

ARCHITECTURAL REVIEW BOARD

AMENDED STAFF REPORT

APPLICANT Alan Oshima, 1723 "J" Street, Sacramento, CA
OWNER Kenneth Yamabae, 2208 "N" Street, Sacramento, CA
PLANS BY Alan Oshima, Architect
FILING DATE 4-10-79 50 DAY ARB ACTION DATE ----- REPORT BY: WW:dd
NEGATIVE DEC. N/A EIR N/A ASSESSOR'S PCL. NO. 007-253-03

PROPOSAL: To construct a 7-unit Apartment in a Preservation Area.

LOCATION: 2204 "N" Street

BACKGROUND INFORMATION:

On April 23, 1979 the Preservation Board reviewed the 7-unit project and suggested the following revisions:

1. The entire project, or a front portion of the project, be raised above the finished grade level a sufficient amount to provide greater continuity of height between the existing buildings and the proposed new building.
2. A gabled roof treatment be provided on the front elevation in a manner similar to the rear elevation, thereby relieving the facade of the industrial clear-story appearance. The gable needs only to extend back an amount equal to the gable on the rear portion of the building.
3. The setback of the proposed project must be reworked to meet the average setback of both adjacent buildings. This may cause a change in some of the exterior design.

The Board therefore continued the matter so that the architect can restudy the project and submit revised plans to the Board for review.

The Architect has resubmitted revised plans to the Preservation Board staff for review. The staff's major concern with the revision is the front facade treatment. This project is scheduled to be reviewed by the Preservation Board on Monday, May 14, 1979. Comments from the Board will be transmitted to ARB staff for presentation at the ARB meeting.

PROJECT INFORMATION:

Existing zoning of site:	R-5
Existing land use of site:	Vacant
Surrounding land uses:	Single and multiple family residential
Preservation District:	Yes
Dimensions of property:	40' X 160'
Square footage of Bldg.:	4,383 square feet.
Height:	2-story
Materials:	Horizontal grooved wood siding with compo shingle roof
Color:	Browns with blue accent

APPLC. NO. 79-50 MEETING DATE May 16, 1979 CPC ITEM NO. 5

The structures adjacent to the proposed new construction to the west and east are both priority buildings. The architectural character of 2208 "N" Street is Cubic Colonial Revival. Both are two story buildings with raised basements. The adjacent Priority structures have Cubic massing, dominant hip roofs, large double-hung windows and strong forceful columns, pilaster treatment and horizontal wood siding.

The revised plan provides for a gabled roof treatment on the front elevation. The exterior material consists of horizontal grooved wood siding with a composition shingle roof. The seven off-street parking spaces are provided at the rear of the structure with access from the alley.

STAFF EVALUATION:

In response to the Preservation Boards original comments on the 7-unit project; 1. It appears the front portion of the project was not raised above the finished grade level; 2. The architect has provided a gabled roof on the front elevation; 3. The architect has adjusted the front setback for ordinance compliance.

The staff has no objection to the overall project. The staff however, has the following concerns:

1. Front elevation (N street) - The staff questions whether the two windows with the canopy provides continuity and adequate fenestration similar to the east elevation. The use of bay window elements and additional double hung windows could relate to the priority structures. Bay windows would also provide additional relief to the flat wall.

STAFF RECOMMENDATION:

The staff suggests that the front elevation be further studied in respect to the type, number, and location of windows and canopies. The staff will reserve the recommendation until comments are received from the Preservation Board. A presentation of the project with recommendations will be presented at the ARB meeting.

In addition, the staff has received letters from owners of priority structures in the neighborhood who have concerns of the design of the 7-unit apartment. Several owners will present their concerns at the Preservation Board meeting and ARB meeting.

ARB ACTION

The Board approved the 7-unit project subject to the following conditions:

1. The front facade shall contain two additional windows (total of 4 windows).

2. Brackets shall be designed at the eave line similar in detail to those proposed for use over the door and window canopies.
3. The applicant shall provide one of the following types of sash:
(a) wood sash; (b) baked enamel finished aluminum sash; (c) anodized aluminum sash.
4. Shiplap material shall be used for the horizontal wood siding.
5. The canopies on the front elevation shall be eliminated; a heavy trim shall be designed around the windows.
6. The building height shall ~~not~~ be raised an additional 2 feet.
7. The plant material (bamboo and ivy) on the west property line shall be retained.
8. Fifteen gallon trees shall be planted in the patio area of units one and three.
9. A detailed landscape plan shall be submitted to staff for review and approval.
10. The trash area shall be screened with a wood fence.