



# REPORT TO PRESERVATION COMMISSION City of Sacramento

# 3

915 I Street, Sacramento, CA 95814-2671

REVIEW AND COMMENT  
December 7, 2011

Members of the Preservation Commission

**Subject: Information Report on 1415 D Street Project (Z11-089)**

**Location/Council District:**

1415 D Street (002-0086-018)

Council District 4

**Recommendation:** Staff requests the Preservation Commission review and comment on the attached proposal for 1415 D Street. The subject site is currently developed with a listed landmark duplex building in the Washington Historic District. The proposal includes construction of a new three-story structure to include three residential units on the rear of the parcel adjacent to the alley.

**Contact:** Evan Compton, Associate Planner, (916) 808-5260  
Roberta Deering, Senior Planner/Historic Preservation, (916) 808-8259

**Applicant:** Michael Dequine, Michael Dequine and Associates, Inc., 2295 Gateway Oaks Drive, Suite 140, Sacramento, CA 95833

**Owner:** Davoud Pajouhesh, Arcade Homes, 512 Montridge Way, El Dorado Hills, CA 95762

**Summary:** The applicant is proposing to construct a three-story structure to include three residential units behind an existing duplex for a total of five units on the parcel. The parcel is proposed to be subdivided into three lots. The existing duplex is a listed landmark building and the site is located in the Washington Historic District.

<b>Table 1: Project Information for 1415 D Street</b>
<b>General Plan designation:</b> Traditional Neighborhood Medium Density
<b>Existing zoning of site:</b> Multifamily (R-3A)
<b>Historic District:</b> Washington Historic District
<b>Existing use of site:</b> Duplex (Listed Landmark)
<b>Property area:</b> .15± acres or 6,458 square feet
<b>Density:</b> Proposal for a total of 5 units or 33 ± dwelling units/acre

**Background Information:** The parcel is currently developed with a duplex that is a listed landmark in the Washington Historic District. The duplex was constructed in 1891 and became a landmark on August 2, 1977. (Ordinance 3911) There are no records of any recent planning or building applications involving the property.

**Public/Neighborhood Outreach and Comments:** The planning/preservation application for the 1415 D Street Project was formally submitted on September 19, 2011. The proposal was routed for early review to property owners within 500 feet of the subject site, community associations in the area including the Washington Park Neighborhood Association, Sacramento Old City Association, Boulevard Park, Marshall School New Era Park, Alkali Mansion Flats Neighborhood Association, CCAN, and the Sacramento Preservation Roundtable. The site was posted and staff notified the same groups about the Preservation review and comment hearing.

At the time of writing this report, staff had received two emails of opposition. One neighbor who lives across the street has concerns about the design of the new structure and the height. (See Attachment 7) A member of the community also sent an email indicating a concern about the design of the building. (Attachment 8) Staff also talked to a neighbor on D Street who visited the public counter with concerns the design of the structure is too modern.

**Policy Considerations:** The subject site is designated as Traditional Neighborhood Medium Density Residential. Traditional neighborhoods and the characteristics associated with them are highly desirable and expected to be highly sought after in the future. Many existing traditional neighborhoods are well-established and generally well-preserved; thus, changes to these areas will be relatively modest. Conversely some traditional neighborhoods have many of the key formal characteristics of a traditional neighborhood but have declined over time. These neighborhoods will experience more substantial change related to rehabilitation of units, infill development, and streetscape improvements. Changes proposed in these traditional neighborhoods will focus on preserving and restoring the quality of such areas by protecting and enhancing features such as scale and quality of housing, neighborhood character, and housing choice.

General Plan Goals & Policies

Staff notes that the project is generally consistent with the City's General Plan goals.

**General Plan Land Use (LU) and Historic Resources (HR) Policies**

**LU 4.1.4 Alley Access.** *The City shall encourage the use of well-designed and safe alleys to access individual parcels in neighborhoods in order to reduce the number of curb cuts, driveways, garage doors, and associated pedestrian/automobile conflicts along street frontages.*

**LU 4.1.6 Neighborhood Transitions.** *The City shall provide for appropriate transitions between different land use and urban form designations along the alignment of alleys or rear lot lines and along street centerlines, in order to maintain consistent scale, form, and character on both sides of public streetscapes.*

**LU 4.3.1 Traditional Neighborhood Protection.** *The City shall protect the pattern and character of Sacramento's unique traditional neighborhoods, including the street-grid pattern, architectural styles, tree canopy, and access to public transit, neighborhood services and amenities.*

**LU 4.3.3 Alley Activation Density Bonus in Traditional Neighborhood Medium Density.** *Within the Traditional Neighborhood Medium Density designation, development shall be allowed to reach 36 dwelling units per acre provided that the following conditions are met: a) the parcel is zoned for a maximum density of 36 units per acre; the development maintains the character of Traditional Neighborhood Medium Density by presenting a façade of single-family homes or duplexes; and the additional units, bringing the total density up to 36 dwelling units per acre, are built in the back of the street-facing units, and are accessed by the alley.*

**HCR 2.1.10 Early Consultation.** *The City shall minimize potential impacts to historic and cultural resources by consulting with property owners, land developers, and the building industry early in the development review process.*

**HCR 2.1.11 Compatibility with Historic Context.** *The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.*

**HCR 2.1.16 Preservation Project Review.** *The City shall review and evaluate proposed preservation projects and development projects involving Landmark parcels and parcels within Historic Districts based on adopted criteria and standards.*

**M 6.1.4 Reduction of Parking Areas.** *The City shall strive to reduce the amount of land devoted to parking through such measures as development of parking structures, the application of shared parking for mixed use developments, and the implementation of Transportation Demand Management plans to reduce parking needs.*

**Central City Community Plan Policies**

**CC.HCR 1.1 Preservation.** *The City shall support programs for the preservation of historically and architecturally significant structures which are important to the unique character of the Central City.*

**Rehabilitation Standards**

The following is the list of the Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Properties, with the Standards most applicable to this project in bold text:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or **related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.** The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and*

*proportion, and massing to protect the integrity of the property and its environment.*

**10. New additions and adjacent or *related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

## **Land Use**

The proposal includes concurrent planning entitlements to allow the site to be subdivided from one parcel into three parcels, to waive one parking space, and to construct units on the alley with no public street frontage. The planning entitlements require a public hearing at the Zoning Administrator level.

**Adjacent Development:** On November 20, 2002, the Design Review Preservation Board unanimously approved the Washington District Housing Project (PB02-063) which is located on the north side of the alley immediately across the alley from the 1415 D Street project site. The approval of the 11 unit alley housing was based on the design being compatible and appropriate within a transitional area located between industrial uses to the north and residential uses to the south.

## **Project Design and Staff Evaluation:**

Staff supports the proposal to construct additional residential units on the alley while maintaining the existing duplex at the front of the parcel. There have been concerns from the community about the proposed new structure's massing and design aesthetic for the neighborhood with the construction of the new three units on the alley.

Staff has the following comments on the various components of the proposal, as described below, and requests the Commission review and comment on the staff comments below:

### **1. Massing of Alley Units:**

Staff had requested the applicant ghost the proposed structure on the alley by constructing a wood frame showing where the outline of the exterior walls and roof would be located. However, the applicant is concerned about the cost of the ghosting and believes a photosimulation and plans provide adequate information about the visibility of the new structure from D Street. (See Attachments 4 and 5) Staff requested that the applicant provide tall, relatively dense and columnar trees at each of the four corners of the new structure to soften the appearance of the new structure from both D Street and 14<sup>th</sup> Street frontages. The applicant has noted that, with the proposed site plan, there would not be enough space for a tree in the two alley corners.

### **2. Modern Design for New Units:**

The three new units on the alley are proposed to have a modern design, similar to the existing Washington District Housing on the north side of the alley. The new structure's

proposed finishes would include cement plaster, metal vertical and horizontal siding, and painted metal railings. Staff would be concerned about the view of the new structure from the street frontages, which currently have historic properties facing them. Staff has requested that the applicant provide trees at the corners, or vines and trellis at the north/alley elevation, to screen the street view of the proposed new structure. Staff has requested glazing in the garage doors and the incorporation of a trellis with growing vines over the garage doors in lieu of corner trees at the alley facade. The applicant has revised the plan to incorporate translucent panels on the garage door but the trellis element was not included. Instead the applicant has proposed a metal spiral element on the alley which would allow growing vines to climb and soften the appearance of the exterior of the building.

**Conclusion:** Staff recommends the Preservation Commission review and comment on the 1415 D Street Project and discuss issues or concerns to be considered during the project review.

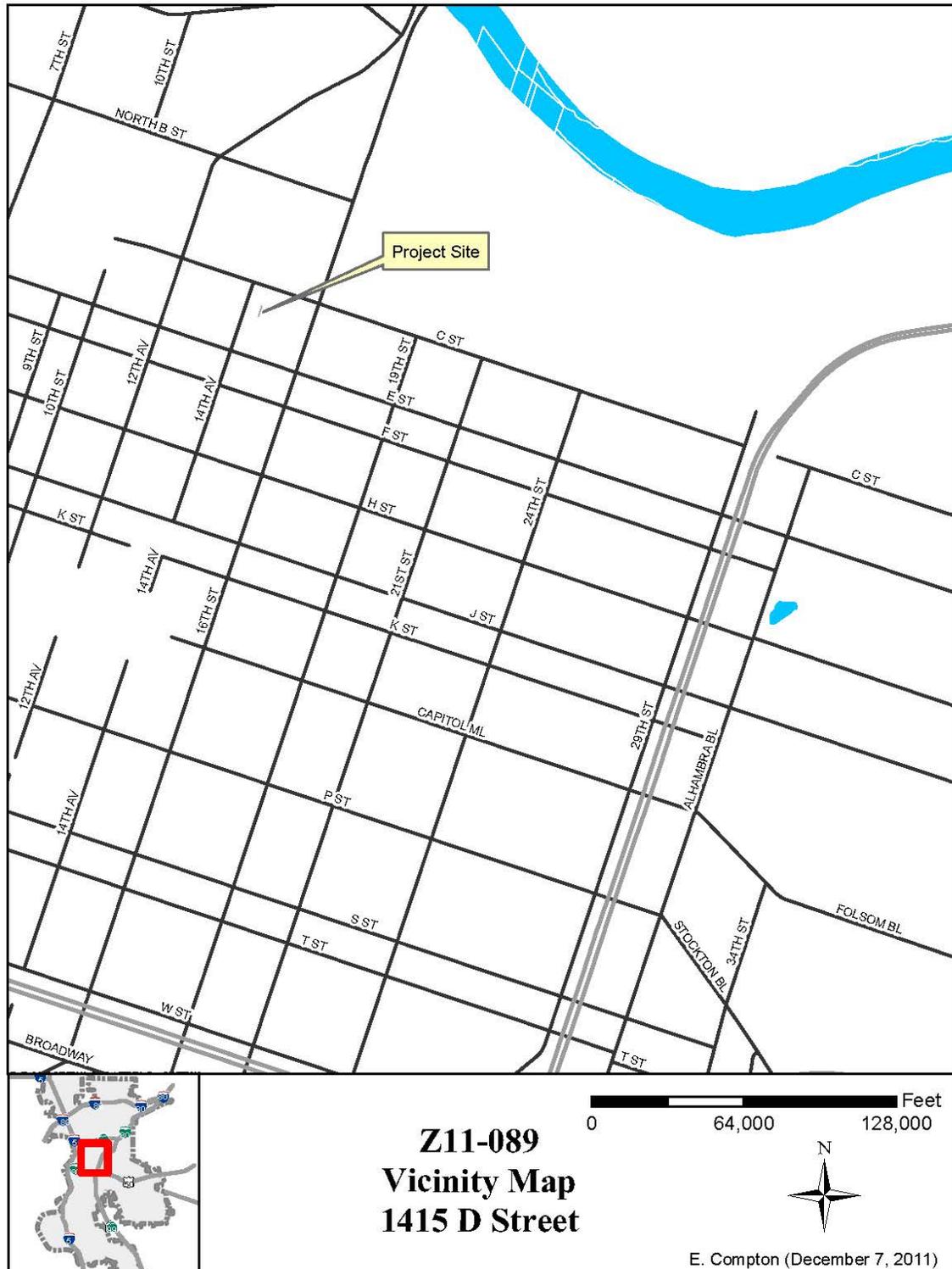
Respectfully submitted by:   
EVAN COMPTON  
Associate Planner

Approved by:  
  
ROBERTA DEERING  
Senior Planner for Historic Preservation

Recommendation Approved:  
  
WILLIAM CROUCH, AIA, FRAIA, AICP, NCARB, LEED AP  
Urban Design Manager

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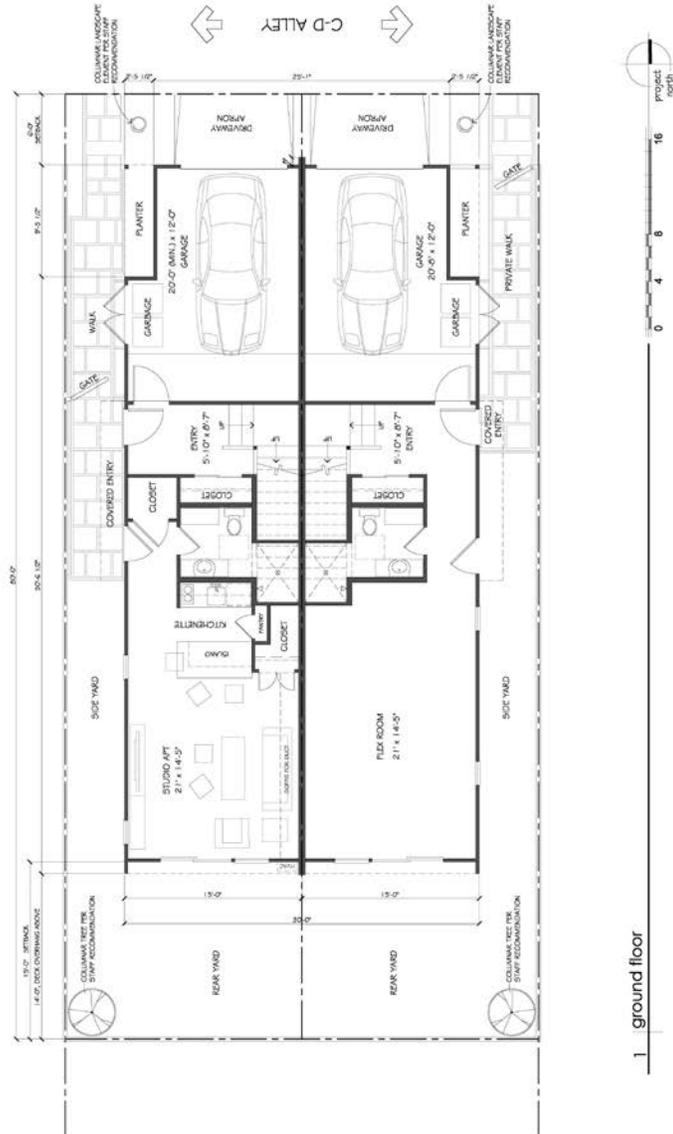
Attachment 1: Vicinity Map



Attachment 2: Land Use Map



Attachment 3: Exhibit A: First Floor



client:  
arcade homes  
512 montridge way  
el dorado hills, ca

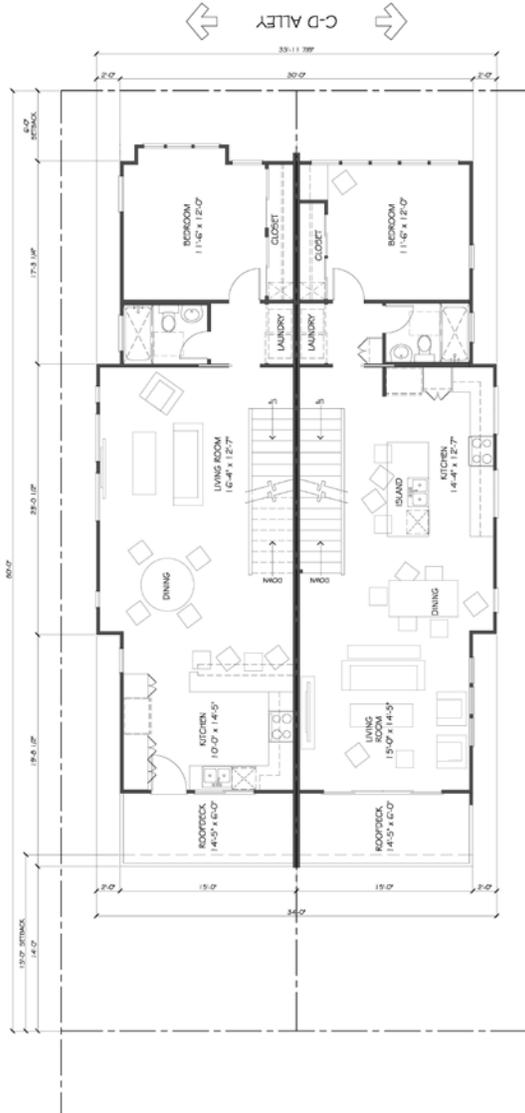
# Alley Lofts

1413 / 1415 d street  
sacramento, california 95811

**hausman\***  
**architecture**  
SACRAMENTO, CALIFORNIA  
916.324.8719 | www.hausmanarch.com

Nov 14, 2011  
Project 11000

Exhibit B: Second Floor



2 second floor plan

client:  
 arcade homes  
 512 montridge way  
 el dorado hills, ca

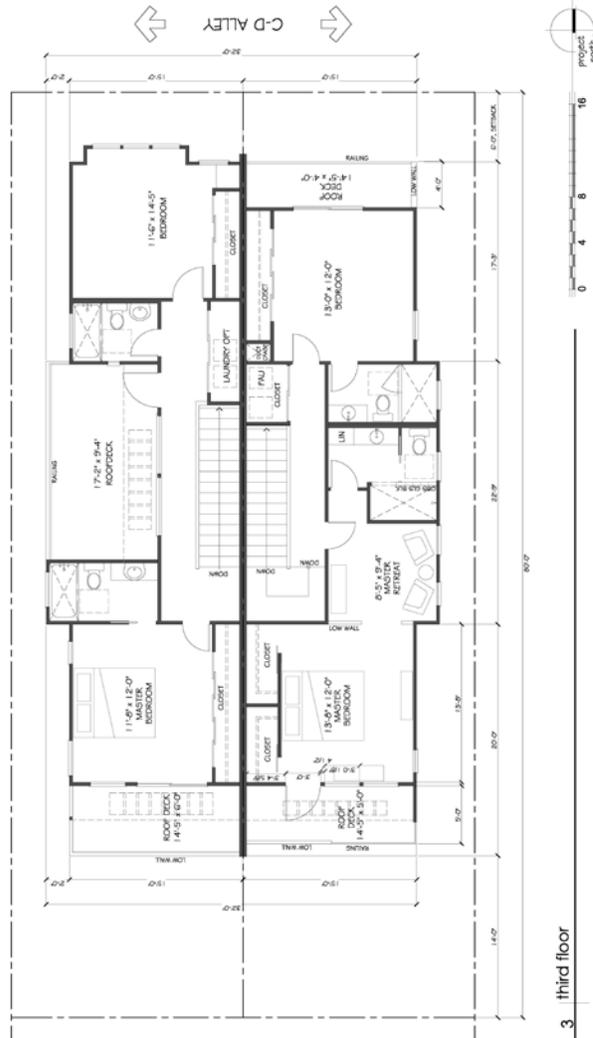
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**hausman\***  
 architecture  
 sacramento, california  
 916.208.8719 www.hausmanarch.com

Nov 14, 2011  
 Project 11001

Exhibit C: Third Floor



3. third floor

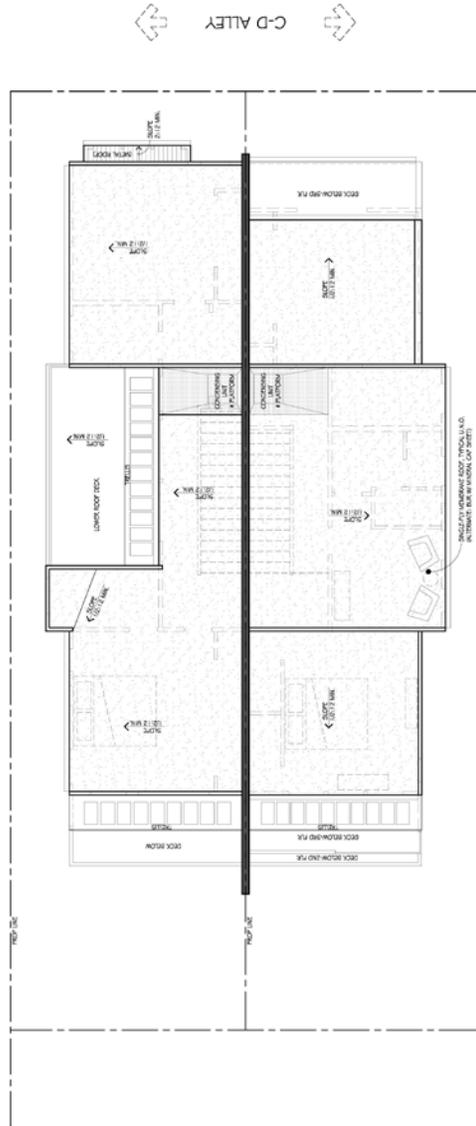
client:  
arcade homes  
512 montridge way  
el dorado hills, ca

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sacramento, california 95811

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Nov 14, 2011 916.324.8119 www.hausman.com  
March 11/001

Exhibit D: Roof Plan



1 | roof plan  
 SCALE: 1/4" = 1'-0"

client:  
 arcade homes  
 512 montridge way  
 el dorado hills, ca

# Alley Lofts

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Exhibit E: North and South Elevations



Exhibit F: East and West Elevations

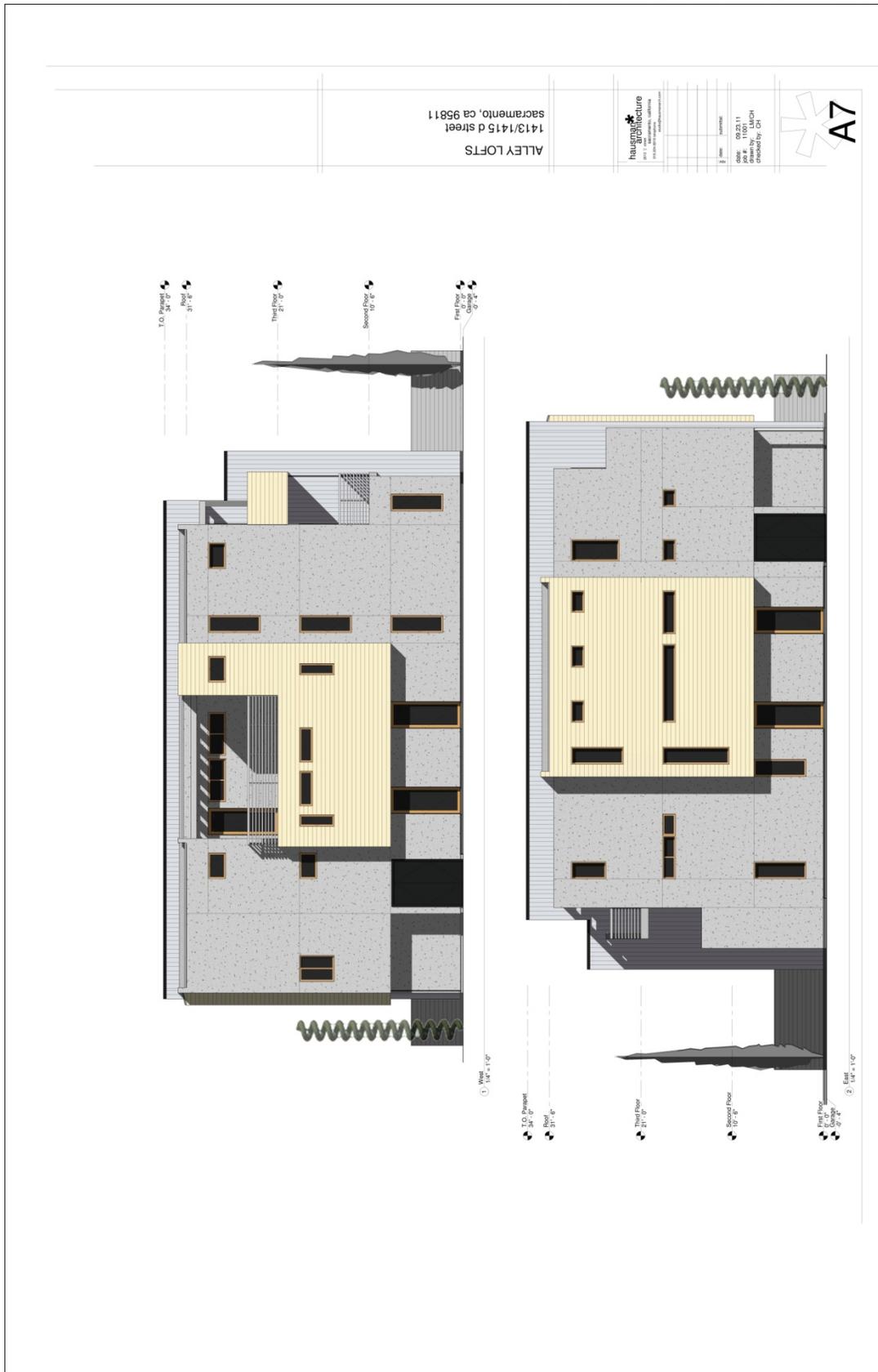


Exhibit G: Renderings

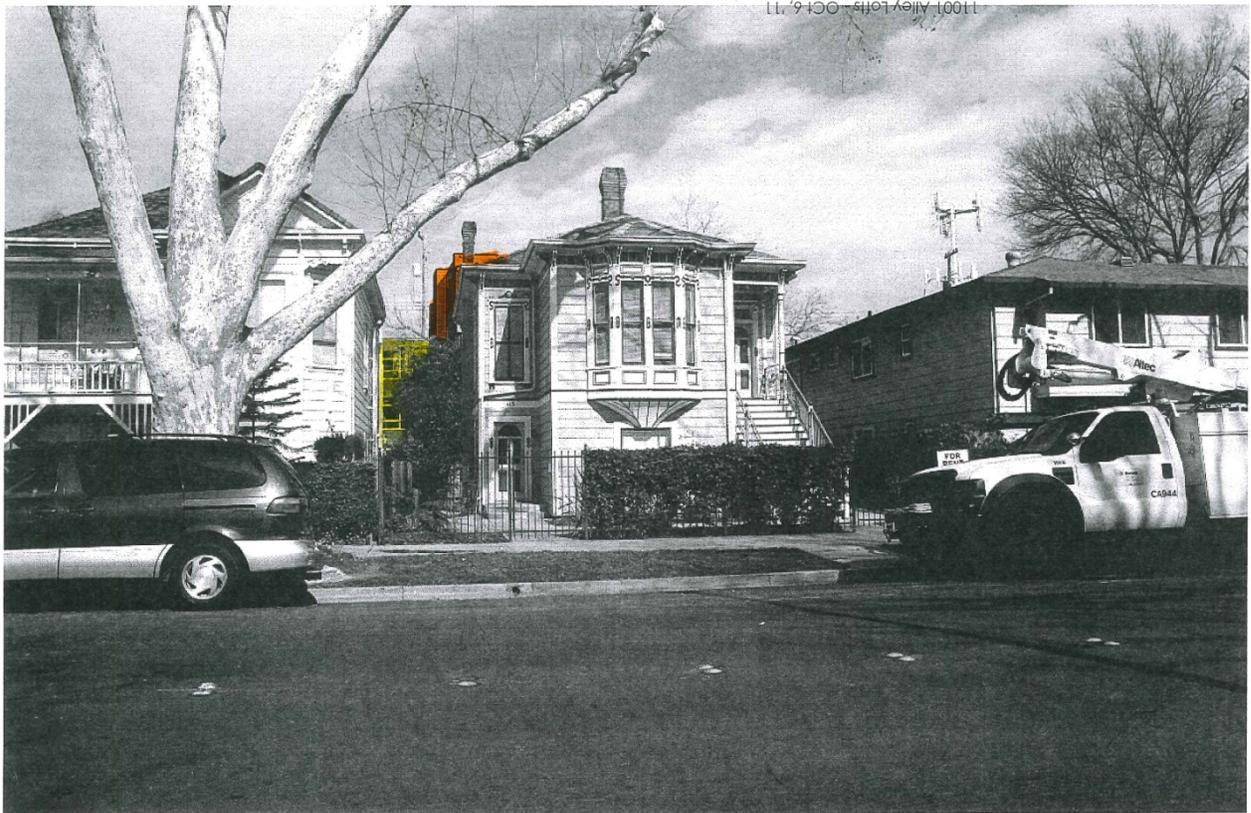


Attachment 4: Photosimulation of 1415 D Street Project



Staff Note: The applicant has created this photosimulation to show the massing of the new construction behind the duplex. Also viewable in the background is the existing alley lofts on C Street.

Attachment 5: Staff Highlighted Photo of Rendering



Staff Note: The portion of the new structure in the applicant's photosimulation was highlighted in orange and the existing alley development has been highlighted in yellow.

Attachment 6: Photo of Alley Viewed on 14<sup>th</sup> Street Looking West



Staff Note: On the north side of the alley, the C Street lofts are visible. The proposed alley development for this proposal would be constructed on the south side of the alley.

Attachment 7: Email from Neighbor on D Street

**Evan Compton**

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**From:** Chris Hildebrand [chris@hildebrand.com]  
**Sent:** Monday, October 17, 2011 10:37 AM  
**To:** Evan Compton  
**Subject:** Z11-089, 1415 D Street

Hi Evan, I am the property owner of 1406/1408 D Street. I developed that lot from 2003 to 2005. I went thru a year of historical reviews etc. I had very strict guidelines for height, set back etc. and the actual Victorian look of the building. I understand infill development in the Washington Historic District. There were recent approvals within a block of my property that I do not understand, corner of 14<sup>th</sup> and C/D street alley for instance. For that development I never got any pre-planning notices..... These row houses do not add anything to the very unique character of this neighborhood. Looking at the design of the proposed Alley Lofts this project is worse, it is now adjacent to one of the most beautiful houses on my block. The height is definitely a concern. The proposed Lofts are 34' high, my new building was limited to 27'. If we gradually infiltrate this neighborhood with ugly buildings to get the most of the square footage, we are opening the door for future developments and before we know it the once very well preserved neighborhood will lose its character.

Please look at the character of this block, before making any decisions driven by maximum profits. My zoning on the lot is R-3, yet the restrictions in height and appearance limited the actual buildable house. I have a feeling we are trying to accommodate the applicants maximum usage of this lot at the expense of the neighborhoods character.

Sincerely  
Chris Hildebrand  
Owner 1406/1408 D Street ( a 2005 Victorian Duplex)

Attachment 8: Email from Community Member

**Evan Compton**

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**From:** dale kooyman [kooyman801@gmail.com]  
**Sent:** Wednesday, October 12, 2011 8:42 PM  
**To:** Evan Compton  
**Cc:** Jacques Karen  
**Subject:** 1413 and 1415 D Street

Thank you very much for sending us this proposal, including photos surrounding the residential area. Those photos tell the story as to how inappropriate and "in your face" this design is.

Our policy is to defer to the opinion of those neighbors closest to the project. If they have no objection, then they have the final say. Still I feel I must voice the opinion of many who fought for years to preserve the integrity of the historic architecture of the central city.

As in the nearby building at 13th & C, builders often "shoot themselves in the foot" by insisting on such a design which is more appropriate to the suburbs than the historic central city.

Competent and creative architects of which there are so few in the Sacramento region would design a brand new building such as was done at 2115 H Street a few years ago instead of what is being proposed. The cold glass and stucco structure at 13th and C stood empty for years after it was built because no one wanted to buy or live in such a cheap looking structure. So it had very limited appeal. Only recently are there occupants. The same could happen with the proposed project.

Perhaps worse for the neighborhood is that it will be the future eye sore held up as an example of what should NOT be built in an historic neighborhood. The several "shotgun" apartments in various parts of the central city attest to the fact they these buildings have not stood the "test of time" so are not in high demand by renters. These always rent last and cheapest while the restored and infill such as 2115 H Street rent immediately at often above market rate.

This kind of proposed design would NEVER be allowed or accepted in old Land Park or in East Sacramento, but builders think they can get away with such incompatible structures in the central city because the area has such a mix of minorities and a significant number of absentee landlords renting to low income.

It is so unfortunate that too many Sacramento architects/builders are either unwilling or do not have the skills to design new structures that incorporate the old historic warm designs and features into the new to meet buyer or rental demands. While there are many examples in addition to 2215 H Street, the housing just opposite St. Francis Church was originally going to be suburban flat walled mass of cheap looking apartments which disrespected tenant occupancy. Due to cooperation with neighborhood residents and local talented architects, the design was changed and it is the beauty that you see today.

The preservation of Maydestone is another example of respecting the central city's rich architectural history with historic amenities. The rental demand is high. Instead of what is there now, imagine a structure of the fast construction and bland design being proposed in this project. Vacancies would languish for months.

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