 11th at 9am at the Cosmo Theatre at 1000 K Street. There will also be a presentation by Richard Rich on the process of toxic remediation of the Railyards' Central Shops buildings.

Questions, Ideas and Announcements of Commission Members

8. Commissioner Turner asked staff to review the list of National Register Resources that are within our jurisdiction and initiate the nomination process for the City Register and report back on that effort at the next meeting.
9. Commissioner Brandt mentioned the public notice he received in the mail regarding the upcoming Preservation Director hearing. He asked staff to report back with success stories of projects not requiring commission level review, and suggested scheduling that report back at the May commission meeting to recognize some of those properties.
10. City Staff, William Crouch, mentioned a project that staff would be considering scheduling for a possible joint Preservation Commission and Design Commission review tentatively on January 19, 2010 and asked that the commission keep this date open; Staff will follow up with the commission when details are finalized.
11. Commissioner Stinson asked about the timeline for the report back items. Chair Jacques noted that there will be an ongoing item on the agenda for updates and report backs as needed.

Adjournment – 7:18 PM



Report to
PRESERVATION COMMISSION
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

2

PUBLIC HEARING
January 5, 2011

Members of the Preservation Commission:

Subject: Nomination of the Franklin Blvd. Tank House located at 4115/4121 Franklin Blvd. as a Landmark for listing in the Sacramento Register of Historic and Cultural Resources (M10-019)

Location/Council District:

4115/4121 Franklin Boulevard

Assessor's Parcel Number 020-0111-037-0000 & -038
Council District 5

Recommendation: Staff recommends the Preservation Commission (Commission) forward a recommendation to the City Council that it adopt an ordinance placing the Franklin Blvd. Tank House located at 4115/4121 Franklin Boulevard in the Sacramento Register of Historic and Cultural Resources (Register) as a Landmark and specifying the property's significant features and characteristics.

Contact: Susanne Cook, Associate Planner, (916) 808-5375; Roberta Deering, Senior Planner (916) 808-8259

Applicant: Preservation Director, City of Sacramento

Property Owner: North Valley Bank

Summary: MBI, on behalf of the property owner, submitted a Demolition Investigation and Report application for the Preservation Director's review of the structure's eligibility for listing in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) prior to submitting an application to demolish the tank house located at 4115/4121 Franklin Boulevard. The Preservation Director has reviewed the eligibility request, commissioned research and evaluation from a qualified architectural historian (California State Department of Parks and Recreation (DPR) 523A and B forms, attached, were prepared for the property, including an evaluation relative to the Sacramento Register eligibility criteria) and has made a preliminary determination that the tank house is eligible as a landmark for listing in the Sacramento Register and is forwarding the nomination to the Preservation Commission for its review and recommendation to the City Council.

Background Information: The Franklin Blvd. Tank House was recorded and evaluated after Staff received a Demolition Investigation and Report application from the property owner's representative. Pursuant to the Historic Preservation Code Chapter 17.134.430, a Demolition Investigation and Report application is submitted when an Applicant is proposing to demolish or relocate a building or structure that was constructed at least fifty years prior to the date of the application for Eligibility Investigation and Report, and that building or structure is not currently listed in the Sacramento Register, is not the subject of a pending nomination, has not been nominated for listing on the Sacramento Register or reviewed pursuant to this section within the past three years. The Preservation Director reviewed the research and evaluation of the structure's history and significance, the City's eligibility criteria, and made a preliminary determination that the structure was eligible for listing in the Sacramento Register.

Eligibility Criteria:

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

- iii. "It embodies the distinctive characteristics of its type and period;"

The recommended period of significance is estimated 1940 or before; noting that further investigation of the interior framing may yield clues as to more definitive construction date.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement on the Sacramento Register of Historic and Cultural Resources (Register) as a Landmark or as a Contributing Resource within a Historic District are listed in Sacramento City Code section 17.134.170. Generally, nominated resources are noted for one or more of the following characteristics: they are associated with the history of the city and/or the lives of persons significant to its past; they embody distinctive characteristics of a type, period, or method of construction, have high artistic value, and/or have significant historic or architectural worth; and concerning historic districts, they have a geographical definable area with a significant concentration or continuity of resources unified by past events or aesthetically by plan or physical development.

The City Council has found that placement of qualifying resources and historic districts in the Register benefits the community and the owner in numerous ways. Protecting and preserving historic resources helps to maintain and revitalize the City and its neighborhoods by stimulating economic activity, encouraging the use and reuse of historic buildings, and protecting buildings and neighborhoods from deterioration and

inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing. The Preservation Commission is authorized to develop and implement preservation incentives, including the use of the State Historical Building Code, which may provide flexibility in means to meet Building Code standards to retain historic fabric and preserve historic structures.

Sacramento's Historic Preservation Chapter of the City Code, Chapter 17.134, regulates the approval and issuance of permits and entitlements involving resources in the Register, including building permits for new construction; exterior alterations of existing buildings or structures, including work on windows; work affecting certain significant publicly-accessible interiors and site work; relocation of any structure; demolition or wrecking of any building or structure; sewer connection or disconnection; sign permits; and certificates of use or occupancy.

Resources nominated by the Preservation Commission by adoption of a Resolution of Recommendation to the City Council are regulated under Chapter 17.134 for a period of 180 days in the same manner as if they were on the Sacramento Register. After 180 days has elapsed, if the City Council has not adopted an ordinance placing the resource on the Sacramento Register, these restrictions will no longer apply, unless the City Council extends the time period for an additional 180 days.

In addition, Chapter 17.134.490 sets forth minimum maintenance requirements for the purpose of protecting Listed Historic Resources from deliberate or inadvertent neglect. Prompt correction of structural defects is required. The Code Enforcement Manager and Building Official are authorized to enforce the provisions of this Chapter and utilize provisions of Chapter 1.28 of Title 1 of the Sacramento City Code. The City Attorney is authorized to take such legal actions as are legally available.

Development Project Review: Upon the date of the preliminary determination of eligibility by the Preservation Director, the properties are subject to Chapter 17.134.180 of the City Code, Protections Pending Final Decision.

Environmental Considerations: The Environmental Services Manager has determined that this action is not a Project per Section 15378 of the California Environmental Quality Act (CEQA), because it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Future development proposals affecting the property may require environmental review.

Policy Considerations: This proposed action is consistent with the City's Strategic Plan Focus Area of "sustainability and livability", as well as the Historic & Cultural Resources Element of the 2030 General Plan and the City's Historic Preservation chapter of the City Code.

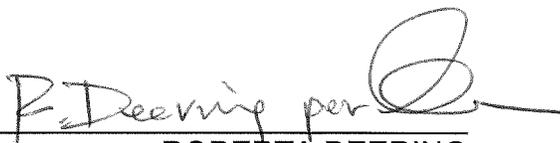
Property's Character-Defining Features:

Contributing features include but are not limited to: General form, siding, openings, trim, original wood materials, and structural system.

Proposed Findings and Conditions**Findings Of Fact**

- A.** Recommend to the City Council to adopt an ordinance listing the Tank House located at 4115/4121 Franklin Boulevard as a Landmark in the Sacramento Register, consistent with the Historic & Cultural Resources Element of the City's 2030 General Plan; and
- B.** The property has important historical and architectural worth, and its designation as a Landmark is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of the Historic Preservation Chapter 17.134 of the City Code; and
- C.** The Preservation Director has determined the property meets the adopted Sacramento Register eligibility criteria and factors to be considered pursuant to the City Code's Historic Preservation Chapter 17.134.170; and
- D.** The Preservation Commission concurs with the Preservation Director's preliminary determination that the structure meets the eligibility criteria.
- E.** The Preservation Commission concurs with the recommended features and characteristics.

Respectfully submitted by: 
SUSANNE COOK
Associate Planner

Approved by: 
ROBERTA DEERING
Senior Planner, Historic Preservation

Recommendation Approved:

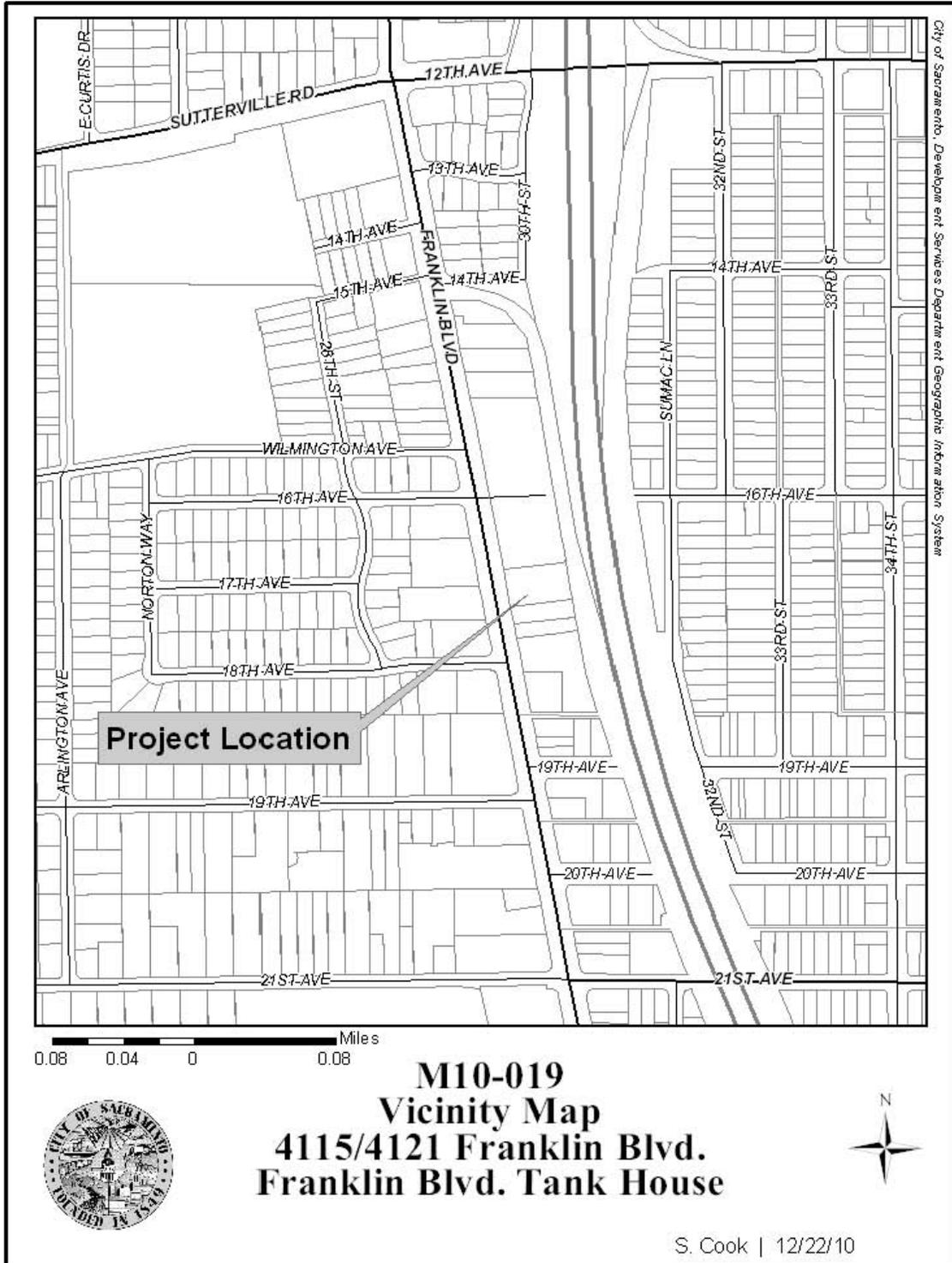
WILLIAM CROUCH
Preservation Director

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Attachments

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3	Additional Photographs	Pg 8
4	Ordinance	Pg 10

Attachment 1: Vicinity Map



Attachment 2: DPR 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI #
Trinomial
NRHP Status Code

PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: Franklin Boulevard Tank House

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: Sacramento East 1969 T 8 North ; R 5 East ; ¼ of ¼ of Sec 19 ; Mount Diablo B.M.

c. Address: 4115 / 4121 Franklin Boulevard City: Sacramento Zip: 95820

d. UTM: Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN: 020-0111-037-0000

***P3a. Description:** (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The historic-era structure on this property consists of a domestic tankhouse. This structure is elevated approximately 30 feet high and features a hipped roof with moderate eave overhang, window openings (some boarded) on each façade, and slightly angled walls at the bottom of the structure; the walls run along the bracing legs of the tower. The tankhouse displays both horizontal wooden siding (some original / some replacement), and plaster (later modification). Plywood sheets have been attached to the western and southern elevations. Single-entry doors are located on the eastern and northern elevations. Lighting fixtures have been mounted beneath the eaves on the western (front) elevation. This structure is situated at the front of the otherwise vacant 4115 / 4121 Franklin Boulevard parcel, fronting the thoroughfare.

***P3b. Resource Attributes:** (List attributes and codes)

HP4 - Tankhouse

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
Photo 1, View towards
NW

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
Ca. 1930s

*P7. Owner and Address:
Nvb Business Bank
PO Box 994630
Redding, CA 96099

*P8. Recorded by:
Chronicles Historical Research
Elk Grove, CA 95758

*P9. Date Recorded:
November 2010

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none".) None

*Attachments: NONE

Building, Structure/Object Record

Milling Station Record

Other (List):

Location Map

Archaeological Record

Rock Art Record

Sketch Map

District Record

Artifact Record

Continuation Sheet

Linear Feature Record

Photograph Record

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI # *NRHP Status Code
---	--

Page 2 of 9

*Resource Name or #: Franklin Boulevard Tankhouse

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Tankhouse

B4. Present Use: Tankhouse (not in use)

***B5. Architectural Style:**

Vernacular / Utilitarian

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed ca. 1940

***B7. Moved?** No Yes Unknown **Date:**

Original Location: Rear of Property

***B8. Related Features:**

None

B9a. Architect: Unknown

B9b. Builder: Unknown

***B10. Significance: Theme** Ancillary Architecture

Area Sacramento

Period of Significance ca. 1935-1960 **Property Type** Tankhouse

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The subject property (4115 / 4121 Franklin Boulevard) is located on land that was originally outside Sacramento city limits. During the mid 19th century, Sacramento was developing at a rapid pace, due largely to the Gold Rush, as well as its growing status in transportation (facilitated by its proximity to two major watercourses). As the population grew, so did land speculation on the outskirts of town (McGowan 1961). (Continuation).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

- McGowan, J. History of the Sacramento Valley. 1961.
- Sacramento County Assessment Map Books 1911-1939.
- Sacramento County Building Permits 1956-2007.
- Historic Aerials 1957, 1964, 2002.
- Sacramento Daily Union 1865
- Sacramento Daily Record-Union 1887.
- Sacramento Historic Society: Pacers and Trotters 1979
- Cassady, J. A. Heilbron and Brothers 1984.
- Historic Topographic Maps (Fair Oaks; Sacramento East)
- Bachelis, F. A Pelican Guide to Sacramento and Gold Country 1986.
- Sacramento County Assessor Property Characteristics.

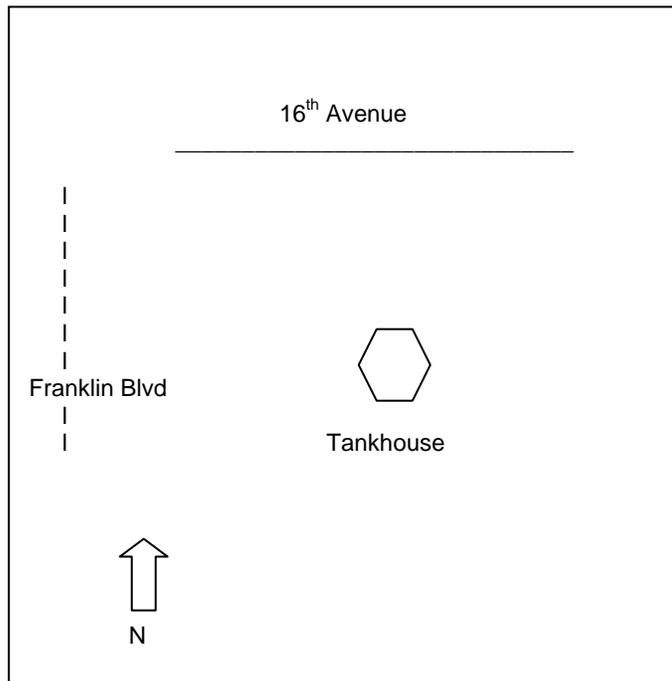
B13. Remarks:

***B14. Evaluator:**

Angela T.

***Date of Evaluation:**

November 2010



State of California C The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
 HRI # _____
 Trinomial _____

Page 3 of 9

*Resource Name or # Franklin Blvd Tank House

*Recorded by: Angela T.

*Date: Continuation Update

Affiliation: Chronicles Historical Research and Consulting

B10 (Significance) continued:

Often, these parcels located outside the city limits were agricultural in nature. It was not until after the turn of the century (1910s / 1920s) that vicinity farmland was progressively being transformed into a suburban landscape (McGowan 1961).

Subject Property Development

Louisiana Race Course Era

One of the subject property's earliest noted uses was as a part of a popular race track known as the Louisiana Race Course. The track property was built in 1855 by A. G. Butler and E. Skaggs, and located at the corner of what is now 12th Avenue and Franklin Boulevard on 41.6 acres; an additional 10 acres was later added. Butler and Skaggs were well-known businessmen in the city, and as entrepreneurs, were catering to the popularity and interest in harness racing. The property became the site for many horse and cattle exhibitions and festival games. The race course property was also used for state fairs held prior to 1861. Horse-drawn stages transported spectators at half-hour intervals from the Orleans Hotel on 2nd Street to the race course grounds (Sacramento Historical Society 1979; Bachelis 1986). On March 8, 1864, a fire destroyed the stables, stands, and tavern on the property. Shortly after, land transaction records indicate that James Coyle received 159.6 acres in Section 19 of Township 8 North, Range 5 East (location of the subject parcel) (BLM Record # 1532). County homestead records show that Julia Coyle (James' wife) formally filed for a declaration of homestead in October 1880 on behalf of herself and her husband (Homestead Act Records, Book 4, pg. 269). It appears that the property remained in the Coyle family after James' death in 1892, evidenced by later maps. Shortly after, the Odd Fellows Bank took over ownership of the entire former Louisiana Race Course property and eventually sold it to William Curtis (for whom Curtis Park is named) (Sacramento Daily Union 1865; Sacramento Daily Record-Union 1887). The majority of what was originally the race course would later become the Curtis Park neighborhood.

Land Speculation / Subdivision Era

Curtis, who was a farmer at the time, sold the property three years later for \$150 per acre, almost double what he originally paid. This was a testament to increasing land values at this time. Alsip and Company, a real estate agency, handled the purchase for an unnamed investor (Sacramento Daily Record-Union 1887). Due to its location outside the city limits, the subject property is not shown in detail on Sanborn maps; it should be noted that the existing structure (tank house) is not shown on historic maps depicting the city (Figures 1 and 2).

By 1911 (after an expansion eastward), the City Assessor Map Book for Outside Land shows the block as subdivided (Louisiana Subdivision – Supplemental). At this time the property is owned by Otto Heilbron (son of prominent citizen August Heilbron). One year later, Charles Kleinsurg became part owner of the property. The 1912 City Directory lists Heilbron and Kleinsurg in the real estate insurance business. The subject property, however, is not listed in the City Directory as being part of Sacramento until 1940 at which time Jack Ban (a grocer) is shown as occupying the rear of the 4115 property; the main or front part of the parcel is listed as K.L. Mitchell Liquors (Sacramento City Directory 1940). It should be noted that directories denoting a main and rear occupancy often indicates the presence of more than one building. Ban was depicted on the 1939 Sacramento County Assessment Map Book as owner of the subject parcel. He appears to have retained ownership of the property until the mid 1940s, as which time Mrs. V.J. Lowrey, a widow, occupied the property for a short time (Sacramento City Directory 1941-1949).

By 1949, P.C. Actis is shown as occupying the property. In fact, the name "Pete Actis Lathing" is still visible in faded paint on the west façade of the existing tank house structure. During this year the 4121 property first appears in the City Directory, occupied by a commercial business, the Canadian Fur Company. This company remained on the 4121 parcel until the 1960s during which time Harry Magidson owned the property (Sacramento County Building Permits). By 1956, Valley Surplus owned the 4115 parcel; County building permits lists an electrical sign erected by them on the property that year. It was not until the following year, however, that they were listed in the City Directory (Sacramento City Directory 1956-57). Historic County Assessor's records for 1959, which gives an estimated first construction date for the parcel of 1935, show at least six buildings on the property (commercial and one residence). The residence is depicted at the rear of the property with what appears to be a circular structure, possibly indicating the tank house (Figures 3 and 4) (Sacramento County Assessor Property Characteristics).

State of California C The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 4 of 9

***Resource Name or #** Franklin Blvd Tank House

***Recorded by:** Angela T.

***Date:** Continuation Update

Affiliation: Chronicles Historical Research and Consulting

B10 (Significance) continued:

City Directories continue to list the 4115 property in that specific commercial capacity until 1972 at which time it becomes Valley Electronics. The 1970s saw the Canadian Fur Company change to Joseph's Radio and TV (Sacramento City Directories 1957-1977).

Over the ensuing years, building permits indicate minor internal alterations in the 4121 property (e.g. construction of non-bearing partitions), and the 4115 property (e.g. reroof). More substantial modifications occurred when the house on the 4115 parcel was converted to a church sometime in the late 1970s / early 1980s (non-dated permit # 0402599). The church was possibly the Rock Church, previous owners of the subject property prior to the current owners, Nvb Business Bank. A 2002 aerial of the vicinity shows a different shaped building fronting the property, and what appears to be the tank house, moved to the northwest corner of the building at the front of the property. The Rock Church transferred ownership of the property to Nvb Business Bank in March 2006 (Document # 60321-2059). A permit for the demolition of the buildings was issued May 23, 2007. The demolition was completed by July of that year (Permit # 0708357).

Regulatory Considerations

Cultural resources in California are protected by a number of federal, state, and local regulations, statues, and ordinances. Prior to the approval of discretionary projects, potentially significant impacts on historical resources must be considered.

The State CEQA Guidelines define a significant historical resource as "a resource listed or eligible for listing on the CRHR (Public Resources Code Section 5024.1). A resource may be eligible for inclusion in the CRHR if it:

1. is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. is associated with the lives of persons important in our past;
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the CRHR must retain enough of their historic character or appearance to be able to convey the reasons for their significance. Such integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The Sacramento Register eligibility criteria mirror the CRHR criteria.

Evaluation

Research has shown that the subject property has undergone various uses over time, one of which was as a popular race track during the mid 19th century. Although the property was associated with the Louisiana Race Course, no surface features or buildings from that time period remain on the property today. The buildings / structures that were on the race course property were likely destroyed in the fire that occurred in 1864. Historic maps reviewed during this investigation did not depict the race course structures or grounds (GLO Map 1865; Fair Oaks Topographic Maps 1892 and 1909, Brighton 1911). The property, therefore, in its current condition does not reflect association to its earliest known / most notable usage, and consequently does not appear to meet the criteria for listing under Criterion 1.

Likewise, the subject property was owned by various individuals over time; arguably the most prominent owner was Otto Heilbron of the notable Heilbron family. His ownership of the property however, was as part of a real estate business, and as such would not have been a property considered most closely associated to him. Per National Register Bulletin 15, association with a person should reflect a close relationship to their productive life (e.g. office, residence). Otto was but one of many short-term owners who left no discernable extant improvements on the property. The property therefore, does not appear to meet the criteria for listing under Criterion 2.

State of California C The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____
	HRI # _____
	Trinomial _____

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***Resource Name or #** Franklin Blvd Tank House

***Recorded by:** Angela T.

***Date:** Continuation Update

Affiliation: Chronicles Historical Research and Consulting

B10 (Significance) continued:

Although other buildings were present on the property at one time (residential / commercial), the only remaining structure is the tank house. Available archival evidence reviewed during this investigation points to a construction date of ca. 1930s for this structure; however this date was unable to be substantiated (e.g. through an examination of internal framing materials and techniques). As of the writing of this evaluation, the structure has been sealed off with plywood boards. The tank house was likely part of the residential property that once occupied the rear of the parcel. Because the subject property was located outside city limits, no original permits are on file. The earliest available permits on file for the subject property date to 1956. Earlier maps do not depict the tank house, as shown in Figure 1 below.

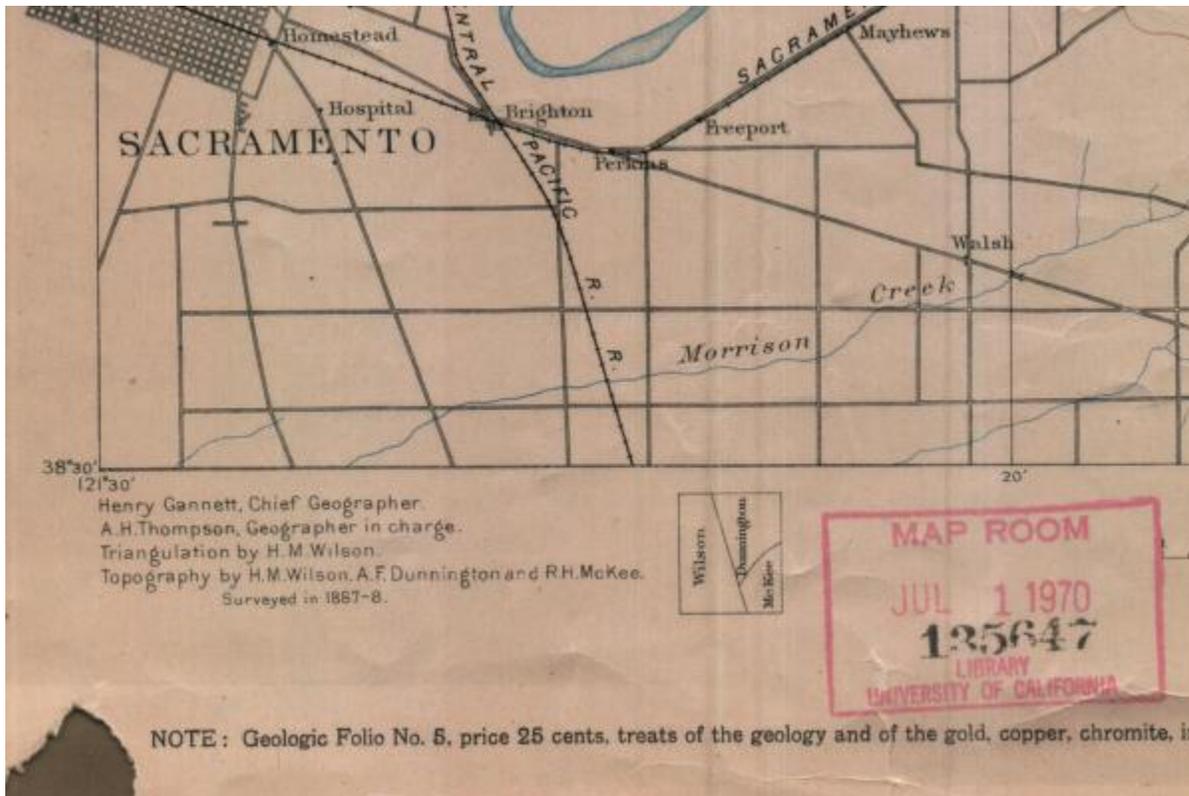


Figure 1 Fair Oaks 1892 Topographic Map (Non-Sectioned) Depicting Vicinity

This rough construction date (1930s) generally coincides with the construction of other water towers in and around Sacramento. According to City of Sacramento Preservation staff, however, few tank houses proper remain within the city limits; the remaining number is estimated to be approximately three. To this end, the subject tank house is representative of a relatively rare property type within the city of Sacramento.

State of California C The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____
	HRI # _____
	Trinomial _____

Page 6 of 9

***Resource Name or #** Franklin Blvd Tank House

***Recorded by:** Angela T.

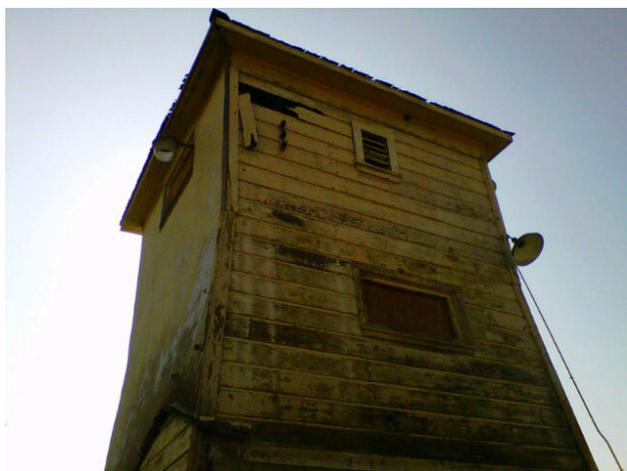
***Date:** Continuation Update

Affiliation: Chronicles Historical Research and Consulting

B10 (Significance) continued:

The structure's original association appears to have been related to residential usage; with no other remaining residential features on the parcel, much of its relation to the rest of the property has been lost. The structure itself however, in terms of its architecture, represents a relatively rare property type in Sacramento that serves as a tangible reminder of the city's pre-suburban past. The relatively minor ad-hoc modifications that this vernacular structure has undergone over the years (altered siding, the installation of modern lighting fixtures, and a move from the rear to the front of the property) are reversible. For its embodiment of a distinctive property type, the tank house appears to meet the eligibility criteria for listing in the CRHR / Sacramento Register under Criterion 3.

While buildings and structures can sometimes provide important information on historic construction techniques and technologies (Criterion 4), this type of structure is well documented, and does not appear to be a source of important primary information. This investigation was limited to the overall property and the sole existing structure (tank house), however it is possible that subsurface features could exist. It is recommended that an archaeological monitor be present during future project-related ground disturbing activities.



Tank house, View of Upper Elevation.



Tank house, View of Northern Elevation.

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or # Franklin Blvd. Tank House

*Recorded by: Angela T.

*Date: Continuation Update

Affiliation: Chronicles Historical Research and Consulting

FIGURES

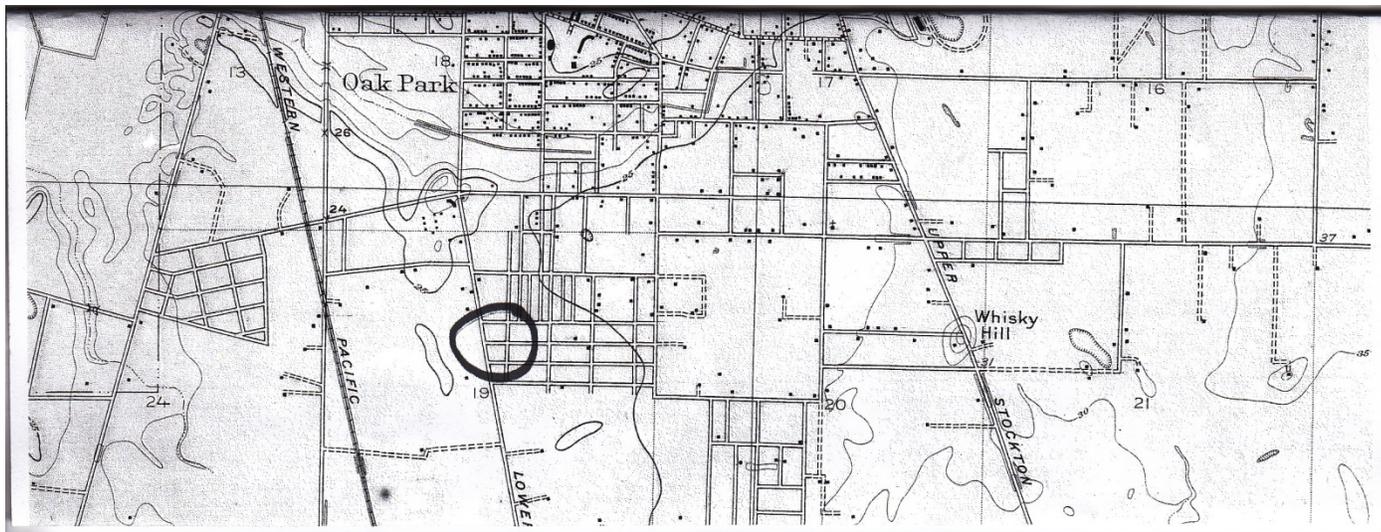


Figure 2, Brighton 1911 Topographic Map; Study Area Circled (no buildings depicted)

COMMERCIAL BUILDING RECORD

PARCEL 020-111-7637

ADDRESS 4115 - FRANKLIN BLVD.

SHEET 3 OF 8 SHEETS

VALLEY SURPLUS		DESCRIPTION OF BUILDING																					
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR			FRONT		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL											
			F	L	R	%	Flat	Wiring	Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH					
D 3 A	x Sub-Standard	x 2x4-24 Frame					x Flat	K.T.	Conduit	x Heating	Cooling	Store	B	1	2	3	Type	Top	Material	Grade	TRIM	Walls	Ceilings
ARCHITECTURE	Standard	Concrete				Unfinished	Recessed	Bx.	x Cable	Forced	Clean'g	Small	x						O.P.	E	O.P.	FIB. Bd	FIB. PL
	Heavy	Brick				Br.	Transom:		Fixtures	Gravity	Humid.												
TYPE	Special	Reinforced				Terra Cotta	Plate Glass in	x Few	x Cheap	Floor Unit													
USE DESIGN	FOUNDATION	Ct. Bond Beam	x			Stucco	Sheet Glass in	Avg.	Med.	Zone Unit													
Apartment	x Concrete Bees	Curtain Walls				Siding	Metal Wood	Many	Good	Central"													
Garage	Brick	Partitions:																					
Hotel	Reinforced																						
Market		Wall "x				Trusses	Back Trim:	x NONE															
Office	Light Heavy	Party Wall	x			ALUM.			Fixtures	Oil Burner													
x Store SMALL	x					Steel Deck			Water Heater	M-B.T.U.													
Theatre		Conc. Floor				Composition	Lighting	Gas	Electric														
		x Sub Floor				Tile	Trim.	Drop Ceiling	Water Softener														

CONSTRUCTION RECORD				EFFEC.		APPR.		NORMAL % GOOD				RATING (E,G,A,F,P)					BATH & LAVATORY DETAIL													
Permit No.	Permit For	Amount	Date	YEAR	YEAR	Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-ship	F1.	No.	FINISH			FIXTURES				SHOWER					
																		Floors	Walls	Wc.	La.	Tub	Ur.	Type	Grade	Sh.	A.T.	G.D.	Finish	
			1935	1935	1960	25	16	24	51	F	F	A	A																	

COMPUTATION

Appraiser & Date		G.R. ADAMS 3-16-57		Unit Cost	Cost												
SMALL STORE	1539	3.90	6002														
FRONT	57	6.50	370														
DECK HIGH FLOOR	1539	.30	461														
PLBG ADJ.			510														
TOTAL		6323															
NORMAL % GOOD		51															
R.C.L.N.D.		3224															

Figure 3. County Assessor Property Characteristics, 1959

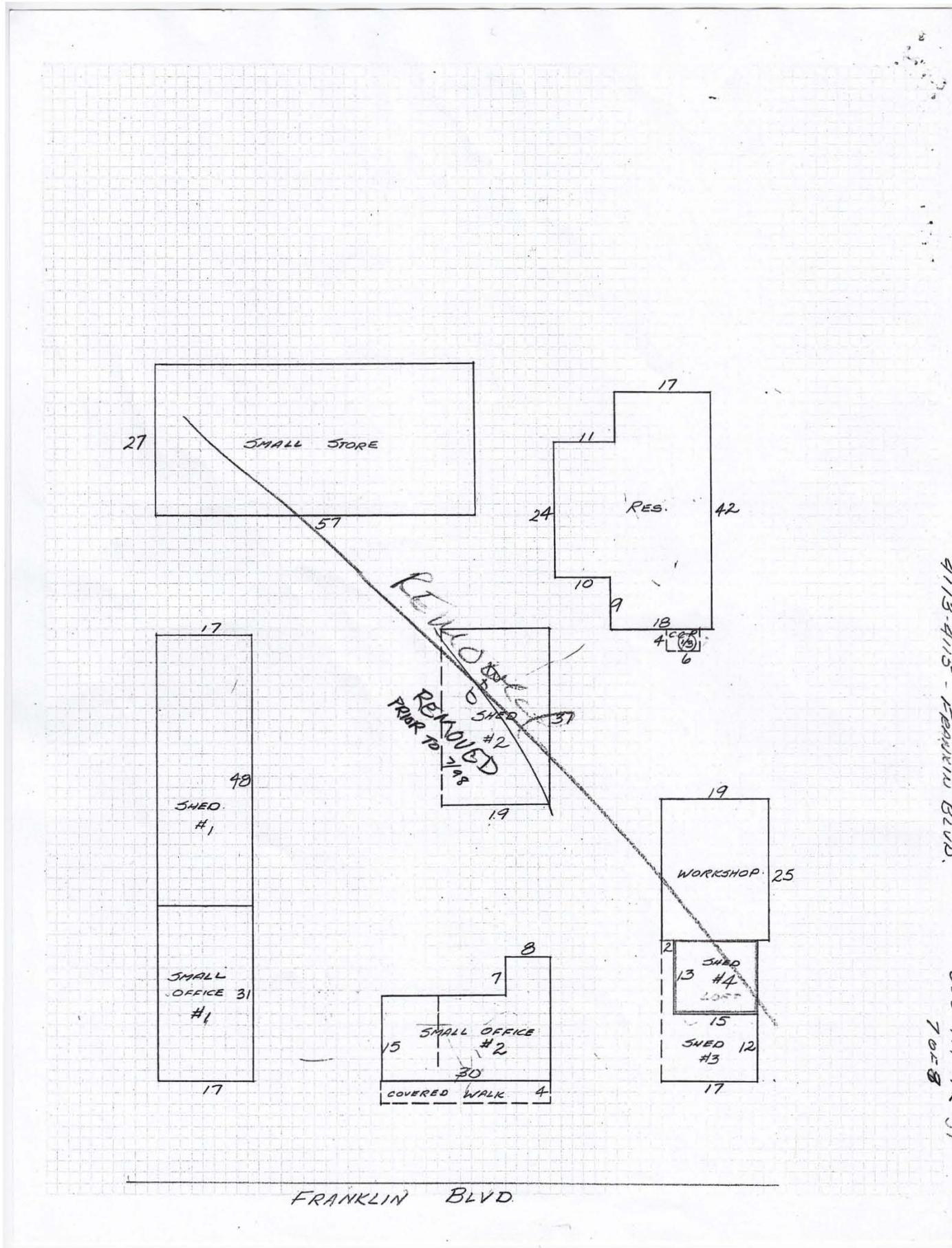


Figure 4, County Assessor Property Characteristics, 1959 (Sketch Map)

Attachment 3: Additional Photographs



Photo 1: Tank House



Photo 2: Lettering on Tank House



Photo 3: Top of the Tank House



Photo 4: Base of the Tank House

Attachment 4:

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATING AND ADDING THE TANK HOUSE AT 4115/4121 FRANKLIN BOULEVARD TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES AS A LANDMARK (M10-019)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The Sacramento Register of Historic and Cultural Resources is amended by adding the property located at 4115/4121 Franklin Boulevard as a Landmark.

The property located at 4115/4121 Franklin Boulevard (020-0111-037-0000 & -038) is eligible under Criterion iii. "It embodies the distinctive characteristics of its type and period."

SECTION 2

Sacramento City Code Section 17.134.180 prescribes that the Significant Feature(s) or Characteristic(s) of the resources to be added to the Sacramento Register shall be identified in the designating Ordinance.

The significant features and characteristics of the tank house at 4115/4121 Franklin Boulevard - include the following:

Contributing features include but are not limited to: General form, siding, openings, trim and structural system.

SECTION 3

Pursuant to Sacramento City Code Sections 17.134.170 and 17.134.180 and based on the duly noticed hearing conducted by the Preservation Commission and City Council, the staff reports and nomination materials attached thereto, and the testimony presented at the hearing on the nomination, the City Council makes the following findings in support of its action to designate the property located at 4115/4121 Franklin Boulevard as a Landmark and to place it in the Sacramento Register:

The property meets the Criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (1-5):

- A. The nominated resource located at 4115/4121 Franklin Boulevard (020-0111-037-0000 & -038) meets Criterion iii. "It embodies the distinctive characteristics of its type and period."
- B. In addition, the nominated resources have integrity of location, design, setting, materials, workmanship and association; and
- C. The nominated resource has important historic or architectural worth, and its designation as a landmark is reasonable, appropriate, and necessary to protect, promote, and further the goals of this chapter, pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (b-c).

Adoption of this Landmark promotes the maintenance and enhancement of the significant features and characteristics of the Landmarks pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Adoption of this Landmark promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmarks.

Adoption of this Landmark is consistent with the City's Historic & Cultural Resources Element of the 2030 General Plan.

Adoption of this Landmark will afford the properties the use of the California Historical Building Code and eligibility for any future preservation incentives that may be adopted for listed properties.

Adoption of this Landmark helps to protect historic resources of the City of Sacramento.

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the property located at 4115/4121 Franklin Boulevard (020-0111-037-0000 & -038) as a Landmark to the Sacramento Register of Historic and Cultural Resources.



REPORT TO PRESERVATION COMMISSION City of Sacramento

3

915 I Street, Sacramento, CA 95814-2671

REVIEW AND COMMENT

January 5, 2010

To: Members of the Preservation Commission

Subject: **Broadway Triangle (P10-085)** Located along the north side of Broadway between 34th Street and 3rd Avenue, a request to develop a mixed use development consisting of 29 residential units and approximately 9,000 sf of commercial located in the General Commercial (C-2-SPD) zone at Broadway and 35th, within the Stockton/Broadway Special Planning District, Stockton/Broadway Design Review District, Oak Park Design Review District, and Oak Park Historic District.

- A. Environmental Determination: To Be Determined
- B. Request to develop 29 residential units and 9,000 sf of commercial space mixed use development in the Broadway/Stockton, Oak Park Design Review and Oak Park Historic Districts.

Location:

Address: 3409 Broadway, 3413 Broadway, 3436 2nd Ave, 3434 2nd Ave, 3425 Broadway, 3535 3rd Ave, 3519 3rd Ave, 3501 3rd Ave, 2751 35th St, 2741 35th St, 2739 35th St., Sacramento, CA

Assessor's Parcel Number: 010-0375-001, -002, -003, -004, -008, 010-0381-012, -013, -014, -015, -016, -017, -018

Council District 5
Broadway/Stockton Design Review District, Oak Park Design Review District, Oak Park Historic District

Recommendation: Staff recommends the Commission **review and comment** on the proposed project's designs, rehabilitation and site proposals.

Contact: Matthew Sites, Associate AIA, LEED AP, Staff, (916) 808-7646
Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259
Luis R. Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957

Applicant: Ron Vrilakas, Vrilakas Architects, (916) 441-4685, 1221 18th Street, Sacramento, CA 95811.

Owner: Redevelopment Agency of the City Of Sacramento, (916) 444-9210, 801 12th Street, Sacramento, CA 95814.

SUMMARY: The project is before the Preservation Commission for review and to provide initial comments. The final hearing for the project will return to the Preservation Commission at a later date. This mixed use development consists of residential and retail buildings on three “mini” blocks along the north side of Broadway between 34th Street and 3rd Avenue. The proposed project includes 29 residential units, approximately 9,000 square feet of retail space, 40 parking spaces, and several small urban park areas. Two of the structures involved in the project are existing historic structures, and several of the proposed new structures are to be constructed on vacant lots within the Oak Park Historic District. The parking for the project will be onsite garages and parking spaces as well as the introduction of on-street angled parking along 35th Street.

The proposed project is a collaborative partnership between Mr. Vrilakas and SHRA to activate the existing parcels, and further rehabilitate the Broadway Corridor and the Oak Park Historic District. This project requires a quicker timeline than most due to financing elements required to proceed with construction. The development team would like to break ground summer of 2011. The buildings are located in a very prominent section in Oak Park and the uses complement those of the surrounding area. The Design Team, SHRA, City Staff have been working diligently to meet the needs and deadlines of the owner and developer to make this a feasible project. The project generally meets the criteria of the Broadway/Stockton and Oak Park Design Guidelines and is supported by staff with some revisions.

The project will require Planning Commission approval of entitlements for the environmental determination, Tentative Map – to subdivide approximately 1.5 acres into 27 residential mixed use parcels, Special Permit – for alternative housing in the C-2 zone, Special Permit – Parking Reduction, Variance – to reduce courtyard requirements, and Development Plan Review – New Site Plan. The Planning Commission is scheduled to initially hear this project as Review & Comment. The project is located in the Broadway/Stockton Special Planning District and Design Review District (<http://www.cityofsacramento.org/dsd/forms/design-guidelines/documents/broadway-and-stockton-blvd-design-guidelines.pdf>), Oak Park Design Review District (<http://www.cityofsacramento.org/dsd/forms/design-guidelines/oak-park/documents/oak-park-design-guidelines.pdf>) and the Oak Park Historic District and is subject to Preservation review. The City Attorney’s Office has opined that, since the project primarily involves Preservation rather than Design Review components, City Code requires the project as a whole be reviewed by the Preservation Commission in this case. Applicable Design Review District guidelines shall be applied to the project by the Preservation Commission in their review.

Table 1: Project Information	
Existing zoning of site:	C-2 (General Commercial)
Existing use of site:	Existing Warehouses, Retail, Residential, and Vacant
Property dimensions/area:	Approximately 1.5 acres
Building square footage:	47,585 ± square feet
Building height:	Three story mixed use – 35’ to top plate, 37’ to top of parapet. Three story Live/work – 35’ to top plate, 37’-6” to top of parapet. Two story row house – 22’ to top plate, 24’ to top of parapet. Two story bungalow/cottage -18’ to top plate, 25’ to top of ridge.
Exterior building materials:	brick, smooth finished cement plaster, board and batten siding, horizontal wood siding, corrugated metal siding, metal clad wood windows, wood storefront systems, aluminum storefront systems, steel awnings, metal roofing, and composite roofing.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS: Staff mailed an Early Notice to property owners and neighborhood associations within a 500 foot radius on December 3, 2010, and a Hearing Notice on December 17, 2010 for the January 5, 2011 Preservation Commission Review and Comment. The following organizations were contacted; Oak Park Neighborhood Association, Oak Park Business Association, the Oak Park Redevelopment Advisory Committee (RAC), CCAN, Sacramento Preservation Roundtable, and Sacramento Old City Association. The applicant has contacted property owners and neighborhood associations during the initial planning and design phase, and have received general support for the project. Only one public comment has been received at the time this report had been written, and the public comment was in support of the project.

ENVIRONMENTAL CONSIDERATIONS: This project’s level of environmental review has yet to be determined. The final determination will be available at the time this project returns for final action.

SUSTAINABILITY CONSIDERATIONS: The City has adopted a Sustainability Master Plan to complement the City’s General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: reduce consumption of materials, encourage the reuse and local recycling of materials, reduce the use of toxic materials; establish and continuously improve “green” building standards for both residential and commercial development--new and remodeled, reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses, reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; improve the health of residents through access to a diverse mix of wellness activities and locally produced food,

promote “greening” and “gardening” within the City, create “Healthy Urban Environments” through Restorative Redevelopment, and maintain and expand the urban forest.

Although no sustainable methods have been proposed, staff recommends the use of a Construction Waste Management Plan, energy efficient designs, and a priority for the use of local materials where feasible as minimum standards for this project.

POLICY CONSIDERATIONS: The proposal complies with the following guiding principles: Rehabilitation of Historic Structures. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character. Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city’s economic outlook. Create and maintain a broad range of jobs that are accessible to all residents and provide opportunities for advancement. Encourage sustainable levels of energy and resource consumption through efficient land-use, transportation, building design, construction techniques, waste management, and other infrastructure systems.

This proposed project is consistent with the Broadway/Stockton and Oak Park Design Review Districts’ Design Guidelines. Staff is supportive of the design and recommends Preservation Commission review and comment on the following items to assist the Design Team with further project development.

Design and Preservation Policy Considerations: Allow for creative architectural solutions that acknowledge and respect contextual design through complementing the architectural character of existing historic and surrounding building enclaves and promote harmony in the visual relationships and transitions between new and older buildings. Relate the bulk of new buildings generally to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction. Enhance the pedestrian experience. Promote efforts to utilize high quality building materials, detailing & landscaping. Promote functional & aesthetic integration of building services, vehicular access and parking facilities. Promote sustainability in building design, construction and operation.

Design Guidelines Considerations: Any non-residential ground floor use (except parking and servicing) shall have walls at least 60% transparent. Articulation of street-walls should be spaced no further than 20’ on center. Lighting should be appropriate to the ground floor uses, and respectful of adjacent property uses. Entry locations should be obvious, easy to find, clearly visible from the sidewalk, and safe. Double-height entries are encouraged in new construction. Recessed entries are discouraged. To provide human scale to buildings, windows shall be well-proportioned, relating in type and design to the project, articulating the wall system, and operable where appropriate. Mechanical equipment located at roof level should be integrated into the building design, e.g. as a screened volume.

Rehabilitation Standards: Comply with the Secretary of the Interiors Rehabilitation Standards for the two historic structures in the project.

STAFF RECOMMENDATIONS TO COMMISSION: Staff is supportive of this project and recommends some refinements to the overall design as noted below. Staff has visited the proposed project site and is partnering with the applicant/design team to facilitate a design that can meet the Design Review Guidelines, the Secretary of the Interiors Rehabilitation Standards, respect the character of the Historic District, and meet the owner's needs. Staff requests that the Preservation Commission review and comment on the proposed project design as well as the following points.

Site Comments:

1. The proposed mixed use buildings maintain the established zero lot line setbacks as the existing streetwalls along both sides of Broadway in the Broadway Commercial Character Area. These setbacks invoke activation at the street while upper level step backs of the structures create a welcoming pedestrian environment.
2. The project provides breaks along the Broadway streetscape through the use of small urban parks and pedestrian entries between buildings that lead to small internal courtyards and residential entries off the courtyards. The buildings are sited to complement the triangulated nature of the existing roadways and alleys, which meets the Broadway Commercial Character Area Design Guidelines 39-6: *Broadway intersects north/south streets at an angle, creating triangular or oddly-shaped lots that pose a challenge to creating a traditional street-wall. In these instances, the front facade of the building must be designed to face Broadway, which is the primary pedestrian street.*
3. Smaller parking areas are provided at the rear of the project to meet the Broadway Commercial Character Area Design Guidelines. The proposed parking is accessed off of the alley and at a single point along 2nd Avenue. The reduction in the number of curb cuts along 2nd Avenue from four to one allows for better vehicular circulation and additional street trees. The design team has also proposed on-street parking to supplement parking requirements needed on awkward triangular lots which is also a requirement of the Broadway Commercial Character Area Design Guidelines.
4. A substantial amount of landscaping has been proposed for this project which includes the small urban parks and community garden access at Triangle East. Staff supports the proposed layout, but recommends some additional detailing of the park spaces, along with species selections especially relative to trees, and street trees in particular.
5. The siting of mechanical equipment has not been provided on the plans, and staff recommends that this equipment be located so they are not visible from any street or pedestrian views.
6. A site lighting plan and cut sheets will be provided at the Review and Comment hearing in order for the Preservation Commission to comment on the proposed site lighting design. Staff recommends that the light fixtures complement the building

design and wall pack and shoebox style lighting shall be avoided. Pole lights shall be limited to a maximum of 14'-0" in height to the lens of the light fixture.

Building Design Comments:

7. The design team has provided a range of building scales and masses that complement and mend the Broadway Corridor streetscape. The proposed building heights respect the existing street walls and taper down to the lower height residential areas a block away from Broadway. The Broadway-fronting, mixed-use retail buildings invoke a sense of age-appropriate building design that has been converted and expanded to fit current mixed use trends. The step-backs on the commercial buildings provide an additional nod to an "addition" to an "existing" building. The proposed row house and live/work structures provide an appropriate infill transition that visually mends the existing adjacent residential and warehouse streetwalls with the proposed Broadway Corridor structures. Staff supports the proposed massing, scale and heights as proposed.
8. A varied material palette of thin brick, smooth-finished cement plaster, wood horizontal lap siding, board-and-batten siding, corrugated metal siding, metal-clad wood windows, wood storefront systems, aluminum storefront systems, steel awnings, metal roofing, composite roofing, and tube steel balcony rails has been provided for this project. Existing contributing historic structures' original materials shall be repaired/reconstructed in-kind. Staff supports the proposed material palette.
9. The general composition and variety of the fenestration is acceptable, but additional fenestration or articulation could be provided along the side of the Triangle Center and Triangle East row houses at 35th Street and the alley, the garages along 2nd Avenue, and the mixed use courtyard facing walls of Triangle Center. Staff recommends that the second and third floor fenestration be aligned to better complement established patterns.
10. Variations of roof patterns and designs appear to reflect that of a recent project constructed on the southeast corner of 35th Street and 4th Avenue. Staff recommends that this continuation of design could use some additional refinements at the garages, namely changing the Triangle East garage's offset gable design to a more traditional gable, a 180 degree rotation of the Triangle Center garage shed roof that would allow additional light and air for the walkway between buildings, and clarifications of how the saw-tooth design of the Triangle West garages clerestory windows will function with two separate occupants in the same roof space.
11. Staff recommends that additional details and cross sections regarding the various cornice treatments utilized on the building be provided at the review and comment hearing.

- 12. Staff recommends that a roof plan, cross-sections, and details of the mechanical parapet walls and the associated mechanical equipment be provided to the Preservation Commission at the review and comment hearing. Mechanical systems should be located behind the parapet wall and not visible from any street or pedestrian views.

Signage Comments:

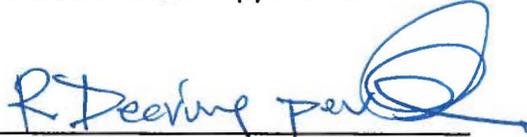
- 13. Although a sign program has not yet been developed, staff supports the use of blade signs and "bird on a wire" internally illuminated signage located on awnings above the retail spaces.

Respectfully submitted by:



Matthew Sites, Associate AIA, LEED AP
Preservation Staff

Recommendation Approved:



Roberta Deering, LEED AP
Senior Preservation Planner



William Crouch, AIA, FRAIA, NCARB, LEED AP
Urban Design Manager

Attachments:

Attachment 1

Page 9	Vicinity Map
Page 10	Land Use Map
Page 11	Oak Park Historic District Map with Project Overlay

Attachment 2

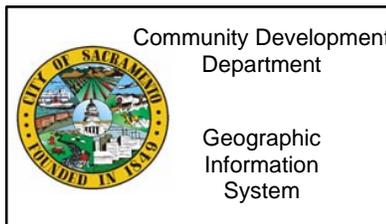
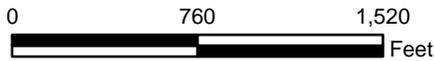
Page 12	Oak Park Historic District Narrative
Page 13	Oak Park Historic District Map

Attachment 3

Page 14-15	Applicants' Narrative
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Attachment 4

Page 16	Title Page
Page 17	Overall Perspectives
Page 18	Overall Site Plan
Page 19	Triangle West – Site Plan
Page 20	Triangle West – Elevations
Page 21-22	Triangle West – Floor Plans
Page 23	Triangle Center – Site Plan
Page 24	Triangle Center – Elevations
Page 25	Triangle Center – Floor Plans
Page 26	Triangle East – Site Plan
Page 27	Triangle East – Elevations
Page 28-30	Triangle East – Floor Plans
Page 31-32	Material Palette
Page 33-34	Site & Context Photographs



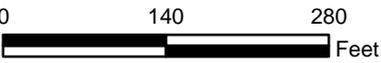
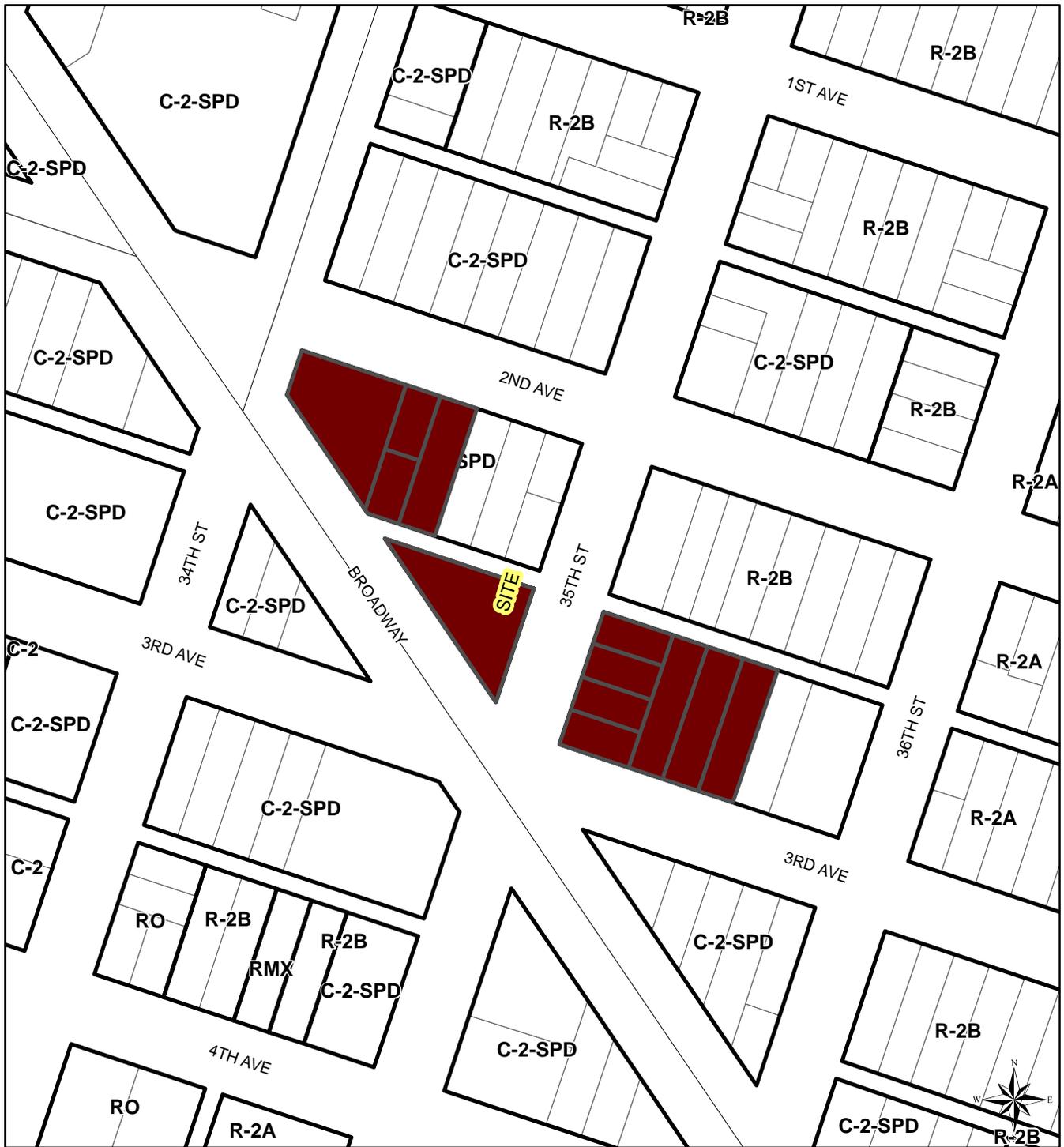
January 5, 2011

P10-085

Vicinity Map

Broadway Triangle
010-0375-001,-002,-003,-004,-008
010-0381-012,-013,-014,-015,-016,
-017,-018
C-2 zone






Community Development
Department

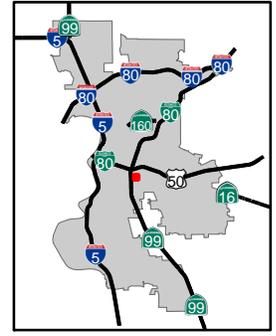
Geographic
Information
System

January 5, 2011

P10-085

Land Use Map

Broadway Triangle
010-0375-001,-002,-003,-004,-008
010-0381-012,-013,-014,-015,-016,
-017,-018
C-2 zone



Oak Park Historic District

The Oak Park Downtown area represents the commercial core of Oak Park, and is comprised mostly of brick buildings constructed in the teens and 1920s. In 1911, when Oak Park was annexed to the City of Sacramento, the burg had several thousand residents and a thriving business district. The Oak Park annexation was the first expansion of the boundaries of Sacramento since the city was first laid out in 1848. The prompt response by the City of Sacramento to Oak Park's needs was instrumental in laying the foundation for growth in the years to come. In 1913, the City's Building Inspector reported that Oak Park was the fastest growing residential district in the City, and the 1914 City Directory listed almost 800 homes in Oak Park.

Most of the more important businesses and business structures in Oak Park were located alongside the streetcar tracks that came down Sacramento Boulevard from 31st to 35th, then turning south down 35th Street and into the park. The money that flowed into this strip was largely from residents in other parts of the city coming to Oak Park. The buildings along 35th Street from Sacramento to 5th Avenue gave Oak Park a look similar to many of California's Main Street towns from the 1920s. The movement of employment opportunities in the area around Oak Park also aided growth and stability. Across Stockton Boulevard to the east were the State Fair grounds provided both full time and seasonal work. The Libby, McNeil & Libby cannery on Alhambra and Stockton Boulevard was built in 1912, providing hundreds of seasonal jobs. In 1924 the California Highway Commission (now Caltrans) opened its vehicle and equipment repair shops buildings nearby at 34th & R Streets employing more than 100 skilled mechanics.

The District that has been delineated for Oak Park is just a remnant of its once vital business core. However, its remaining members evoke a sense of the original business district's character, and several of its buildings are fine examples of their era.

Ordinance # 2007-094 and 2008-11
December 4, 2007 and March 4, 2008



Statement of Intent

The Broadway Triangle Development

This mixed-use development is comprised of residential and retail buildings on three distinct parcels made up of multiple lots, which we propose to subdivide into additional lots for home ownership sites, along with parcels for small commercial buildings with condominium units on their upper floors. The project is to be carried out in partnership with the Sacramento Housing and Redevelopment Agency (SHRA), who owns two of the three sites, which we have named *Triangle West* and *Triangle Center*. The site shown as *Triangle East* is privately owned by the development entity. Together the three sites make up *the Broadway Triangle Development* project.

Consistent with the *Broadway Stockton Special Planning District* and the intentions of SHRA, we have conceived a project that reflects the scale, use, and architectural heritage of the Oak Park Historic District. The project has 5 distinct major street frontages, and the design and proposed uses respond differently to each frontage. These frontages are the following:

- **Broadway:** the commercial emphasis, with ground floor retail & restaurants fronting the entire length, and residential units on the second and third floors.
- **2nd Avenue:** a combination of live/work at the corner of 34th Street, and modern loft rowhouses fronting 2nd Avenue with front stoops. Also, an entry to the parking area, including detached garages.
- **35th Street, east facing:** the Broadway 3-story mixed-use building turns the corner onto 35th Street, and adjacent are three brick rowhouses.
- **35th Street, west facing:** at the corner of 35th Street/ 3rd Avenue/ and Broadway, the existing historic brick commercial building will be rehabilitated, and adjacent are three proposed brick rowhouses.
- **3rd Avenue:** the existing historic brick commercial building is adjacent to an existing historic house; both will be rehabilitated, and east of the historic house two new bungalow style homes are proposed to be constructed. The land to the rear of the properties will provide an open green space along with four additional homes internal to the site, and garages.

Statement of Intent (page 2)

The entitlements requested, in addition to the tentative map, are setback reductions to better accommodate the new infill development; a small variance in maximum height to accommodate architectural design; and a reduction in parking to accommodate restaurants. We have provided one parking space per residential unit, most in garages, and propose street parking for the commercial uses, as is consistent with other commercial uses in the historic district. We will propose under separate application the addition of diagonal parking on 35th Street and 2nd Avenue, which will add to the parking supply in front of the development.

As is the case in the central city of Sacramento, current zoning requirements for parking are difficult, if not impossible to meet while maintaining the higher density, mixed-use, pedestrian oriented character of the historic commercial districts. We believe the Oak Park Historic District has special circumstances that warrant a different parking strategy than other parts of the city for its commercial uses.

The architectural design of the various buildings will draw upon the tradition of the use of brick in the historic district. There will be stylistic variety among the new buildings, each intended to respond to its particular street frontage and context. Some buildings will utilize modern materials, some will emphasize traditional materials, and all buildings will approximate a scale and attention to detail found in the best blocks of the district. The architecture of the new buildings will both harmonize and draw contrast to the existing buildings, with the intent of supporting the character of the district while at the same time representing the era of origin of the new buildings- 2010.

Ron Vrilakas
Vrilakas Architects

11. 18. 2010

The BROADWAY Triangle Development

Planning Application Submittal



Sheet Index:

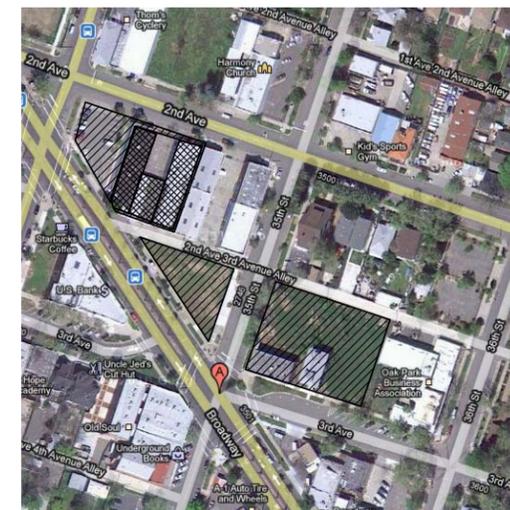
- Cover Sheet
- Overall Site Plan
- Overall Perspectives
- Triangle West Site Plan
- Triangle West Elevations
- Triangle West Floor Plans
- Triangle West Floor Plans
- Triangle Center Site Plan
- Triangle Center Elevations
- Triangle Center Floor Plans
- Triangle East Site Plan
- Triangle East Elevations
- Triangle East Floor Plans
- Triangle East Floor Plans
- Triangle East Floor Plans
- Material Palate A & B
- Material Palate C, D & E
- Site & Context Photographs
- Site & Context Photographs

Project Data:

Broadway Triangle SF Summary				
	Triangle West	Triangle Center	Triangle East	Project Totals
Site Area:	24,141	10,961	29,927	65,029 sf
Building Area:	19,007	11,704	16,851	47,565 sf
Retail Area:	3768	2622	2577	8,967 sf
Residential Units	11	7	11	29 units
Apartments Units	6	4	-	10 apartments
Live/Work	1	x	3	4 Live/Work
Rowhouse	4	3	3	10 Rowhouse
Single Family	*	*	3	3 Single Family
Cottages	*	*	2	2 Cottages
Private Garages:	11	5	10	26 garages
Parking Stalls:	5	*	*	5 stalls

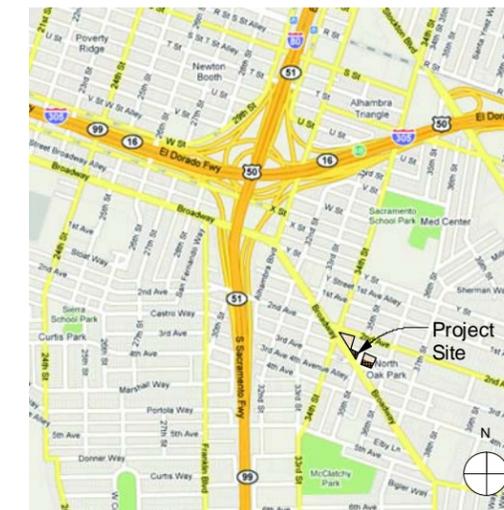
Summary		
Total Site Area:	65,029 sf	1.49 ac
Total Bldg. SF:	47,565 sf	
Total Retail:	8,967 sf	
Total Residential Units:	29 ea	
Total Garages:	26 ea	
Total Parking:	5 ca	

Project Map:



INDICATES PROJECT SITES
 INDICATES EXISTING BLDG. TO BE DEMOLISHED

Vicinity Map:





TRIANGLE CENTER - STOREFRONT



TRIANGLE WEST - BROADWAY



TRIANGLE CENTER - PLAZA



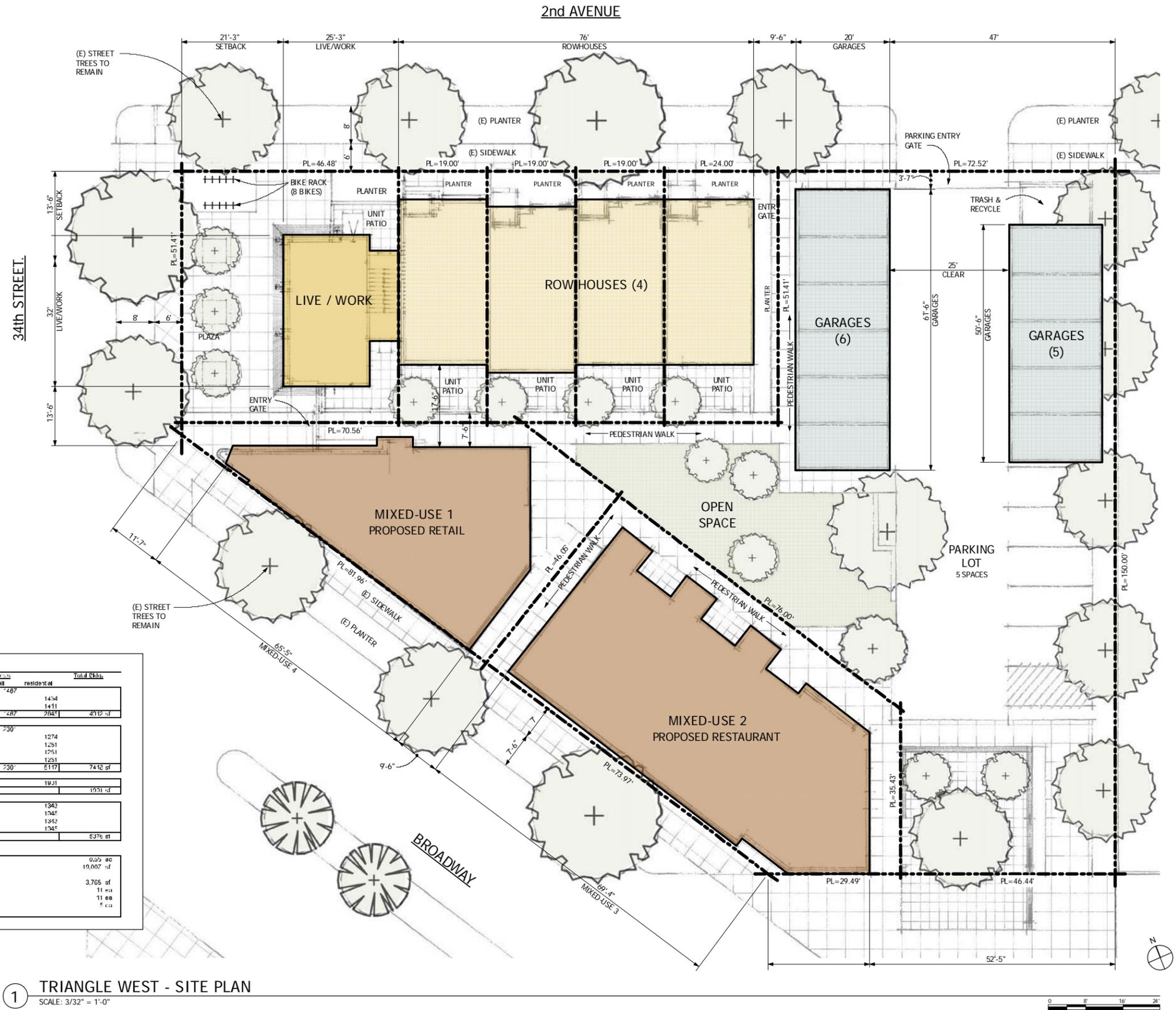
Broadway Triangle SF Summary				Project Totals	
	Triangle West	Triangle Center	Triangle East		
Site Area:	24,14'	10,86'	29,927	65,029 sf	
Building Area:	19,007	11,764	16,664	47,435 sf	
Retail Area:	3,668	2,622	2577	8,967 sf	
Residential Units	11	7	11	29 units	
Apartments Units	6	4	1	10 apartments	
Live/Work	1	1	3	4 Live/Work	
Rowhouse	4	5	3	10 Rowhouse	
Single Family	0	0	3	3 Single Family	
Cottages	0	0	2	2 Cottages	
Private Garages:	11	5	10	26 garages	
Parking Spots:	5	0	0	5 spots	

Summary	
Total Site Area:	65,029 sf 1.49 ac
Total Bldg. SF:	47,435 sf
Total Retail:	8,967 sf
Total Residential Units:	29 units
Total Garages:	26 units
Total Parking:	5 spots

1 OVERALL SITE PLAN
SCALE 1" = 30'-0"



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Triangle West			Sub-totals	
	1st Floor (SF)	2nd Floor (SF)	retail	residential
Mixed Use 1				
Patio	487		487	
Unit 1		717		1434
Unit 2		715		1431
			487	2865
				4312 sf
Mixed Use 2				
Patio	230		230	
Unit 1		223		1274
Unit 2		536		1251
Unit 3		538		1251
Unit 4		536		1251
			230	5117
				7412 sf
Live/Work West	59	683		1931
				1931 sf
Rowhouse West				
Unit 1	634	700		1343
Unit 2	647	698		1345
Unit 3	651	709		1342
Unit 4	647	698		1345
				5376 sf
Total Site Area:			27,141 sf	0.62 ac
Total Building Square Footage:				19,007 sf
Total Retail:				3,765 sf
Total Residential Units:				11 ea
Total Garages:			203 sf ea	11 ea
Total Parking Stalls:				5 ea

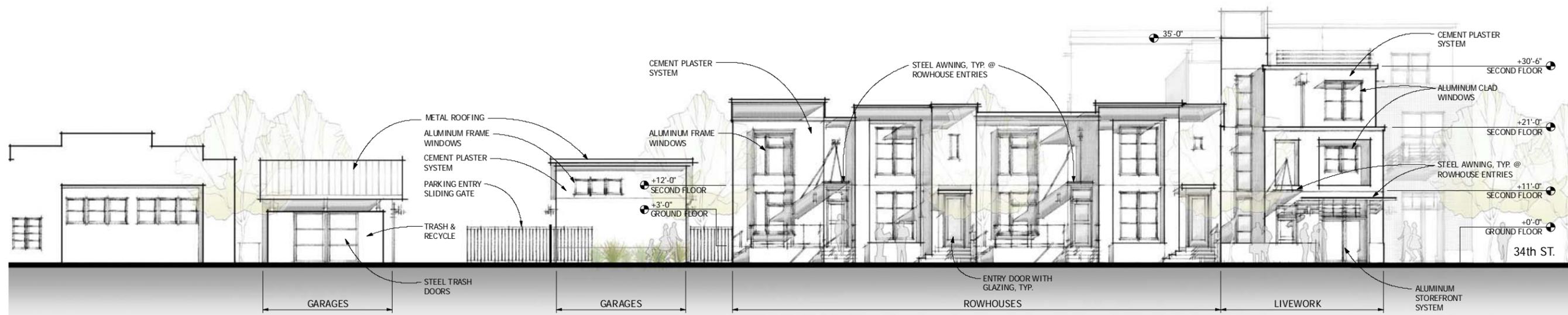
1 TRIANGLE WEST - SITE PLAN
SCALE: 3/32" = 1'-0"





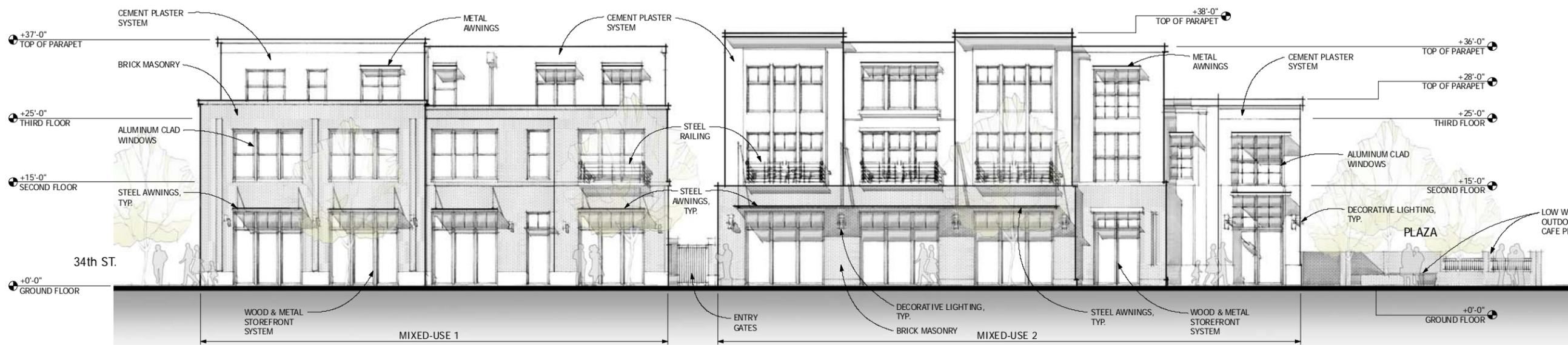
1 TRIANGLE WEST - 34th STREET (WEST ELEVATION)

SCALE: 1/8" = 1'-0"



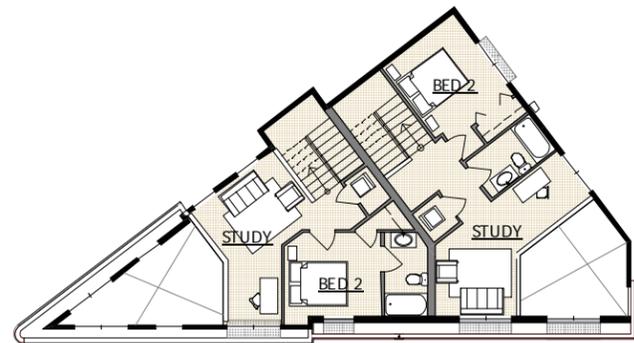
2 TRIANGLE WEST - 2nd AVENUE (NORTH ELEVATION)

SCALE: 1/8" = 1'-0"



3 TRIANGLE WEST - BROADWAY (SOUTH ELEVATION)

SCALE: 1/8" = 1'-0"



THIRD FLOOR
1413 SF



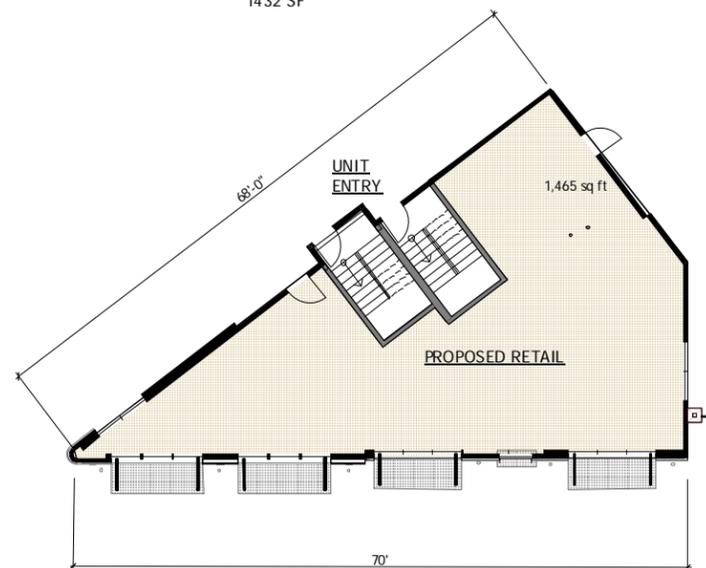
THIRD FLOOR
2366 SF



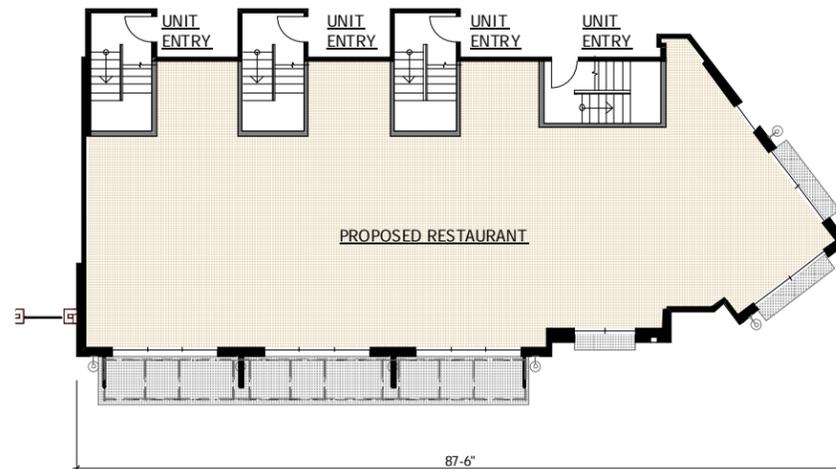
SECOND FLOOR
1432 SF



SECOND FLOOR
2620 SF



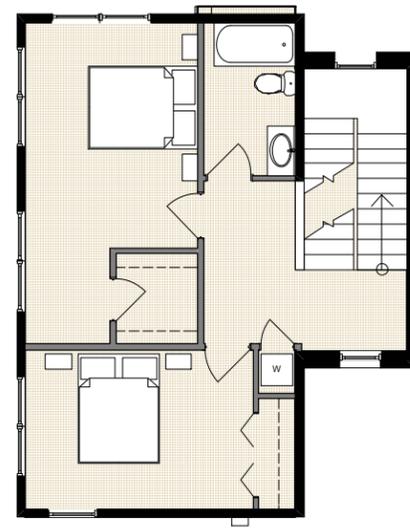
GROUND FLOOR - MIXED USE 1
1467 SF



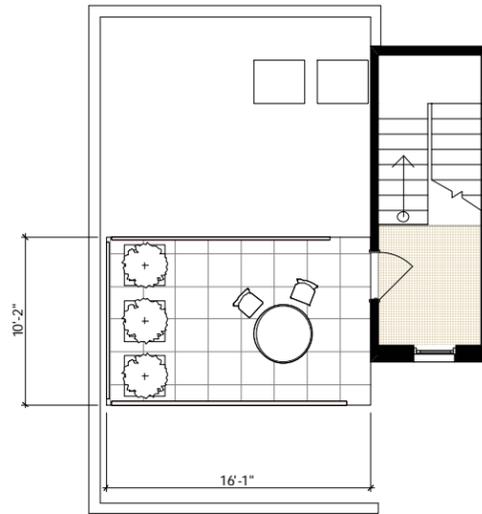
GROUND FLOOR - MIXED USE 2
2301 SF

2 TRIANGLE WEST - MIXED-USE 1
SCALE: 1" = 10'

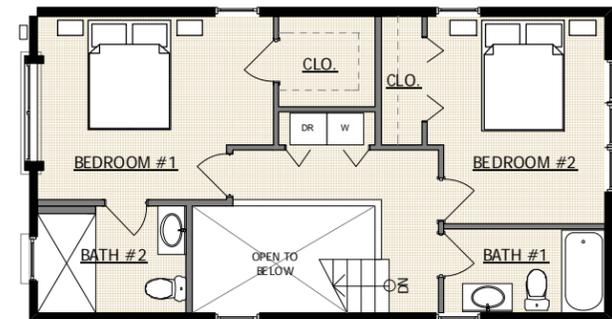
1 TRIANGLE WEST - MIXED-USE 2
SCALE: 1" = 10'



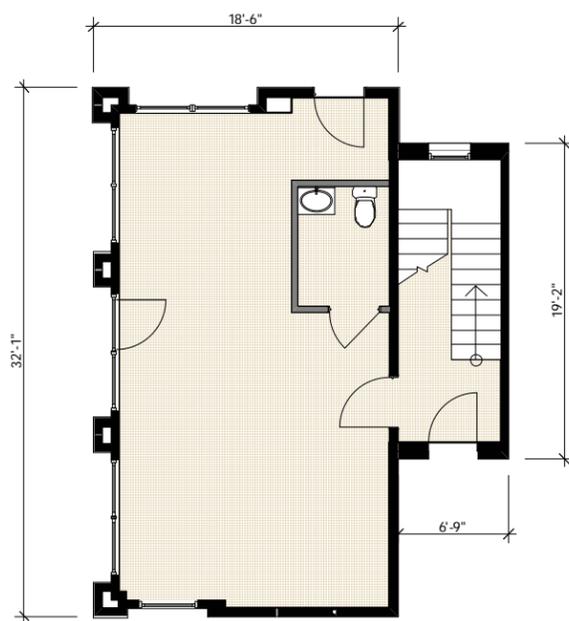
THIRD FLOOR 563 SF



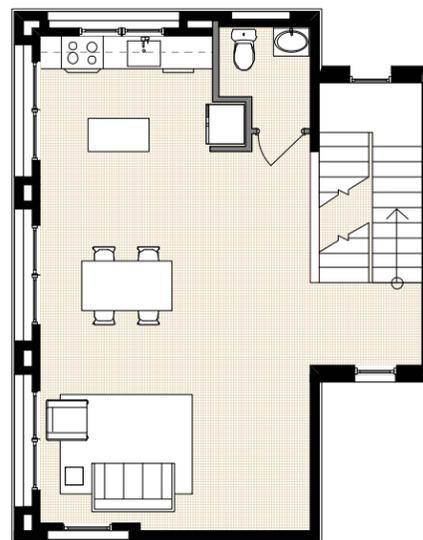
ROOF GARDEN 210 SF



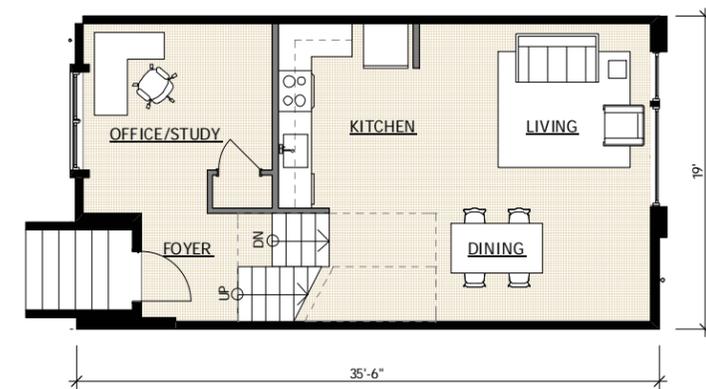
SECOND FLOOR 674 SF



GROUND FLOOR 506 SF



SECOND FLOOR 630 SF



GROUND FLOOR 566 SF

2 TRIANGLE WEST - LIVE/WORK

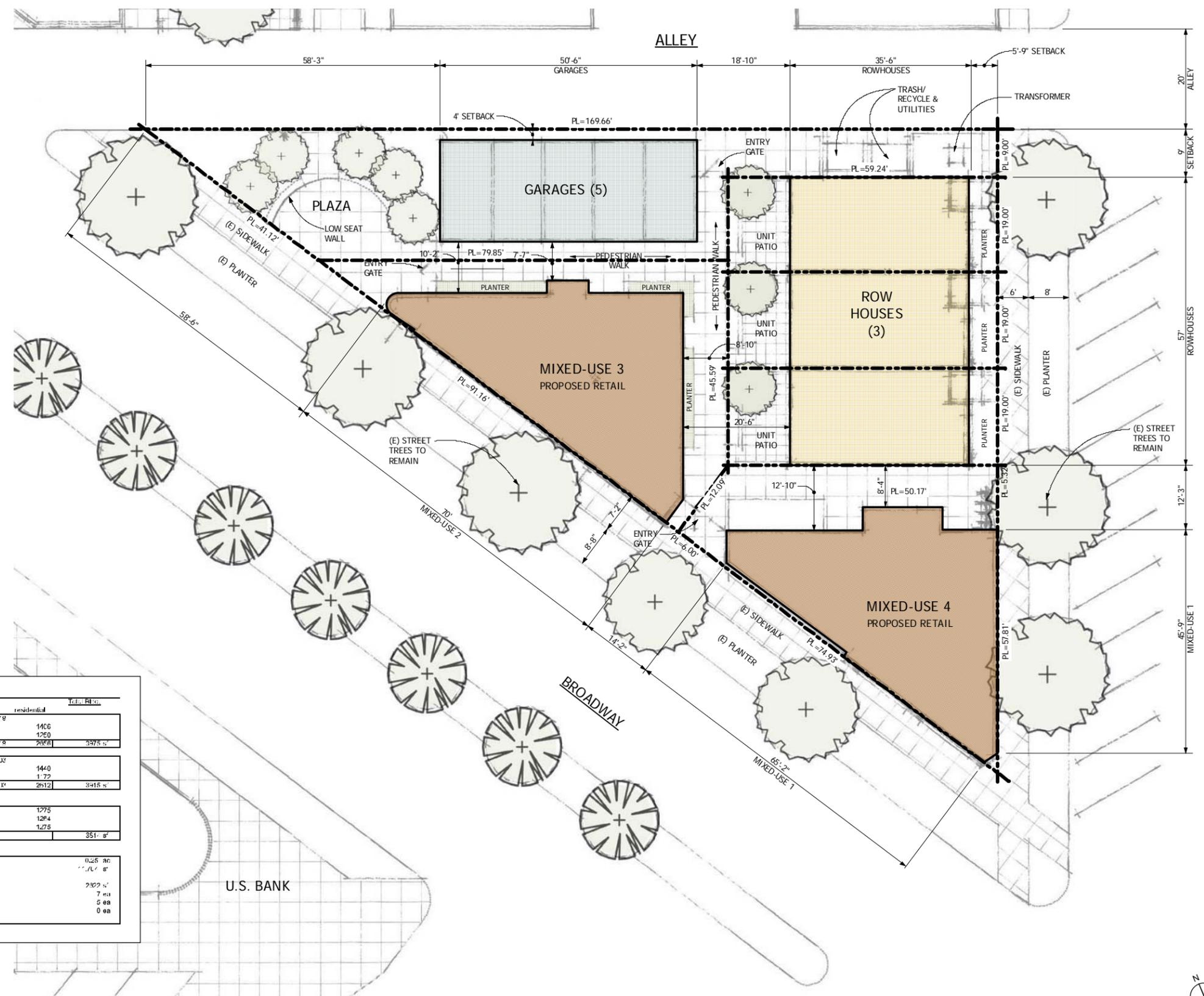
SCALE: 3/16" = 1'-0"



1 TRIANGLE WEST - ROWHOUSE

SCALE: 3/16" = 1'-0"



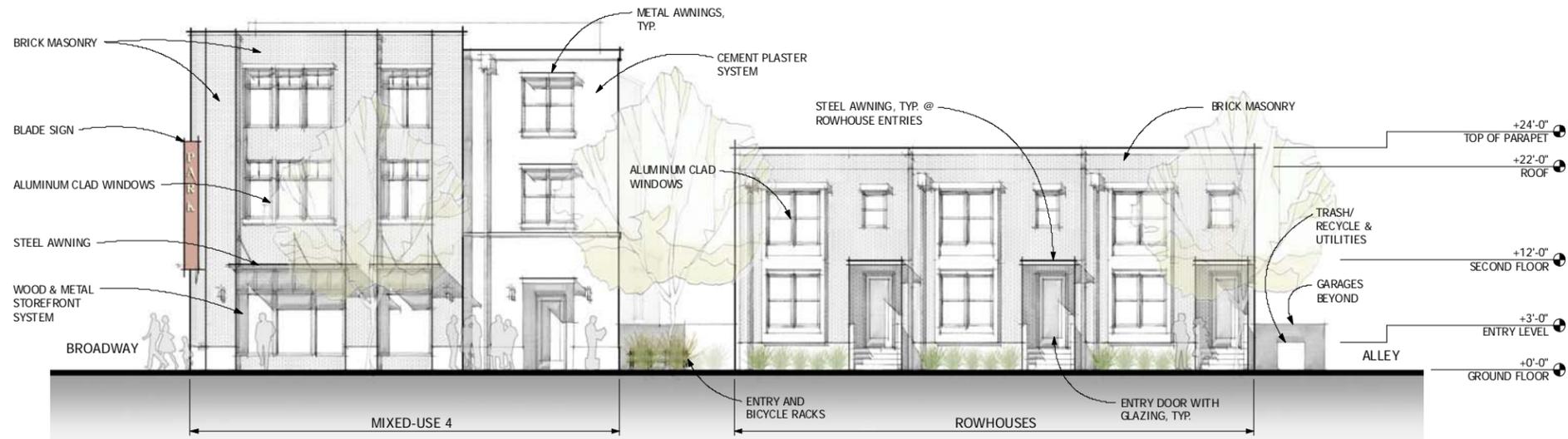


Triangle Center				Subtotal:		Total Proj.	
	1st Flr (sq ft)	2nd Flr (sq ft)	3rd Flr (sq ft)	residential	retail		
Mixed Use 3				13'8"			
Units	319	528	0/5	1406	1260		
Unit 1	*	721	620	15'8"	2636	3975 sq'	
Mixed Use 4				13'0"	1440		
Units	303	946	594	13'2"	700		
Unit 1	*	361	511	13'0"	2612	3415 sq'	
Rowhouse Center							
Unit 1	568	709	*	1275	700		
Unit 2	566	968	*	1284	700		
Unit 3	566	719	*	1275	700		
						3511 sq'	
Total Site Area				10,987 sq'		0.25 ac	
Total Building Square Footage						11,111 sq'	
Total Retail						2970 sq'	
Total Residential Units						700	
Total Garages				200 or ea.		5 ea.	
Total Parking Stalls						0 ea.	

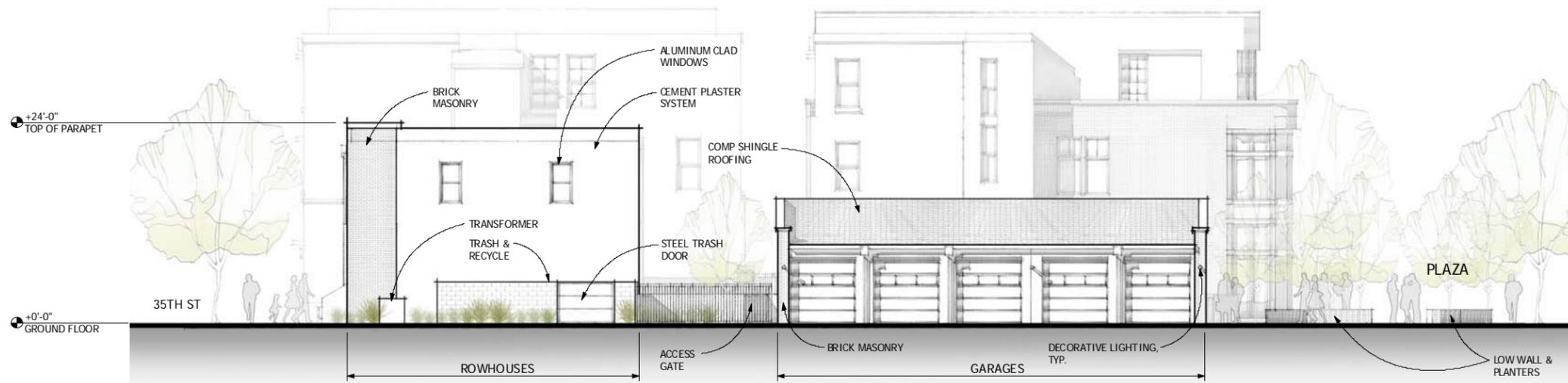
1 TRIANGLE CENTER - SITE PLAN
SCALE: 3/32" = 1'-0"



35th STREET



1 TRIANGLE CENTER - 35th STREET (EAST ELEVATION)
SCALE: 1/8" = 1'-0"

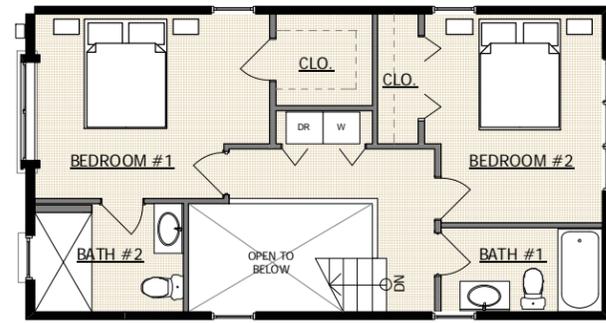


2 TRIANGLE CENTER - ALLEY (NORTH ELEVATION)
SCALE: 1/8" = 1'-0"

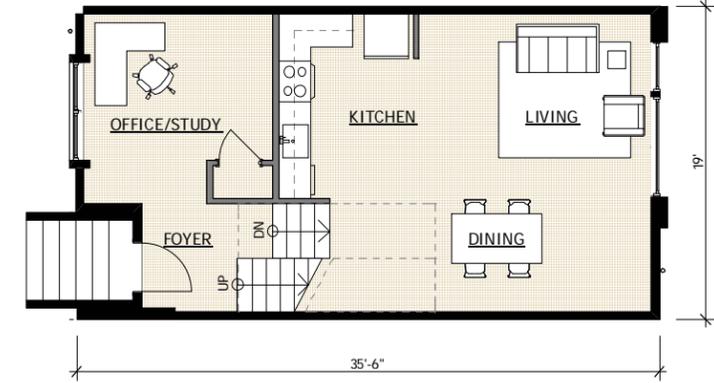


3 TRIANGLE CENTER - BROADWAY (SOUTH ELEVATION)
SCALE: 1/8" = 1'-0"

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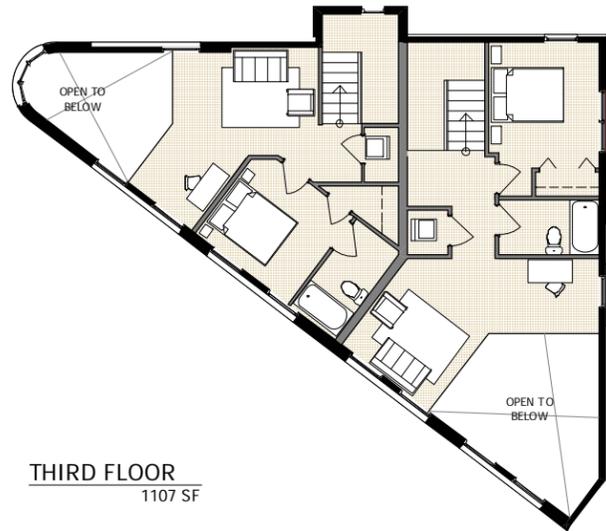


SECOND FLOOR 674 SF

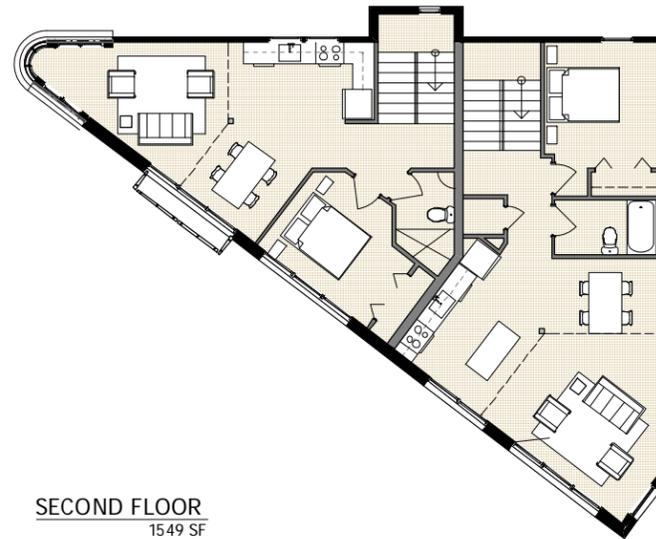


GROUND FLOOR 566 SF

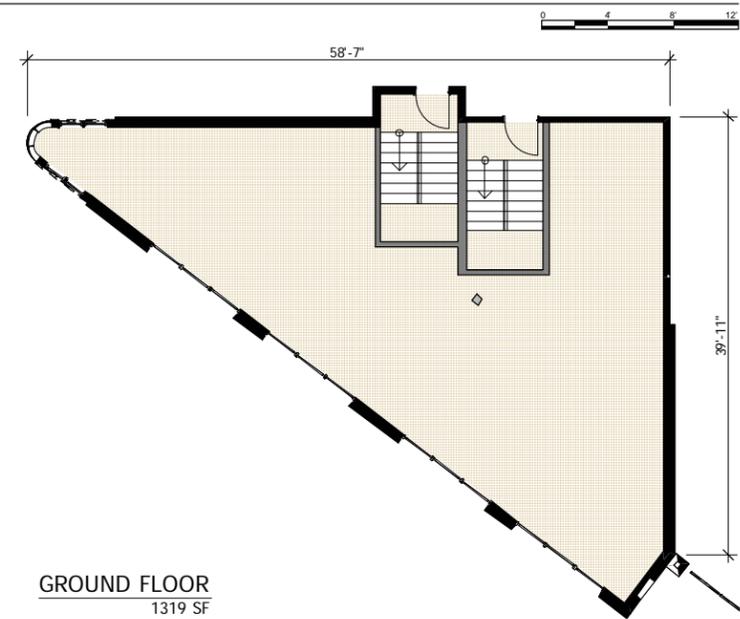
1 TRIANGLE CENTER - ROWHOUSE
SCALE: 3/16" = 1'-0"



THIRD FLOOR
1107 SF

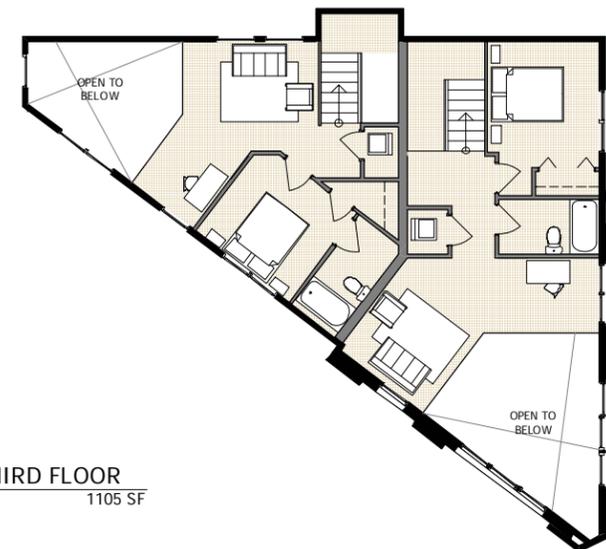


SECOND FLOOR
1549 SF

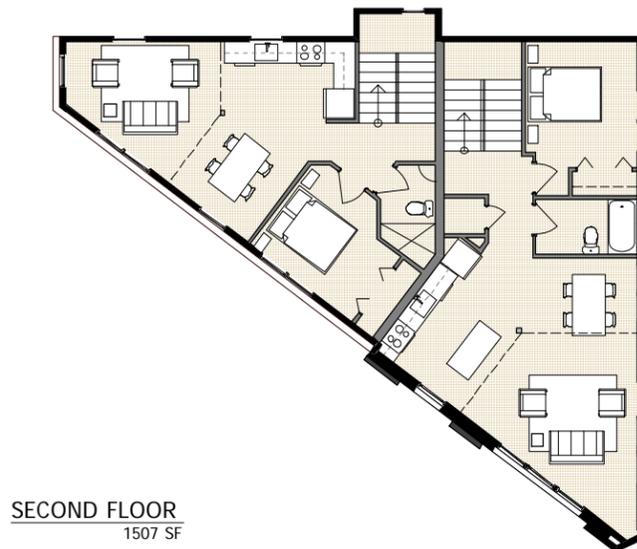


GROUND FLOOR
1319 SF

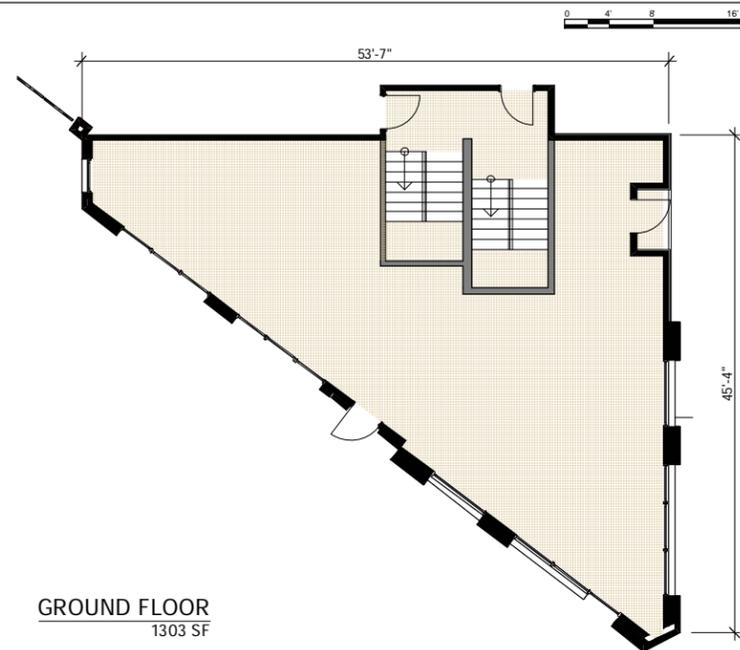
3 TRIANGLE CENTER - MIXED-USE 3
SCALE: 1/8" = 1'-0"



THIRD FLOOR
1105 SF

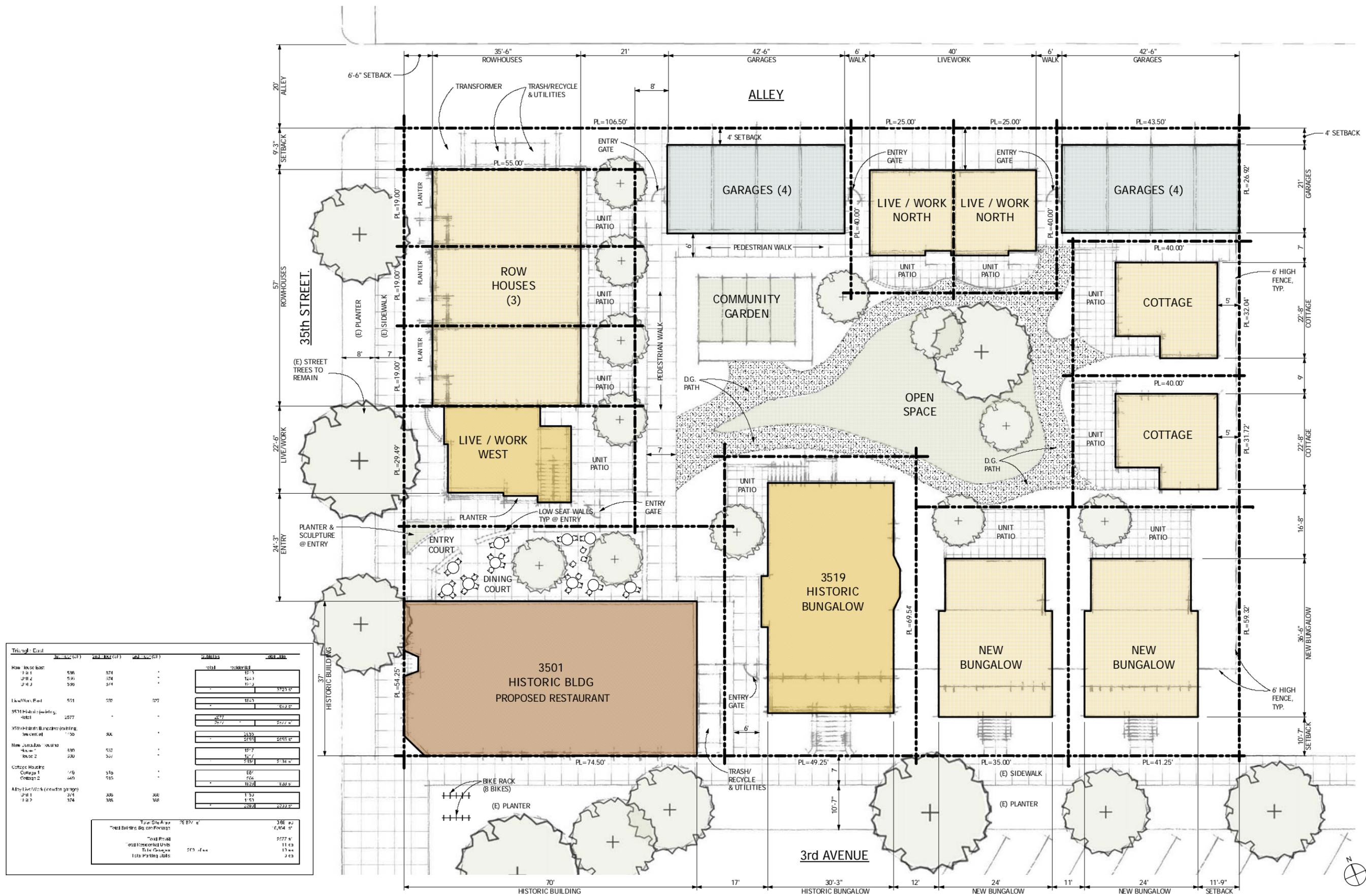


SECOND FLOOR
1507 SF



GROUND FLOOR
1303 SF

2 TRIANGLE CENTER - MIXED-USE 4
SCALE: 1/8" = 1'-0"



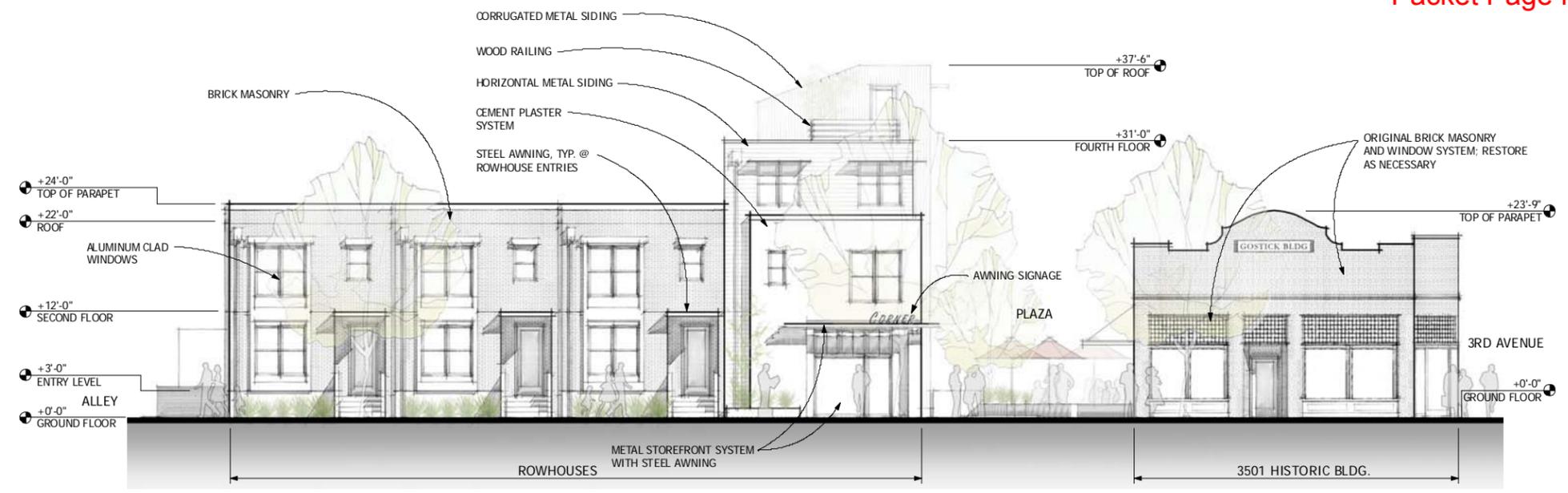
Triangl - East	sq. ft. (G)	sq. ft. (N)	sq. ft. (S)	Subtotal	Total Area
Row House East	536	574	-	1110	
Unit 1	536	574	-	1110	
Unit 2	536	574	-	1110	
Live/Work West	551	528	529	1608	
3519 Historic Bungalow (existing, non-central)	2577	-	-	2577	
3501 Historic Bungalow (existing, non-central)	300	-	-	300	
New Bungalow (central)	830	517	-	1347	
House 1	830	517	-	1347	
House 2	830	517	-	1347	
Cottage House 1	449	515	-	964	
Cottage 2	449	515	-	964	
Also (Live/Work (new) garage)	388	388	-	776	
Unit 1	388	388	-	776	
Unit 2	388	388	-	776	
Total					16,254
Total Building Footprint					16,254
Total Historical Units					11
Total Cottages					13
Total Parking Spots					3

1 TRIANGLE EAST - SITE PLAN
SCALE: 3/32" = 1'-0"

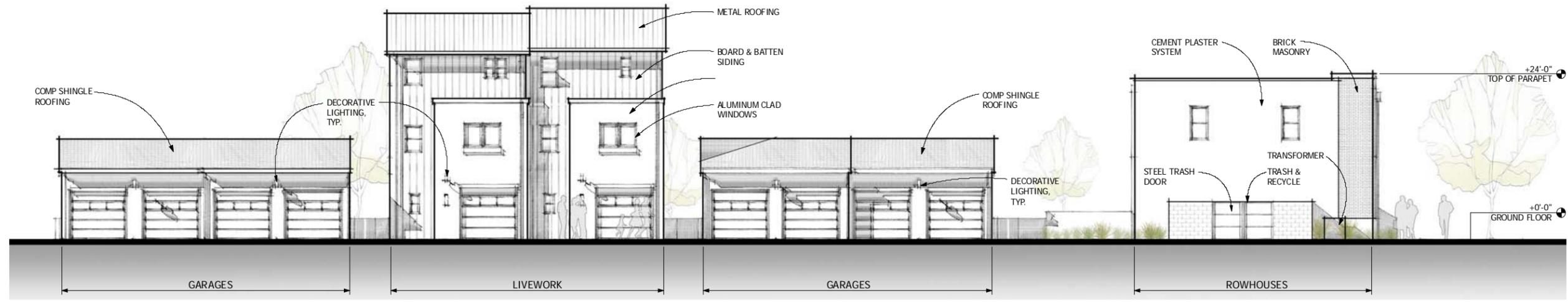




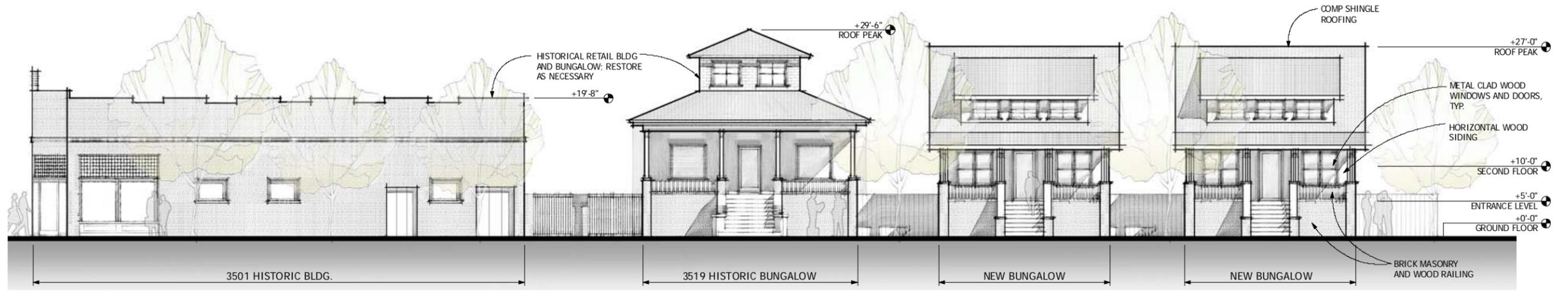
2 TRIANGLE EAST - COTTAGE ELEVATIONS (WEST)
SCALE: 1/8" = 1'-0"



1 TRIANGLE EAST - 35th STREET (WEST ELEVATION)
SCALE: 1/8" = 1'-0"



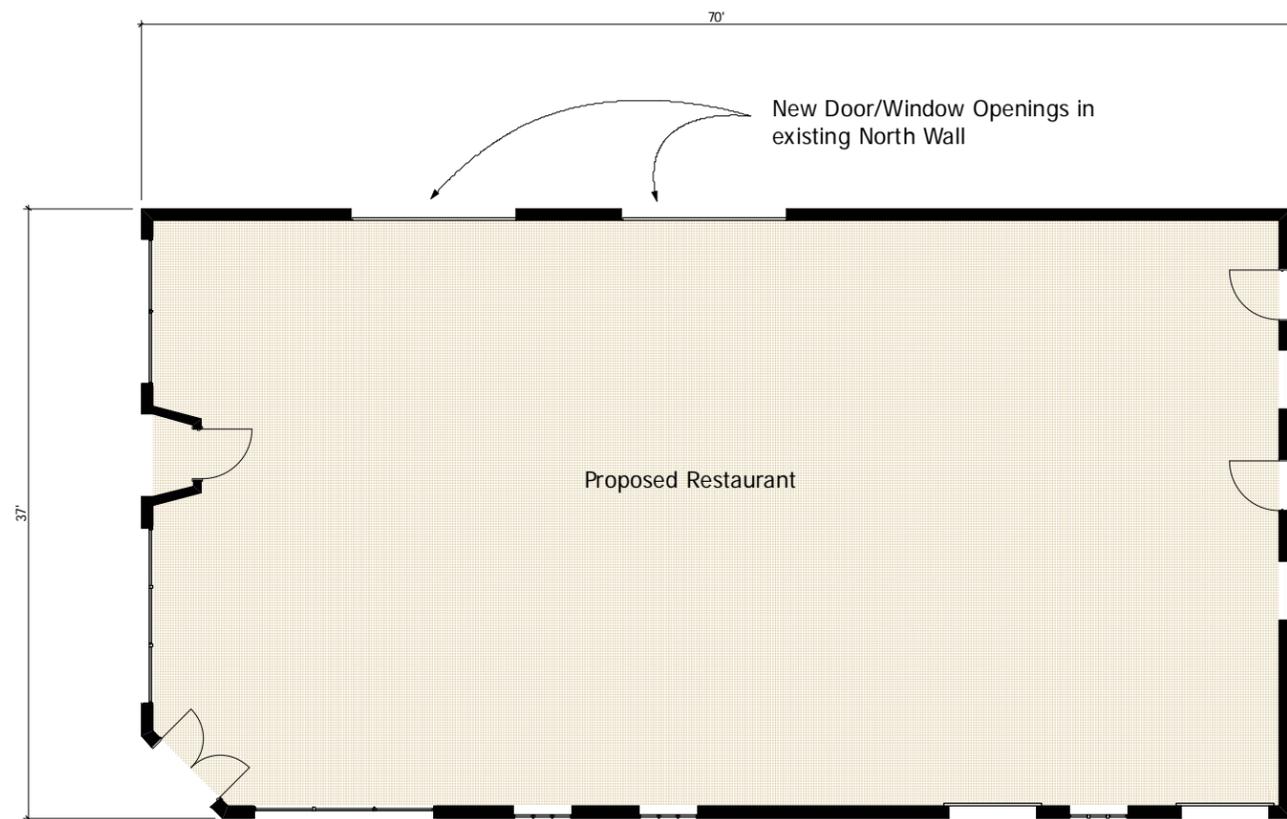
3 TRIANGLE EAST - ALLEY (NORTH ELEVATION)
SCALE: 1/8" = 1'-0"



4 TRIANGLE EAST - 3RD AVENUE (SOUTH ELEVATION)
SCALE: 1/8" = 1'-0"

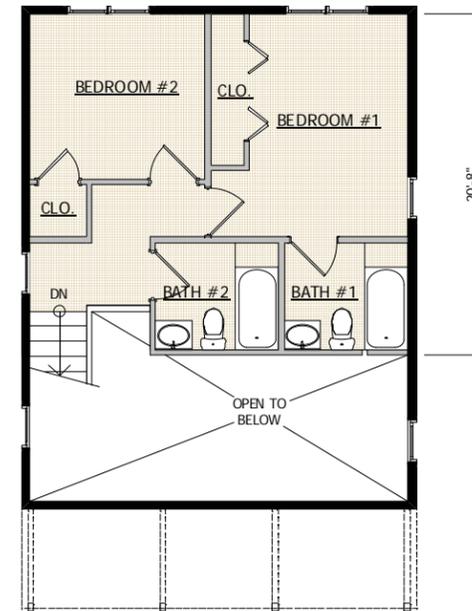
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the BROADWAY TRIANGLE development

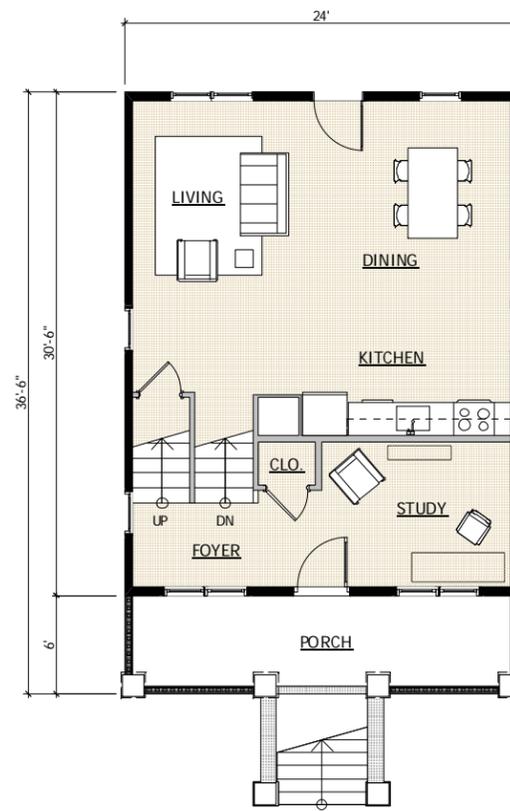


GROUND FLOOR
2577 SF

2 TRIANGLE EAST: 3501 3RD AVENUE - HISTORIC GOSTICK BLDG
SCALE: 3/16" = 1'-0"



SECOND FLOOR
537 SF

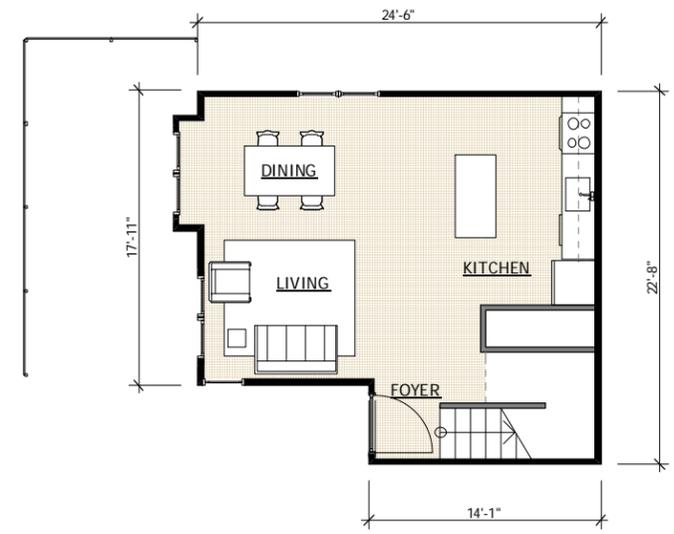


GROUND FLOOR
680 SF

1 TRIANGLE EAST - NEW BUNGALOW
SCALE: 3/16" = 1'-0"

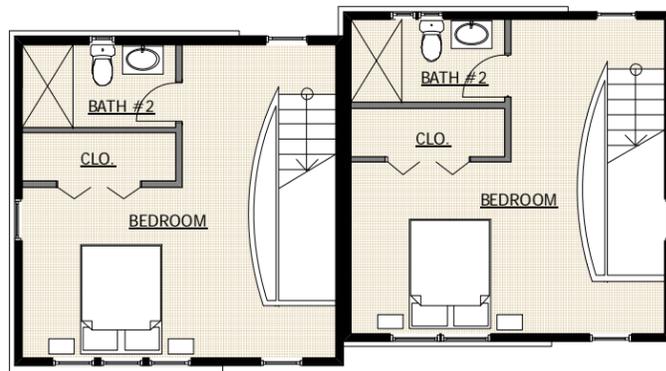


SECOND FLOOR
515 SF

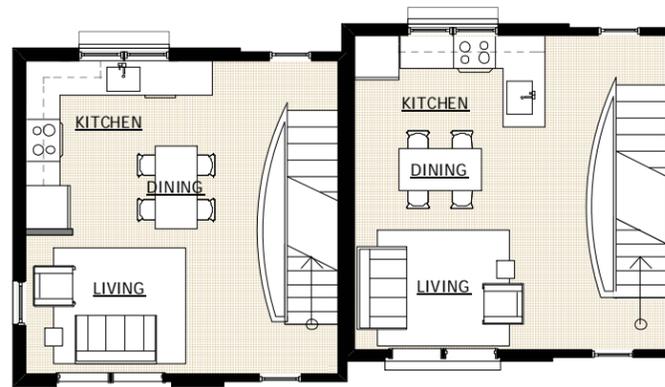


GROUND FLOOR
449 SF

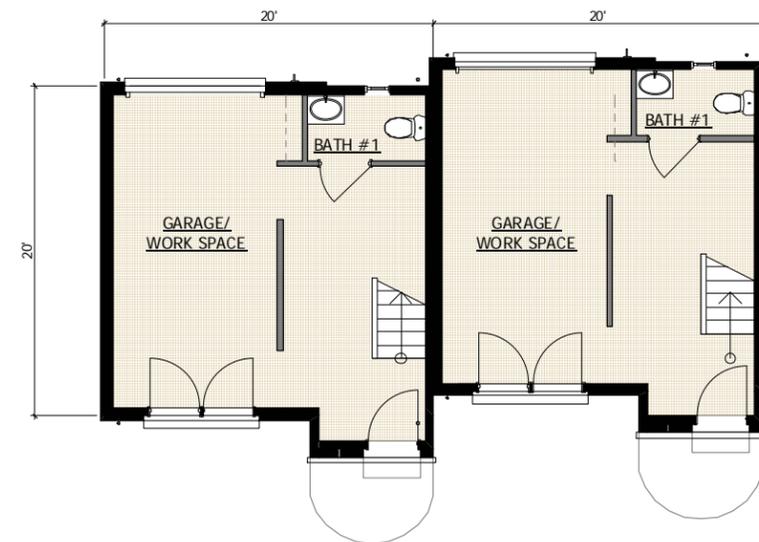
2 TRIANGLE EAST - COTTAGE
SCALE: 3/16" = 1'-0"



THIRD FLOOR
388 SF (EA UNIT)

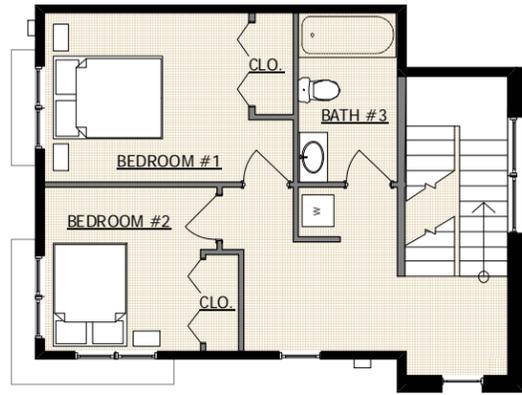


SECOND FLOOR
388 SF (EA UNIT)

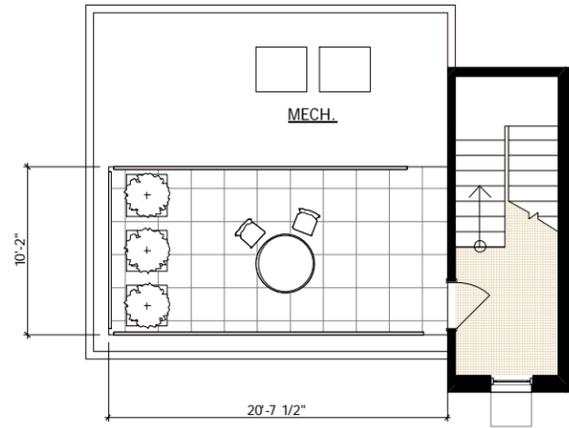


GROUND FLOOR
381 SF (EA UNIT)

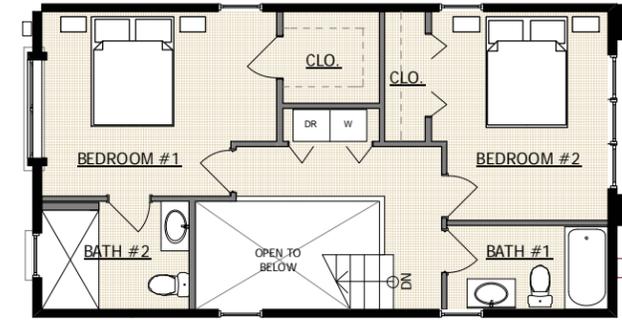
1 TRIANGLE EAST - LIVE/WORK ALLEY
SCALE: 3/16" = 1'-0"



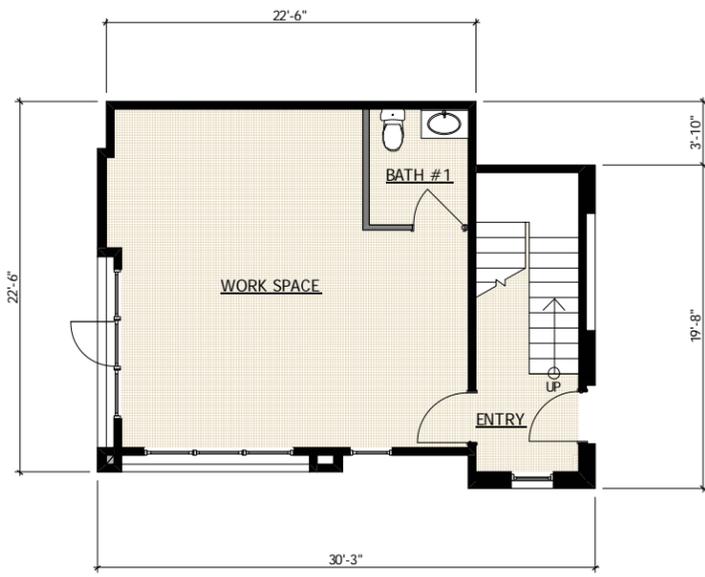
THIRD FLOOR
563 SF



ROOF GARDEN
210 SF



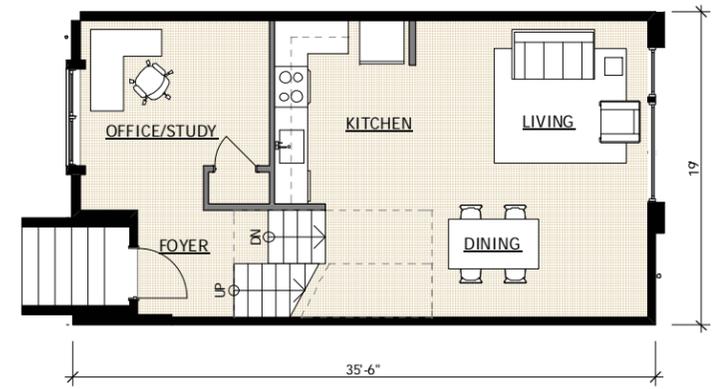
SECOND FLOOR 674 SF



GROUND FLOOR
506 SF



SECOND FLOOR
630 SF



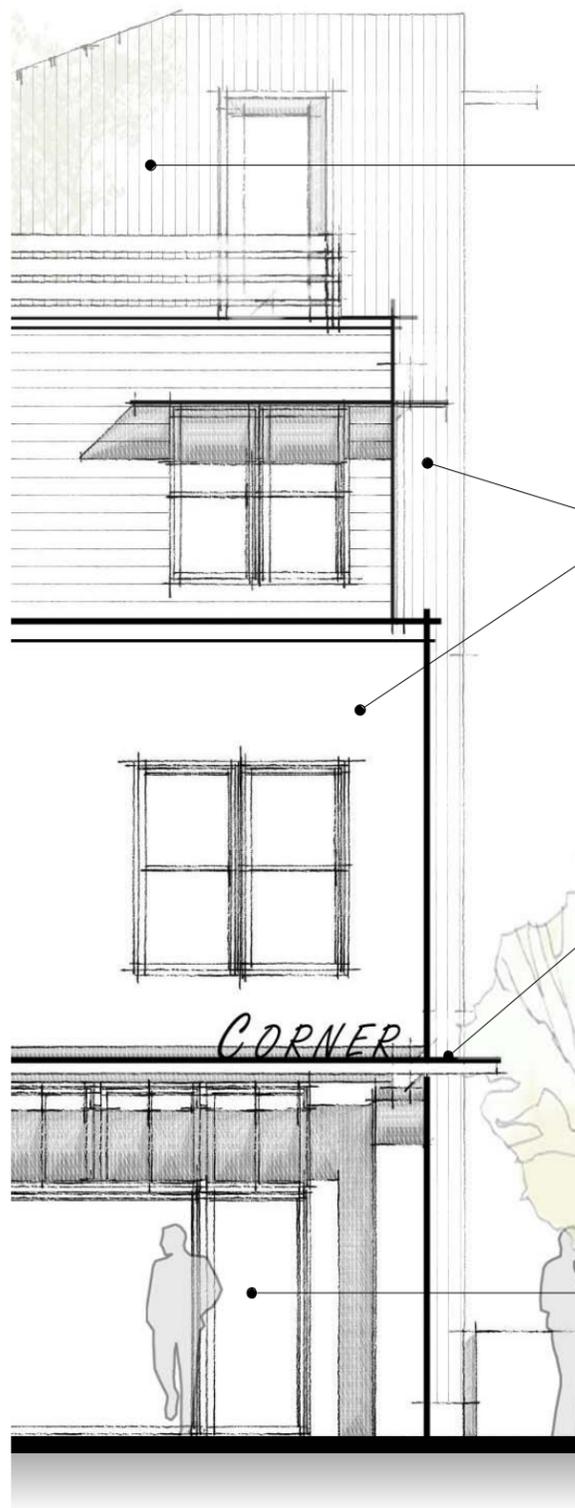
GROUND FLOOR 566 SF

2 TRIANGLE EAST - LIVE/WORK 35TH ST.
SCALE: 3/16" = 1'-0"



1 TRIANGLE EAST - ROWHOUSE
SCALE: 3/16" = 1'-0"





MATERIAL PALETTE A
LIVE / WORK + ROWHOUSE



ROOFTOP PATIO



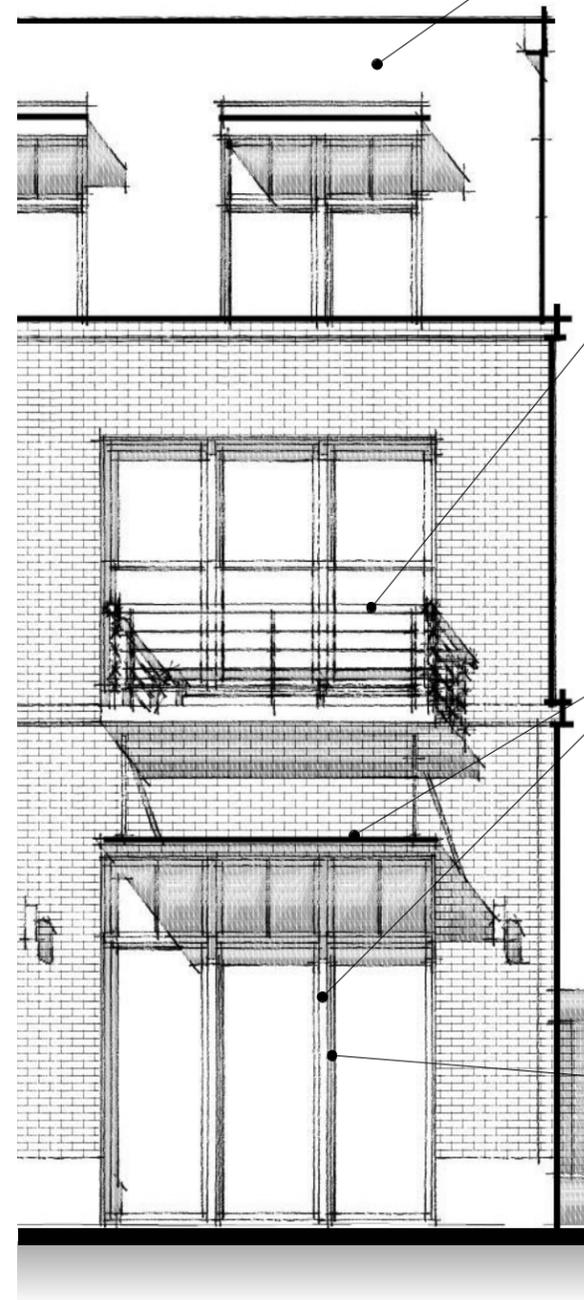
CORRUGATED METAL / PLASTER



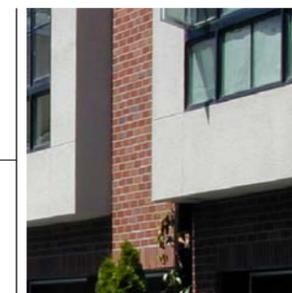
DECORATIVE AWNING / SIGNAGE



STOREFRONT GLAZING SYSTEM



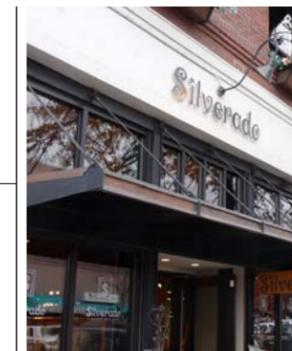
MATERIAL PALETTE B
MIXED-USE BROADWAY



CEMENT PLASTER - SMOOTH FINISH



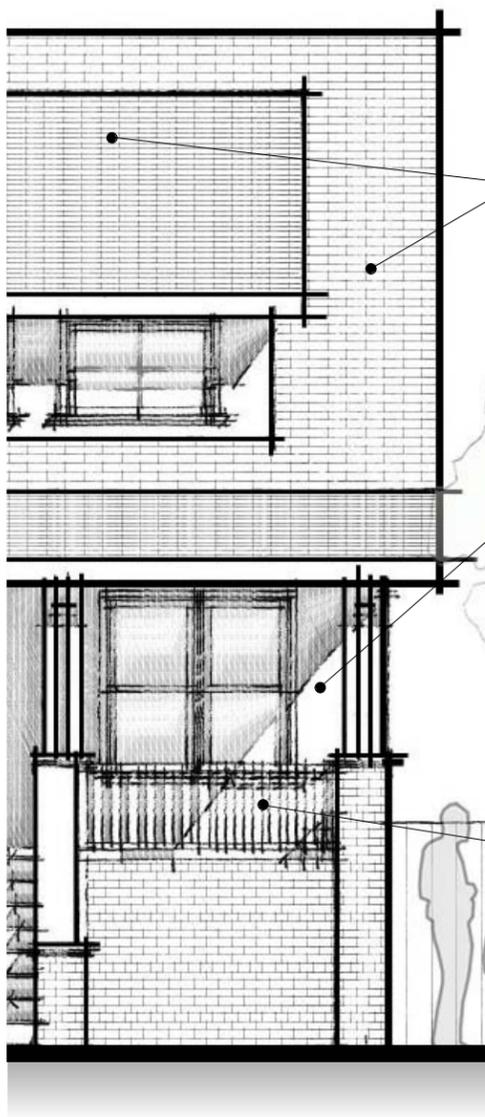
STEEL RAILING



STEEL WINDOW STOREFRONT & AWNING (ALTERNATIVE A)



WOOD WINDOW STOREFRONT (ALTERNATIVE B)



COMP ROOFING

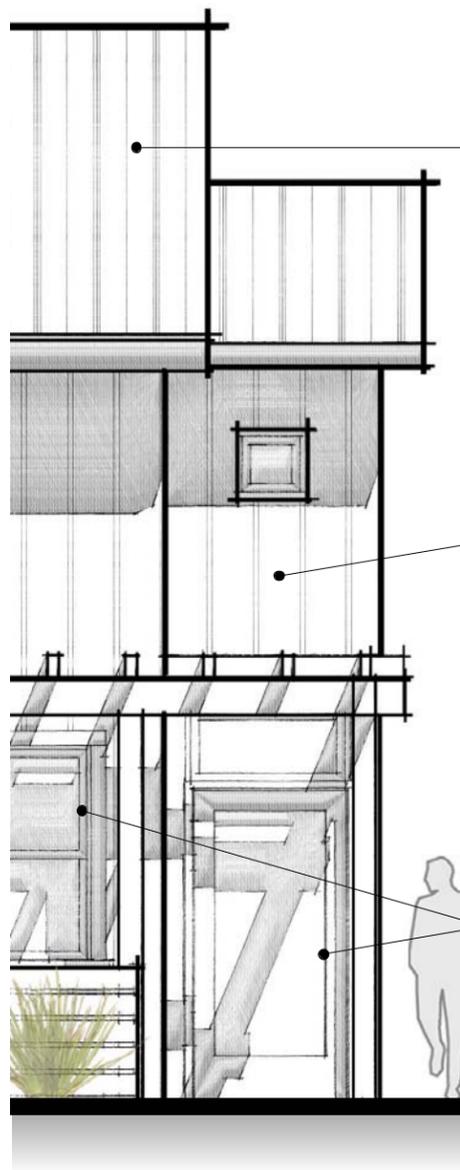


PAINTED SIDING



PORCH WOOD DETAILING

MATERIAL PALETTE C
NEW BUNGALOW



METAL ROOFING + PAINTED WOOD WINDOWS

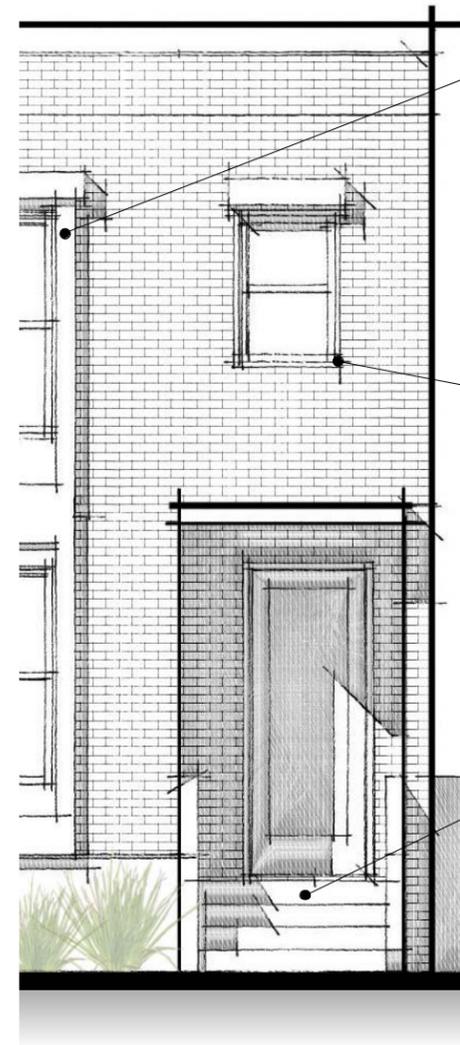


PAINTED BOARD & BATTEN SIDING

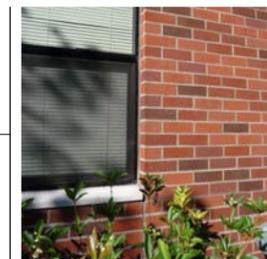


PAINTED DOORS & WINDOWS

MATERIAL PALETTE D
COTTAGE



PAINTED WOOD BAY WINDOW



BRICK & WINDOW + CONCRETE SILL



ENTRY STOOP

MATERIAL PALETTE E
35th STREET ROWHOUSE



1 3RD AVENUE, LOOKING NORTH AT SITE



2 3RD AVENUE, LOOKING SOUTH



3 BROADWAY AVENUE, LOOKING NORTH AT SITE



4 BROADWAY AVENUE, LOOKING SOUTH



5 2ND/3RD AVENUE ALLEY, LOOKING NORTH



6 34TH STREET, LOOKING WEST



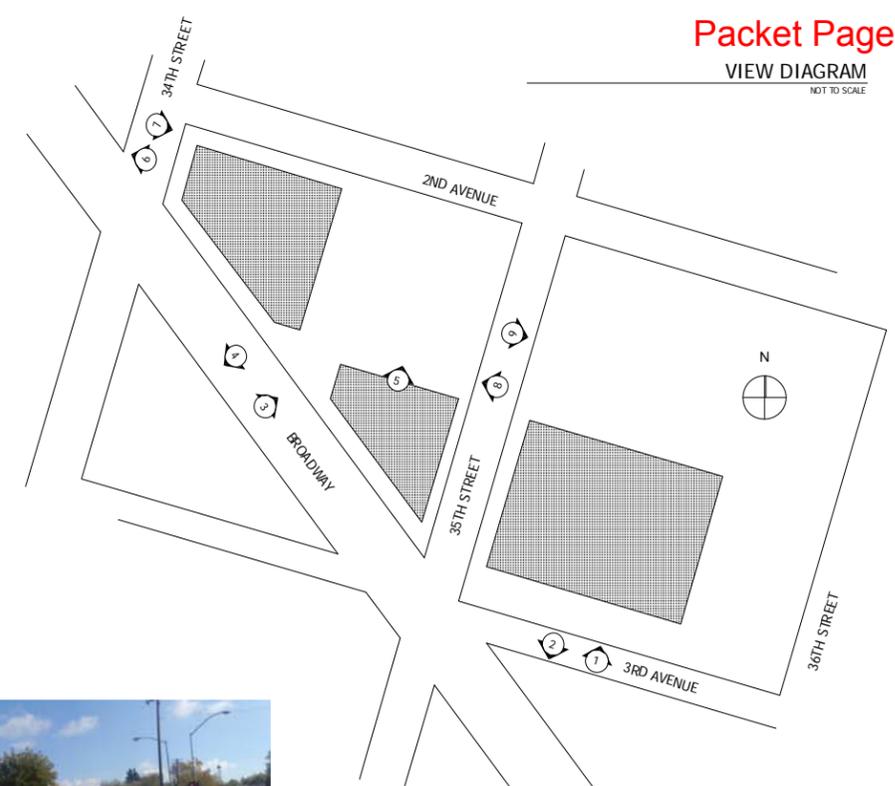
7 34TH STREET, LOOKING EAST



8 35TH STREET, LOOKING WEST



9 35TH STREET, LOOKING EAST





10 2ND AVENUE WEST, LOOKING NORTH



11 2ND AVENUE WEST, LOOKING SOUTH



12 2ND AVENUE EAST, LOOKING NORTH



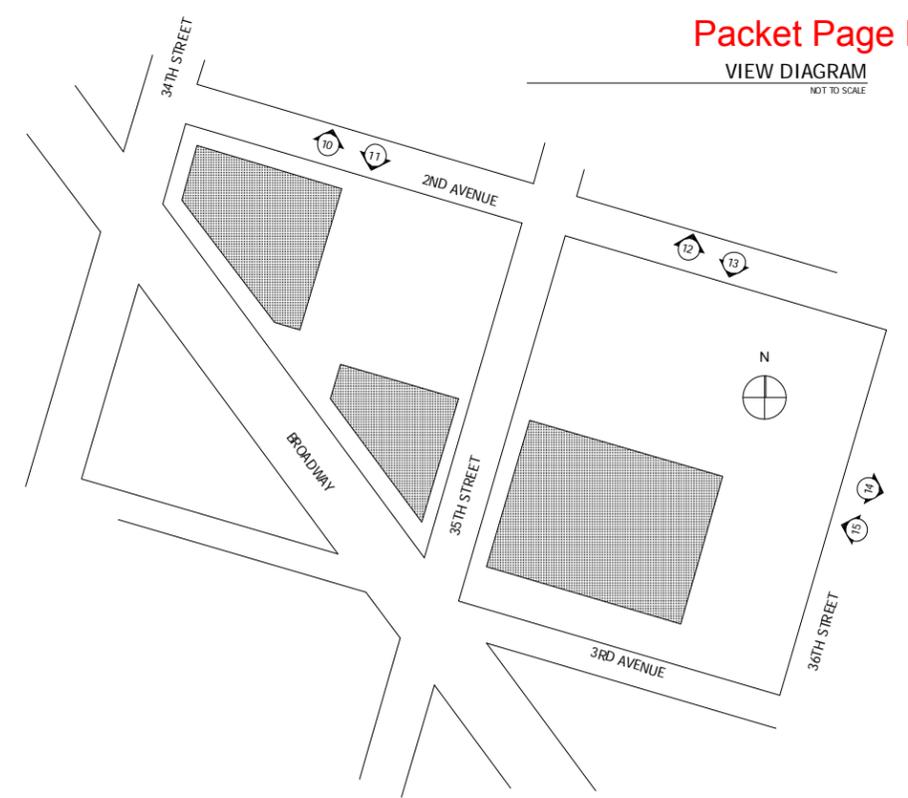
13 2ND AVENUE EAST, LOOKING SOUTH



14 36TH STREET, LOOKING EAST



15 36TH STREET, LOOKING WEST



VIEW DIAGRAM
NOT TO SCALE