

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

APPLICANT Ted A. Walker; 5999 Garden Highway; Sacramento, CA 95837
OWNER Joan A. Washburn; P.O. Box 845; Bryte, CA
PLANS BY Applicant
FILING DATE 11/19/89
NEGATIVE DEC _____ EIR _____ ASSESSOR'S PCL NO. 007-0335-007
REPORT BY: RBH:RL:hp

Approved on 1/3/90. RBH:hp

LOCATION: 2616 P Street

PROPOSAL: The applicant proposes rehabilitation of a Supportive Structure in the Sutter's Fort Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A
Existing Land Use of Site: Vacant Multiple-family Residence

Surrounding Land Use and Zoning:

North: Single-family, multiple-family; R-3A
South: Multiple-family, single-family; R-3A
East: Single-family; R-3A
West: Multiple-family; R-3A

Property Dimensions: 40' X 160'
Property Area: 6400 s.f.
Height of Building: 2 stories
Square Footage of Building: 3400 s.f.
Parking Required: 3 spaces
Parking Proposed: 6 spaces
Significant Features of Site: Location in Sutter's Fort Preservation Area
Exterior Building Colors: Beige shades
Exterior Building Materials: Horizontal wood siding

BACKGROUND INFORMATION: The structure is presently elevated on blocks. A new foundation and extensive framing for the first floor will be necessary.

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

1. The front elevation will be modified with the addition of a turret at the end of the porch to partial enclose the entry stairs to the 2nd floor unit.
2. The round first floor porch and stairway is being revised. Staff would prefer to have the ground floor wall extend back toward the front of the building more to give a stronger visual support to the tower.

3. No details for the trash enclosure were provided. Conformance to City standards and use of decorative masonry units would be appropriate.
4. Although only 3 parking spaces are required, the applicant proposes the provision of 6 spaces. The result is a total lack of usable rear yard for other than parking and maneuvering. The parking design seems more appropriate for an office conversion. Staff would prefer a redesign of the rear yard to have lawn and 4 or 5 parking spaces at 90 degrees to the alley.
5. All new brick will match existing and the H.C. lift is no longer part of this project.

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

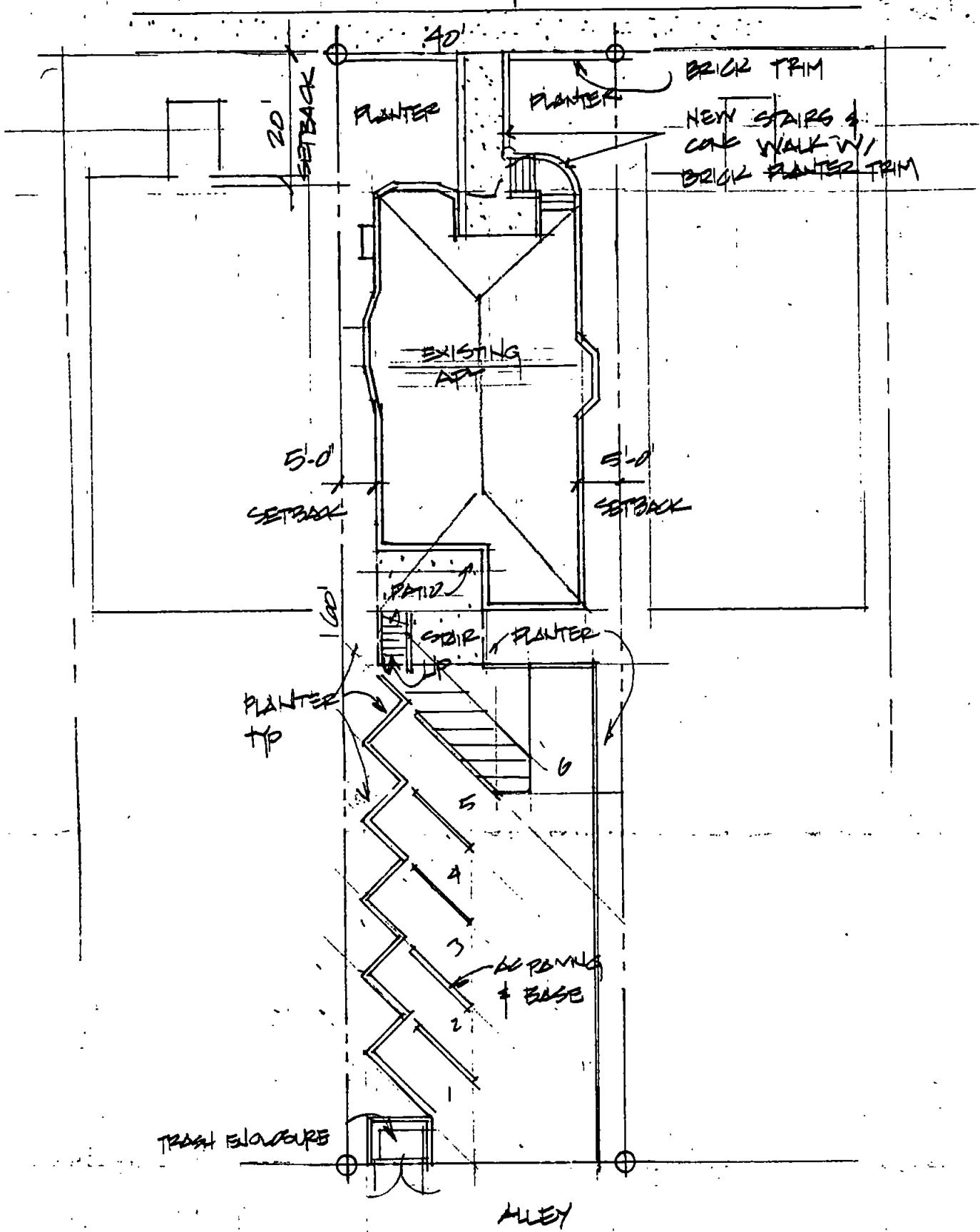
1. The design of the revised first floor tower wall shall be submitted to Staff for review and approval prior to issuance of building permits.
2. Repair materials shall match existing.
3. The rear yard shall be redesigned to have a lawn area and 4 or 5 parking spaces at 90 degrees to the alley.
4. Decorative masonry blocks shall be used for the trash enclosure. Detailed drawings shall be submitted to Staff for review and approval prior to issuance of building permits.
5. Revised plans and detailed landscape and irrigation plans shall be submitted for Staff review and approval prior to issuance of building permits.

Approval is based on the following findings of fact:

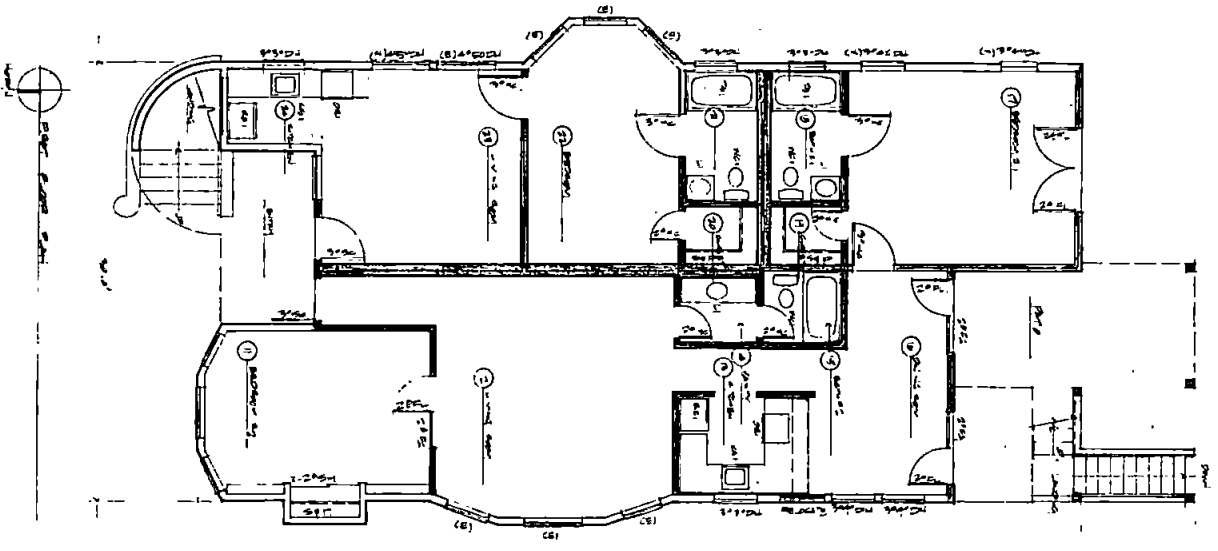
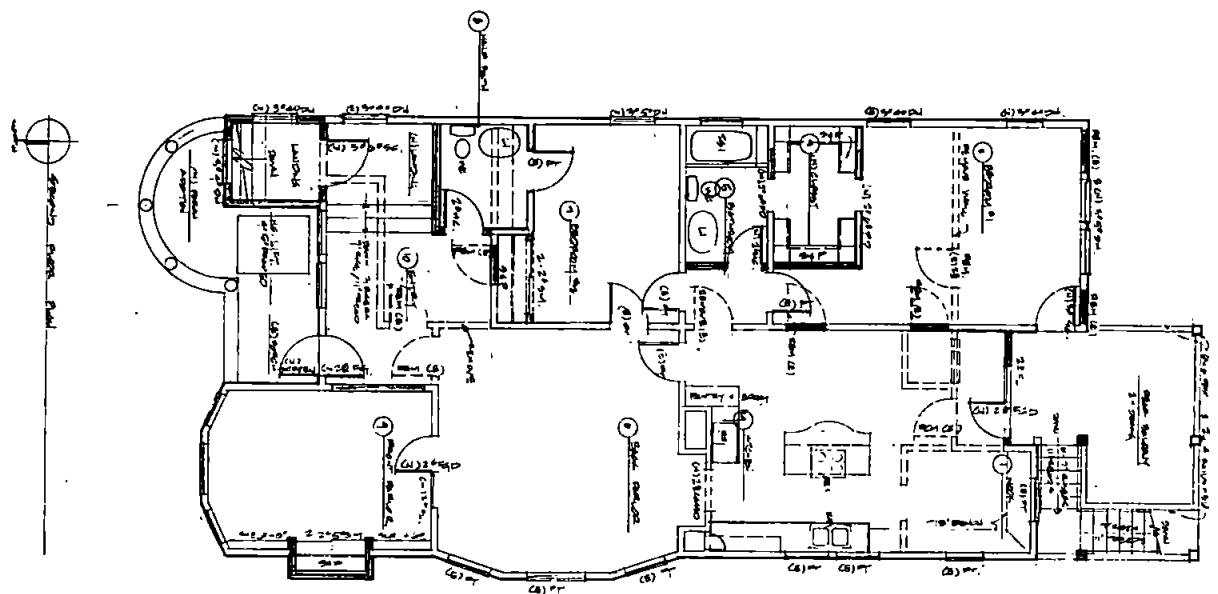
1. The project, as conditioned, conforms with the Secretary of Interior's Standards for Historic Preservation.
2. The project, as conditioned, will promote the integrity of the Sutter's Fort Preservation Area.

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.

P STREET



SITE PLAN
SCALE 1" = 20'



| | | |
|-----|--------|----------|
| NO. | DATE | REVISION |
| 1 | 1-3-90 | REVISED |
| 2 | 1-3-90 | REVISED |

FOR YOUR INFO
SEE DRAWING

WALKER & ASSOCIATES ARCHITECT

1000 S. STREET
SACRAMENTO, CALIFORNIA 95811

PROJECT: REMODEL SUITE APPT.
 LOCATED: 2016 1/2 STREET
 BY: JOAN A. WAGGONER
 1007 1/2 STREET

| | | |
|-----|------|----------|
| NO. | DATE | REVISION |
| 1 | | |
| 2 | | |



L 1168



L 1168