

DESIGN REVIEW & PRESERVATION BOARD
1231 "T" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	BONNIE FITZPATRICK, 2100 F Street, Sacramento, CA 95816		
OWNER	BONNIE FITZPATRICK, 2100 F Street, Sacramento, CA 95816		
PLANS BY	KIM FITZPATRICK, 2100 F Street, Sacramento, CA 95816		
FILING DATE		REPORT BY:	RL:vf
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	003-0193-004

LOCATION: 2508 F Street * APPROVED ON CONSENT

PROPOSAL: The applicant proposes conversion of a Priority Structure from single family to two family residential use and exterior modifications to the structure.

PROJECT INFORMATION:

Existing Zoning of Site: R-1B
Existing Land Use of Site: Single-Family

Surrounding Land Use and Zoning:

North: Multiple-Family; R-1B
South: Multiple-Family; R-1B
East : Multiple-Family; R-1B
West : Multiple-Family; R-1B

Parking Required: 2 Spaces
Parking Proposed: 2 Spaces
Property Dimensions: 80' x 160'
Property Area: 1,280 sq. ft.
Square Footage of Building: 2,442 sq. ft.
Height of Building: 2 Stories
Exterior Building Materials: Horizontal Wood Siding, Composition Roof Shingles

BACKGROUND INFORMATION: On October 8, 1987, the Planning Commission approved a Special Permit to convert the ground floor basement of the subject structure for use as a second residence (P87-397).

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

1. The Priority Structure, vacant for the past two years, is currently being re-roofed. Initiation of this work did not require Board approval.
2. The proposed exterior work appears to involve primarily addition and some replacement of doors and windows. On the ground level there will be new windows for the front bay, an entry door for the new unit, new windows on the side elevations and a new window and a two door set of French doors at the rear. On the existing main floor replacement windows are proposed at the rear. In each instance the unit and trim are proposed to match the exist style and placement contributes to a well balanced overall fenestration pattern.
3. The rear stair access under the supported main floor rear projection is being eliminated.

4. Roof gutter replacement in conjunction with the re-roofing work could have included the use of a more authentic style that is available. However, the style used is acceptable to staff.
5. Existing fencing at the alley has been conditioned at the Commission to be gated for access to the existing parking pads.

STAFF RECOMMENDATION: Staff recommends approval of the proposed projection as subject to the conditions of the Planning Commission.

Approval is based on the following findings of fact:

1. The proposed project is in conformance with Secretary of Interior's Standard for Historic Preservation.
2. The proposed project will blend into the neighborhood.

APPROVAL BY THE DESIGN REVIEW/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. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

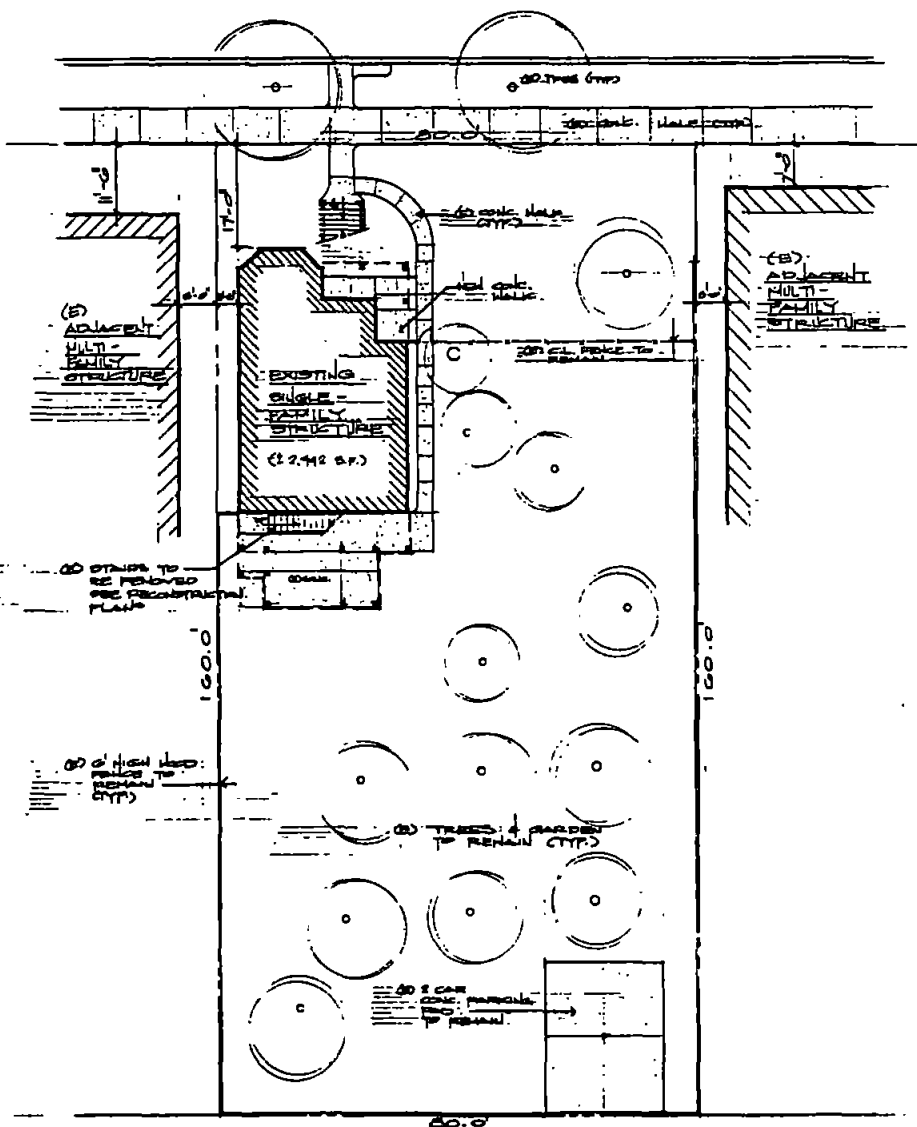
THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

PB87-041

10-21-87

MEM 8

F STREET



SITE PLAN

REVISION	BY

SITE PLAN
 VICTORIAN RESTORATION
 1000 5TH STREET, ANCHORAGE
 ALASKA 99501
 OWNER: BOONIE B. FITZPATRICK

DATE: 10-21-87
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 SHEET: A1