

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ron Rasmussen, 3021 "O" Street, Sacramento, Ca. 95816		
OWNER	Harvey Cain, 2025 Morse Avenue, Sacramento, Ca. 95825		
PLANS BY	_____		
FILING DATE	6/27/83	50 DAY	DRACTION DATE _____ REPORT BY: RL:mm
NEGATIVE DEC	_____	EIR	ASSESSOR'S PCL. NO. 002-124-04

LOCATION: 507 13th Street

PROPOSAL: Addition at the rear of a 3 unit residential structure listed on the Official Register as a Priority Structure.

PROJECT INFORMATION:

Existing Zoning of Site:	R-3A
Existing Land Use of Site:	3 unit apartment
Surrounding Land Use and Zoning:	
North:	Multiple family; R-3A
South:	Multiple family residential; R-3A
East:	Two Family residential, high-rise elderly housing, R-3A
West:	Grocery store, single family residential; R-4A
Parking existing:	None
Parking required:	None
Property Dimensions:	40 x 80
Property Area:	3,200 s.f.
Density of Development:	41 du/ac
Square Footage of building:	2,670± s.f.
Exterior Building Colors:	White
Exterior Building Materials:	Horizontal wood siding

BACKGROUND INFORMATION: The applicant proposes to rehabilitate the subject structure and provide an addition at the rear. The addition would increase the interior width of the existing screened porches of all 3 units, from 4-1/2 to 10 feet. The rear stairs are to be reconstructed.

The same activity is proposed for a structure on the abutting property to the north (PB83-110). Both have basically the same but reversed plan and same alterations.

Concurrent Planning Commission applications have been filed. The entitlements are variances for a reduction in the rear yard setback from 15 feet to 11 feet for the subject structure and 3 feet for the stairs (PB83-219).

STAFF EVALUATION: Staff has the following comments and concerns:

1. Proposed interior modifications and enlargement of the screened porches are intended to improve the livability of the units. Nevertheless, the addition will increase the prominence of the least attractive element of the structure's exterior.
2. Presently the rear porches detract from the aesthetics of the Priority Structure to the east (1310-12 E Street). The addition will do further aesthetic harm to the adjacent structure.
3. In the matter of the variance application (P83-219) for a reduced rear yard setback, staff must recommend denial. There is no justification for approval in that no basis of hardship exists.
4. Should, however, the Commission approve the variance request and the Board approve the addition, staff suggests that:
 - a. The stairs be set against the face of the addition in order to minimize the degree of encroachment toward the rear and the adjacent Priority Structure.
 - b. The color of the building should not be white. A less reflective color that is also compatible with the structure at the rear should be used.
 - c. Horizontal siding matching the main structure shall be used.
 - d. Dilapidated fencing shall be replaced.
 - e. Revised plans shall be submitted for review and approval of the Board.

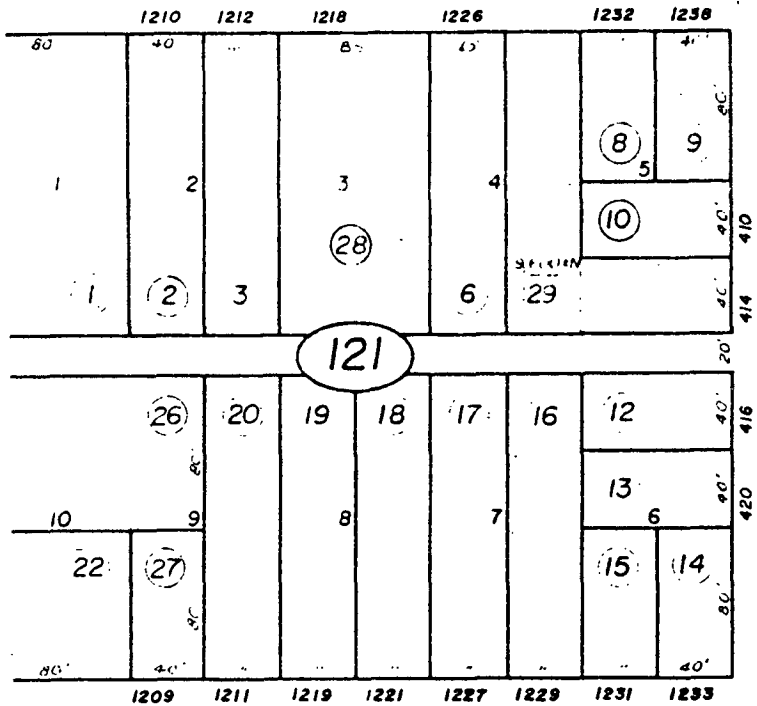
STAFF RECOMMENDATION: Staff recommends denial of the proposed building addition based on the following findings of fact:

1. The proposed addition will detract from the aesthetics of the structure's design, adjacent Priority Structures, and the surrounding area.
2. The proposed addition is not in compliance with the City Zoning Ordinance and the Design Review Guidelines for the Old City Design Review District.

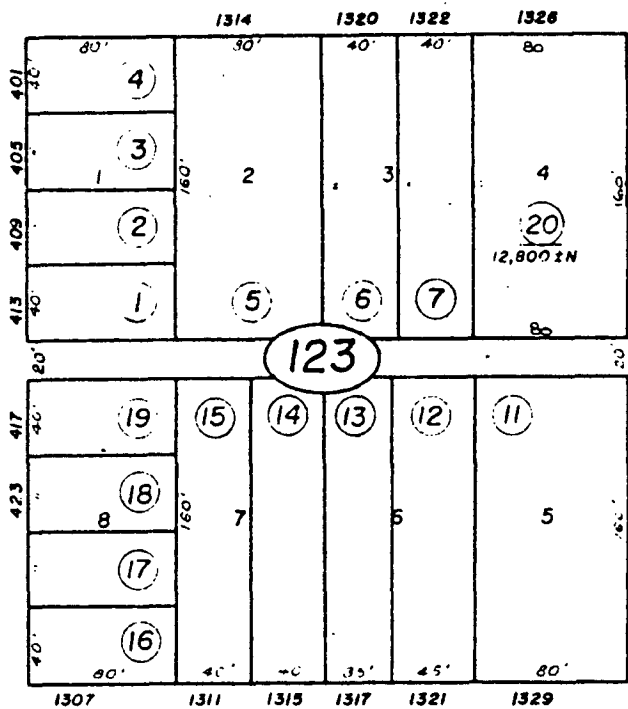
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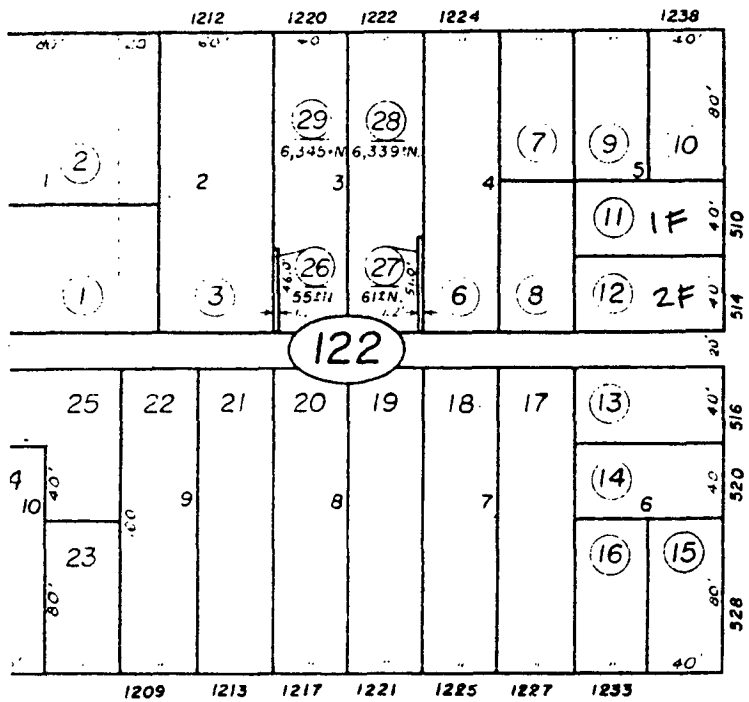
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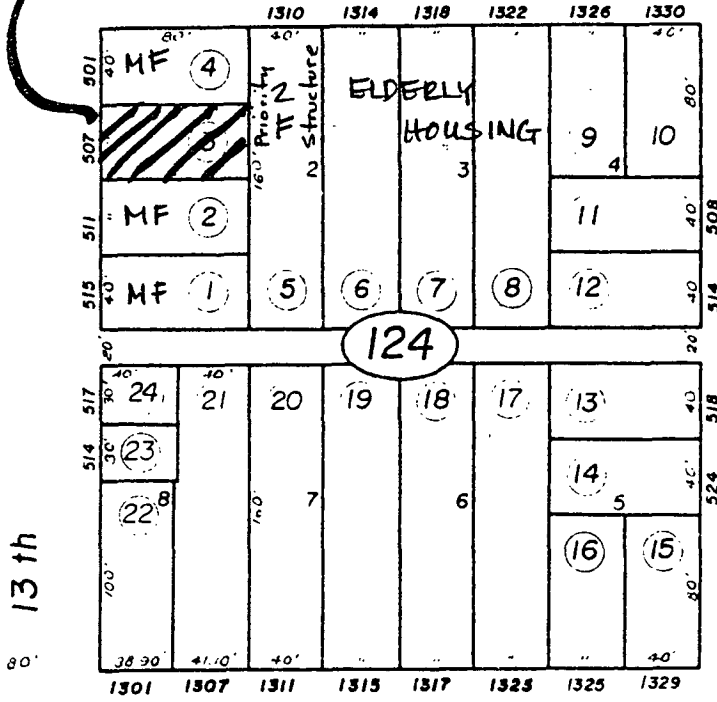
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SUBJECT SITE



13th

14th

(16)

NOTE—Assessor's Block Numbers Sho
- ITEM 11 -
Assessor's Parcel Numbers Sho

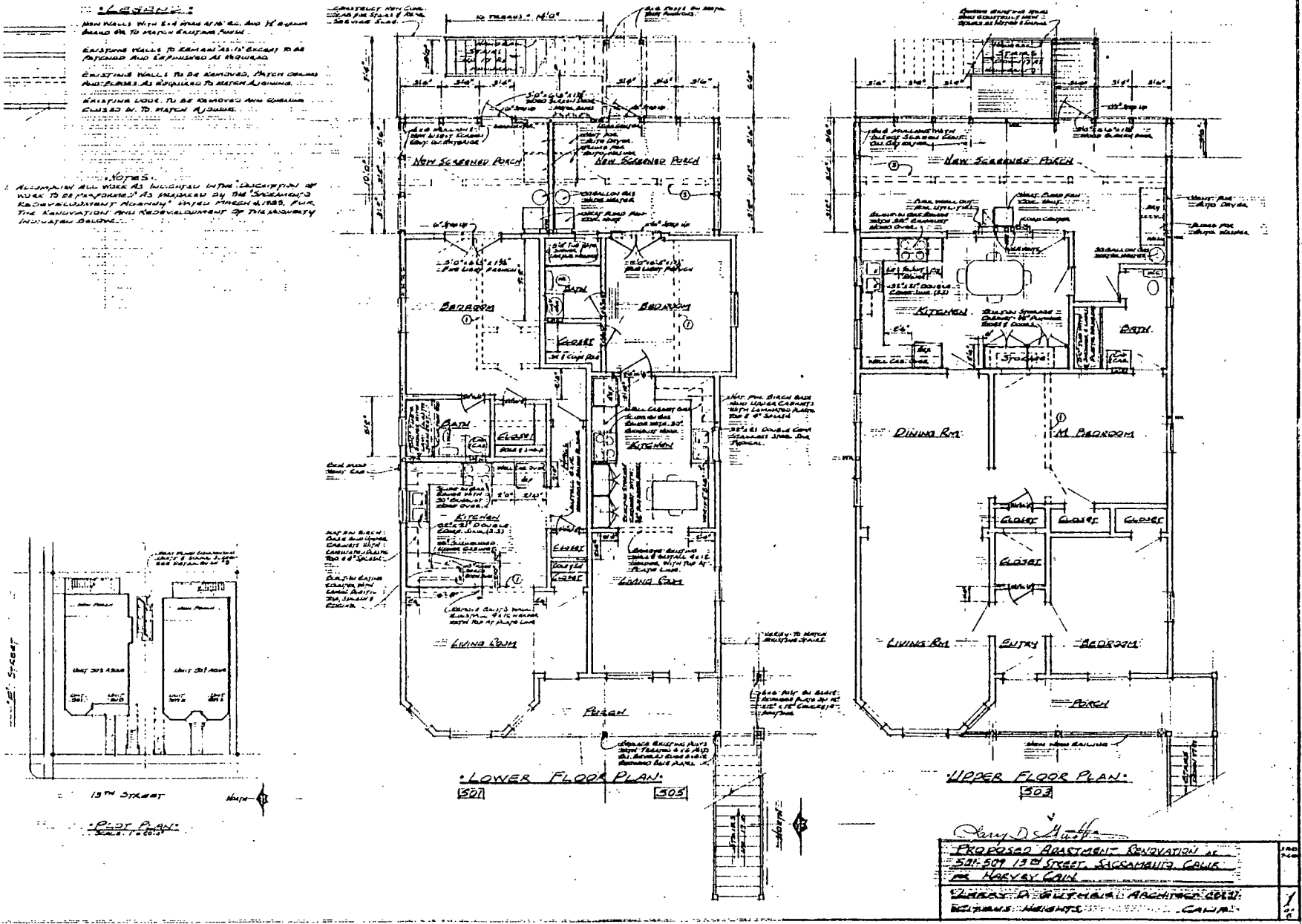
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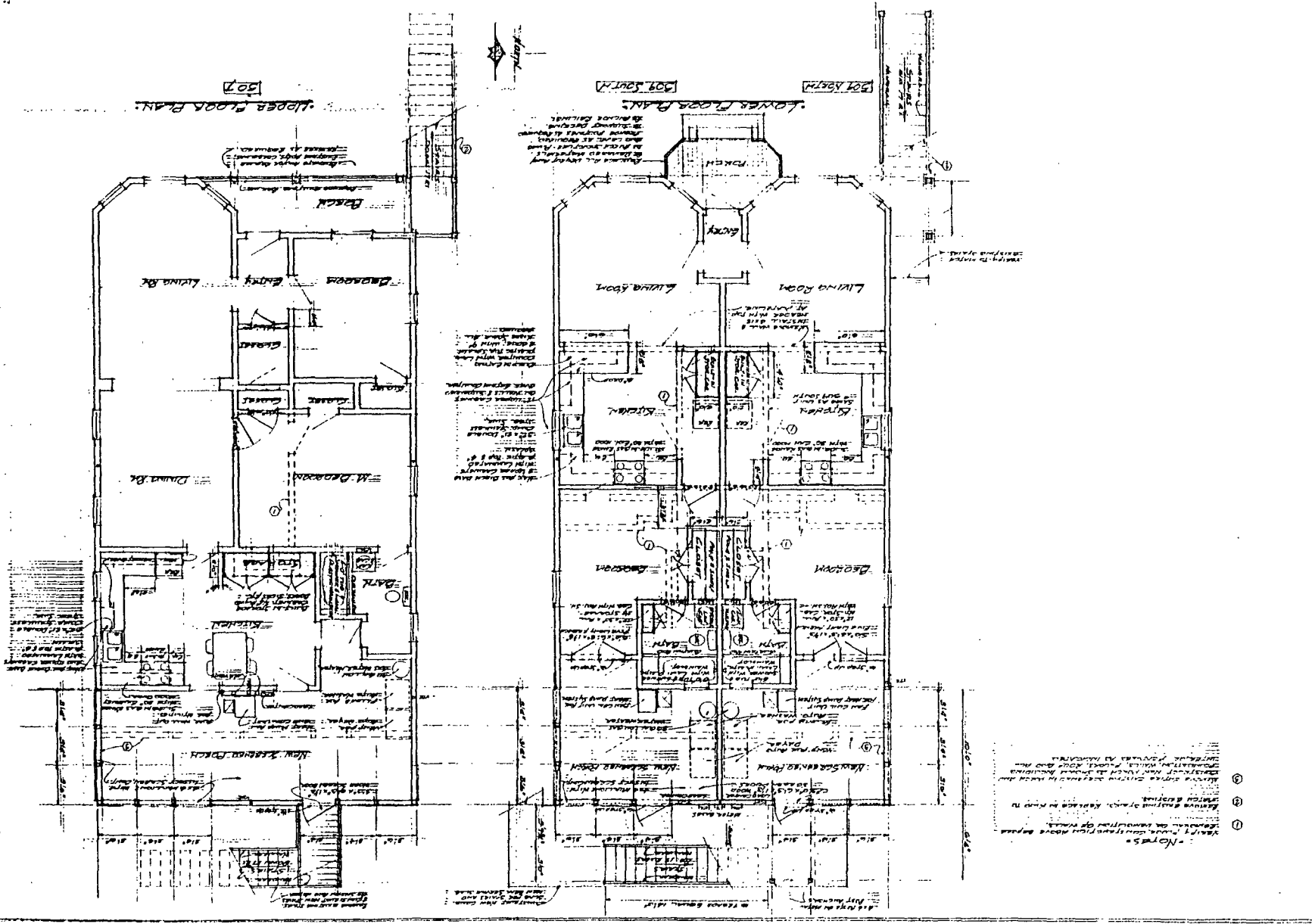
NOTES:

1. ACCOMPLISH ALL WORK AS INDICATED IN THE DESCRIPTION OF WORK TO BE PERFORMED AS PREPARED BY THE ARCHITECT'S RECOMMENDATION REGARDING THE MATCHING MATERIALS, FOR THE NAVIGATION AND RECONSTRUCTION OF THE EXISTING INTERIORS BELONGING...



UPPER FLOOR PLAN

LOWER FLOOR PLAN



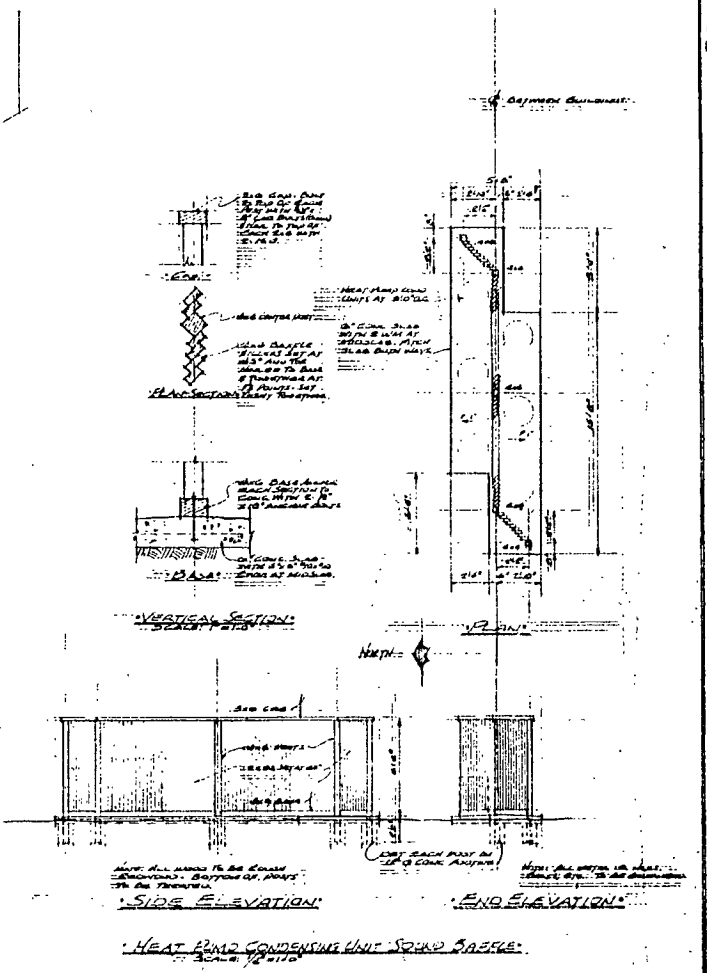
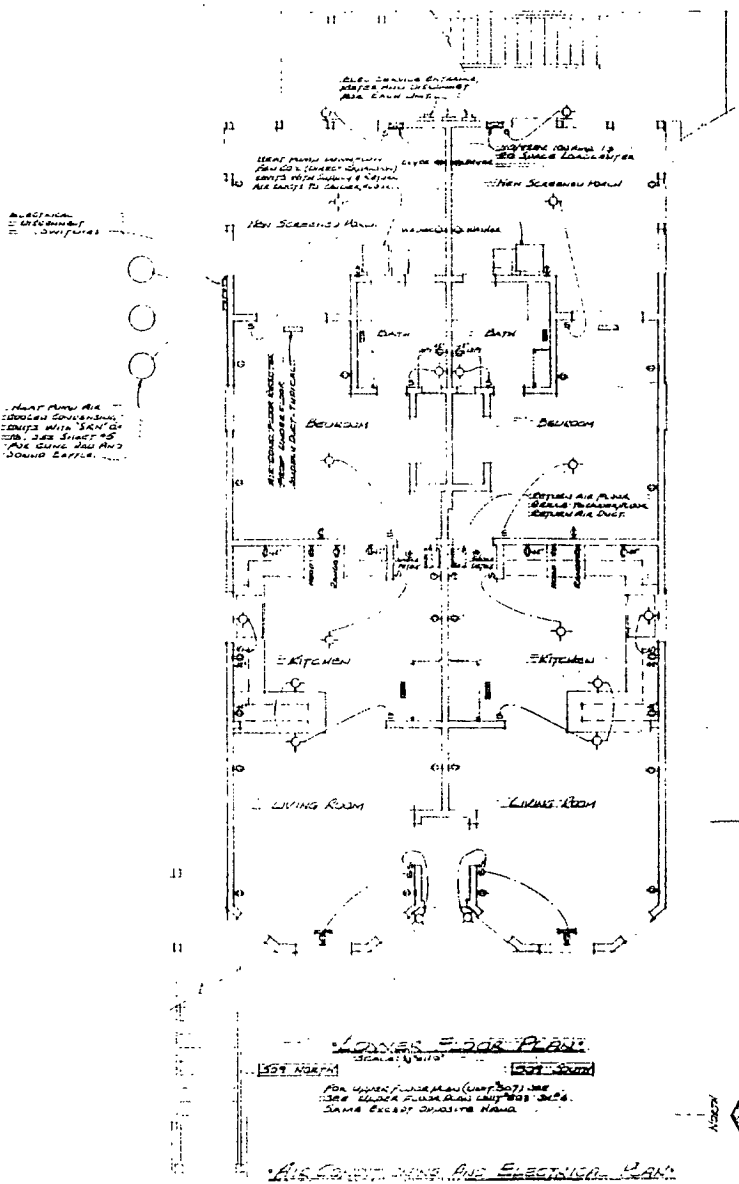
Legend:

- ① - Doors
- ② - Windows
- ③ - Stairs
- ④ - Closets
- ⑤ - Bathrooms
- ⑥ - Kitchens
- ⑦ - Living Rooms
- ⑧ - Dining Rooms
- ⑨ - Bedrooms

PB 83-111

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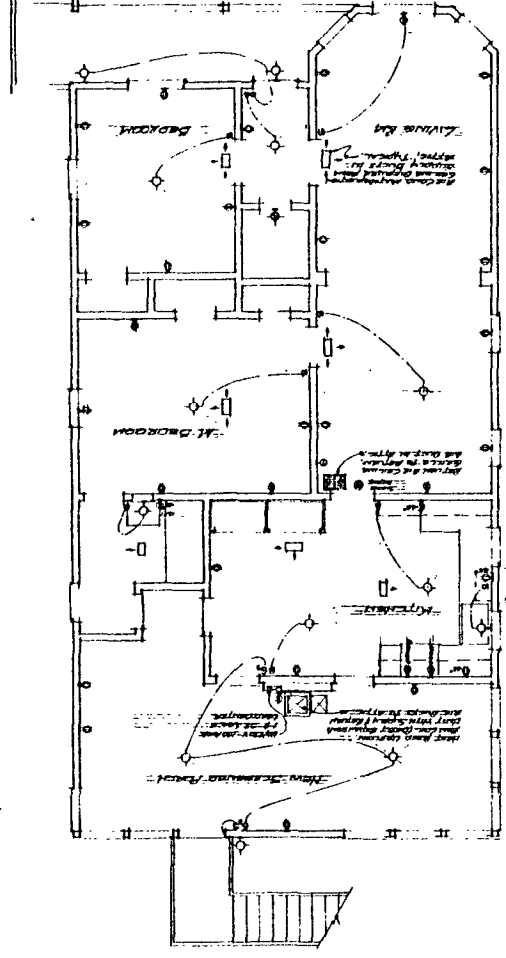
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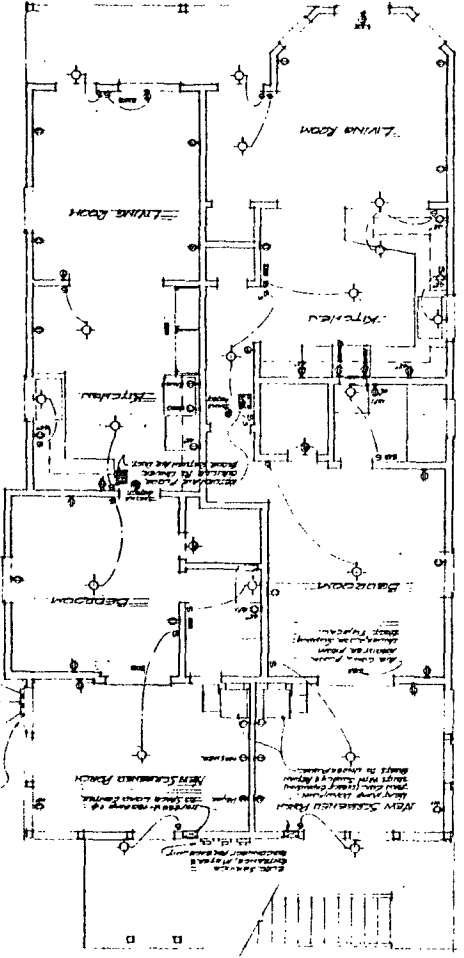
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101

AIR CONDITIONING & ELECTRICAL PLANS

UPPER FLOOR PLAN



LOWER FLOOR PLAN



Existing ductwork
to be removed
and replaced with
new ductwork
as shown.

Existing electrical
outlets to be
relocated as
shown.

Legend:
--- Ductwork
--- Electrical
--- Notes

PB 83-111

7-20-83

11



CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

400 Montgomery Street • San Francisco, California 94104 • (415) 362-5154

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 507 13th Street

File Number:

Name of Structure:

Date of Construction: ca. 1890-95

Present Owner:

Building Type: 2 story wood frame

Original Owner: Possibly E.B. Hussey

Building Material: Clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Delta Type Eastlake

Additions & Alterations:

Angled bay on ground floor

Significant Architectural Features:

Hip & gable roof, 2 story porch with spindles in screen, angled bay under forward gable.

Mirror of 50L.

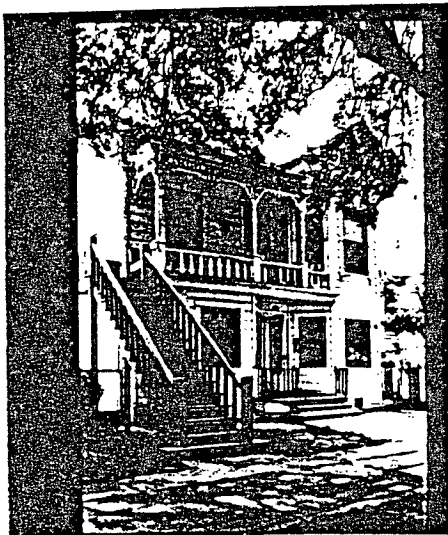
Ancillary Structures:

None

Adjacent Land Uses:

Res.

Intrusion on Neighborhood?:



98913-8

EVALUATION

Historical/Cultural Significance

Exceptional	—	—
Major	—	—
Contributing	—	—
Non-Contributing	<u>X</u>	—

Architectural Significance

Exceptional	—	—
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

Environmental Significance

Exceptional	—	—
Major	<u>X</u>	—
Contributing	—	—
Non-Contributing	—	—

Design Integrity: Alterations

None or Little	—	—
Moderate	—	—
Considerable	<u>X</u>	—

Physical Condition

Good, or Minor Repairs	<u>X</u>	—
Major Repairs	—	—
Dilapidated	—	—

Date: 1/5/76

By: MW

PB83-110

Checked: MC

Mapped: X

7-20-83

Priority

- 3

#10

Architectural Analysis:

A Delta Type Eastlake with a gabled bay and 2 story gallery. Decorative detail is concentrated in the porch screen with spindles and scrollwork. Marred by alterations, principally the extra ground floor bay. Originally identical to 501, and part of a cohesive block of older structures.

Historical Information:

Built approximately 1895. Owner E.B. Hussey. No information available.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:

jr
2/75

PB83-110

7-20-83

#10