

DESIGN REVIEW/PRESERVATION BOARD
SACRAMENTO, CALIFORNIA

ITEM NO. 2
June 18, 1997

MEMBERS IN SESSION:

PB97-021

Fourth and T Streets

REQUEST:

Review of a proposed construction of three 2-family structure in the Southside Preservation Area

LOCATION:

Northeast Corner 4th/T Streets (1917 4th St.,
1919 4th St., and 401 T St.)
APN: 009-0054-021 thru 023
Central City Design Review District
Southside Preservation Area
Council District 4

APPLICANT:

Shepard Johnson, (916)786-2906
2177 Charter Court, Roseville, CA 95661

OWNER:

Sacramento Housing and Redevelopment Agency (SHRA)
488 I St., Sacramento, CA 95812-1834/ (916) 440-1351

PLANS BY:

Charles Desler, Architect (916) 626-9416
864 Oak Terrace, Placerville, CA 95667

APPLICATION FILED:

May 8, 1997

STAFF CONTACT:

Randolph Lum, 264-5604

SUMMARY:

New residential construction proposal within Southside Preservation Area

RECOMMENDATION:

Request for Board Review & Comment on proposal's conformance with adopted guidelines for new construction within Preservation Areas.

PROJECT INFORMATION:

Existing Land Use of Site:

Vacant

Existing Zoning of Site:

R-3A

Surrounding Land Use and Zoning:

North: Vacant parcel, residential (across alley); RO

South: Vacant commercial, residential (across T St.); R-3A
 East: Residential (adjacent); R-3A
 West: Residential (across 4th St.); R-3A

Parcel Addresses:	<u>1917-4th St.</u>	<u>1919-4th St.</u>	<u>401-T St.</u>
Parcel Dimensions:	40 x 80	40 x 80	40 x 80
Parcel Area:	3200 s.f.	3200 s.f.	3200 s.f.
Building/Unit Information:	Home Type 1	Home Type 2	Home Type 1
Main unit(3bdrm/2bath):	1274 s.f.	1562 s.f.	1274 s.f.
Granny flat(1bdrm/1bath):	480 s.f.	480 s.f.	480 s.f.

Setbacks:	Proposed/(Required) *- denotes need for variance		
Front:	4'-0"/(18'-9")	5'-0"/(18'-9")	16'-0"/(16'-6")*
Side(Street):	---	---	3'-0"/(5'-0")*
Side(Interior):	3'-0"/(5'-0")*	3'-0"/(5'-0")*	4'-0"/(5'-0")*
	11'-0"/(5'-0")	3'-0"/(5'-0")*	---
Rear:	16'-0"/(15'-0")	26'-0"/(15'-0")	8'-0"/(15'-0")*

Total Property Area:	3200 s.f. x 3 = 9600 s.f.
Height of Building:	Two-story
Exterior Building Colors/Materials:	Hardboard siding
Roof Color(s)/Material(s):	
Parking Proposed:	
Parking Required:	
Bicycle Parking Required/Proposed:	
Significant Features of the Site:	Location in Southside Preservation Area and SHRA Redevelopment Area.
Street Improvements:	One lane each direction on both 4th and T Streets.

BACKGROUND INFORMATION: A concurrent application to the Planning Commission has been filed (P97-049). A hearing date has been tentatively set for the Regular CPC Meeting of July 10, 1997. For that reason, this is a review and comment request for the proposed project.

Applicant Statement of Intent: Each lot [as proposed] has a single family two story home with an attached two car garage. Over the garage is a second smaller one bedroom home with its own entry. All houses have a covered porch/veranda facing the street and in the case of the corner lot at 4th and T there are porches facing both streets.

STAFF EVALUATION: Staff has the following comments:**A. Guidelines For New Construction in Preservation Areas**

The Board's adopted guidelines for new construction in Preservation Areas incorporate concerns about site utilization, directional expression (verticality or horizontality of surrounding structures), height and bulk, and materials and colors -- as relate to surrounding historic structures. This parcel is located within an area of the Southside Preservation Area that contains, for the most part, two-story residential structures, though from a relatively wide range of construction dates, including the recent Co-Housing project. Porches and pitched roofs with the gable end facing the street are found on many, but not all, of the older structures. All the residential structures in the area utilize wood siding or shingle treatments. While heights of residential units do not exceed two stories, the bulk of the older residences varies from smaller one-story cottage structures to relatively more imposing two-story Victorian structures. None of the structures have driveways or garages with street access.

The staff has been working with the applicant to ensure that the general characteristics of existing residential structures in the area are incorporated into the proposed design of the new structures and their siting on the parcel. The somewhat eclectic range of architectural styles existing in the surrounding area does not seem to dictate any particular style, but, instead, to dictate a design within which the various building features such as porches, vertically-oriented window treatments and gable roofs are compatible. This includes siting of the garage units, as much as possible, so as to not require street access. This is required in one of the structures only, but the proposed design, with the possibility of the first floor garage set back (see below) minimizes its impact. Though not noted in proposal at this point, staff would urge use of smooth, vs. textured, exterior hardboard, to relate better to surrounding older residences wood exteriors.

B. Site Design

1. The existing lot pattern would necessitate vehicular access for the 1919 4th Street property to be provided across the rear of 1917 4th Street. The City preference is for a lot line adjustment to transfer the rear portion of 1917 parcel to the 1919 4th Street parcel to alleviate the need for a variance.
2. The open space and fountain element between 1917 and 1919 is an attractive feature of the proposed project. However, there is an impracticality in this proposal stemming from the presence of a property line splitting that space and resulting in the potential for practical and legal problems between any future owners.

*Lot line
Adjustment*

*LLA (check)
9a5 (check)*

3. In addition to the setback variance reflected in the Project Information, the planning staff indicates that a variance to reduce the driveway depth from 20'-0" to 16'-0" will be necessary for the 401 T Street structure. The concern for blockage of the public sidewalk by a vehicle on the driveway pad would be further complicated by the unconventional driveway that is designed to go around an existing street tree. This situation is unacceptable to Public Works.

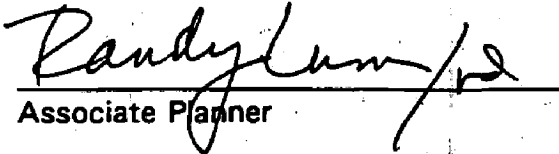
The TRC (Technical Review Committee) and preservation staff independently conceived of the possible solution to this problem. This would involve sliding the garage easterly 2'-0" in order to achieve a 18'-0" setback and compromise driveway depth. To minimize the impact of a further reduction of the garage setback from the property's interior side yard (east property line), the second story "granny unit" would not be shifted. It would retain the 16'-0" setback from the 4th Street right-of-way and project 2'-0" forward of the garage below. The 2'-0" overhang would provide added aesthetics benefit for the garage elevation/streetside elevation of the 401 T Street property.

- C. Public/Neighborhood/Business Association Comments- Plans were provided to the South Side Park Neighborhood Association for discussion at their monthly meeting. Kent Arnoldy, President (443-8660)
- D. Conformity with community plan
The proposed use is generally consistent with City plans, noting certain issues above that will be brought before the City Planning Commission.

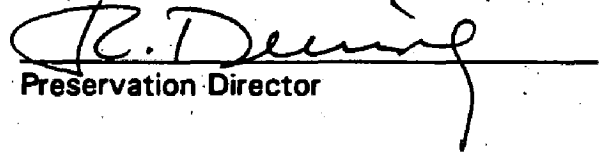
PROJECT REVIEW PROCESS: Request is for Board review and comment on the project's conformance with its adopted guidelines.

RECOMMENDATION: Staff recommends the Design Review/Preservation Board review and discuss the design of the proposed project, and on the basis of a Board vote indicate any design changes that will be required and/or should be considered by the applicant in order to achieve a project design that would conform to the Board's adopted guidelines and could be approved by the Board after an approval of the necessary planning entitlements by the Planning Commission.

Report Prepared By,

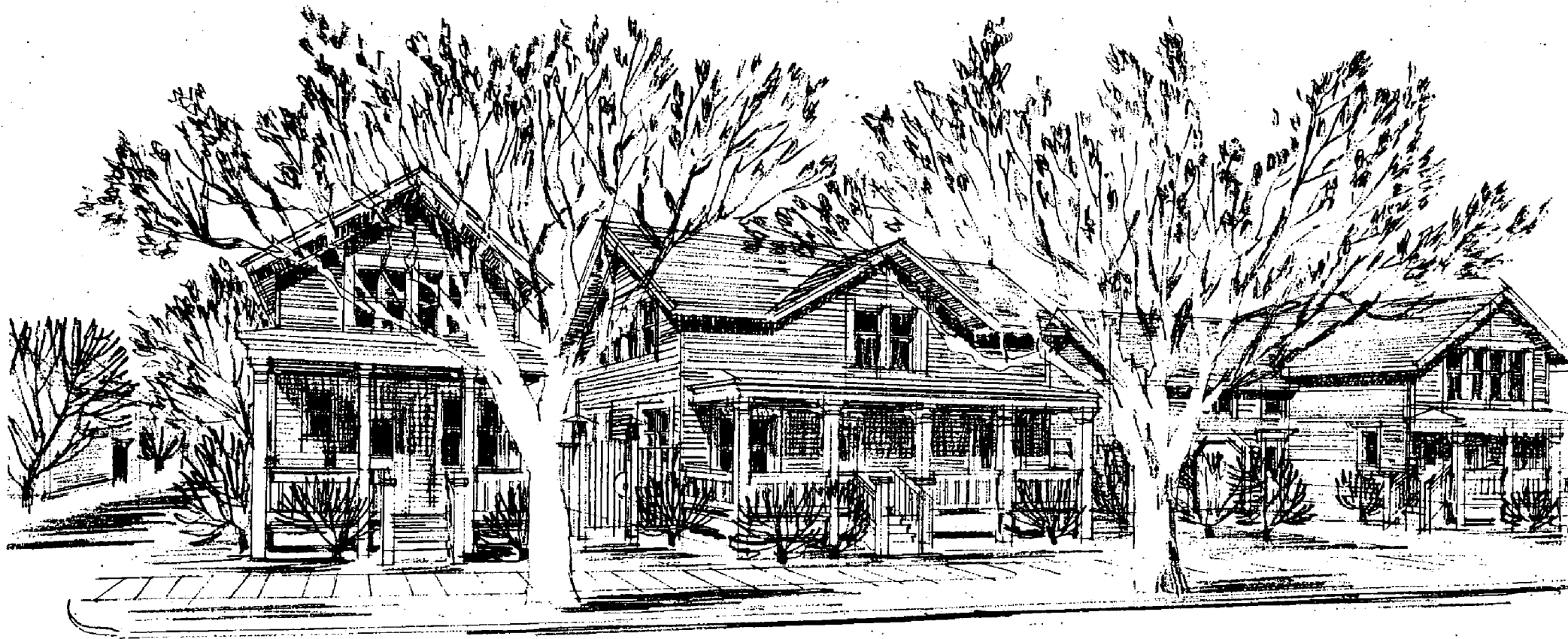

Associate Planner

Report Reviewed By,


Preservation DirectorAttachments

ADVISORY NOTES:

THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE. THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.



View from Fourth Street at Alley

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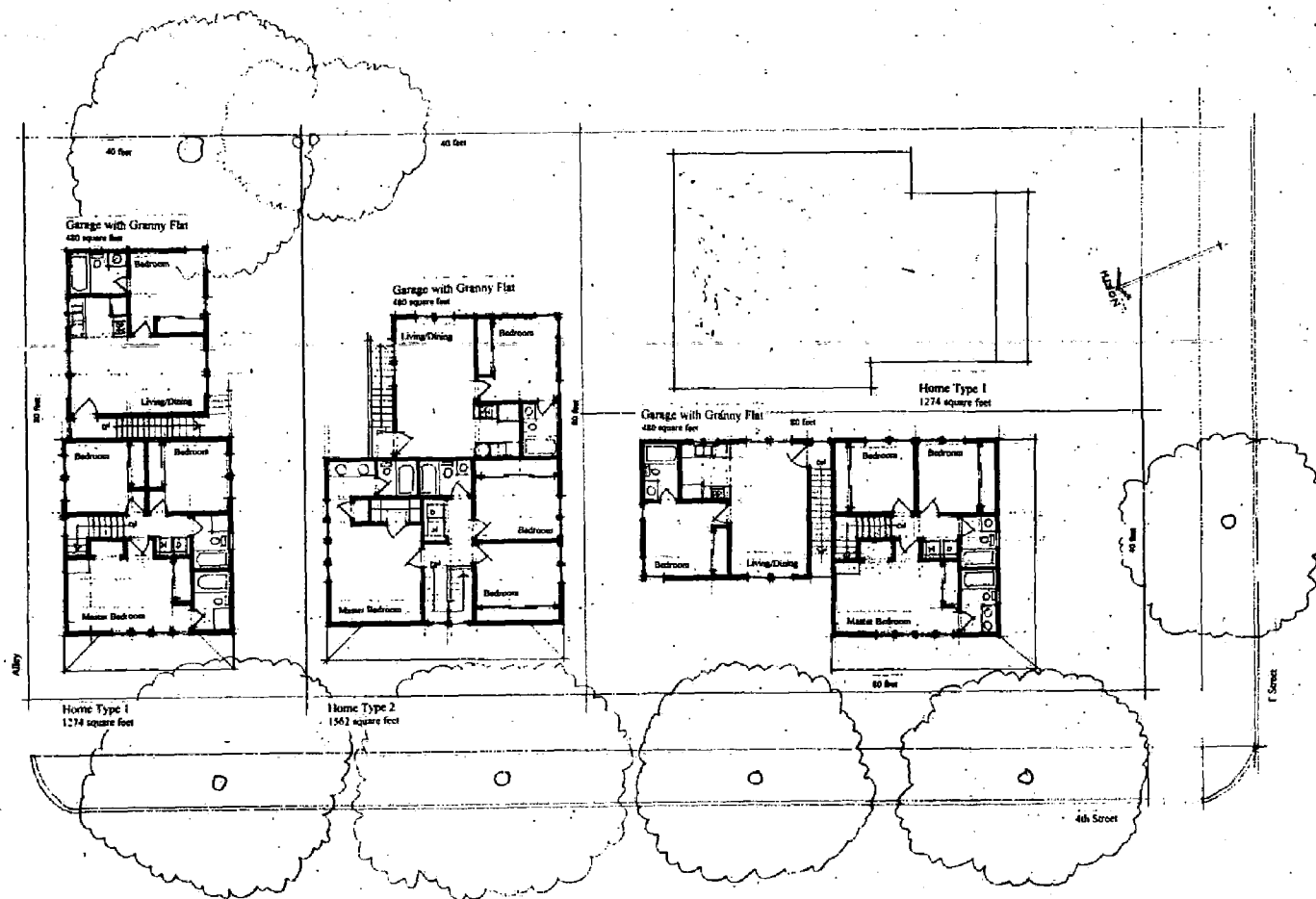
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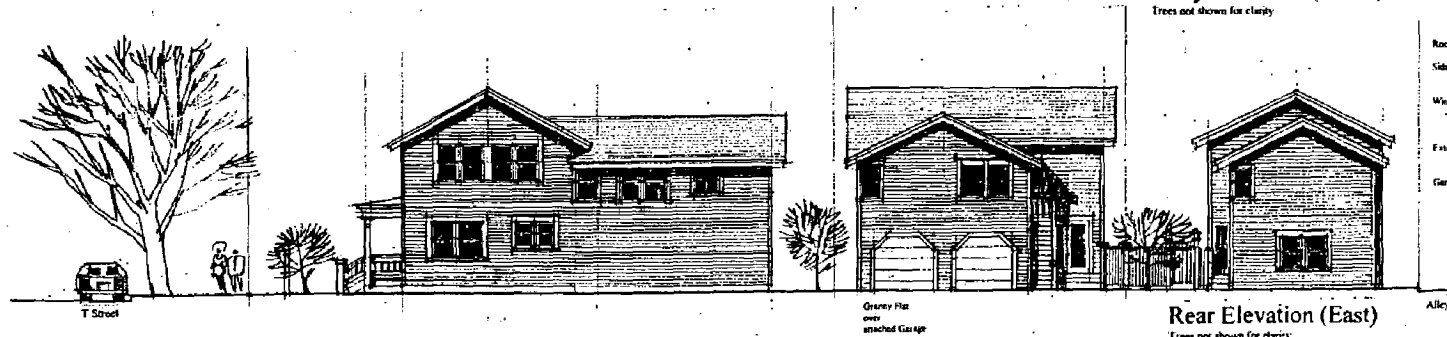
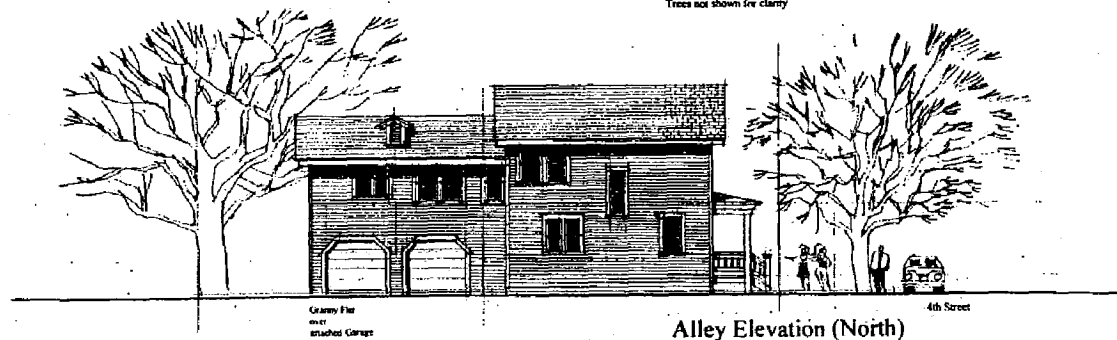
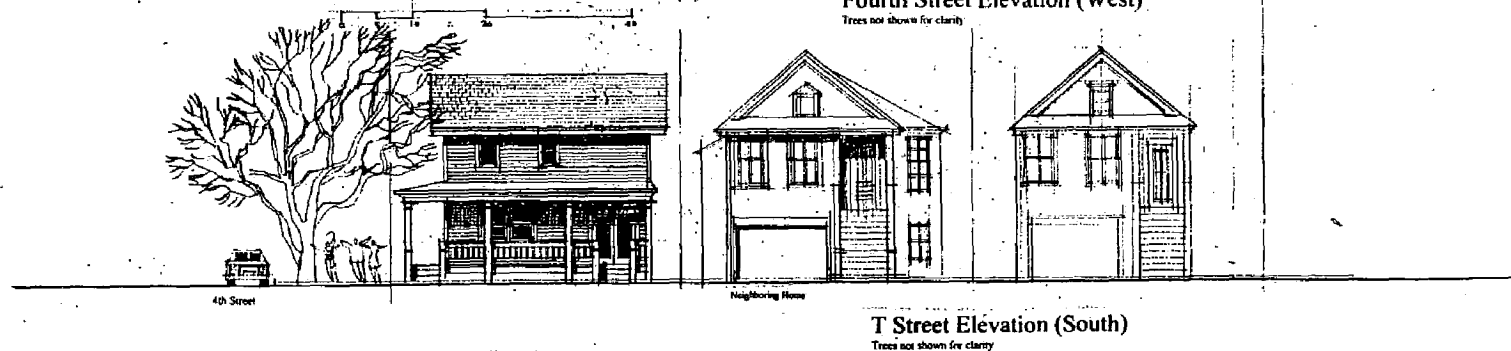
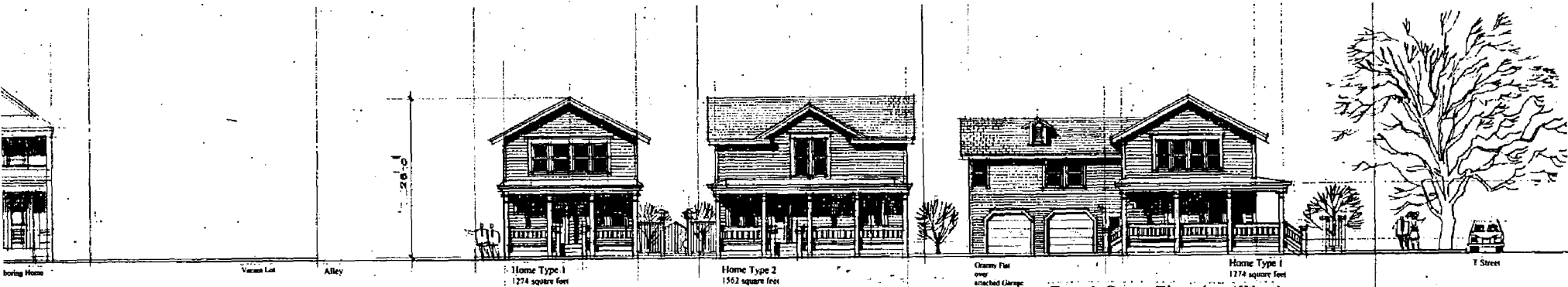
View from Fourth and T Streets

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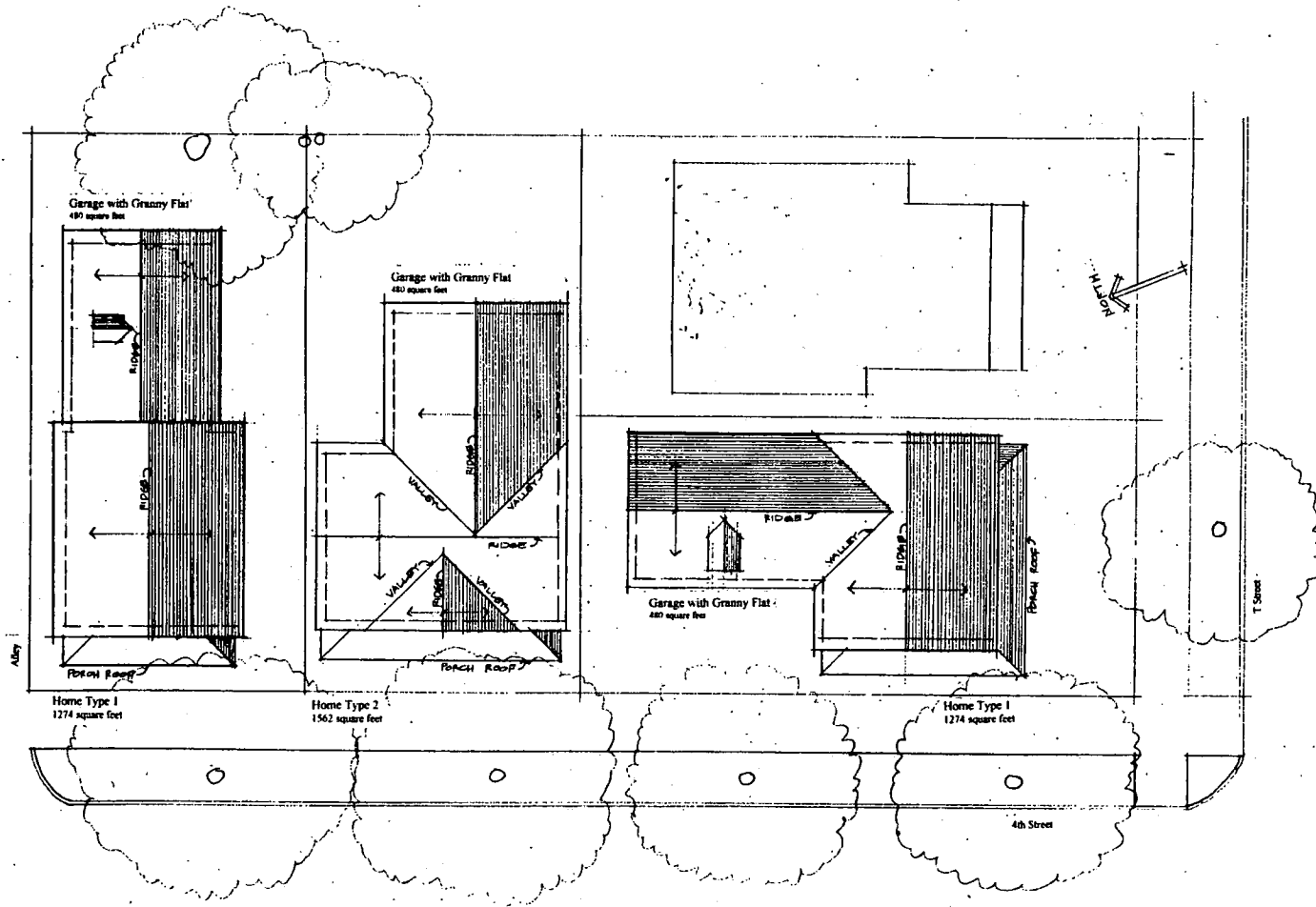
Second Floor Plan
Fourth And T Streets



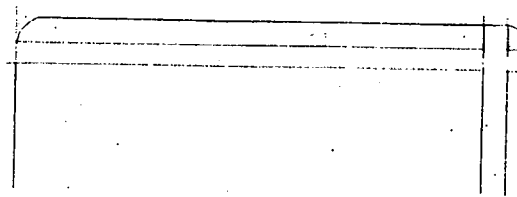
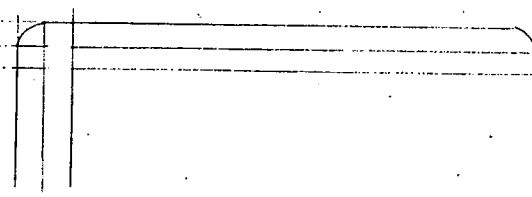
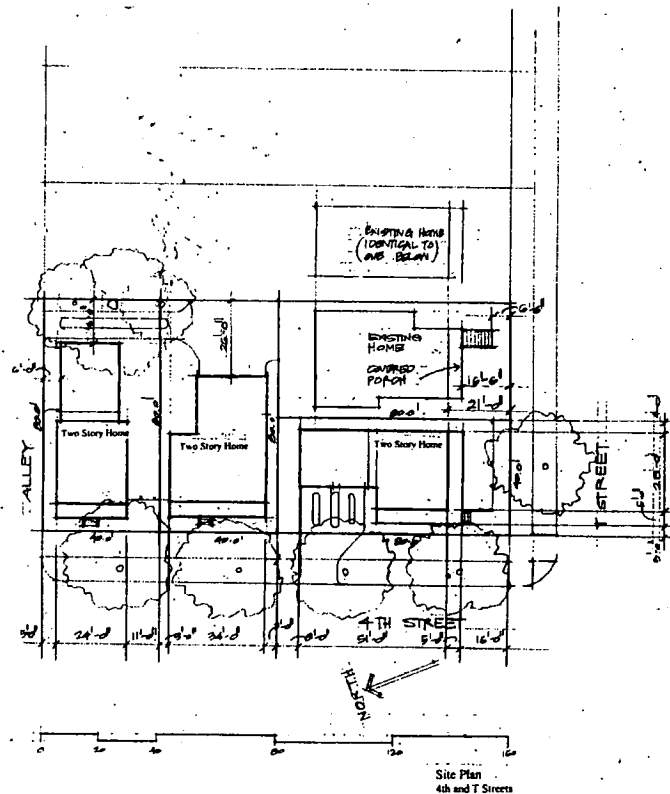
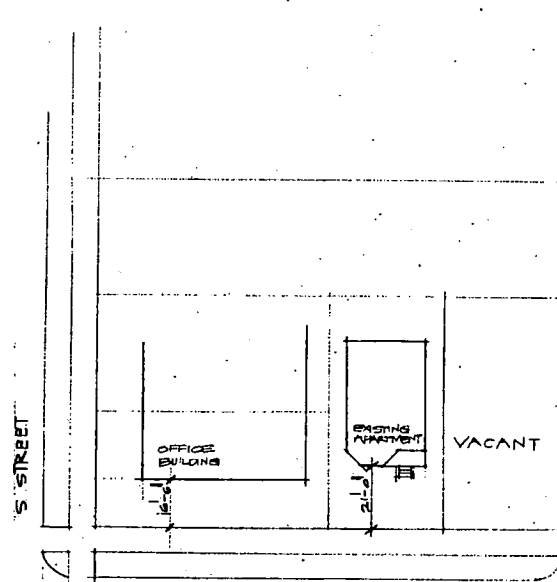
- Roofing: Composition High Definition Shingle Roof
- Siding: Horizontal wood siding (Hardboard Siding)
- 4" wood corner trim
- Windows: Vinyl doublehung windows
- Full wood head and jamb trim
- Recessed 58
- Exterior Doors: Wood or Metal Entry and French Doors
- Wood trim to match windows
- Garage Doors: Overhead metal doors
- Wood trim to match windows

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12-3-02



Roof Plan
Fourth And T Streets

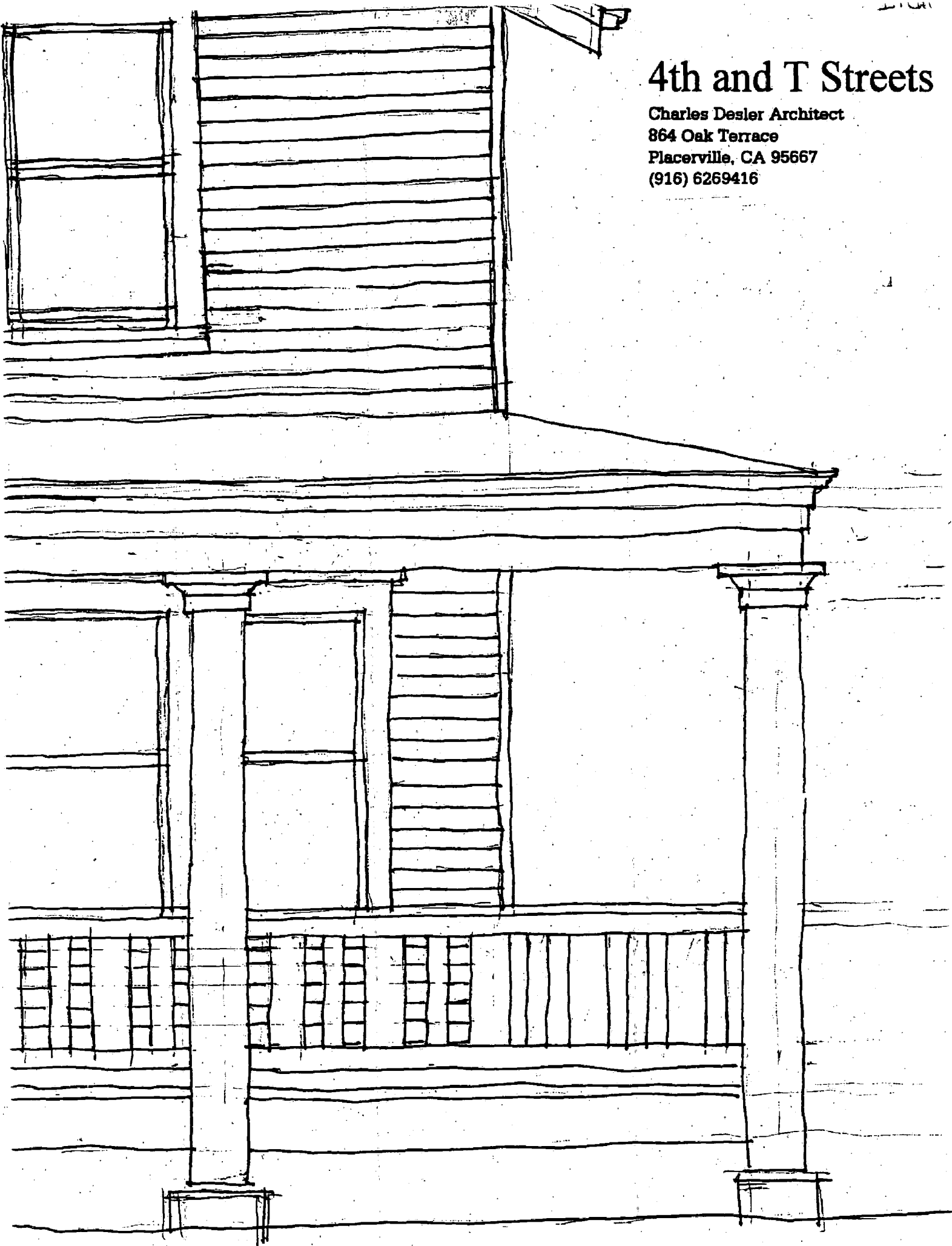


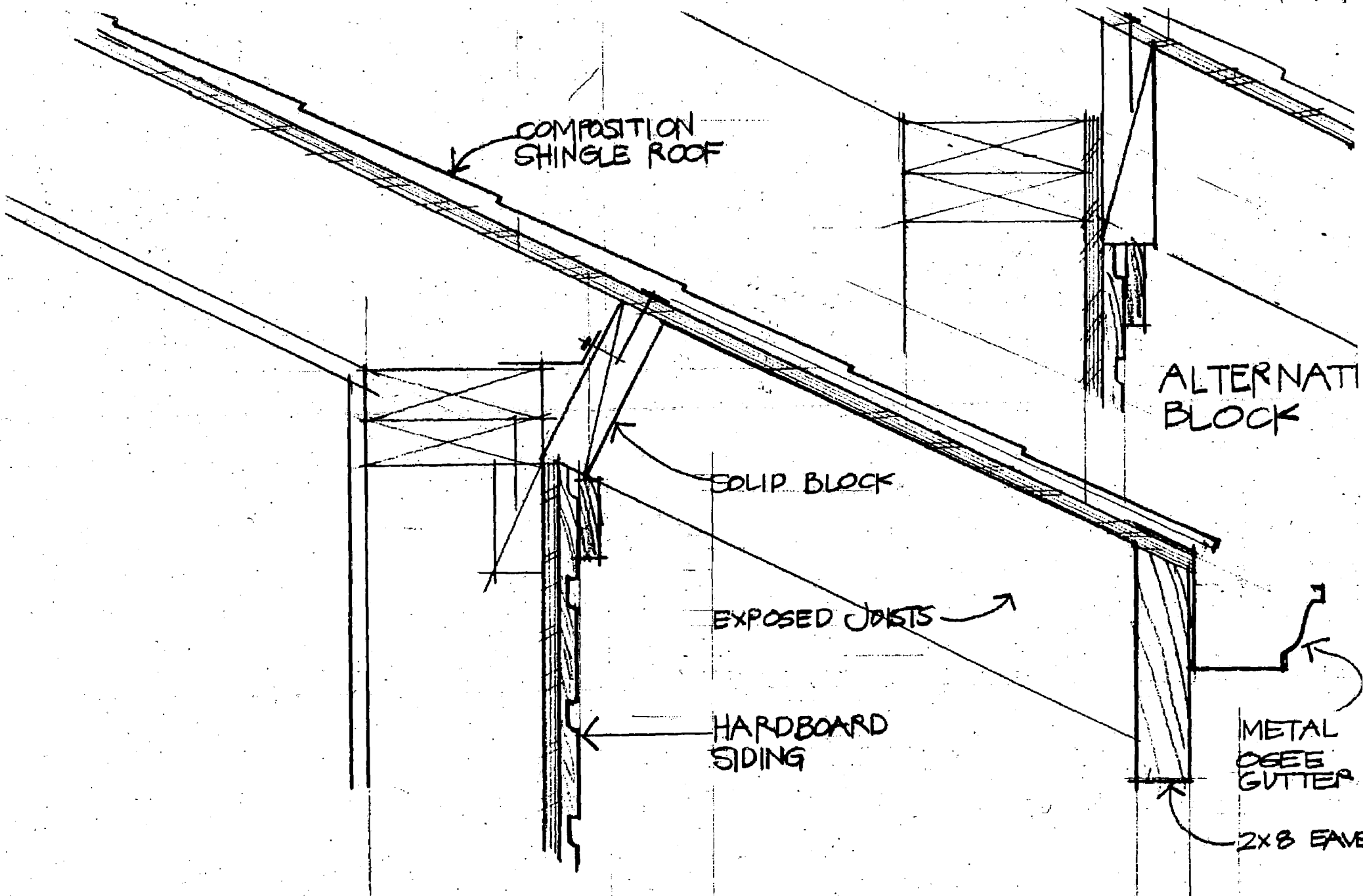
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4th and T Streets

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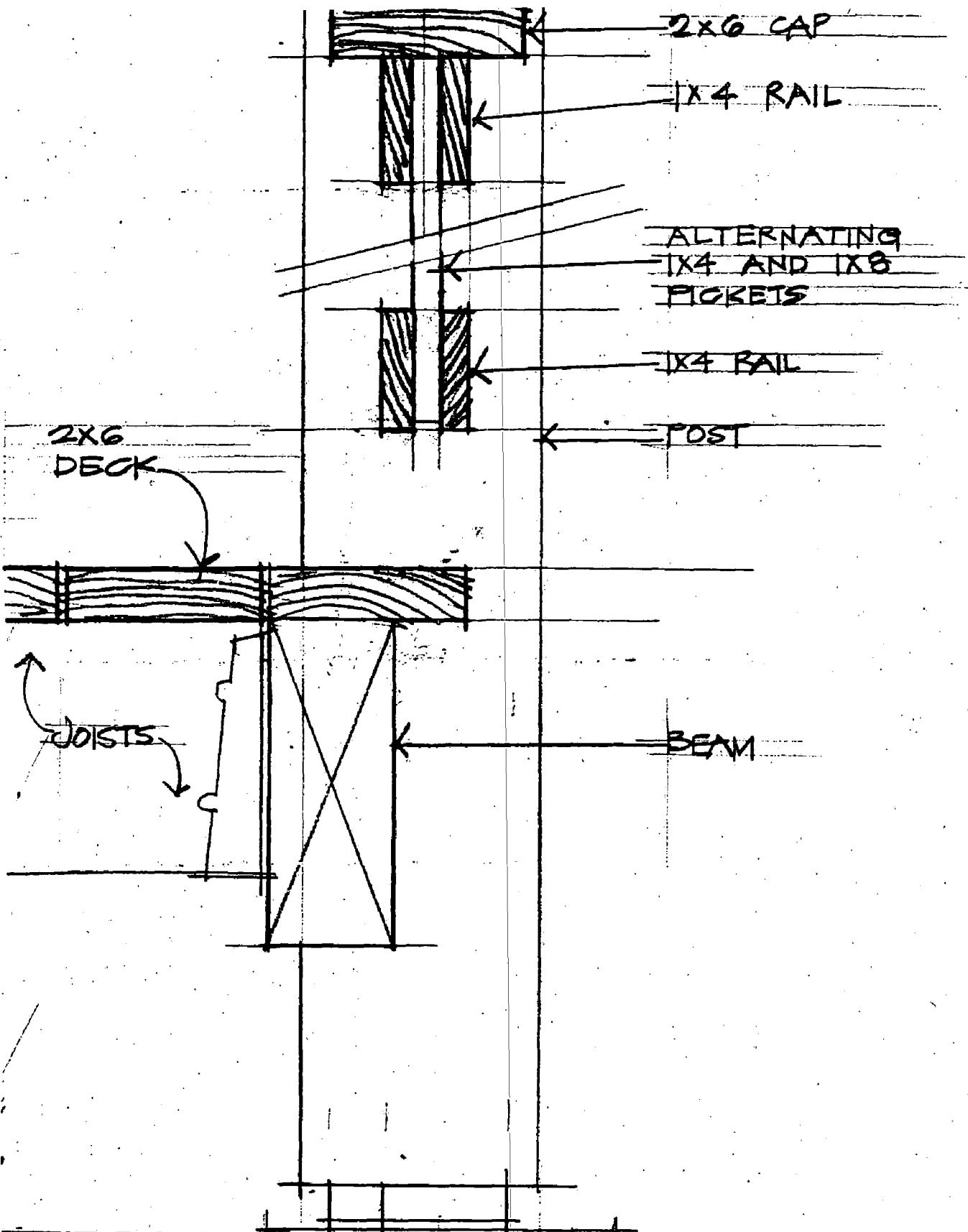


EAVE DETAIL

211-1601

4th and T Streets

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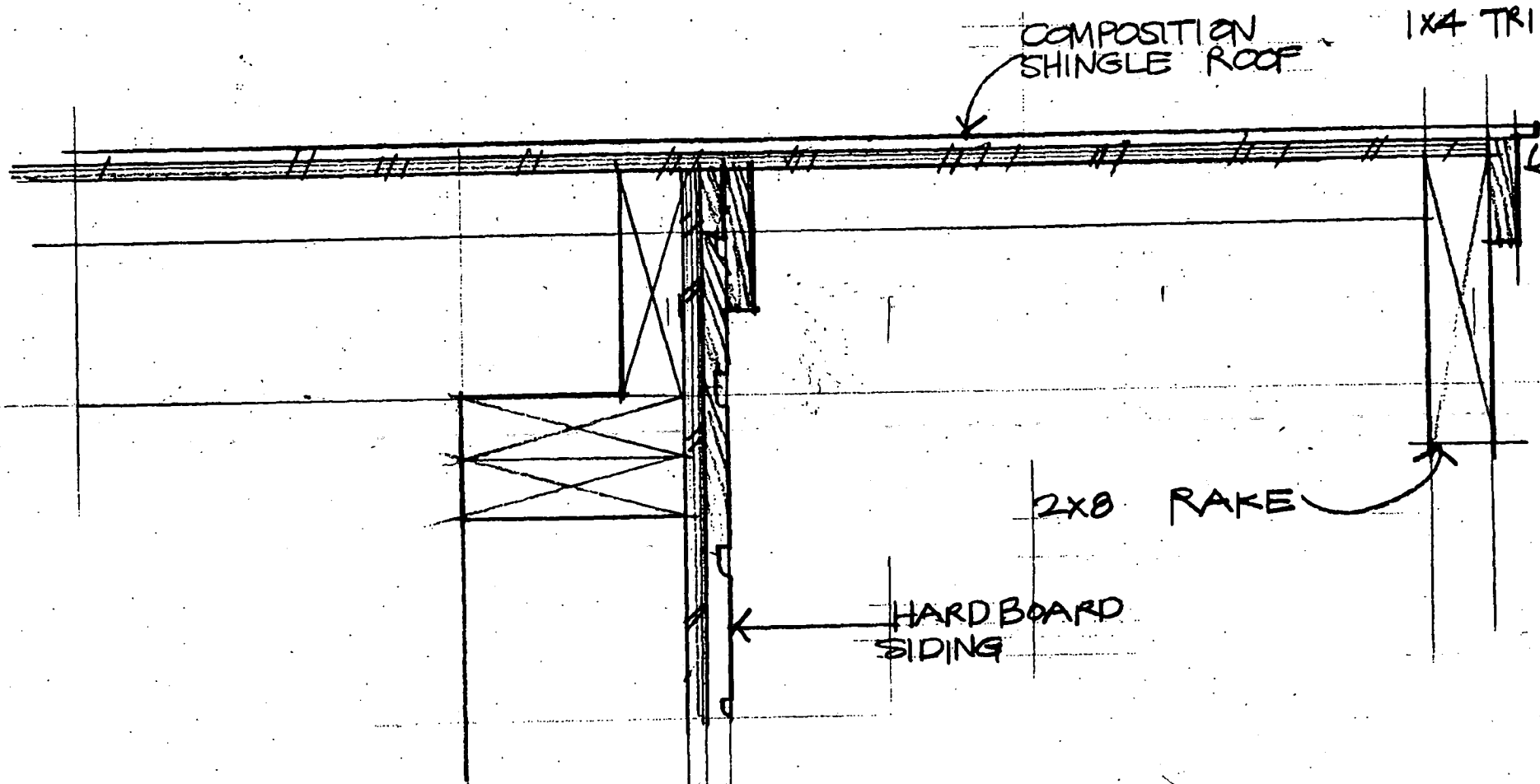


PORCH DETAIL AT GUARDRAIL

3/1/98

4th and T Streets

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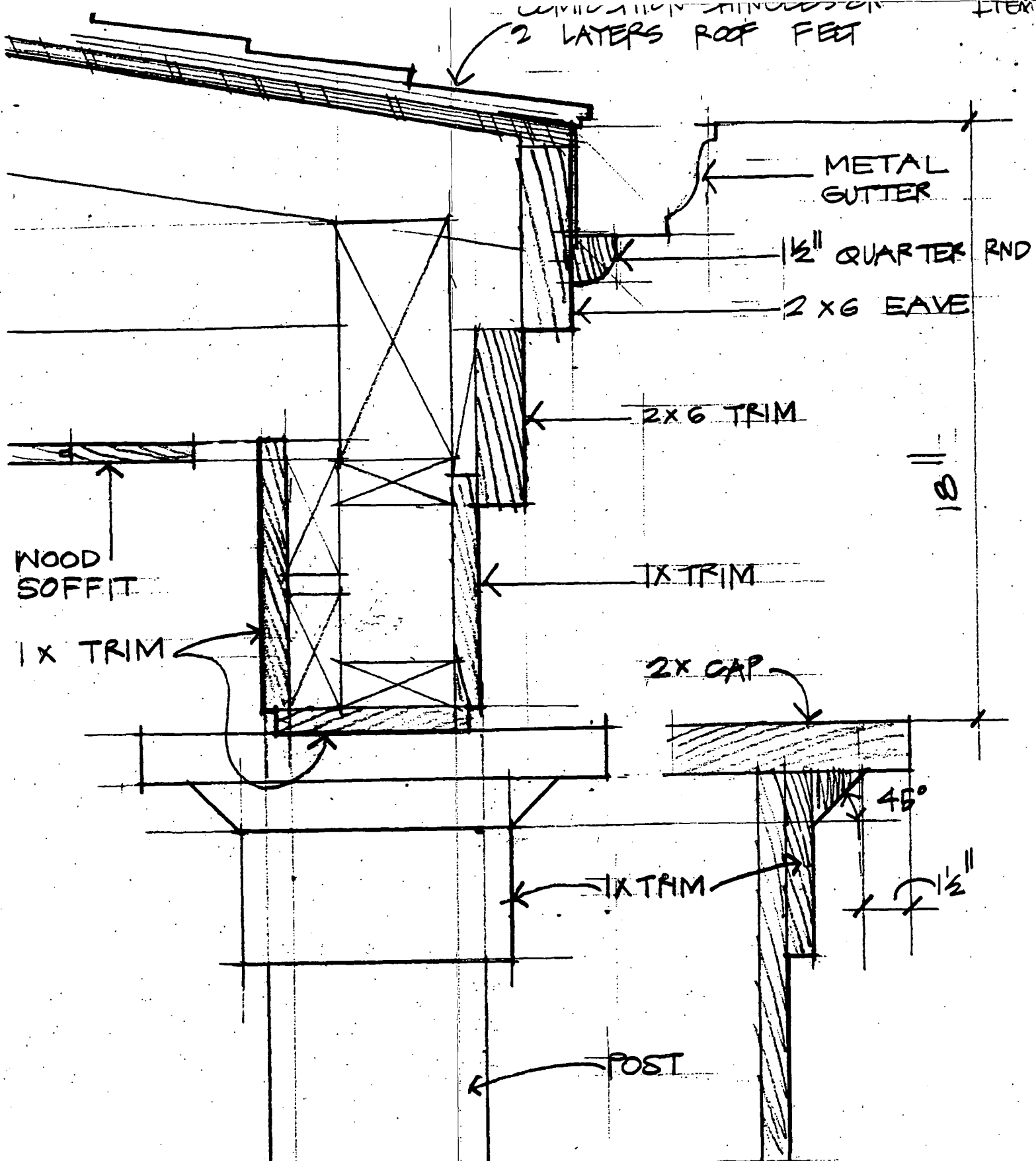


RAKE DETAIL

3/10/01

4th and T Street

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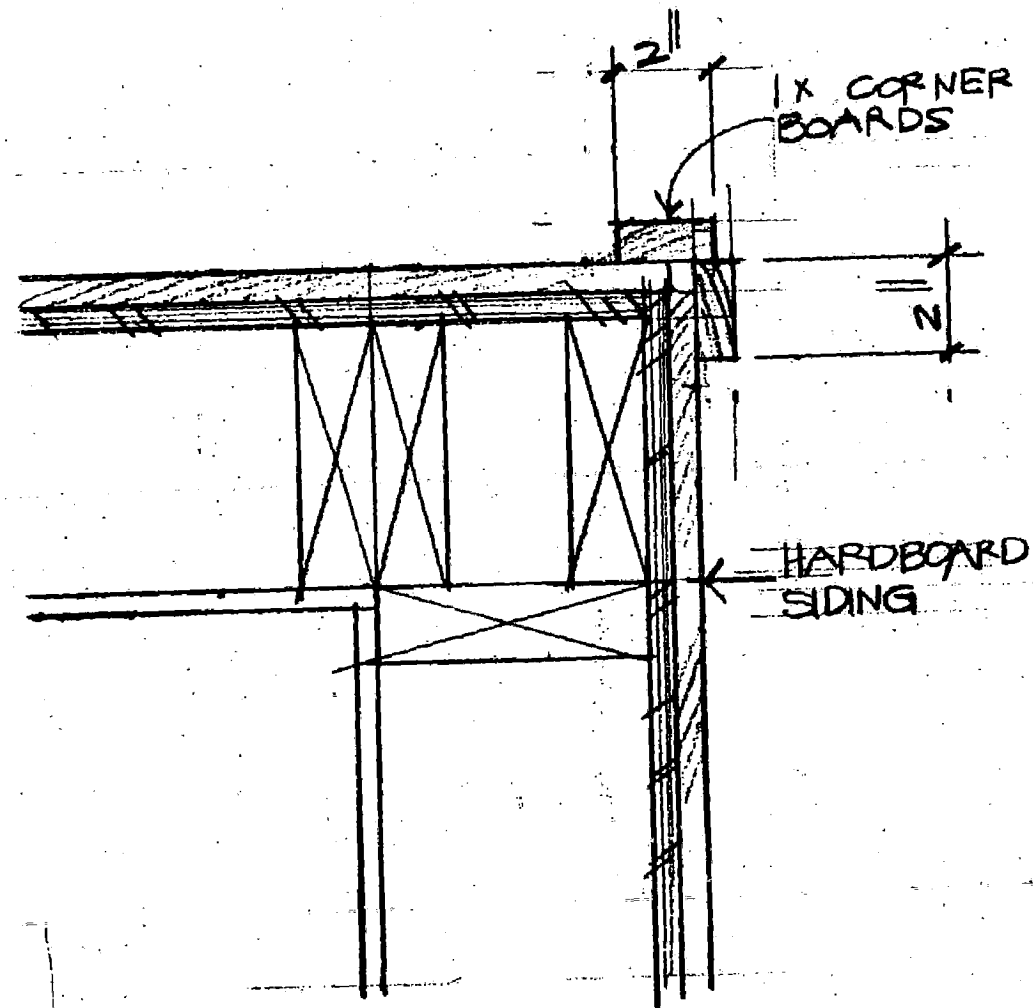


EAVE DETAIL AT PORCH

3" = 1'-0"

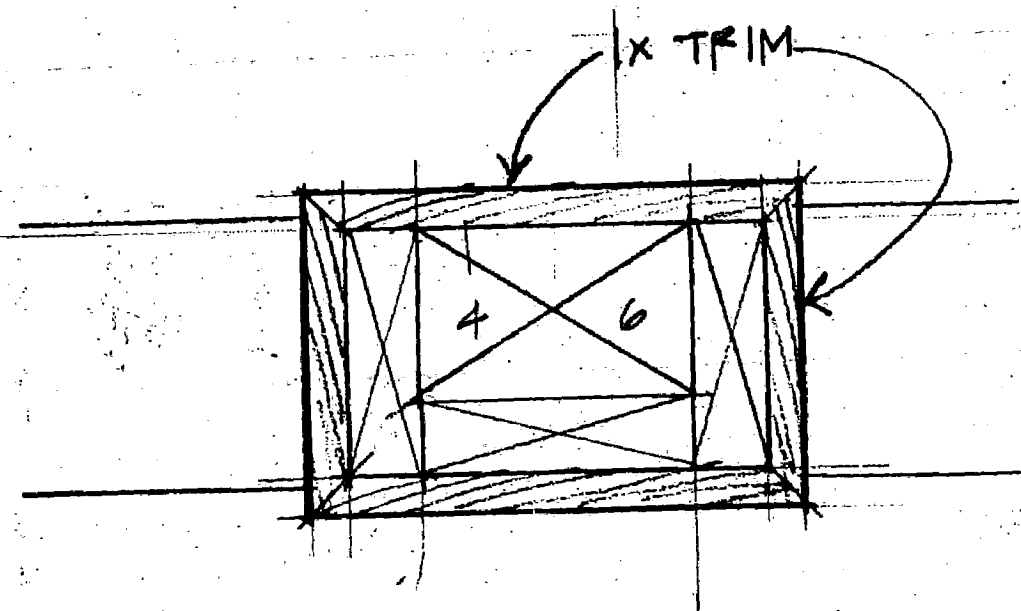
4th and T Streets

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CORNER DETAIL

3" = 1'-0"



PLAN OF POST

3" = 1'-0"

4th and T Street

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