

DESIGN REVIEW AND PRESERVATION BOARD  
SACRAMENTO, CALIFORNIA

ITEM NO. 7  
November 18, 1998

MEMBERS IN SESSION:

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PB98-044                      APPEAL OF BALCONY BALUSTRADE DESIGN

REQUEST:                      Appeal of Staff Action of October 2, 1998.

LOCATION:                      613-615 ½ 22nd Street  
                                    (APN:003-0183-001)  
                                    Boulevard Park Preservation Area  
                                    Council District 4

APPEALANT:	George Bramson (ph: 444-9238) 2101 G Street, Sacramento, CA 95816
OWNER:	Mark and Merddyn Benard Family Trust 372 Florin Rd. #207, Sacramento, CA 95831
APPEAL FILED:	October 12, 1998
STAFF CONTACT:	Randolph Lum, ph: 916-264-5896; fax:916-264-7046; e-mail address: rlum@gw.sacto.org

SUMMARY: The project applicant proposed modification of the existing metal balcony balustrade on the subject property, (a supportive structure in the Boulevard Park Preservation Area).

RECOMMENDATION: Preservation staff recommends that the Board deny the appeal and thereby allow the property owner to proceed with the staff approved changes.

PROJECT INFORMATION:

Existing Land Use of Site:	4-unit residence
Existing Zoning of Site:	R-1B

Surrounding Land Use and Zoning:

North: Residential (adjacent); R-1B  
South: Residential (across alley); R-3A  
East: Residential (adjacent); R-1B  
West: Residential (across 22nd St.); R-1B

Property Dimensions:	40.18' x 111.19'
Height of Building:	2 stories
Exterior Building Materials:	Horizontal lap siding
Significant Features of the Site:	Location in Boulevard Park Preservation Area
Street Improvements:	22 <sup>nd</sup> Street- 2-way, with a single lane each way and on-street parallel parking on each side and a 16' median in a 100' right-of-way.

**BACKGROUND INFORMATION:** Previously, the metal balcony balustrade had been constructed without a building permit and without a Preservation staff review. However, following a complaint to the City by a neighbor and investigation of the complaint by Preservation staff, the property owner did file an application for Preservation staff review (PB98-044). On October 2, 1998, Preservation staff approved a plan that utilizes the metal balustrade that is now in place and incorporates additional wood elements that would improve the appearance of the porch balustrade to be aesthetically more in keeping with the architecture of the subject structure. On October 12, 1998, the complainant appealed the staff action.

**GROUND'S FOR APPEAL:** The applicant indicates the follow as the grounds for his appeal:

1. Based on visual survey of existing midtown examples of same period architecture, I could not locate any example of 5" balusters for porch railings.
2. If purpose is to hide the misbegotten metal railing baluster, the only position where it succeeds is in the head-on view of any two immediately adjacent verticals---anywhere left or right of dead center the sides will become visible.
3. Replacement railing was installed 3 years ago w/o benefit of permit.

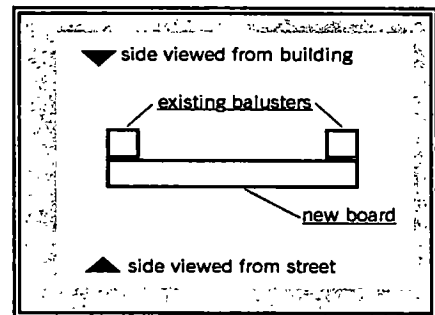
**STAFF EVALUATION:** Staff has the following comments:

In the investigation of the original complaint, preservation staff found that no preservation approval or building permits had been granted. It also determined the design of the newly constructed balustrade to be inappropriate to the design of the building. Due to the expense of replacing the recently completed work in its entirety, the owner indicated a desire to retain the new metalwork and simply add whatever would be necessary to achieve the appropriate aesthetics. Staff recognized that accomplishing an acceptable design for the retrofit of the metal balustrade would be difficult for anyone undertaking that task and anticipated expending excessive staff time discussing with the owner and/or her representative the possible design approaches and reviewing numerous design

solutions that quite likely would prove unsatisfactory. And given that the completed work appeared to meet current safety requirements, staff decided that it might be a more effective use of staff time for staff itself to develop the solution to the problem.

Staff quite often approves 2" x 2" balusters when a simple balustrade is compatible with the architecture of a building, old or new. Other common sizes for straight unadorned balusters that one may see on residential structures would certainly include 1x and 2x stock from 1" to 4" wide. Balusters wider than 4" are also seen, particularly as 2 dimensional cutout representations of turned balusters. When 1x and 2x stock have been used as balusters they have typically ranged in width from 1" to 4". The 5" width of the baluster as approved by staff, while not typical seems reasonable given the proportions of the building. The balcony extends the full width of this four-unit structure, which is as tall as and wider than the typical structure on the block. Even smaller structures have balusters at least nearly as wide as approved for the subject structure.

Also, on the side view, the existing rail would appear as the "sides" of the new wood railings. (see plan view at right)



#### Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

**PROJECT APPROVAL PROCESS:** The Board may approve, approve with conditions or deny the appeal. If the Board approves the appeal, it may specify how the proposed balustrade must be designed and specify whether the property owner's redesign is to return to the Board for review and final approval or that the final action is to be taken by staff.

Per Title 32 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 and Preservation Board action.

**RECOMMENDATION:** Staff recommends the Design Review and Preservation Board indicate its support of the staff approval of the project and deny the appeal.

Report Prepared By,

R. Linn  
Associate Planner

Report Reviewed By,

R. D. Linn  
Preservation Director

Attachments

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
PROPERTY LOCATED AT 613-15 ½ 22ND STREET  
SACRAMENTO, CALIFORNIA (PB98-044)**

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At the regular meeting of November 18, 1998, 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.

- Denied the appeal of the staff action of October 2, 1998.

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

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**FINDINGS OF FACT**

1. The project, as approved by staff, is compatible with the Preservation Area.
2. The project, as conditioned, conforms with the Board's Preservation Area Plan.
3. The project, as conditioned, enhances the appearance of this supportive structure.



NOTICE OF APPEAL OF THE DECISION OF THE  
DESIGN REVIEW/PRESERVATION STAFFDate: 12 Oct 98

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City  
Design Review/ Preservation staff of (date:) 2 Oct 98,  
when the following indicated entitlement(s),

☒ Structure Review ☐ Building Move  
☐ Sign Review ☐ Other

was/were: ☒ Granted☐ Denied.

GROUND'S FOR APPEAL: ① Based on visual survey of existing midtown examples of same period architecture, I could not locate any example of 5" balusters for porch railings. ② If purpose is to hide the misbegotten metal railing balusters, the only position where it suggests is in the head-on view of any two immediately adjacent verticals — anywhere left or right of dead center the side view is not visible.

Property Location: 613 - 615 1/2 22<sup>nd</sup> St. Sack, 95816

③ Replacement railing was installed 3 years ago w/o benefit of permit.

Assessor's Parcel Number(s): \_\_\_\_\_

Property Owner: Mary Merry BenardAddress: ~~613 - 615 1/2 22<sup>nd</sup> St.~~Applicant: MERRY BENARDAddress: 372 Florin Rd #207 Sack 95831Appellant: George Bramson

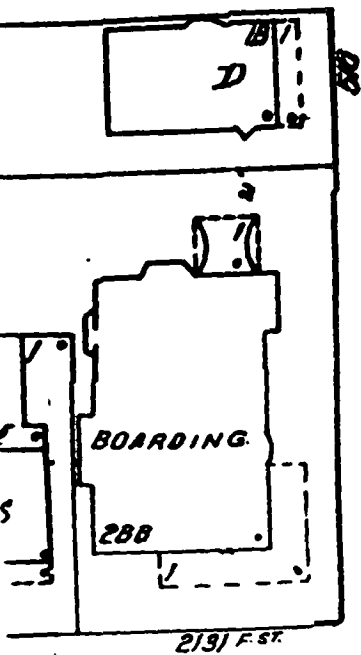
(printed name)

(signature)

Address: 2101 G St., Sack, CA 95816Phone: 444-9238Filing Fees: \$ 35.<sup>00</sup>Check Number w/F 3010Forwarded by Staff to Planning Director on Date of: ~~12 Oct~~DR/PB Number PB 98-044

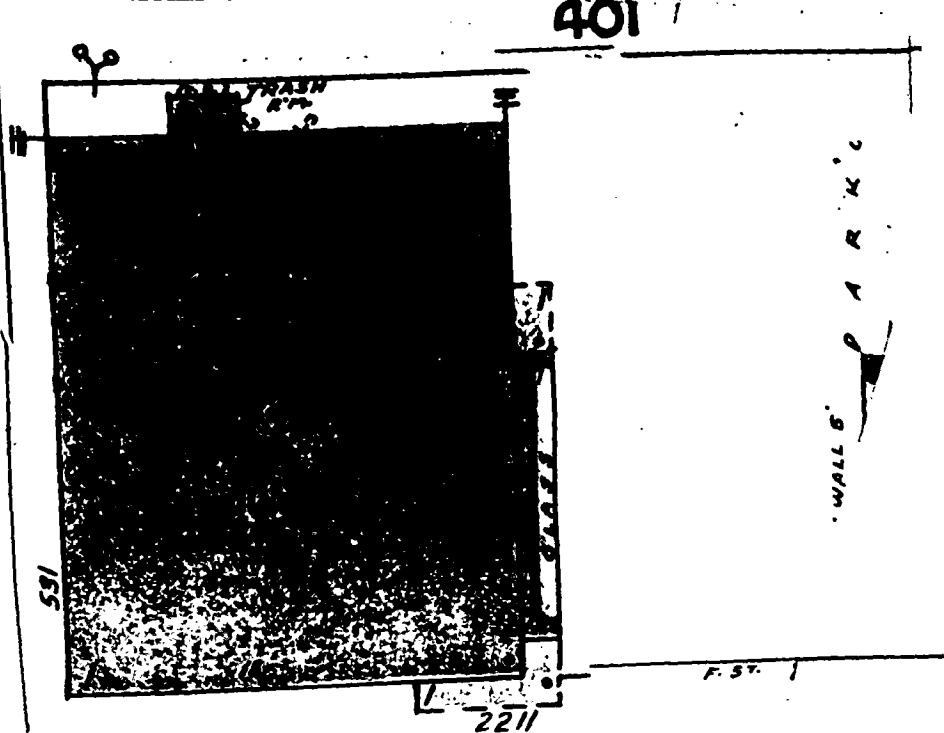
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Oct 15, 1998  
R. Linn

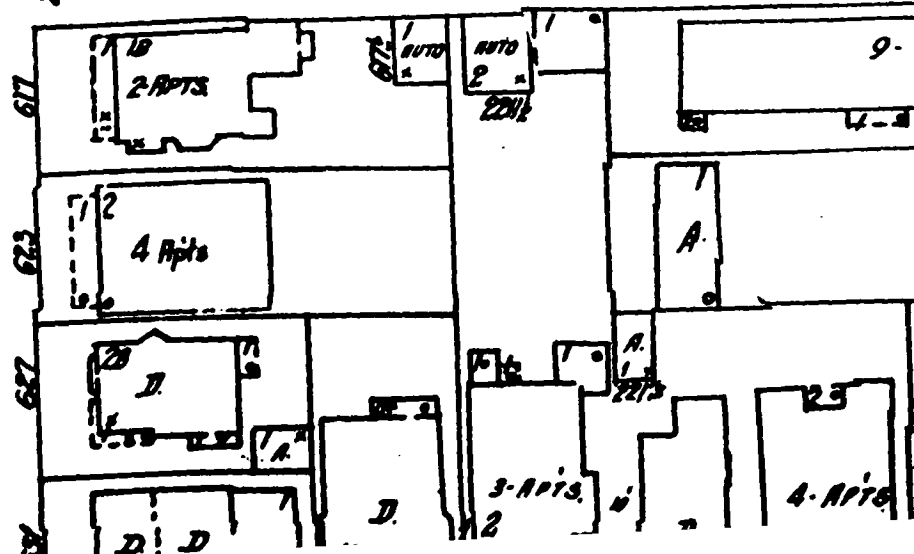
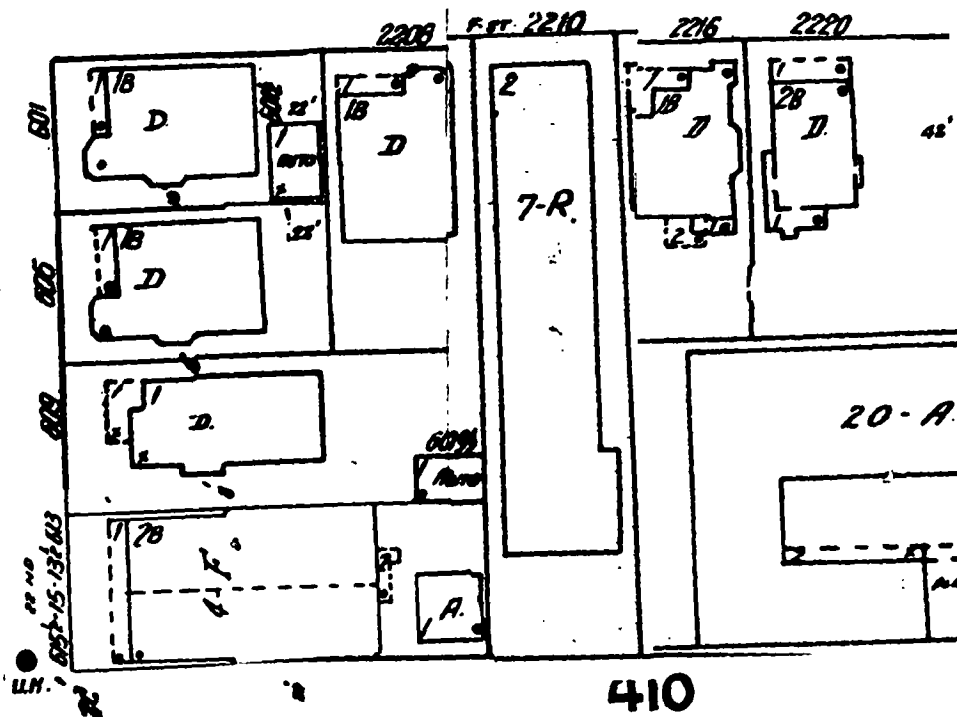
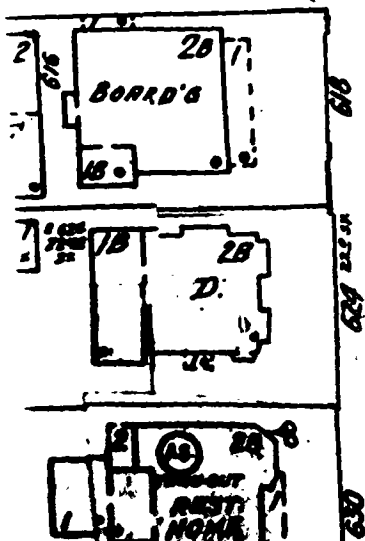
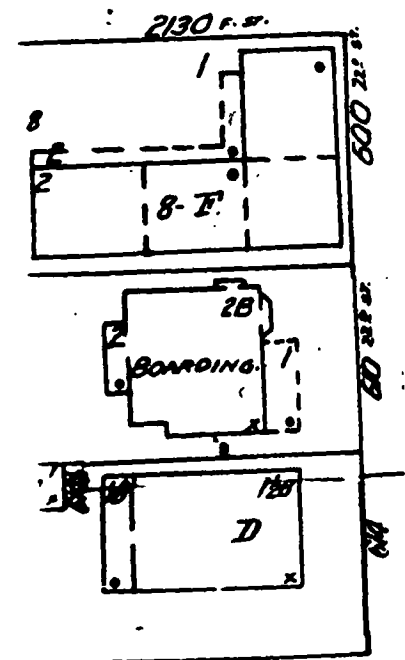


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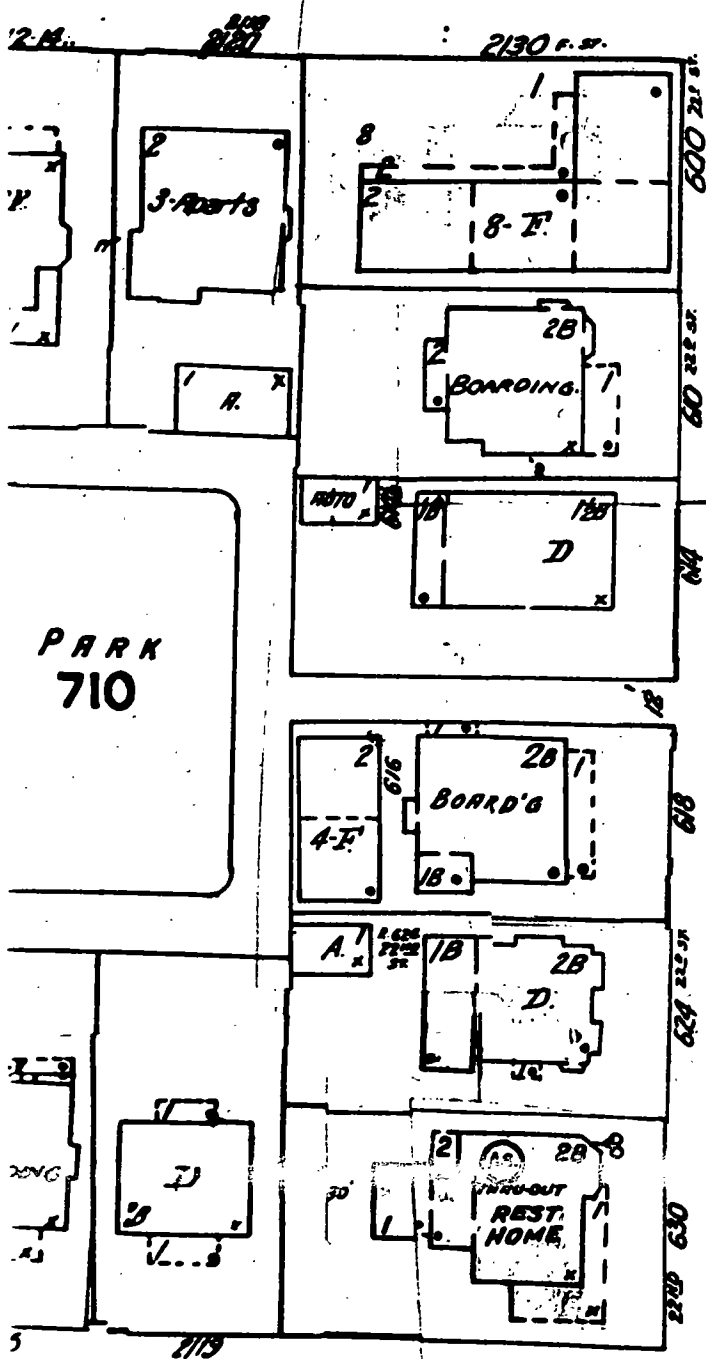


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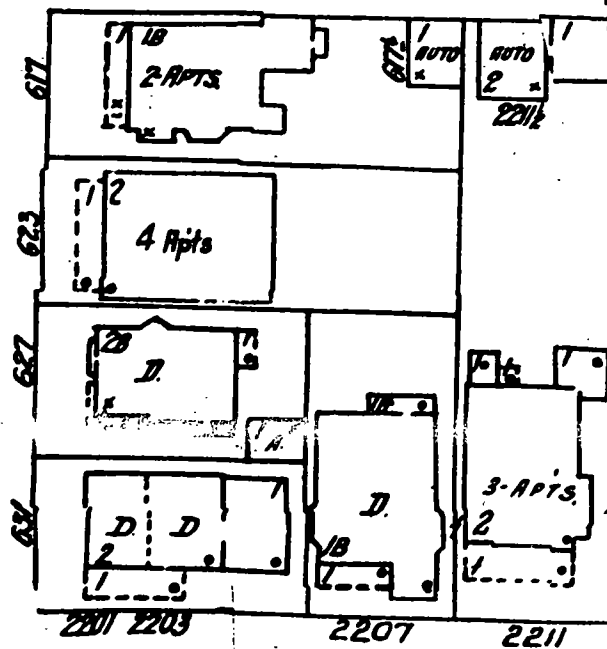
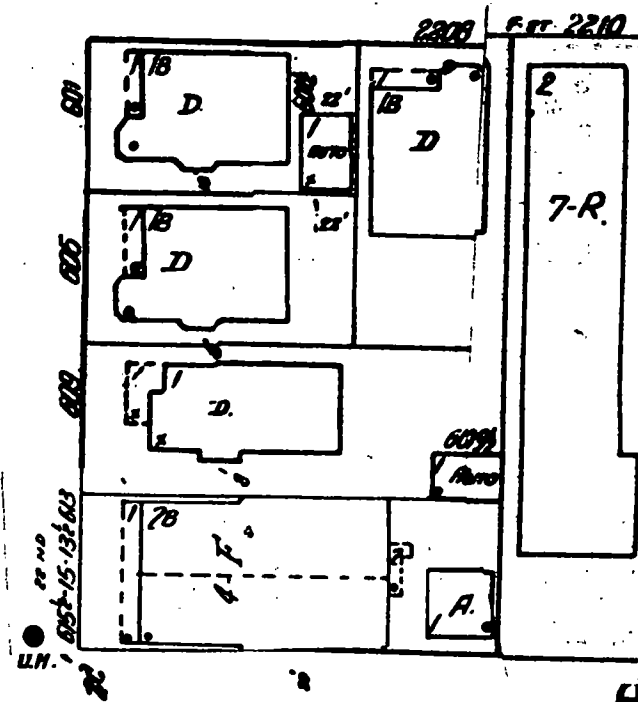
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**ST. 80' wide**



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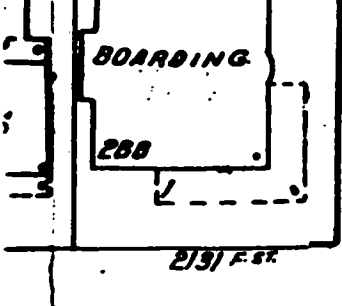


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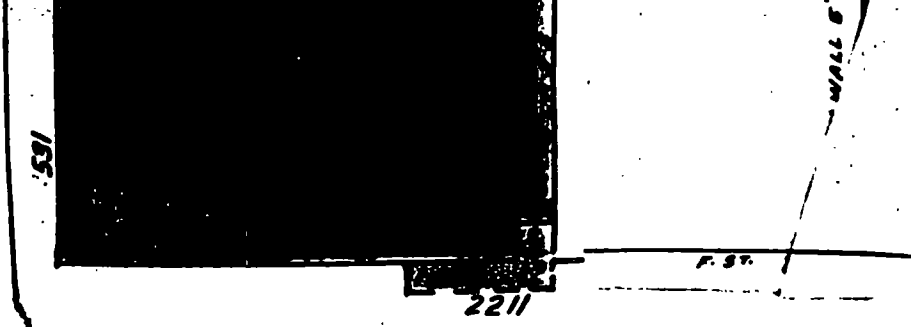


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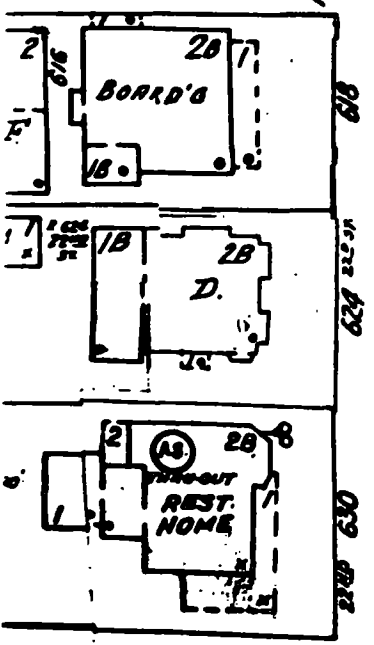
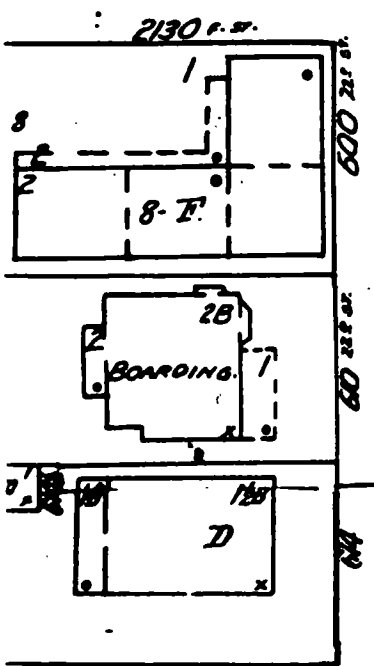




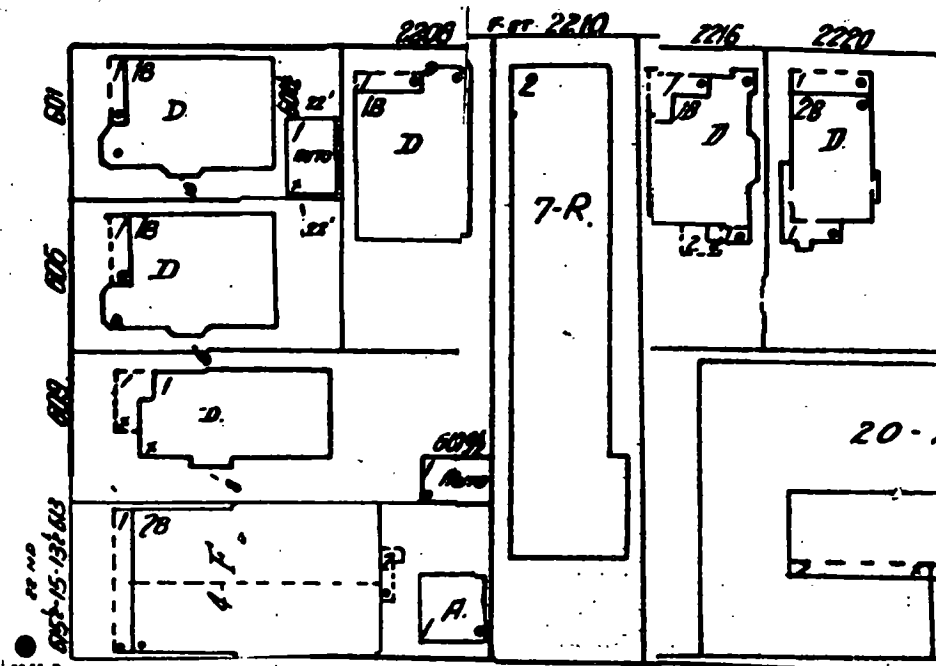
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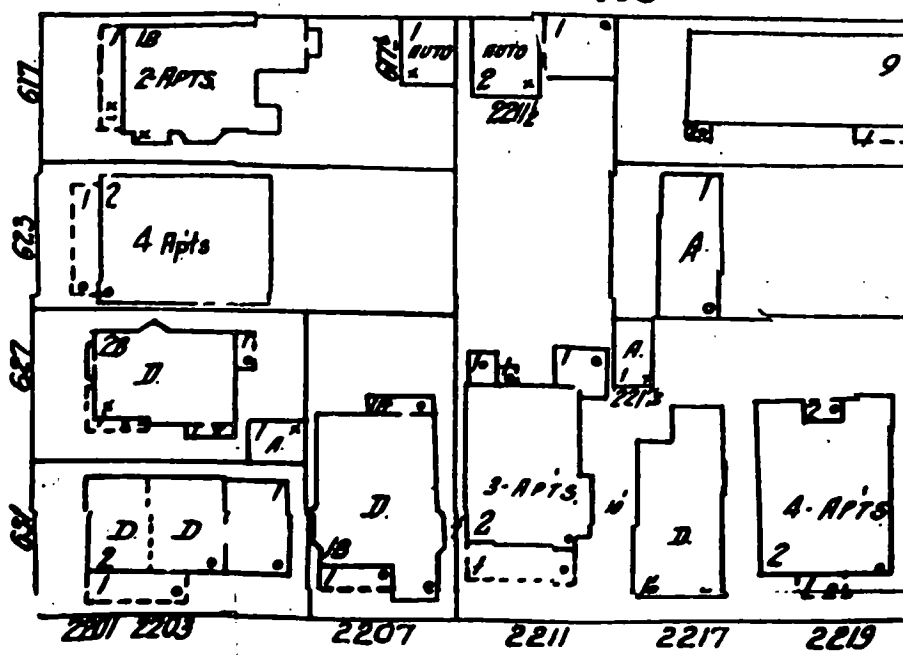
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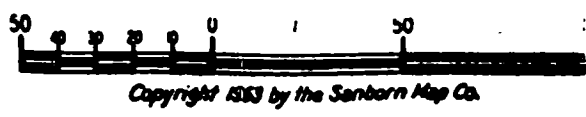


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ST.





November 4, 1998

**MEMORANDUM**

TO: RANDOLPH LUM, ORG. #3571 4829

SUBJECT: CITY UNIVERSITY COURSE

This memo confirms your registration for the following course:

**COURSE: MICROSOFT POWERPOINT 97**  
**DATE: TUESDAY, NOVEMBER 10, 1998**  
**LOCATION: LOCAL 39**  
**1620 North Market Blvd.**  
**CLASS TIME: 9:00AM to 4:00PM**

Many classes in City University are in demand and sometimes require establishing a waiting list. If you are unable to attend this class you may cancel by TUESDAY, NOVEMBER 03, 1998 to avoid a charge to your department. **Failure to cancel this class will result in a charge to your department of \$68.00.**

If you have any questions, or would like information about other training courses or services provided by City University, please contact us at 264-5270 so we can ensure your training needs are met.

Sincerely,

PATTI ROCHA  
Class Registrar

Randolph Lum  
Aug 4829

8/1/91

NOTICE OF APPEAL OF THE DECISION OF THE  
DESIGN REVIEW/PRESERVATION STAFFDate: 12 Oct 98

TO THE PLANNING DIRECTOR:

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☐ Sign Review ☐ Other

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- Property Location: 613 - 615 1/2 22<sup>nd</sup> St, Sacto 95816
- ③ Replacement railing was installed 3 years ago w/o benefit of permit.

Property Owner:

Merry Merry Benard

Address:

~~613 - 615 1/2 22<sup>nd</sup> St~~

Applicant:

MERRY BENARD

Address:

372 Florin Rd #207 Sacto 95831

Appellant:

George Bramson

(printed name)

(signature)

Address:

2101 G St., Sacto, CA 95816

Phone:

444-9238

Filing Fees:

\$ 35.<sup>00</sup>

Check Number

w/F 3010

Forwarded by Staff to Planning Director on Date of:

~~12 Oct~~

DR/PB Number

PB 98-044Oct 15, 1998R. Linn