ITEM NO. 1  
November 16, 2002

PB02-063  
Fourteenth and C Streets

REQUEST: Review and approval of plans for a proposed 11 unit residential development in the Washington Historic District. The project is comprised of three 3-story structures with 3 and 4 units per structure. The units range in size from 1317 to 1750 sq. feet.

LOCATION: 1410-1418 C Street (southeast cor. 14th & C Streets)  
(APN: 002-0086-007 and 027)  
Washington Historic District  
Council District 1

APPLICANT: Charles Desler Architect  
864 Oak Terrace  
Placerville, CA 95667  
ph: 530-626-9416; e-mail: dogcosmo@pacbell.net

OWNER: Shepard Johnson  
P.O. Box 1307  
Roseville, CA 95678  
ph: 916-780-4665

APPLICATION FILED: August 9, 2002

STAFF CONTACT: Randolph Lum, ph: 916-264-5896; fax:916-264-5543; e-mail address: rlum@cityofsacramento.org

SUMMARY: On October 2, 2002, the Design Review and Preservation Board reviewed the submitted plans for the proposed 11 residential units. Although the Board was generally supportive of the proposed project, it did have some concerns. After discussing those concerns and providing comments and direction to the applicant and his architect, the Board continued the project for revisions. The applicant has submitted revised plans intended to address the concerns of the Board.

The concurrent application for planning entitlements may possibly be heard by the Planning Commission on December 12, 2002. (Application: P02-118; Project Planner: Ted Kozak-916-262-1944).

RECOMMENDATION: Preservation staff recommends that the Board approve the proposed project design, as revised.

BACKGROUND INFORMATION:

As indicated in the previous staff report, the subject property is located at the extreme north end of the Washington Historic District and in the interface between existing residential and...
existing light industrial uses. The fact that it fronts onto C Street which is primarily an industrial corridor was the basis for the applicant adopting a non-traditional residential design approach for the project design. Notwithstanding some neighborhood preference for a more traditional residential architecture and scale for the proposed structures, the Board's response was generally favorable to the proposed design concept.

Results of Design Review Meeting, 2 October 2002 (Recap by Project Architect)

1. Sidewalls need more relief with perhaps added bays and windows.

2. Windows need to be chosen and the heads, sills, jambs detailed (as has been done before for Design Review). Operable sash to be shown.

3. Exterior stairs need to be chosen and very roughly detailed for explanation purposes. Decision needs to be made whether to enclose stairs.

4. Exterior surface material needs to be examined and detailing at cornice line, if any, and possible movement of facade to a strictly stripped down modernist mode or industrial look. Elimination of the juxtaposition of "old" and "new" design "articulation", sticking to just one theme.

5. Entries need to be designed and shown with some high tech or industrial light fixtures and some sort of accent feature or covering.

Revised Plans (As described by Project Architect)

Building massing, layout, plans remain will remain the same.

Changes to Drawings:

1. Bays along both C Street and the Alley have been rearranged, putting Bays on the outside properties and joining the two bays for the two inside properties. This change allows stair circulation on the inside wall freeing up the outside properties for windows along the exterior walls.

2. Cornice articulation has been changed, eliminating the juxtaposition of new and old elements and sticking with just simple sheet metal caps at the top of the buildings.

3. Bays have been differentiated from the main body of the homes, by using metal corrugated siding material on the Bays, and Stucco for the remaining portions of the homes.

4. Windows have been chosen, detailed, dimensioned on the Drawings.

5. At the ground floor, the Garage Doors will be of an "industrial" appearance, while the doors will be encased with a cast stone surround, which will be a juxtaposition of old and new design elements.
6. Windows have been added to the sidewalls of the exterior properties.

7. The exterior stairs will be concrete pan stairs with a single tube carriage in the center of the stairs, with the landings framed of steel tubes and channels welded together with poured concrete landings on corrugated decking. Guardrails (pickets and rails) shall be ¾" square bars, with the handrail to be wood or metal to meet code requirements. All steel or metal members to be painted.

8. Stair at Lot 3 which faces C Street will be screened with metal lath, ¼" diameter steel members 6" oc horizontal, 8" oc vertical, supported on a structure of metal tubes. At the top of the stairs will a trellis built of metal tubes as shown on the Drawings. All of the steel or metal elements will be painted. At the bottom of the stair will be a planter for vines to grow up the stair.

**STAFF EVALUATION:** Staff has the following comments:

A. **Design**

   1. A one page “Design Concept” (dated 8 August 2002) that had been submitted with the original plans was not included in the original staff report. It is now included as an attachment.

   2. The revised plans and changes in materials reinforce the design relationship to the industrial corridor along C Street. In addition to the revisions, the architect has provided manufacturers’ info sheets regarding various architectural materials proposed for the exterior of the buildings.

   3. Staff had recommended approval of the project at the last hearing and continues to be supportive of the project as revised.

B. **Environmental Determination:** The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15601(b)(3) and 15332).

C. **Public/Neighborhood/Business Association Comments:** As indicated in the previous staff report, a couple of Central City residents had the concern that the “flat roofs” would be difficult to maintain in the long-term and could become deteriorated to such an extent that the units could become substandard. In a letter received subsequent to the writing of that staff and provided to the Board as a handout, the owner of an adjacent rental property voiced a concern lost of privacy for her tenants as a result of the 3-story height of the proposed structures.

**PROJECT APPROVAL PROCESS:** The Board may approve, approve with conditions, or deny the project. Pursuant to Chapter 15.124 of the City Code, the Board’s action may be
appealed to the City Council. The appeal must occur within 10 calendar days of the Design Review/Preservation Board action.

**RECOMMENDATION:** Staff recommends the Design Review and Preservation Board approve the revised design, subject to conditions and based on the findings of fact that follow:

Report Prepared By,  
Report Reviewed By,

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Associate Planner  
Preservation Director

**Attachments**

- pages 7-14 Revised Plans
- pages 15-19 Manufacturers' Info Sheets for various exterior materials
- pages 20-34 Amended Staff Report for October 2, 2002, hearing.
- page 35 Design Concept submitted with original plans
NOTICE OF DECISION AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT 1410-1418 C STREET
SACRAMENTO, CALIFORNIA (PB02-063)

At the Regular Meeting of November 20, 2002, the City Design Review and Preservation Board considered evidence in the above matter.

Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above.

- Approved a design of the proposed project subject to conditions.

This action was made based on the following Findings of Fact and subject to the following conditions.

FINDINGS OF FACT

1. The project, as conditioned, will blend into the surrounding area.

2. The project, as conditioned, conforms with the Board's design criteria.

3. The project, as conditioned, serves to maintain the integrity of the Washington Historic District.

CONDITIONS OF APPROVAL

1. The final colors, if not approved by the Board, shall be submitted for review and approval of Preservation staff.

2. Final landscape and irrigation plans shall be submitted for review and approval of the Board landscape architect and Preservation staff, prior to issuance of building permits. A set of the plans, in addition to those to be submitted to the Building Division, shall be submitted to the Preservation staff for this purpose.

3. All roof equipment shall be effectively and attractively screened from view from the adjacent streets and surrounding properties.

4. Any outside trash storage shall be attractively screened with an enclosure that conforms to City construction standards and is attractively designed with decorative masonry walls and durable heavy gauge metal gates. The design, or redesign, shall be submitted for review and approval of staff.
5. SMUD boxes and any necessary backflow devices shall be screened with landscaping or by other design means subject to Preservation staff review and approval.

6. All required new and revised plans shall be submitted for review and approval of the Preservation staff prior to issuance of building permits. Appropriate plans shall be submitted directly to Preservation staff. Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to Preservation staff signoff of plans.

7. The approval shall be deemed automatically revoked unless required permits have been issued within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

8. Final occupancy shall be subject to approval by Preservation staff and may involve an onsite inspection.

ATTEST: ________________________

ADVISORY NOTES:

APPROVAL BY THE DESIGN REVIEW AND PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHERVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED.

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.
Residential

- Ruff-Tex® wood-like finish
- Heavy-duty commercial style steel ribbed panel design
- Sturdy Tog-Lock™ construction
- 10 Year Warranty
- Tongue and groove joint construction seals and aligns the sections for a snug, weathertight fit
- Full-width vinyl bottom weatherseal fits tight against floors sealing out moisture, light and energy leaks

Available Colors:

Return to Panels Page
Hot-dipped Galvanized Fence Panels

BEHLEN COUNTRY Fence Panels

NEW Handy Panels

Description | Item No. | Bundle Qty. | Line Wires | Line | Line Wt. |
---|---|---|---|---|---|
Cattle - 1/4" Dia. | 60" x 16 | 33150629 | 50 | 16 | 16 |
Combination - 1/4" Dia. | 52" x 16 | 33150638 | 50 | 16 | 16 |
Hog - 1/4" Dia. | 54" x 16 | 33150635 | 50 | 16 | 16 |
Cattle - 3/4" Dia. | 32" x 16 | 33150739 | 50 | 16 | 16 |
Combination - 3/4" Dia. | 32" x 16 | 33150749 | 50 | 16 | 16 |
Combination - Hog, Cattle - 1/2" Dia. | 42" x 16 | 33150759 | 50 | 16 | 16 |
Hog - 1/2" Ears | 60" x 16 | 33150769 | 50 | 16 | 16 |
Hog - 1/4" Security Panel - 4 ga. | 52" x 16 | 33150789 | 50 | 16 | 16 |
Handy Panels: | NEW | NEW | NEW | NEW | NEW |

NOTE: All panels shipped in bundle quantities only, one size per bundle.
BUILT TO LAST

The Ametco fencing system is an exclusive system, an alternative approach to fencing design. The concept of which is both functional and decorative. The Ametco fencing system is ideally suited to harmonize with any environment. This fencing system has been created through advanced techniques by Ametco Mfg. Corp., a company whose dynamic approach and flair in metal fabrication has now conceived this unique system, which has revolutionized the traditional fencing image and expanded the range of applications throughout the private and industrial building industries. Ametco fencing system is manufactured using the electro-forged welding process, giving complete penetration of the cross-member. Ametco Mfg. Corp. has developed a highly desirable fencing product which fits perfectly into modern architectural and security applications.

LASTING-COLORS.

Ametco fencing is protected by extremely effective coating systems, giving long life with a touch of elegance. The hot dip galvanizing process provides the ultimate protection from the elements, as well as increasing its strength and eliminating maintenance. This system gives the best corrosion protection in the industry. The hot dip galvanizing will leave rough areas on the treated surface. These rough areas do not impair the coating in terms of corrosion resistance. The galvanized product is then powder coated. The color gives an "extra" touch of appeal to the fencing, harmonizing with its surroundings. Once you have selected the color from the wide choices available, it will remain extremely durable without chipping or fading. Where a smooth surface is required, see Ametco's fixed-silver, aluminum or stainless steel product.

WARRANTY

The American Hot Dip Galvanizers Association, Inc. states, "The life expectancy of galvanized coatings on typical structural members is far in excess of 90 years in most rural environments; and 20 to 25 years plus, even in severe urban and coastal exposures."

The warranty for the powder coated finish is 10 years. The polyester coated galvanized metal will remain corrosion-free for years. Performance properties of the polyester coatings are as follows: SALT SPRAY RESISTANCE - ASTM B-117; Borderline 1000 steel panels, in a scored condition, exhibit no undercutting after 500 hours in 5% salt spray testing at 95 degrees F and 85% relative humidity. No rusting or blistering on panel face. Under the same conditions after 1000 hours the panels showed less than 1% undercuts.

WEATHERABILITY (ASTM D 842) After one year exposure in South Florida with panels facing south and slat at a 45 degree angle, a high gloss white polyester coating retained 68% of its gloss ( gloss readings obtained on washed panels). No film failure.

A 2-coat polyurethane coat on top of hot dip galvanized is used when gates are too large to be powder coated. Ametco Mfg. Corp. certifies that its fencing systems are free from defects in material and workmanship. The polyurethane coated fencing is guaranteed not to crack, peel or blister for a period of 10 years. Achromatic damages, defects resulting from improper installation and damage from vandalism or abuse are not included. Warranty is limited to a prorated value of the coating. Not to exceed the original value of the coating. See Ametco's description re-casted systems but not to include labor for removal or reinstallation.
PB02-063

November 20, 2002

Reviewed and Continued by Board on 10-2-02; RL:rl 11-14-02

DESIGN REVIEW AND PRESERVATION BOARD

SACRAMENTO, CALIFORNIA

MEMBERS IN SESSION:

PB02-063 Fourteenth and C Streets

REQUEST:

Review and approval of plans for a proposed 11 unit residential development in the Washington Historic District.

LOCATION:

1410-1418 C Street (southeast cor. 14th & C Streets)
(APN: 002-0086-007 and 027)
Washington Historic District
Council District 1

APPLICANT:
Charles Deleri
364 Oak Terrace
Placerville, CA 95667
ph: 530-526-9416; e-mail: dogcosmo@pacbell.net

OWNER:
Shepard Johnson
P.O. Box 1307
Roseville, CA 95678
ph: 916-730-4665

PLANS BY:
Applicant

APPLICATION FILED:
August 9, 2002

STAFF CONTACT:
Randolph Jim
ph: 916-264-5896; fax 916-264-5543
e-mail: address: rjim@cityofsacramento.org

SUMMARY: The applicant proposes construction of 11 residential units on the subject property in the Washington Historic District. The project is comprised of three 3-story structures with 3 and 4 units per structure. The units range in size from 1317 to 1750 sq. feet.

The Design Review and Preservation Board will review and take action relative to the design of the project. The Board's action is appealable to the City Council.

A concurrent application for planning entitlements has been submitted to the City Planning Commission (Application: P02-118; Project Planner: Ted Kozak-916-262-1944). The CPC date has yet to be determined.

RECOMMENDATION:
Preservation staff recommends that the Board approve the proposed project design.

PROJECT INFORMATION:

Existing Land Use of Site: Vacant parcels
Existing Zoning of Site: M-1

Surrounding Land Use and Zoning:

<table>
<thead>
<tr>
<th>North</th>
<th>Light Industrial (across C St.); M-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>Residential (adjacent and across alley); M-1 and R-3A</td>
</tr>
<tr>
<td>East</td>
<td>Residential (adjacent); M-1</td>
</tr>
<tr>
<td>West</td>
<td>Light Industrial (across 14th St.) and Residential (adjacent); M-1</td>
</tr>
</tbody>
</table>

Proposed minimum setbacks:
- C Street: 13'-6" at upper bay;
- 14th Street: 11'-9" at upper bay;
- Alley: 6'-0"
- Interior side yards: 5'-0"

Property Dimensions:
- L-shaped site (bounded on the west by a 67' street frontage along 14th St.; on the north by a 160'+ street frontage along C St.; on the east by a 160' property line extending south to the alley; on the south by an 80' alley frontage, on the west again by a property line extending 99' along the rear of residential parcels that front 14th St., and finally by an 80'+ property line extend along the north side of the residence at 309-14th St. to the 14th Street right-of-way.

Property Area: 17,821 s.f.
Density of Development: 26.89 units/net ac.
Unit Sizes: 1317 to 1750 s.f. (excluding garages)
Height of Building: 3 stories (35' @ top of parapet)
Exterior Colors/Materials:
- Butte Rock, AC-8 for exterior cement plaster on main body of structures; Adobe Beige, AC-7 for trim, accent at cornice, and deck guardrails; Georgian Brick, HC-50 for exterior doors, garage doors, and trim at cornice; Dark bronze anodize aluminum window frames.

Parking Proposed: 11 spaces
Parking Required: 11 garage spaces

BACKGROUND INFORMATION: The concurrent application to the Planning Commission is for entitlements to "construct 11 alternative single family houses on 0.4+ vacant acres in the proposed Multi-family Residential (R-3A) zone; Environmental Determination: Exempt, Sections 15601(b)(3) and 15332; Rezone of 0.15+ acres from the Light Industrial (M-1) to the Multi-family Residential (R-3A) zone; Tentative Map to subdivide 2 parcels into 11 in the proposed Multi-family Residential (R-3A) zone; Special Permit for alternative single family housing in the Multi-family Residential (R-3A) zone."

STAFF EVALUATION: Staff has the following comments:
A. **Washington Historic District:** The Washington Historic District constitutes a residential neighborhood that is bounded by the 12th Street and 16th Street commercial corridors, on the west and east, respectively, and extending from G Street on the south to C Street on the north. The subject property is located on the most northerly half-block within the district. It is the only half-block within the district that falls within the band of M-1 zoning that extends along C Street between 12th and 16th Street. The only residential uses remaining on that half-block includes 3 single and two-family residences (1320 C St., 309 15th St., and 315 15th St.). Other activities on the half-block include a social service center and its newly developed surface parking lot and a transmitter site. The proposed project will occupy the only existing vacant parcels.

Other non-residential uses in the M-1 zone between 13th and 15th Streets include a couple of trucking operation, a bus maintenance facility, an air-conditioning contractor, a brake supply, and some sort of warehousing function.

The residential neighborhood to the south of the subject property include mostly low and medium density residential development, with only a few interspersed non-residential uses (a thrift shop, and some mom and pop stores).

B. **Building Design:** The project is proposed at a density of 26.89 units per acres, as is allowed under the proposed R-3A Multi-family zone that will be considered by the Planning Commission and City Council. The proposed project, at a three story height and with zero setbacks between units, reflects that higher density and is contrast to the most immediate neighboring residential properties.

The project is designed to reflect the existing industrial theme of C Street. Although some might prefer a more residential flavor incorporating the architectural elements of existing lower density housing in the area and envision future displacement of the existing non-residential use in the area with even more residential development, such a conversion would only be speculative this point in time.

Certainly, the development of the subject site with a non-traditional residential design does not preclude further residential development in the C Street band of M-1 zoning. The R Street Corridor is intended to be redeveloped with its share of housing and with architecture that reflects it industrial past.

Preservation staff is supportive of the proposed building designs. The detailing provides for aesthetic appeal and architectural interest.

C. **Site Design:** Each unit has its own private yard space. A well developed landscape plan for the street frontages will be necessary to soften the effect of the driveways being side by side.

The shared driveway scheme for the 14th Street units will need to pass the scrutiny of Public Works.
D. **Environmental Determination:** The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15601(b)(3) and 15332)

E. **Public/Neighborhood/Business Association Comments:** At the time of the writing of the staff report, Preservation staff had yet to receive any comments from neighborhood or business associations.

A concern of a couple of individual neighbors was that the "flat roofs" would be difficult to maintain in the long-term and could become deteriorated to such an extent that the units could become substandard.

**PROJECT APPROVAL PROCESS:** The Board may approve, approve with conditions, or deny the project. Pursuant to Chapter 15.124 of the City Code, the Board's action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Design Review/Preservation Board action.

**RECOMMENDATION:** Staff recommends the Design Review and Preservation Board approve the proposed design, subject to conditions and based on the findings of fact that follow:

Report Prepared By,  
Report Reviewed By,

Associate Planner  
Preservation Director

Attachments
NOTICE OF DECISION AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT 1416-1418 C STREET
SACRAMENTO, CALIFORNIA (PB02-063)

At the Regular Meeting of October 2, 2002, the City Design Review and Preservation Board considered evidence in the above matter.

Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above:

Approved a design of the proposed project subject to conditions.

This action was made based on the following Findings of Fact and subject to the following conditions:

FINDINGS OF FACT

1. The project, as conditioned, will blend into the surrounding area.

2. The project, as conditioned, conforms with the Board's design criteria.

3. The project, as conditioned, serves to maintain the integrity of the Washington Historic District.

CONDITIONS OF APPROVAL

1. The final colors, if not approved by the Board, shall be submitted for review and approval of Preservation staff.

2. Final landscape and irrigation plans shall be submitted for review and approval of the Board landscape architect and Preservation staff, prior to issuance of building permits. A set of the plans, in addition to those to be submitted to the Building Division, shall be submitted to the Preservation staff for this purpose.

3. All roof equipment shall be effectively and attractively screened from view from the adjacent streets and surrounding properties.

4. Outside trash storage shall be attractively screened with an enclosure that conforms to City construction standards and is attractively designed with decorative masonry walls and durable heavy-gauge metal gates. The design, or redesign, shall be submitted for review and approval of staff.
5. SMUD boxes and any necessary backflow devices shall be screened with landscaping or by other design means subject to Preservation staff review and approval.

6. All required new and revised plans shall be submitted for review and approval of the Preservation staff prior to issuance of building permits. Appropriate plans shall be submitted directly to Preservation staff. Any necessary planning entitlements shall have been approved by the Planning Commission or the Zoning Administrator prior to Preservation staff signoff of plans.

7. The approval shall be deemed automatically revoked unless required permits have been issued within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

8. Final occupancy shall be subject to approval by Preservation staff and may involve an onsite inspection.


ATTEST: __________________________

ADVISORY NOTES:

APPROVAL BY THE DESIGN REVIEW AND PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED.

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LOCATION AND LAND USE MAP
Design Concept submitted with original plans:

Charles Desler
Architect
864 Oak Terrace
Placerville, CA 95667
(530) 626 9416
dogcosmo@pacheli.net
http://home.pacheli.net/dogCOSMO

8 August 2002

Re: 1410 and 1418 C Street

DESIGN CONCEPT

11 new residences are planned on 11 new lots created from two existing parcels in a site that borders both heavy-duty industrial uses and an old residential neighborhood that has suffered because of the industrial traffic. In recognition of these uses the two parcels are now zoned M1 and R3A and the parcel is about 4 of an acre.

The new residences are not for persons seeking a suburban environment with the normal amenities attached to that environment of large grassy front yards and expansive roofs covering one story structures, but are rather for person seeking an urban environment and urban living. The new residences will be three stories with a garage on the first, and living space on the upper two floors, reached by interior stairs that will be accessed from both the street and the inside of the garage.

In keeping with the idea of dense urban living, the homes will be joined, with zero lot lines, similar to structures in the urban fabric of all notable cities in both the west, and in the rest of the United States. Large bay windows with oversized windows will face the streets bringing the style of urban residences in Seattle, San Francisco and Portland to Sacramento. This style of home is of course the staple of Venice Beach and one of the reasons those areas are magnets for both tourist and those seeking relief from the suburban sprawl.

Inside the residences will be large oversized windows facing both the street/street and the backyard. These windows will be reminiscent of the old factory sash in older industrial buildings with mutine and mullions subordinating the glazing and the operable sash inserted into this overall framework. The idea is to flood the interior of the structure in light, and perhaps allow the occupants to let the floors be undivided, and open from front to rear, with perhaps a kitchen in the center of one of the floors. High ceilings of 10' will accentuate the feeling of large open spaces on the floors. Perhaps the space will be ideal for an artist, photographer or some other pursuit who wishes a different style of life not offered in the suburban environment.

The middle residences on the streets/street will have exterior decks on the third floor, both for gracious outside living by the inhabitants, and to eliminate the need for a secondary exit from the third floor for these homes.

The exterior of the homes are to cement plaster that will be dominated by the bay windows mentioned above. Accented the bays will be cornices to bring a counterpoint to the almost industrial aspect and simplicity of the homes.

Wandering the neighborhood at night in the future, one will be able to glance up at the homes and view through the bay windows, an artist working late into the night, or perhaps a group daily celebrating the Holidays in front a decorated tree.