



REPORT TO PRESERVATION COMMISSION City of Sacramento

3

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
March 7, 2012

Members of the Preservation Commission

Subject: 1415 D Street Project (Z11-089) A request for preservation approval for the design of a three-unit residential structure facing a public alley. The site is currently developed with an historic Landmark duplex facing D Street and the site is located in the Washington Historic District.

- A. Environmental Determination: Exempt per CEQA (Section 15332, Infill).
- B. Preservation Approval for the new construction of a three-unit residential structure behind an existing duplex which is a listed historic Landmark in the Washington Historic District on .15± acres in the Multifamily (R-3A) zone.

Location/Council District:

1415 D Street (Assessor's Parcel #: 002-0086-018)

Council District 4

Recommendation: Staff recommends the Preservation Commission approve the project based on the findings and subject to the conditions listed on Attachment 1. The Commission has final authority over items A-B above and its decision is appealable to the City Council.

Contact: Evan Compton, Associate Planner, (916) 808-5260
Roberta Deering, Senior Planner for 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 structure containing three residential units behind an existing historic landmark duplex. There would be a total of five units on the current parcel, and staff notes the Zoning Administrator has approved the applicant's request to split the parcel to accommodate the proposed new structure

that will front onto the alley. The existing duplex is a listed historic Landmark building and the site is located in the Washington Historic District.

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

Background Information: The parcel is currently developed with a duplex, which fronts onto D Street, 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 applications for the property.

Public/Neighborhood Outreach and Comments: 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 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 9.) A member of the community also sent an email indicating a concern about the design of the building. (Attachment 10.) Staff also talked to a neighbor on D Street who visited the public counter with concerns the design of the structure is too modern.

No members of the community attended either the Preservation Commission's Review and Comment hearing on December 7, 2011, or the Zoning Administrator hearing for the lot split held on February 16, 2012.

Preservation Commission Review and Comment Hearing: The comments from the Preservation Commission Review and Comment hearing on December 7, 2011 have been attached to this report as Attachment 11.

Policy Considerations: The subject site is designated in the General Plan 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.

Historic & Cultural Resources Goals

Staff finds the project is generally consistent with the General Plan goal to identify and preserve the city's historic and cultural resources in order to enrich our sense of place and our understanding of the city's prehistory and history.

General Plan 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.* Staff notes that the proposal locates the entrances to the garages on the public alley.

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.* Staff notes the subdivision of land will maintain the traditional, street-front lot pattern of the surrounding neighborhood. Staff also notes that the existing structures immediately to the north of the project site, across the alley, are of contemporary design and similar to the proposal in terms of scale and form. Staff also notes that the proposed tree plantings associated with the project's development will provide sufficient screening to minimize the view of the new structure and as it relates to the view of the historic landmark from D Street. The plantings proposed along the alley will also provide a type of green screen of the project from 14th and 15th Street views into the alley.

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.* Staff finds that the site is completely appropriate for the alley activation bonus because the existing historic landmark duplex will remain facing the public street, the new units are screened from the D Street view and are accessed from the public alley. The new overall density will be 33 dwelling units per net acre.

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.* Staff notes that the proposal was routed to neighborhood groups and property owners within 500 feet after the project was submitted. Also, a publically-noticed Review and Comment hearing on the proposal was held by the Preservation Commission on December 7, 2011.

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.* Staff notes that the proposed new construction with screening plantings will not affect the significance of the historic Landmark on the site and notes the existing contemporary housing immediately on the north side of the alley from the parcel. Staff notes that the landmark structure facing D Street is significant for its architecture and not necessarily for its site or history. Staff also finds that the Washington Historic District's significant features and characteristics, while early historic district listings in Sacramento do not specifically identify them as such, do not reference the alleys, and generally reference the various types of buildings in the district facing the streets. The traditional placement of the historic residential structures in the district, as well as for the landmark on the site, with primary facades facing toward the street will not be altered. See Attachment 13.

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.* Staff notes that the project is consistent with the standards (see below) as relates to the significant features of both the Landmark and the Historic District. Without the proposed plantings, the proposed project could have limited impacts, limited to street views of the new structure behind the Landmark structure. Staff notes, however, that the potential for view impacts will be avoided with the project's proposed plantings adequate to screen the new structure from street views.

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.* Staff finds that the project was approved by the Zoning Administrator to waive one parking space.

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.*** Staff notes that the significant character-defining features of the existing Landmark duplex are related to its architecture and this will not be altered with the proposal, and that the proposed new construction of three residential units along the public alley, set back from the historic structure and only minimally visible behind the historic structure from the street, will not affect significant character-defining spatial relationships of the street-facing landmark building and other traditionally street-facing historic residential buildings in the neighborhood.
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. Staff notes that the existing Landmark duplex is significant for its architecture, and one could also reference its street fronting primary façade, and this street front relative to it as a contributing resource as part of the historic district's significant features. As such, the new construction behind and separate from the historic structure, built to front onto the alley, with adequate screening of the new structure from street views, will not affect significant character-defining features of either the landmark or the historic district.

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.

Staff notes that if the three residential units were to be removed in the future, the existing Landmark duplex and the Historic District's street frontage would be unimpaired.

Land Use

The proposal required 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 Zoning Administrator approved these entitlements on February 16, 2012.

Adjacent Development: On November 20, 2002, the (then named) Design Review & Preservation Board unanimously approved the Washington District Housing Project (PB02-063) which is located immediately north of this project site, across the alley. 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. (See Attachment 14 for photos of the Washington District Housing Project.) Staff also notes the adjacent development of a non-contributing apartment structure to the east of the project site.

Project Design and Staff Evaluation:

Staff recommends approval of the project and has the following comments about the proposal.

1. Massing of Alley Units:

Staff has conditioned the project to provide screening plantings at each of the four corners of the new structure to minimize the street views of the project. The new construction is proposed at 34 feet which is less than the height of the lofts on the north side of the alley. Also, staff has worked with the applicant to change the colors of the proposed structure on its' south elevation to be more muted, to visually be less noticeable from the D Street views. Staff also notes that the massing elevations have been broken up with decks in certain areas rather than continuous three-story walls, and, relative to the height of the new structure, is less than what it could be under the zoning code due to the design incorporating a flat roof.

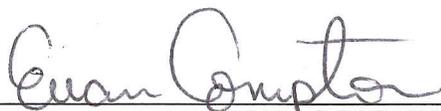
2. Contemporary Design for New Units:

The proposed three units on the alley will have a contemporary design which is similar to the existing Washington District Housing on the north side of the alley. Staff supports the contemporary design, in that the flat roof lessens the overall height of the project and its visibility from the street, and since the project will be adequately screened relative to street views it will not impact the significant features and characteristics of the Landmark or the Historic District. The site is located on the edge of the historic district

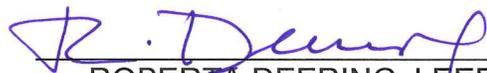
between industrial uses along C Street and residential uses along D Street. This transitional area includes the Washington lofts on the north side of the alley which also has a contemporary design.

The finishes for the new construction include cement plaster, metal horizontal siding, cement fiber panels, and painted metal railings.

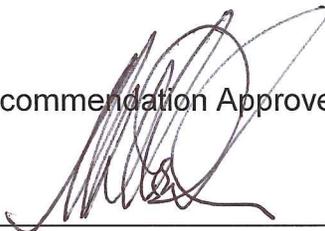
Staff Recommendation: Staff recommends that the Commission approve the project as consistent with the 2030 General Plan designation and zoning which allows multifamily development and encourages housing by providing an alley activation density bonus; has sufficient screening such that the significant features of the Landmark and the Historic District will not be significantly impacted; and uses a muted color palette to not draw attention, visually, to the new construction from D Street views.

Respectfully submitted by: 
EVAN COMPTON
Associate Planner

Approved by:


ROBERTA DEERING, LEED AP
Senior Planner for Historic Preservation

Recommendation Approved:


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

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**Attachment 1
Proposed Findings of Fact and Conditions of Approval
Alley Lofts (Z11-089)
1415 D Street**

Findings of Fact

The **Preservation Review** request for the design of three residential units facing a public alley behind a historic Landmark duplex and located in the Washington Historic District is **approved** subject to the following Findings of Fact:

- A. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15332). Section 15332 consists of in-fill development that is consistent with the general plan and zoning designation.
- B. The project is based upon sound principles of land use, urban design, and historic preservation in that the proposed project includes conditions addressing building design, minimizing, to less than significant, impacts to the Landmark's and Historic District's significant features and characteristics through screening plantings, massing, and color palette.

Conditions of Approval

The Preservation Review request for the design of three residential units facing a public alley behind a historic Landmark duplex and located in the Washington Historic District is **approved** subject to the following conditions of approval:

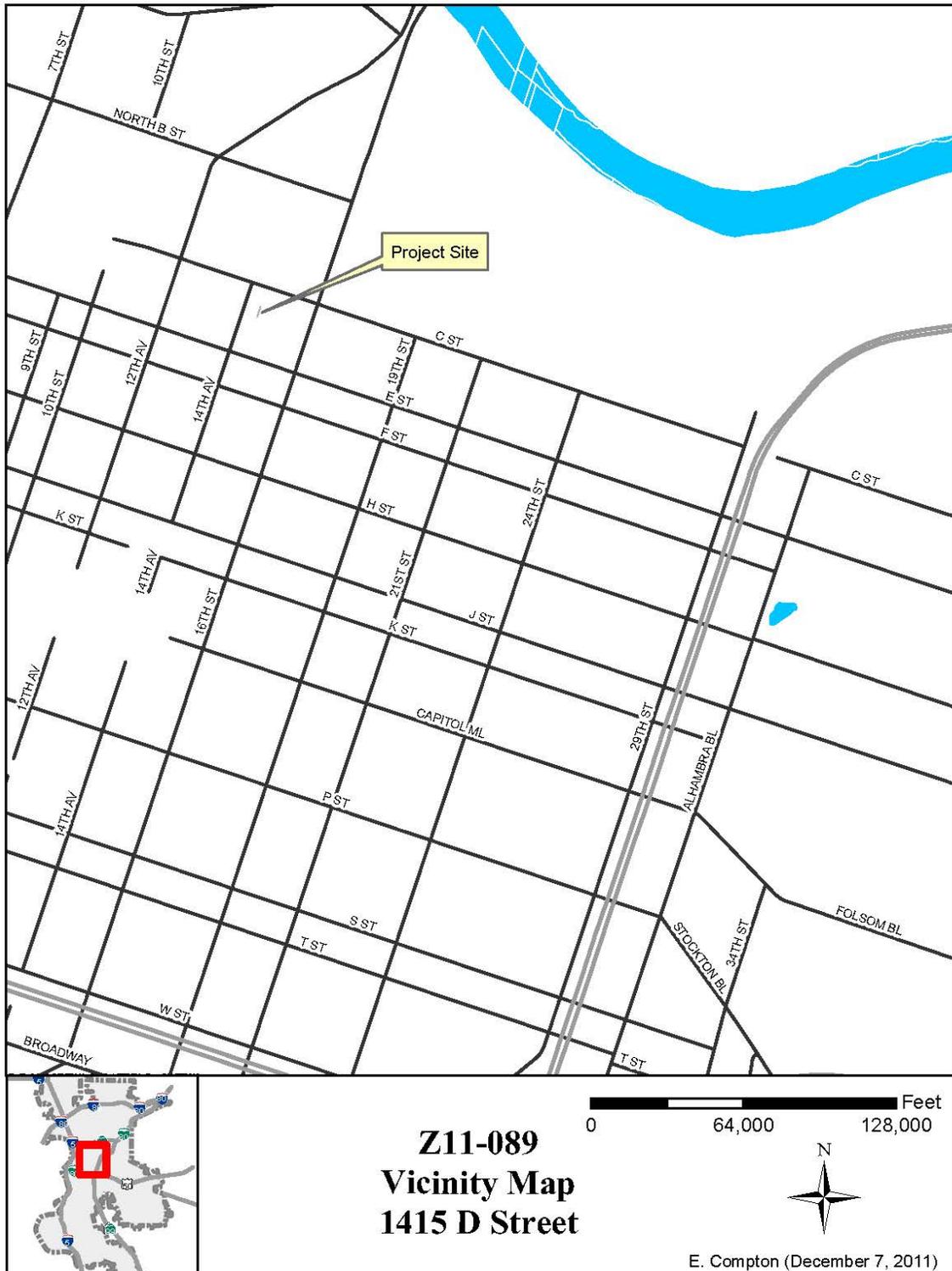
The design of the new residential units (see plans attached) are hereby approved subject to the following conditions:

- 1. The design of the final structure shall be as indicated in this report and attached exhibits with final conditions as approved by the Preservation Commission.
- 2. The building elevations of the new structure shall have a consistency of detail and quality on all elevations.
- 3. All cement plaster shall have a smooth finish. Preservation staff shall review and approve the final color palette, consistent with the staff report, prior to submittal for building permits.
- 4. All glazing shall be clear, transparent glass.
- 5. All mechanical equipment shall be ground mounted or screened behind a parapet from street views.

6. The project shall comply with all the conditions of approval from the Zoning Administrator hearing on February 16, 2012. (Z11-089)
7. As noted in the Zoning Administrator conditions, one tree shall be planted at the northwest corner and one tree shall be planted at the northeast corner of the duplex lot as shown on the approved plans. **The species selection shall be “Armstrong Maple” or “Autumn Blaze Maple” which will grow between 20 to 30 feet tall to screen the new alternative housing structure from views along D Street.**
8. Preservation staff shall review and approve the final details for the spiral steel columns with evergreen climbing vines proposed on the alley before building permit submittal.
9. The height of the new three unit structure shall not exceed 34 feet in height.
10. The garage doors shall be translucent as shown in the approved plans or the applicant shall submit alternative style doors to staff for review and approval to confirm adequate glazing is provided prior to Building Permit submittal.
11. All final details affecting the proposed exterior building design that are not determined at the time of the Preservation Commission’s final review shall be reviewed and approved by Preservation staff prior to Building Permit submittal.
12. All other notes and drawings on the final plans stamped approved by Preservation staff are deemed conditions of approval.
13. Any changes to the final set of plans stamped-approved by Preservation staff shall be subject to review and approval by Preservation Staff, Director, or Commission depending upon the nature of the change, prior to Building Permit submittal.
14. Applicant shall comply with all current building code requirements.
15. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Preservation Commission upon written request of the applicant.
16. The Preservation Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Commission action.
17. Building permits shall not be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.

18. The Record of Decision, including final Preservation stamped-approved plans, shall be scanned and inserted into the final plan set as a general sheet to be submitted for building permit.
19. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.

Attachment 2: Vicinity Map



Attachment 3: Land Use Map



Attachment 4: Map of Washington Historic District Boundaries

1415 D Street

Subject Property



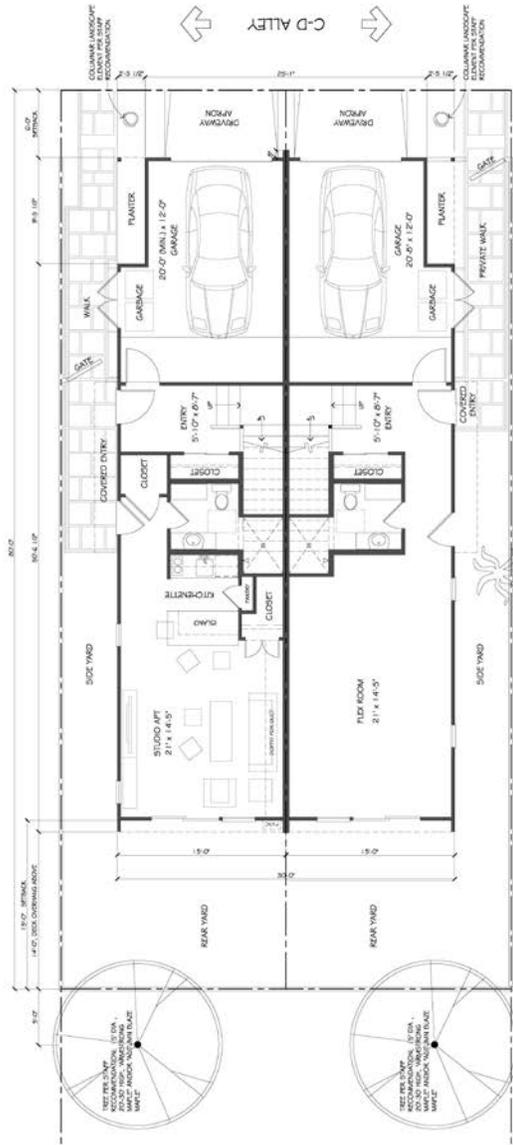
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The Shaded Area is the Historic District and the red parcels indicate a Listed Landmark building.

1/13/2012

<http://entg.sapp03.9080/ags/s/P.rmf?iew.aspx>

Attachment 5: Exhibit A: First Floor



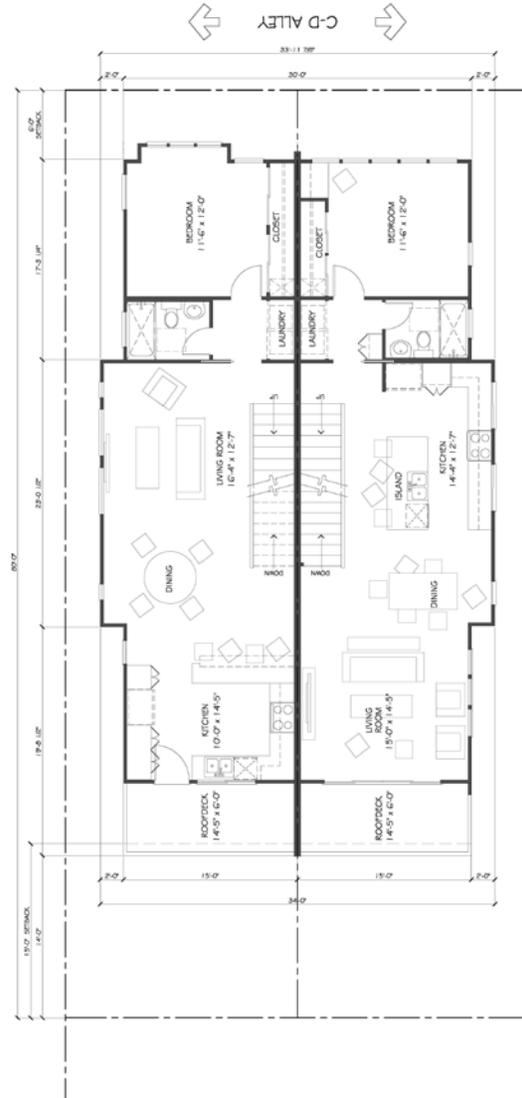
client:
arcade homes
512 montridge way
el dorado hills, ca

Alley Lofts

1413 / 1415 d street
sacramento, california 95811

hausman*
architecture
sacramento, california
Jan 27, 2012
March 11, 2012
916.304.8717 www.hausmanarch.com

Exhibit B: Second Floor



2 second floor plan

hausman*
architecture
1415 D Street
Sacramento, CA 95811
916.268.9919 www.hausmanarch.com

DATE: 07/2012
PROJECT: 11001

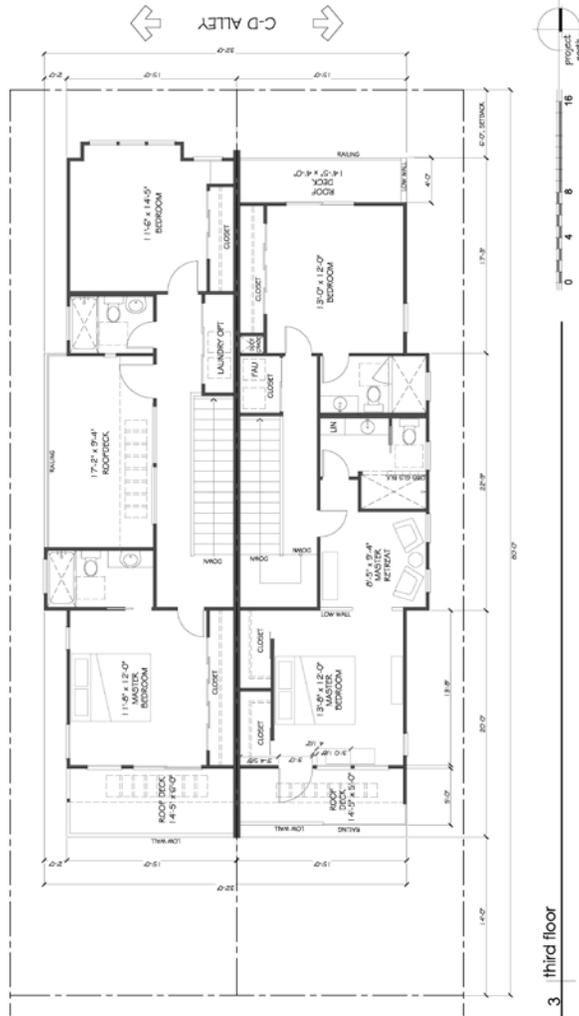
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Alley Lofts

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

1413 / 1415 d street
sacramento, california 95811

Exhibit C: Third Floor



3 third floor

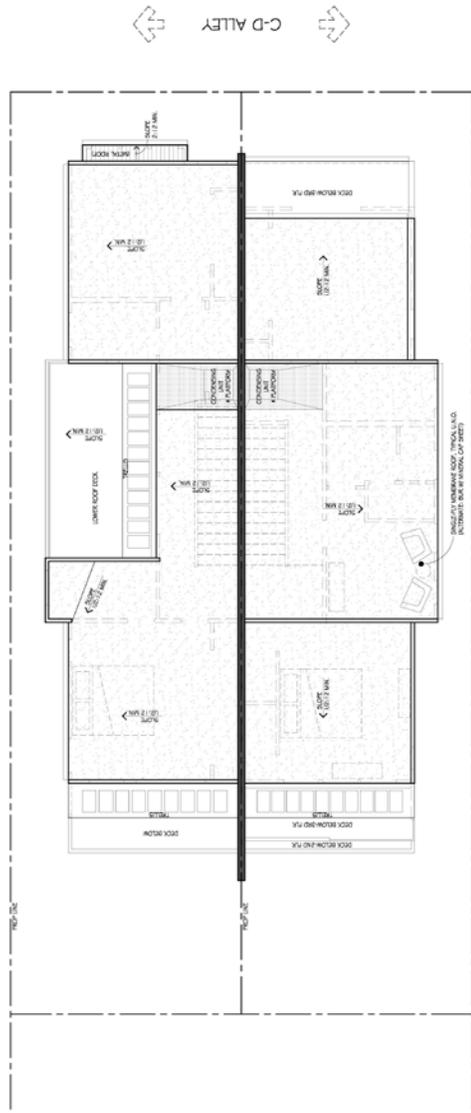

hausman* architecture
 architects
 sacramento, california
 916.264.0171 hausmanarchitecture.com
 Jan 27, 2012
 March 11, 2011

Alley Lofts
 1413 / 1415 d street
 sacramento, california 95811

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

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Exhibit D: Roof Plan



1 roof plan
scale: 1/4" = 1'-0"

hausman*
architecture
1413 / 1415 d street
sacramento, california 95811
jan 27, 2012
march 11, 2012
916.224.8871 www.hausman.com

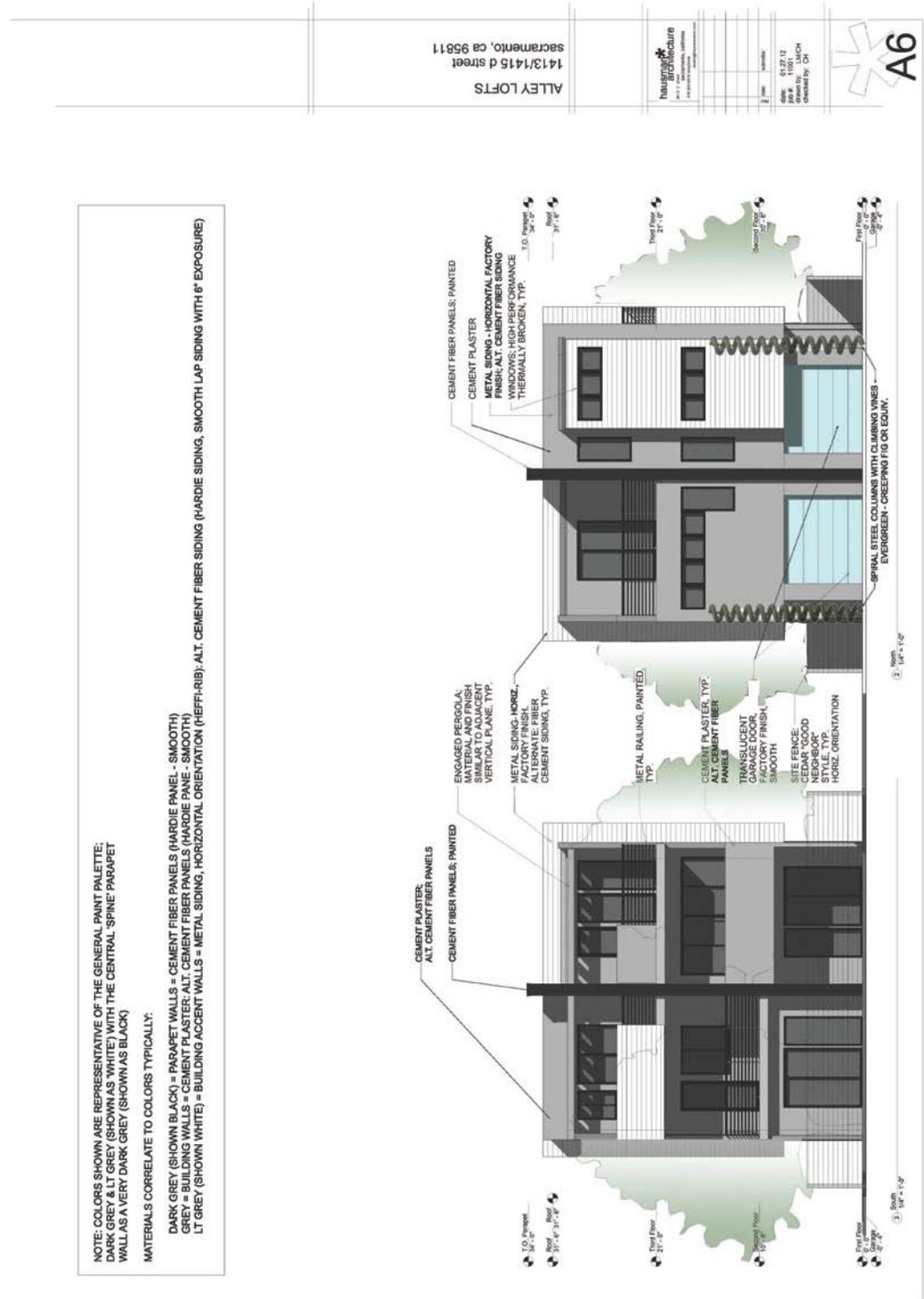
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Exhibit E: North and South Elevations



NOTE: COLORS SHOWN ARE REPRESENTATIVE OF THE GENERAL PAINT PALETTE:
 DARK GREY & LT GREY (SHOWN AS 'WHITE') WITH THE CENTRAL 'SPINE' PARAPET
 WALLS AS A VERY DARK GREY (SHOWN AS BLACK)
 MATERIALS CORRELATE TO COLORS TYPICALLY:

DARK GREY (SHOWN BLACK) = PARAPET WALLS = CEMENT FIBER PANELS (HARDIE PANEL - SMOOTH)
 GREY = BUILDING WALLS = CEMENT PLASTER-ALT. CEMENT FIBER PANELS (HARDIE PANE - SMOOTH)
 LT GREY (SHOWN WHITE) = BUILDING ACCENT WALLS = METAL SIDING, HORIZONTAL ORIENTATION (HEFF-RIB)
 ALT. CEMENT FIBER SIDING (HARDIE-RIB); ALT. CEMENT FIBER SIDING (SMOOTH LAP SIDING WITH 6" EXPOSURE)

1413/1415 d street
 ALLEY LOFTS
 sacramento, ca 95811

Naughton Architecture
 1011 J Street, Sacramento, California
 916-441-1111

DATE: 01.27.12
 DRAWN BY: M. LACH
 CHECKED BY: CH

A6

Exhibit F: East and West Elevations

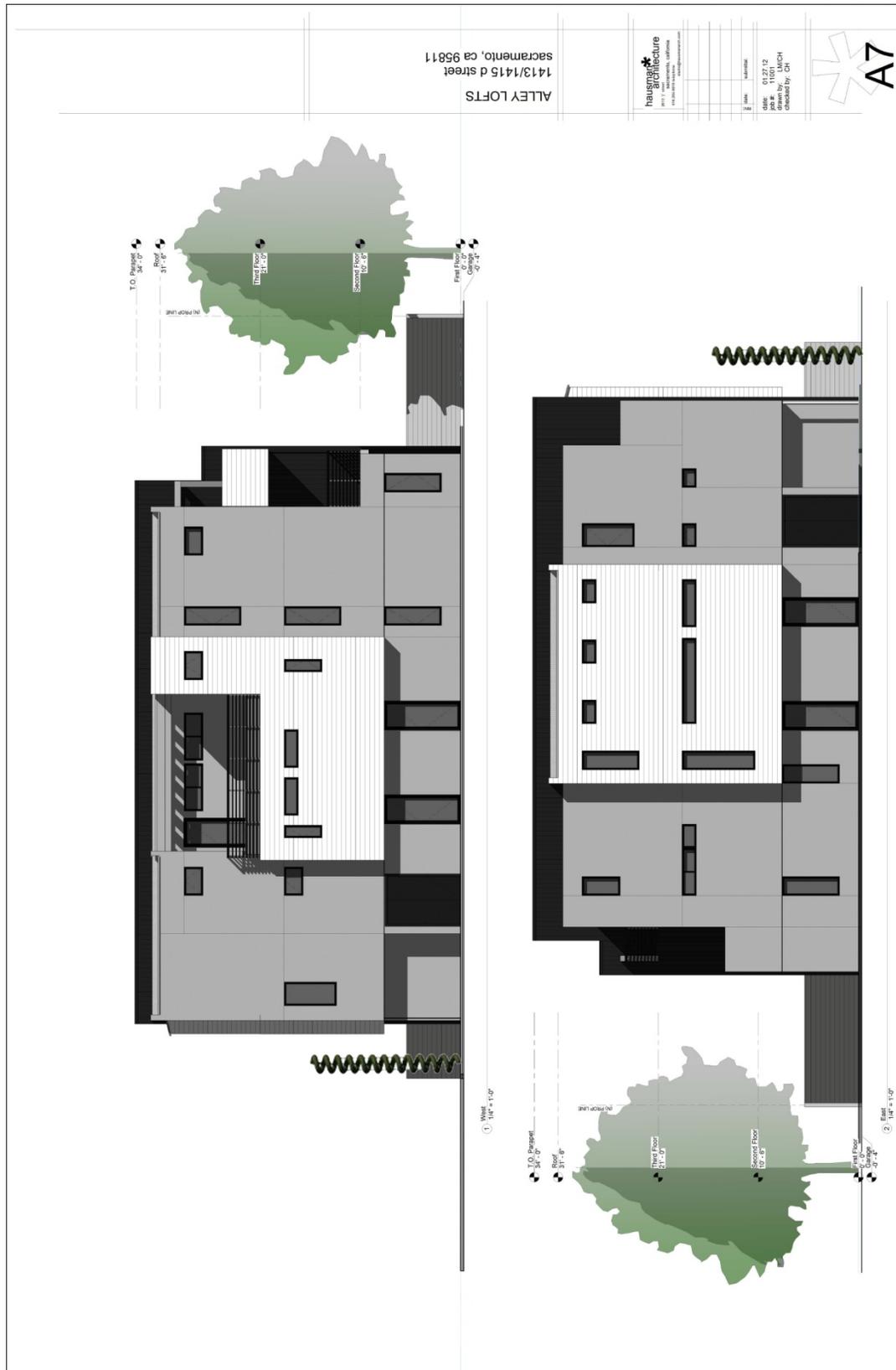
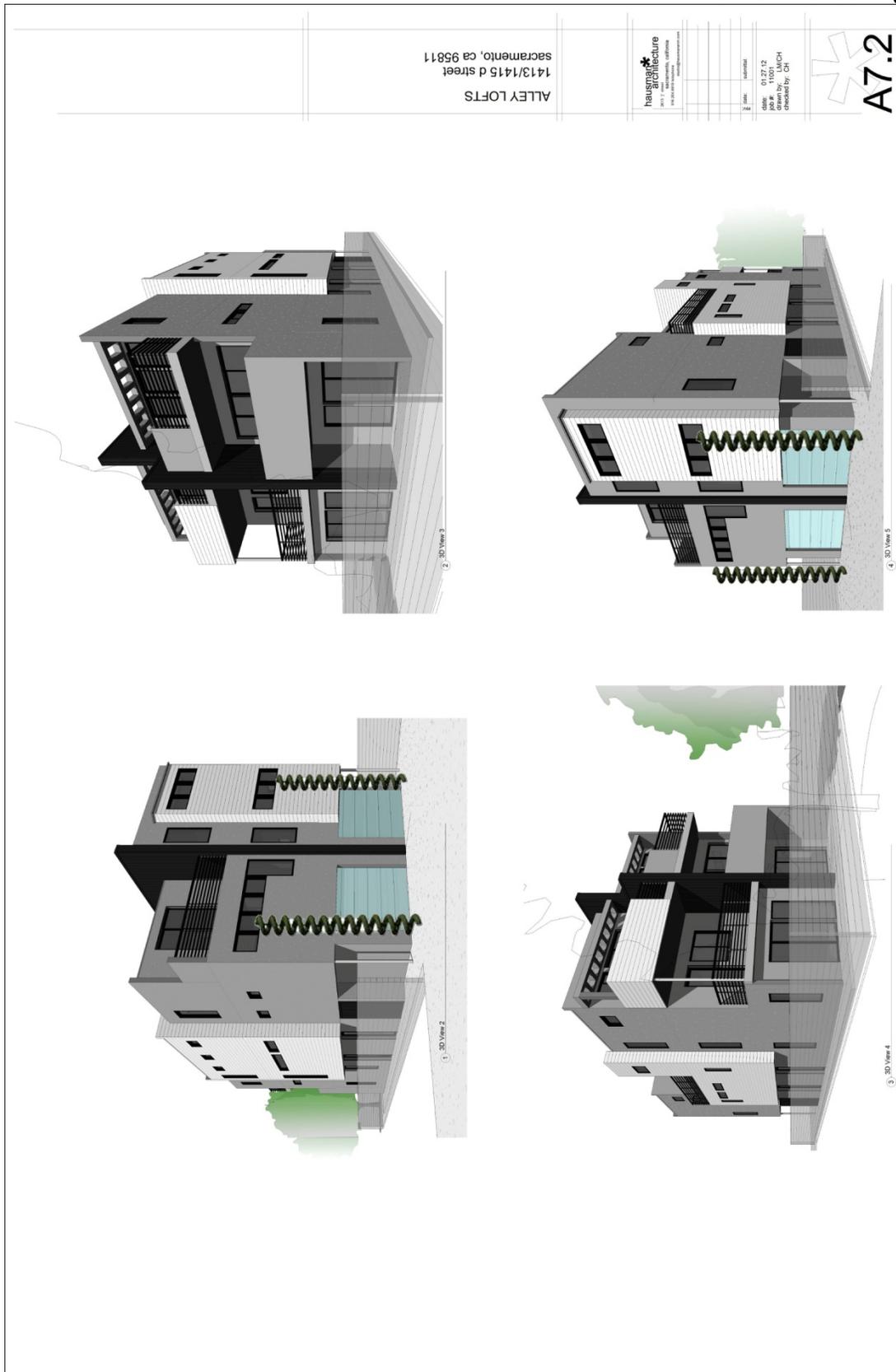


Exhibit G: Renderings

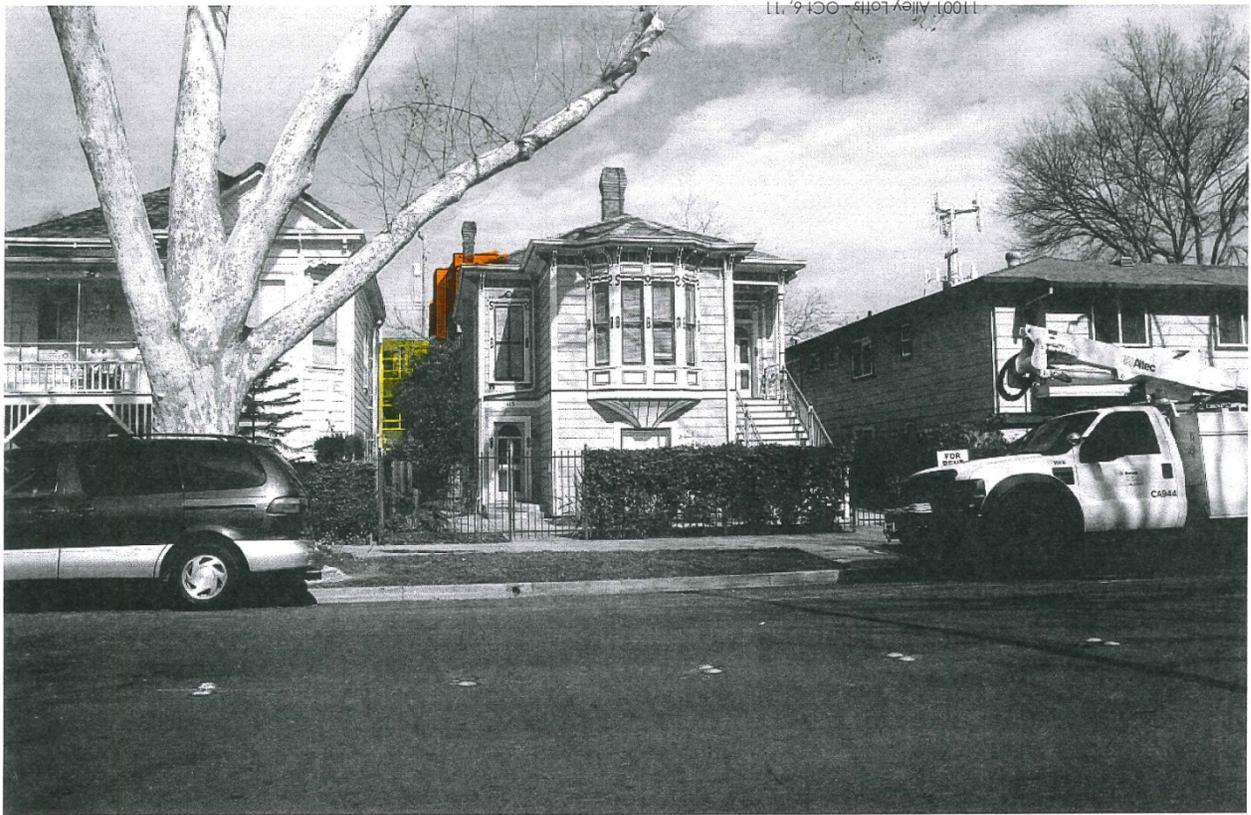


Attachment 6: Photo simulation of 1415 D Street Project



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 7: 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; staff also notes that the proposed tree plantings, for screening the project from this D Street view, are not shown in this photo simulation.

Attachment 8: Photo of Alley Viewed on 14th 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 9: Email from Neighbor on D Street

Evan Compton

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 14th 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 10: Email from Community Member

Evan Compton

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.

Attachment 11: Summary of the Preservation Review and Comment on Dec. 7, 2011

Mourkas:

Contemporary infill in a historic district can be a struggle; noted the edge of this district has different characteristics. Look at the approved but not constructed project on Capitol Avenue by Julie Young as a good example. Suggested to look at alley units at 9 on F project that have more traditional ganged window openings/forms and sizes; might help using larger windows with more traditional spacing and forms. Explore horizontal banding separating the 3 floors; traditional vocabulary vs. boxiness. Consider greater stepbacks on 3rd floor to avoid a monolithic appearance. Noted Rehab Standard #9, design clearly differentiated and not destroying historic materials; would change spatial relationships and scale/massing, but notes context different right opposite alley and next door apartment building also.

Fuller:

A precedent has been set for a more modern interpretation in the neighborhood. The alley is a more appropriate place for a modern design. Concerned about mixing traditional elements with modern forms; might muddle concept and look boxy. Concerned about planting a belly band on each floor because it could look out of place. Supports design's nod to eroding corners and decks at 3rd floor and below helps to move wall surfaces into different planes. Asked staff to investigate how the proposed structure will affect the status of the landmark. Is the landmark designation related only to architectural or are there other factors to consider? This information should be placed in the next staff report.

Brandt:

Has concerns with three stories developing canyons on alleys in historic districts; concerned losing lot/setting to fewer trees and more density, more impermeable, while also realizing that density is important. Perhaps a two story building with an outdoor deck would be more appropriate for the site. Concerned whether this proposal meets standards.

Jacques:

Supports infill and density, but concern is how it is done. Appreciates project's design breaking up massing; has concerns the proposal is putting very large form into a small space; lots going on; concerned about the center parapet; suggest consider smaller 3rd floor set back in from lower walls. Is comfortable with the modern take, but suggests consider simpler form or a modern take on older forms; noted design of buildings across alley to north are contemporary, but simpler design. Has concerns about such a large building looming behind the historic building; concerned that the future maintenance of the landmark could be affected if it is not the most prominent structure on the parcel. Suggests trees in back yard to soften view of structure from south.

Attachment 12: Copy of the Historic Survey Form for 1415 D Street Structure

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 7S

Page 1 of 2

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

- P1. Resource Identifier:** 1413-15 D Street
- P2. Location:** a. County Sacramento and (Address and/or UTM Coordinates. Attach Location Map as required.)
 b. Address 1413-15 D Street
 City Sacramento Zip 95814
 c. UTM: USGS Quad (7.5'/15') Date _____; Zone _____, _____ mE/ _____ mN
 d. Other Locational Data (e.g., parcel #, legal description, directions to resource, additional UTM's, etc., when appropriate):
 APN: 002-0086-018
- P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): This is a two story wood frame Italianate with a porch and bay, hip roof, and step back plan. The tall, narrow proportions of the windows on the bay and the corbeling underneath are the best and most distinctive features of the house. It is part of a cohesive neighborhood of 19th century houses.

P4. Resources Present: Building Structure Object Site District Element of District



- P6. Date Constructed/Age:**
 Prehistoric Historic Both
 1891, Factual
- P7. Owner and Address:**
 Jesus A. Reyes
 2309 F Street
 Sacramento, CA 95816
- P8. Recorded by** (Name, affiliation, and address):
 Napoli/Todd Consultants; CHMD Arch.; City Planning & Development Dept.; Sacramento Heritage, Inc.; 1231 I St., Sacramento, 95814
- P9. Date Recorded:**
 7/94-12/96
- P10. Type of Survey:** Intensive
 Reconnaissance Other
- Describe:**
- P11. Report Citation** (Provide full citation or enter "none."): NONE

Attachments: NONE Map Sheet Continuation Sheet Building, Structure, and Object Record Linear Resource Record
 Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

- B1. Resource Identifier: 1413-15 D Street
- B2. Historic Name: _____
- B3. Common Name: _____
- B4. Address: 1413-15 D Street
City: Sacramento County: Sacramento Zip: 95814
- B5. Zoning: R3A B6. Threats: _____
- B7. Architectural Style: Italianate
- B8. Alterations and Date(s): None

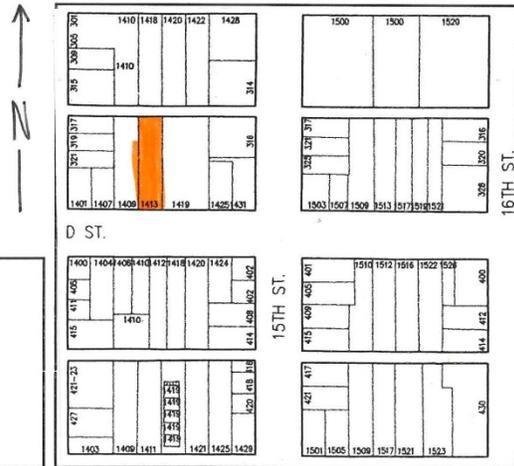
- B9. Moved? No Yes Unknown Date: No Original Location: _____
- B10. Related Features: None

- B11. Architect: Unknown Builder: Unknown
- B12. Historic Attributes (List attributes and codes): HP2
- B13. Significance: Theme _____ Area _____
Period of Significance _____ Property Type Single family residential
Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Mr. Crawford Holland had this house built in 1891. He was a representative of the Ione Coal Company. Mrs. M. Colberg bought the house in 1895 but was never a resident.

B14. References:

- B15. Evaluator: Napoli/Todd Consultants; CMHD Architects; City of Sacramento, Planning & Development; Sacramento Heritage, Inc.
Date of Evaluation: 6/95

(This space reserved for official comments.)



Attachment 13: Washington Historic District description from designating Ordinance

Washington Historic District

The Washington District covers a large area with a great many significant structures. The Historic District has suffered somewhat by intrusions of modern apartment buildings but it remains a cohesive neighborhood with some similarities to Alkali Flat.

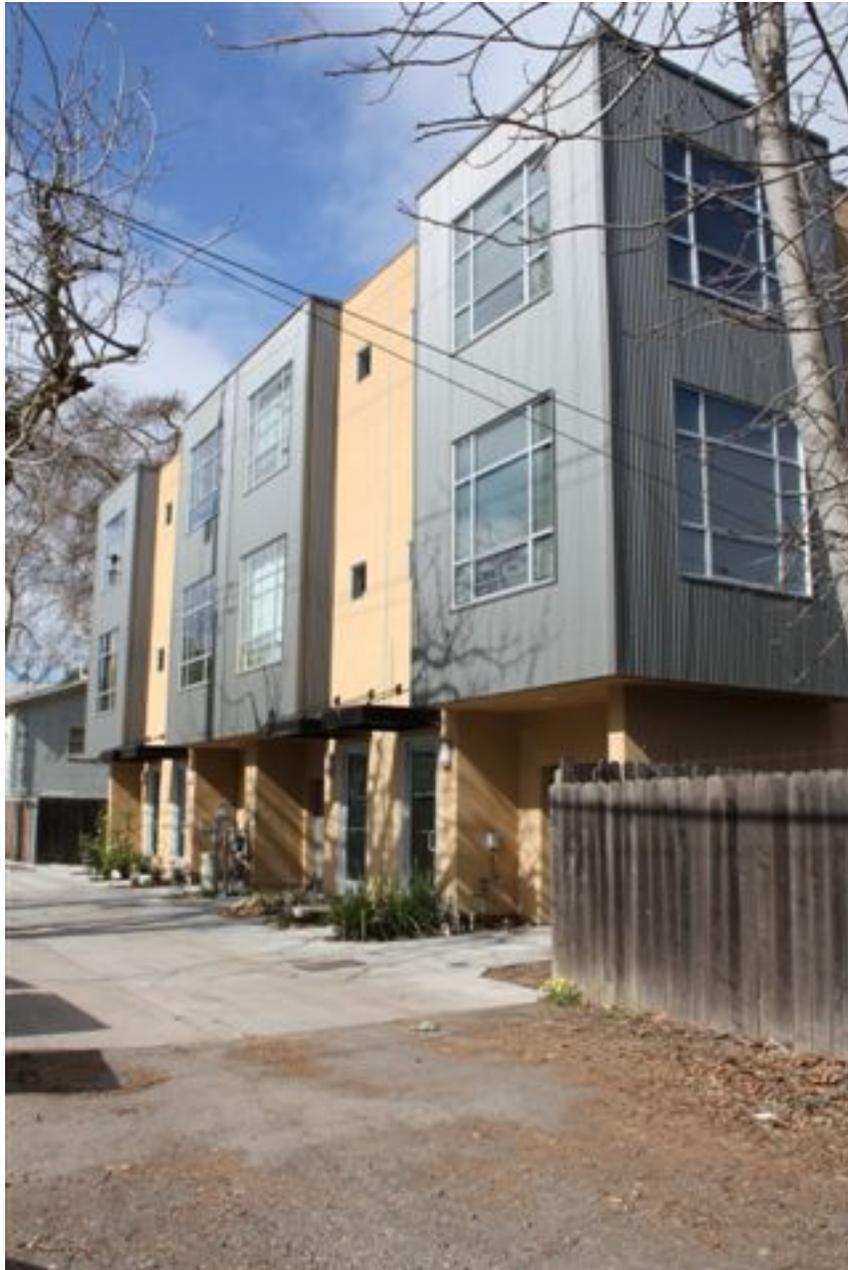
The buildings date from the 1870's and 1880's, but there are a great many buildings from the 1890's and a number from the 1900's as well. Despite the very long period during which this area was built up, it retains a surprising visual coherence due to the distinctive qualities of Sacramento architecture. Chief among these is the persistence of the high basement buildings, which gives continuity to Italianate, Eastlake, Queen Anne, Colonial Revival, and a variety of vernacular building types over a period of 60 years. It is the high basement buildings in all its many stylistic clothing that provides the dominant fabric of this District. Perhaps the finest row of diverse high basement buildings in Sacramento is along F Street in the Washington District, culminating in the 1400 Block. Like Alkali Flat, the rows of high basement buildings are punctuated now and then by larger houses and apartments, which help to give definition and identity to the immediate surroundings. In another form which is typical of Sacramento, many of these apartments are designed in the manner of single-family houses so as not to disrupt visually the consistent character of the streets. Most of these buildings are on F and G and 13th Streets. The best example is perhaps at 1221-23 F. The majority of the buildings in the District were built for working-class families although there were more prosperous homes mixed in which like the apartment houses serve to give definition and identity to their immediate surroundings.

The Washington District Historic District is bound most distinctly on the west, east, and north by commercial spillover from 12th and 16th Streets, and by industries below the levee. On the south, the neighborhood once extended further but has been eroded by offices, commercial, and institutional land uses.

Ordinance # 85-076
July 30, 1985

Attachment 14: Washington District Housing Photos (Part 1 of 3)

View from alley looking northwest



Attachment 14: Washington District Housing Photos (Part 2 of 3)

View from 14th Street looking East



Attachment 14: Washington District Housing Photos (Part 3 of 3)

View from C Street looking West

