

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

APPLICANT	Yoshi Kaz/ku, 4762 Norm Circle, Sacramento, CA 95822		
OWNER	Applicant		
PLANS BY			
FILING DATE			REPORT BY: RL:tc
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	009-052-18

APPROVED

LOCATION: 1930 4th Street

PROPOSAL: The applicant proposes repair of fire damage at the front of a Priority Structure in the Southside Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A
Existing Land Use of Site: Vacant two-family residence

Surrounding Land Use and Zoning:

North:	Vacant 40' x 80' lot;	R-3A
South:	Single family;	R-3A
East:	Dry cleaners - possible vacated;	R-3A
West:	Multi-family (11 units);	R-3A

Property Dimensions:	40' x 80'
Property Area:	3,200 sq. ft.
Square Footage of Building:	1,600+ sq. ft.
Height of Building:	Two stories
Exterior Building Colors:	White
Exterior Building Materials:	Horizontal wood siding

BACKGROUND INFORMATION: Repair of fire damage began without Board review. The work accomplished thus far is not in conformance with the original detailing of this Priority Structure. Repair work has ceased.

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

1. The repair work done thus far if allowed to be completed would destroy the original design integrity of the building. The owner has indicated her intent that the building be restored prefire appearance, as well as her dissatisfaction with the contractor's repair work.
2. The applicant/owner indicates that some of the porch elements were salvaged for the purpose of reuse.
3. Other work that should be accomplished in conjunction with the proposed repair is the repair and replacement of wire fencing along the street frontages, the brick cap on the chimney, and the missing portion of rain gutter on the north side of the roof.

STAFF RECOMMENDATION: Staff recommends approval of the proposal to repair the Priority Structure subject to the following conditions:

APPLC. NO. PB86-044 MEETING DATE September 17, 1986 ITEM NO. 13

1. The buildings shall be returned to the degree of architectural authenticity that existed prior to the fire. Salvaged element's shall be reused where possible.
2. The wire fences along the front and street side yards shall be repaired or replaced to the satisfaction of staff.
3. The chimney cap shall be repaired.
4. The missing portion of rain gutter on the north side of the roof shall be replaced.
5. The old family photographs submitted to staff to establish the appearance of the structure prior to the fire shall be retained until the repair work is satisfactorily complete. At such time, staff shall return the photographs to the applicant, retaining a zerox copy for the file.

Approval is based on the following findings of fact:

1. The project, as conditioned, will restore the structure to its prior level of architectural character.
2. The project, as conditioned, is in conformance with the Secretary of Interior's Standards for rehabilitation.

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.



CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

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

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 1930 4th Street

File Number:

Name of Structure:

Date of Construction: 1894

Present Owner:

Building Type: Two story, wood frame

Original Owner: A.F. Frank

Building Material: Clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Delta Type Queen Anne/Eastlake

Additions & Alterations:

None

Significant Architectural Features:

Gothic floral arch, scrollwork in frieze, brackets, pedimented windows and doors, scrollwork in first floor

Ancillary Structures:

None

Adjacent Land Uses:

Res., mixed

EVALUATION

Historical/Cultural Significance

Exceptional —

Major —

Contributing —

Non-Contributing X

Architectural Significance

Exceptional —

Major ~~X~~ —

Contributing —

Non-Contributing —

Environmental Significance

Exceptional —

Major X —

Contributing —

Non-Contributing —

Design Integrity: Alterations

None or Little X

Moderate —

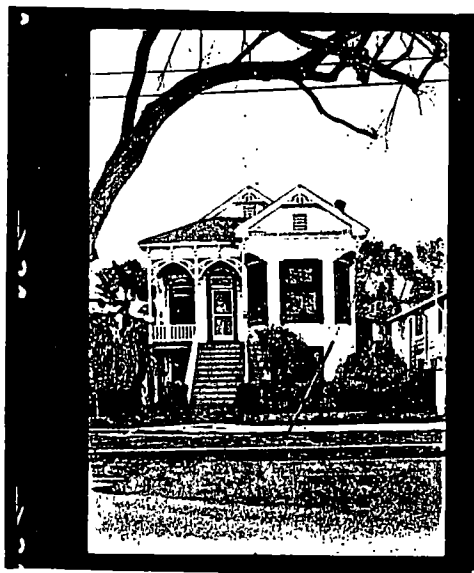
Considerable —

Physical Condition

Good, or Minor Repairs —

Major Repairs X —

Dilapidated —



96696-24

Date: 1/29/76

By: MW

Checked: MC

PB 86-044

Mapped: X

9-17-86

Priority - 15

HEM 13