

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

APPLICANT	Dave and Deedee Kelly, 2021 3rd Street, Sacramento, CA 95818		
OWNER	Applicant		
PLANS BY	Deedee Kelly, 2021 3rd Street, Sacramento, CA 95818		
FILING DATE		REPORT BY:	RL:tc
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	009-0111-020

APPROVED

LOCATION: 2021 3rd Street

PROPOSAL: The applicant proposes the remodel of a Supportive Structure and conversion from single-family to two-family residential.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A  
Existing Land Use of Site: Single-family Residential

Surrounding Land Use and Zoning:

North:	Fourplex;	R-3A
South:	Two family residence;	R-3A
East:	Single family residence;	R-3A
West:	Welding shop outdoor storage;	R-0

Property Dimensions:	40' x 80'
Property Area:	3,200 sq.ft.
Square Footage of Building:	1,562 sq.ft.
Height of Building:	Two stories
Significant Features of Site:	Location in Southside Preservation Area
Exterior Building Colors:	Beige/Brown
Exterior Building Materials:	Lower level - T1-11 Upper level - Horizontal siding

BACKGROUND INFORMATION: On March 27, 1986, the Planning Commission, contrary to the staff recommendation, indicated its intent to approve a variance to waive the required parking space for the proposed second unit. Findings of fact were adopted by the Commission on April 10, 1986.

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

1. Existing alterations to the Supportive Structure appear to have been accomplished without benefit of building permits prior to the current ownership. The T1-11 applied to the lower level has diminished both the architectural value and economic resale value of the structure.
2. The structure as it exists with a mix of T1-11 at the ground level and the original horizontal wood siding at the second floor level is a classic example of "Remuddling". The building is no longer on a par with the Supportive Structure to the south. Although the apartment building to the north is non-supportive, it does have consistency of design through out.

If the first floor front elevation was to have windows and the T1-11 was replaced with wood siding to match the existing the building would be brought part way back to the original design. However, staff is willing to compromise with a requirement for only horizontal siding without specification for it to match to be placed over the T1-11. Simply eliminating the conflict of the vertical siding with the original horizontal lap siding will greatly improve the overall appearance.

Staff would specify that the new horizontal siding be required along the front elevation and return along the side elevation at least as far back as the wing fence and gate structures.

3. The change proposed for the south elevation is insignificant given the damage already done to the front of the house by the previous modification. Staff has no objections regarding the changes to the south elevation as they are not very apparent from the street.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following condition:

The applicant shall reface the front elevation with horizontal wood siding. Although the siding material will not be required to match the original lap siding, the use of a lap siding and a pattern and lap width comparable to the original is encouraged. The siding shall return along the side elevation to meet the wing fencing and gate. The siding may be placed over the existing T1-11.

Approval is based on the following finding of fact:

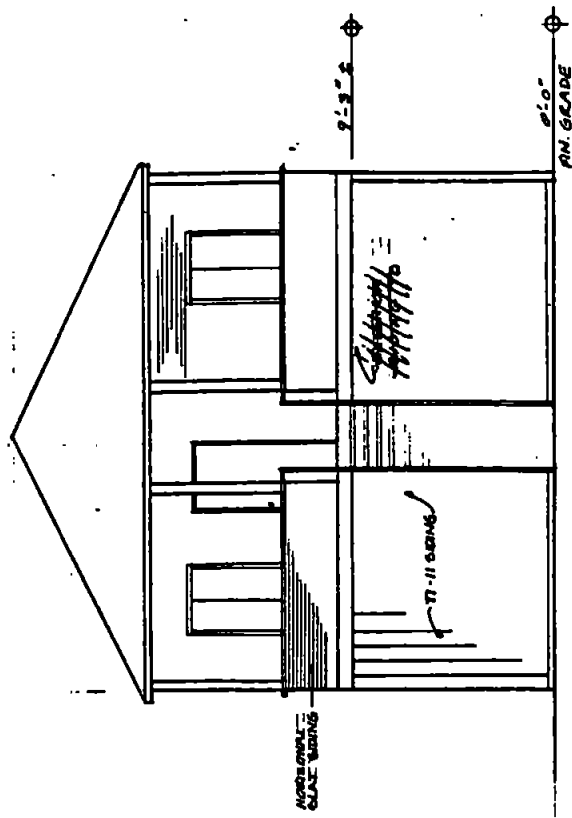
The project, as conditioned, will mitigate somewhat the effect of prior alterations to the Supportive Structure.

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

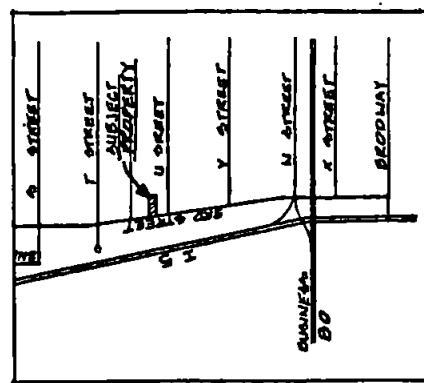
THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

# ELEVATIONS

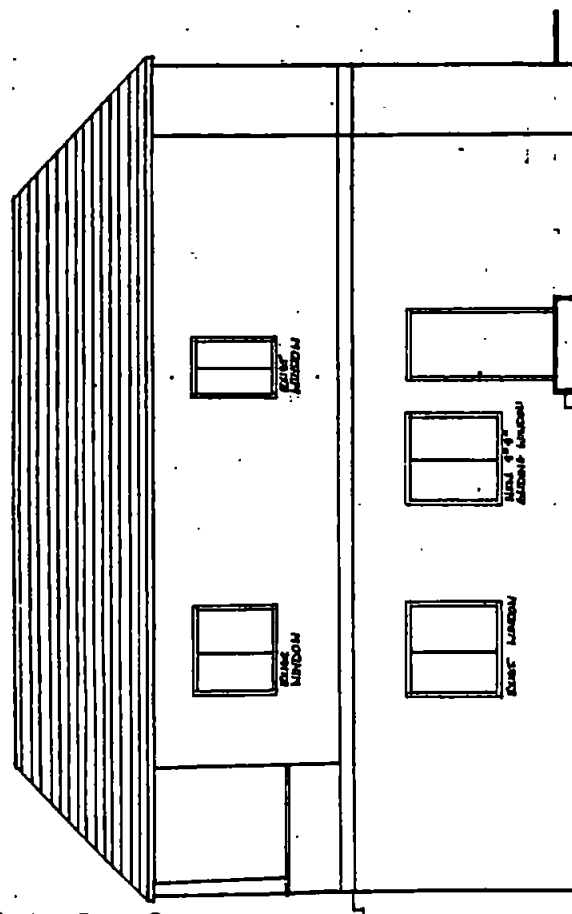
ANN: 021-011-020  
 PROJECT: KELLY RESIDENCE  
 2021 3RD STREET  
 SPOKANE, IDAHO 83401  
 DRAWN BY: DEE DEE KELLY  
 DATE: 1-27-86  
 TELEPHONE: (208) 944-5129  
 SHEET 1 OF 1



WEST ELEVATION

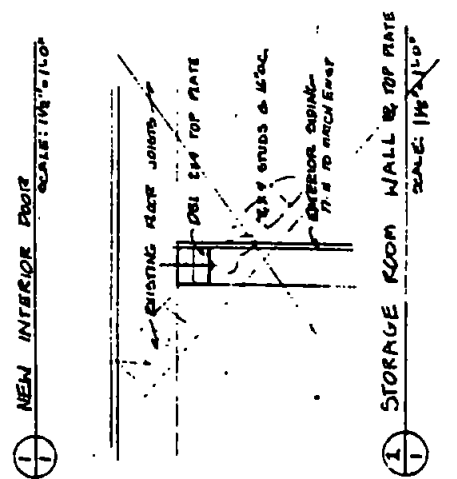
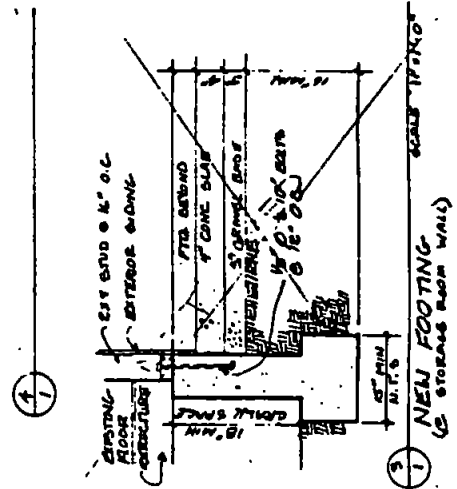


LOCATION MAP NO SCALE  
 TO TURN A SINGLE FAMILY, 2 STORY HOME INTO A DUPLEX. ADD A KITCHEN & EXTERIOR ENTRANCES TO THE FIRST FLOOR. ONE DWELLING TO BE ENTIRELY ON THE FIRST FLOOR & ANOTHER ENTIRELY ON THE SECOND FLOOR.



SOUTH ELEVATION

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



NEW INTERIOR DOOR SCALE: 1/4" = 1'-0"

PB86-015

5-7-86  
 Project 2/19/86

ITEM 4



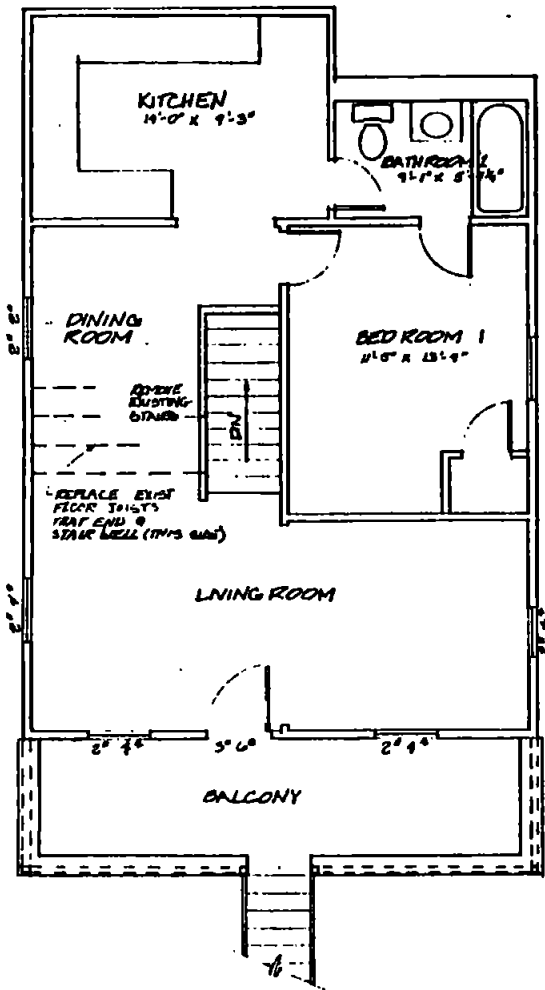
P-86-036

PB86-015

5-7-86

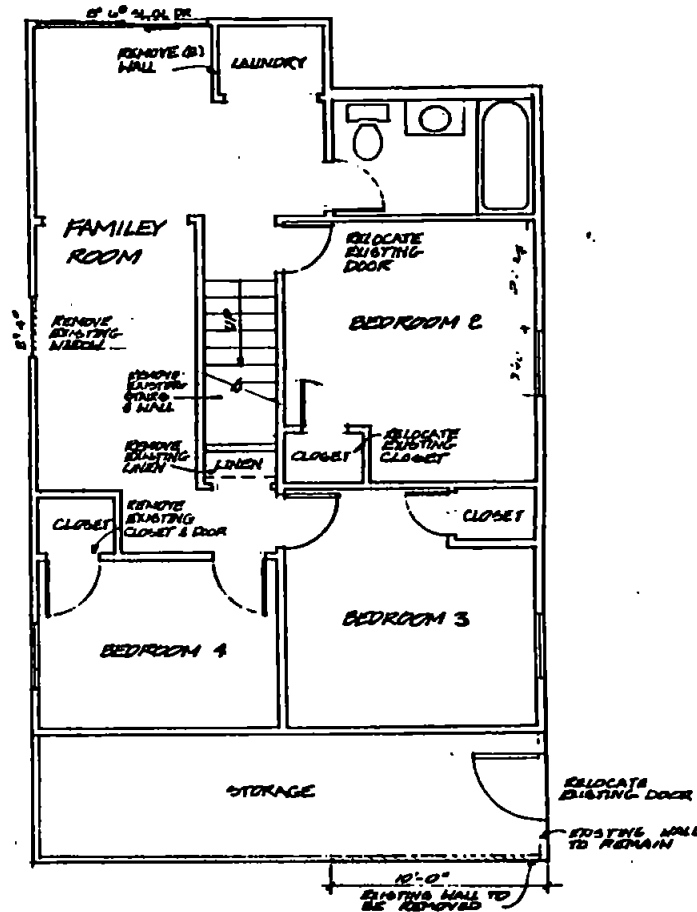
5-7-86

HEATH  
OWNER



EXISTING SECOND FLOOR ENTRY

SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR

SCALE: 1/8" = 1'-0"

FLOOR PLANS

PROJECT:  
KELLY RESIDENCE  
2021 3<sup>RD</sup> STREET  
SACRAMENTO, CA  
95818

DRAWING BY:  
DEEDEE KELLY

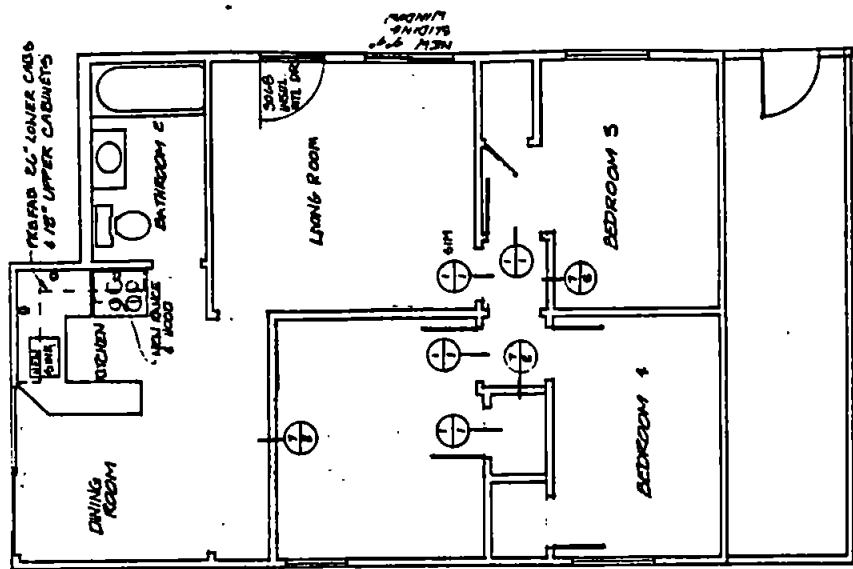
DATE:  
1-27-86

SHEET:  
3

OF:

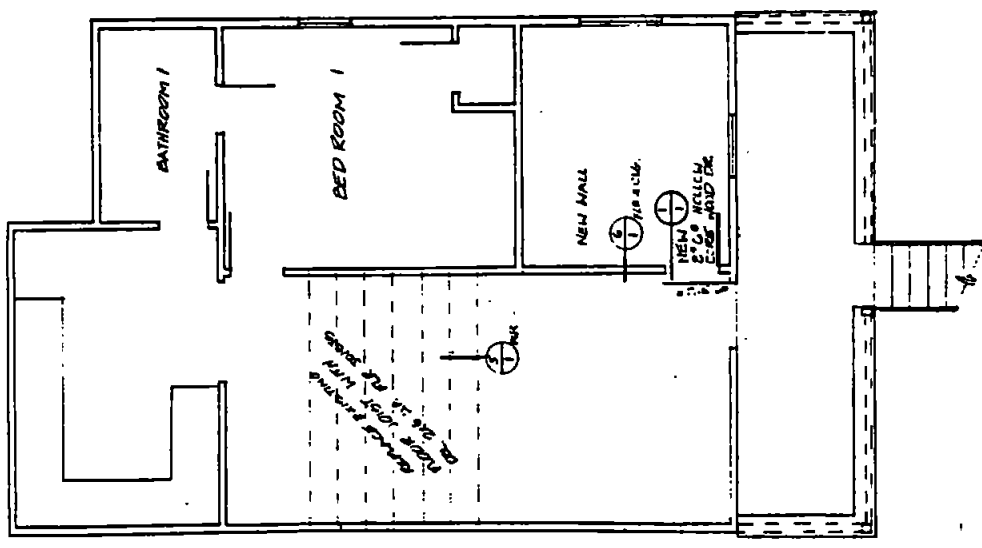
# FLOOR PLANS

PROJECT: KELLY RESIDENCE  
 2021 9th STREET  
 SACRAMENTO, CA 95818  
 DRAWINGS BY: DEEDEE KELLY  
 DATE: 1-27-86  
 SHEET: 1  
 OF:



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

FIRST FLOOR



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

SECOND FLOOR

PB86-015

P-86-096

5-7-86

~~ARCHITECT~~

VENT # 14

ITEM # 15









