

Approved on consent on 7/3/90. RBH:hp  
Design Review/Preservation Board  
Sacramento, California

Members in Session:

SUBJECT: 724-21st Street  
Replacement of Rear Stairs on Priority Structure  
Boulevard Park Preservation Area  
(APN: 003-0176-111) (PB90-028)

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

The project is simply the replacement of the rear stairs of the subject structure. The Priority Structure is located in the Boulevard Park Preservation Area on a block with an expanded alley court. Thus, the stairs that are now in disrepair are quite visible to the common area and the neighboring properties as well. Their replacement will be welcome. Although staff has no objection to using common 2 x 4 lumber to match the existing construction, something more elaborate would be appealing and would contribute much to the aesthetic of the common court area.

STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed project subject to the following condition(s):

1. All replacement stairway shall equal or surpass the existing rear stairway in finish quality and design.
2. The colors shall match the rest of the building.
3. The applicant shall simplify the design of the finished stairway as much as possible yet meet building code requirements.

Approval is based on the following findings of fact:

1. The project, as conditioned, will enhance the aesthetics of this Listed Structure.
2. The project, as conditioned, conforms with the Secretary of Interior's Standards for Historic Preservation.

Respectfully submitted,

  
Richard B. Hastings  
Design Review/Preservation Director

RBH:RL:rl

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.



# CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

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

## HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 724 21st Street

File Number:

Name of Structure:

Date of Construction: 1905-10

Present Owner:

Building Type: 2 story wood frame

Original Owner: Louis Schwoerer

Building Material: Shingle, Narrow clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Cube Type Colonial Revival/Craftsman

Additions & Alterations:

Stair railing

Significant Architectural Features:

Hip roof, hip dormer, paneled soffits, overhanging shingled upper floor, ground floor angled bay, classical entrance portico.

Ancillary Structures:

None

Adjacent Land Uses:

Res.

Intrusion on Neighborhood?:

### EVALUATION

Historical/Cultural Significance

Exceptional —

Major —

Contributing —

Non-Contributing X

Architectural Significance

Exceptional —

Major —

Contributing X

Non-Contributing —

Environmental Significance

Exceptional —

Major X

Contributing —

Non-Contributing —

Design Integrity: Alterations

None or Little X

Moderate —

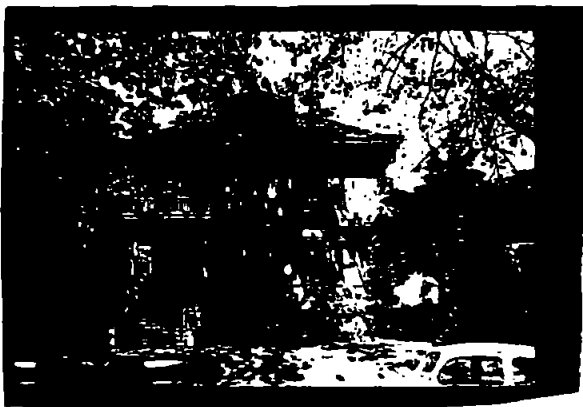
Considerable —

Physical Condition

Good, or Minor Repairs X

Major Repairs —

Dilapidated —



98646-12

Date: 5/4/76

By: MC

Checked: MC

Mapped: X

Priority - 5

Architectural Analysis:

A Cube Type Craftsman/Colonial Revival blend with a hip roof and dormer, paneled soffits, and a ground floor angled bay and classical entrance porch. The porch is nicely proportioned with round columns, a classical entablature, and deck.

Historical Information:

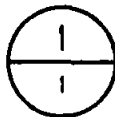
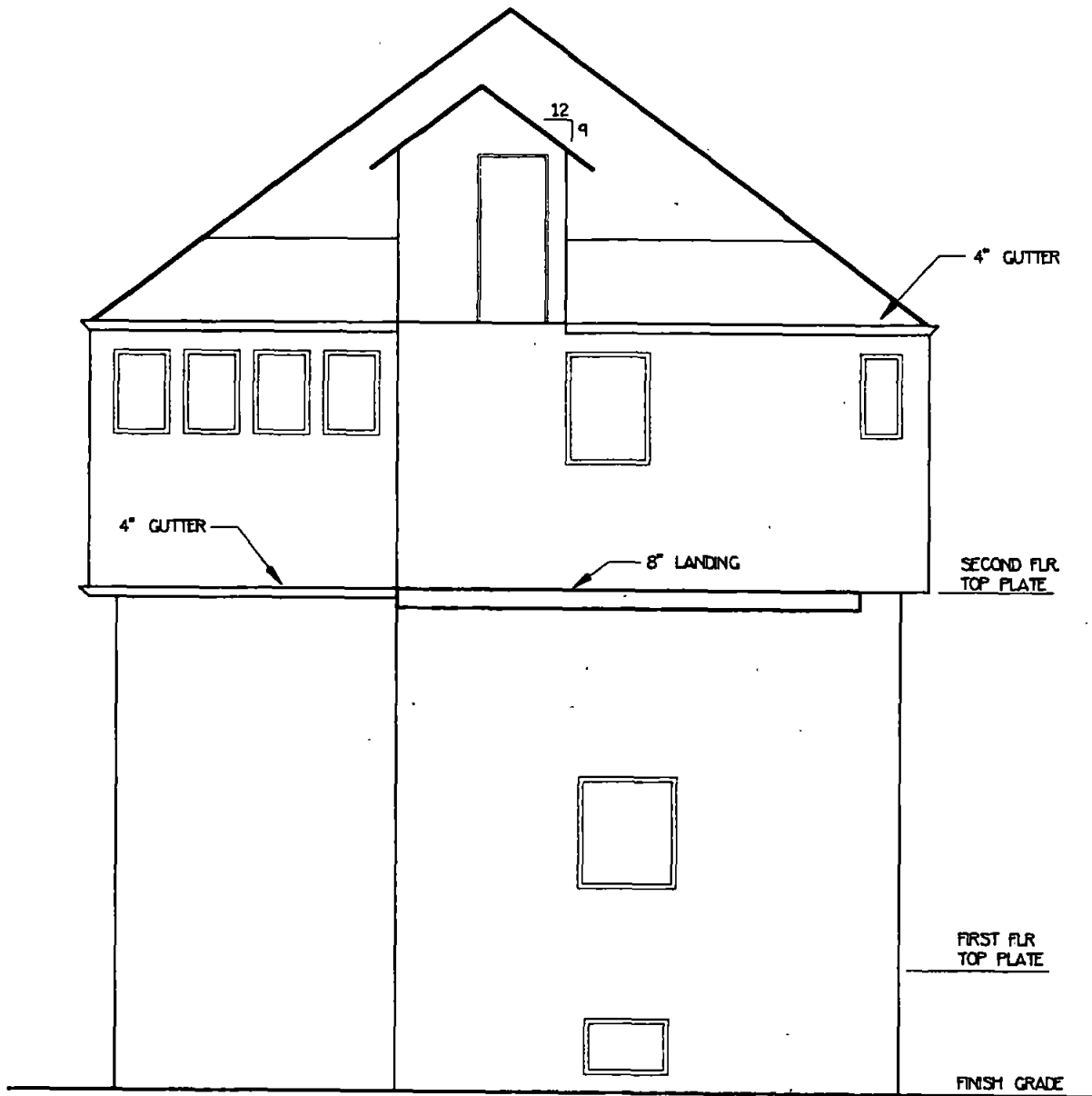
Built between 1905 and 1910; purchased by Louis Schwoerer, officer for a packing company -- later a real estate firm. Subsequently, owned by a physician, Elbert Rulison.

Present Zoning:

Assessed Value - Land:  
Improvements:  
Total:

Lot Size:

Additional Comments:



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

**PB90-028**

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PAGE 1 of 3

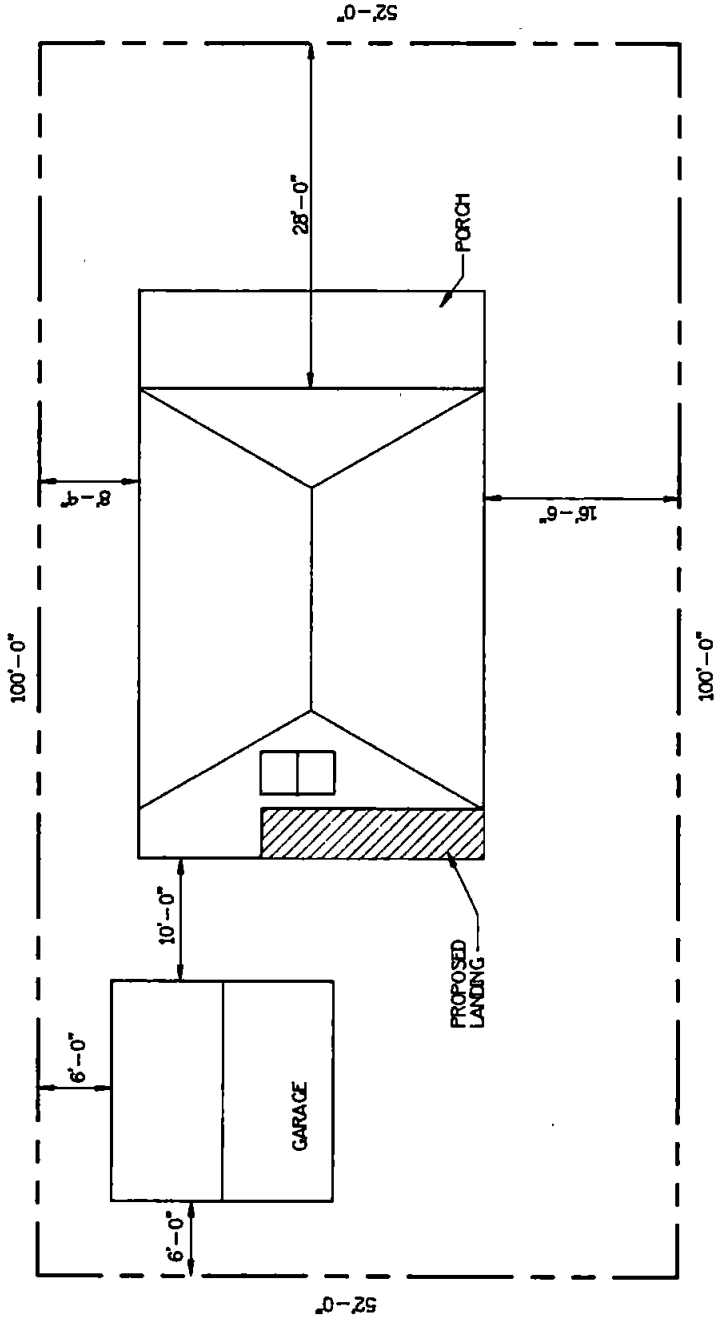
MAY 31, 1990

BY: J. ANDERSON

784 21<sup>ST</sup> ST. SACRAMENTO CA.

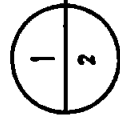
CONTRACTOR: M. PESOLA

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1 SITE PLAN

2 SCALE: 1" = 10'-0"



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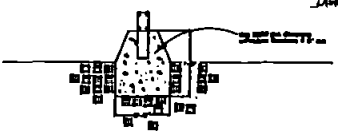
Drawn By  
JIM AMERICAN

File Disposition Date  
12-16-88

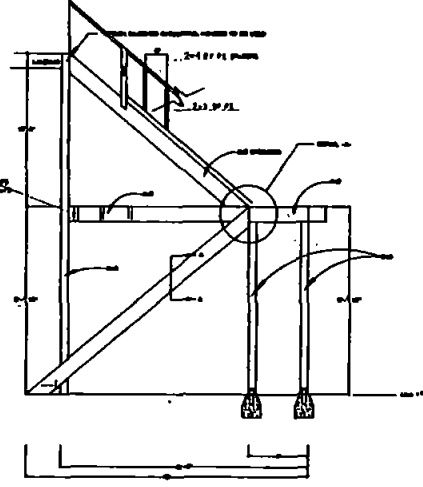
RESIDENCE OF  
DAVE AND HELEN SCHUB  
128 21st Street  
SALISBURY, MD  
21864-1510



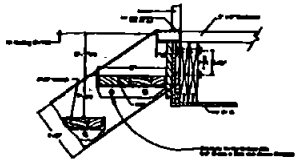
← EXISTING REAR



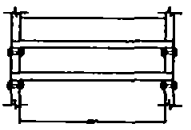
Stair Footing Detail  
SCALE 1/4"=1'-0"



STAIR ELEV.  
SCALE 1/4"=1'-0"



Stair Detail  
SCALE 1/4"=1'-0"



SIDE DETAIL  
SCALE 1/4"=1'-0"

GENERAL NOTES

1. ALL STAIR WIDTHS TO MINIMUM WIDTH OF 36" AS PER. UBC
2. RISER MIN. 7" TREAD MIN. 11"
3. ALL BLDG. TO CONFORM TO LOCAL BLDG. CODES AS WELL AS UBC 1988 ED.
4. ALL SUPPORT MEMBERS TO BE 2" O.D. GALVANIZED PIPE
5. STAIR SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES.

REAR ELEVATION / NEW SIDE

FOR DISPOSITION:  
STAIR AND LANDINGS  
EXISTING


PB90-028


7-3-90

MEM 15



 FUJICOLOR  
paper


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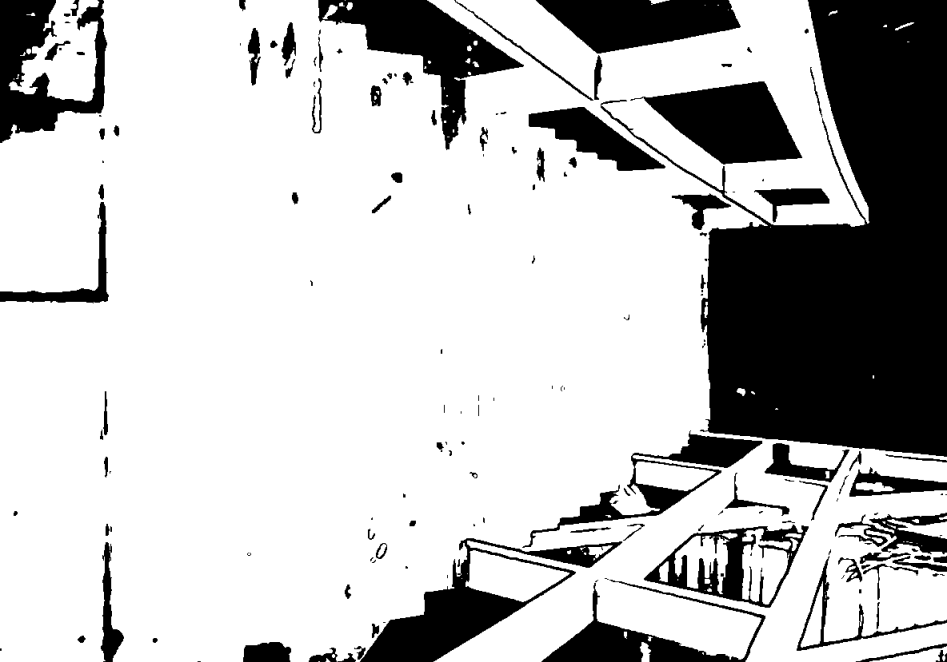
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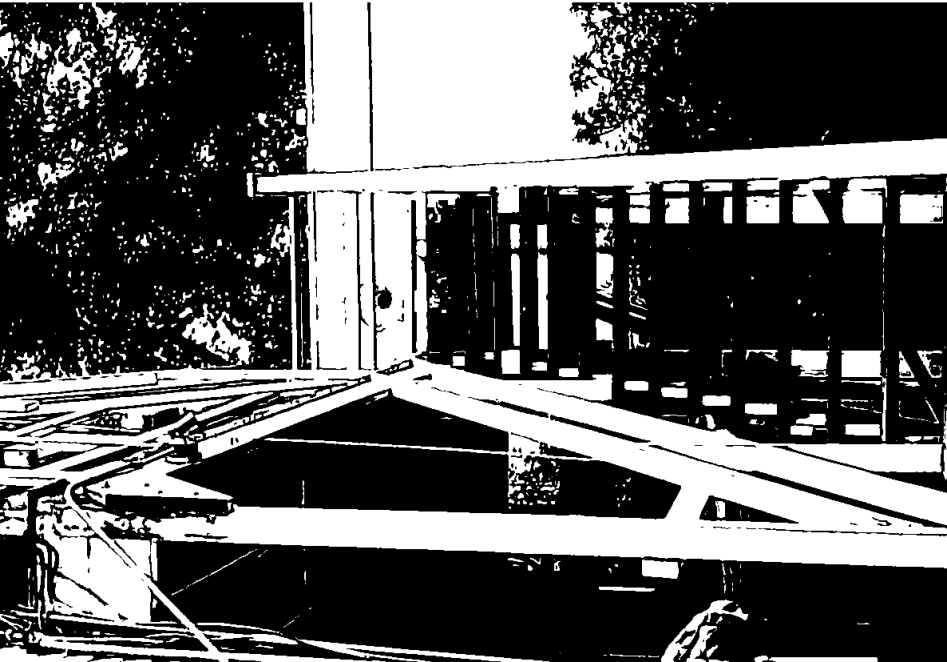
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