

STAFF REPORT AMENDED 12/15/82  
DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ted Walker, 1805 First Avenue, Sacramento, Ca. 95818		
OWNER	Mr. & Mrs. Ihde, 5870 Garden Highway, Sacramento, Ca. 95837		
PLANS BY	Ted Walker		
FILING DATE	10-25-82	50 DAY DRACTION DATE	REPORT BY: CSL:mmm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-333-24

LOCATION: 1617 25th Street

PROPOSAL: Rehabilitate and remodel a Priority Structure, rebuild porch, remove garage and build carport, restore and paint exterior.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1980 Central City Community  
Plan Designation: Multiple Family  
Existing Zoning of Site: R-3A  
Existing Land Use of Site: Residential  
Surrounding Land Use and Zoning  
North: Residential  
South: Residential  
East: Residential  
West: Residential

The subject structure is a Priority Structure in a proposed Preservation Area. The building is a Craftsman Bungalow dating to 1908. The building retains a high degree of design integrity.

The applicant proposes to:

1. Repair and restore the front porch to match the existing porch.
2. South elevation; construct a new closet which projects two feet out and will be six feet long.
3. North elevation; remove the easternmost window and replace it with a projecting greenhouse window.
4. East elevation; relocate the back door and remove two windows.
5. Remove chimney and replace the opening with a bubble skylight.
6. Rear of structure; remove the existing garage and construct a carport, open on four sides, with deck on top. The deck is accessed by stairs leading from the back door stoop. Siding on the carport will match the siding on the house.

EVALUATION: Staff feels that in general the alterations respect the original design integrity of the structure and will not destroy the feeling of past time and place within the proposed preservation area. Staff has the following concerns :

1. Two brackets, to match those under the dining room bay window, should be placed under the new closet bay.

APPLC. NO. PB82-030

MEETING DATE November 17, 1982

December 15,  
December 15

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2. The proposed greenhouse window is an inappropriate addition to the north elevation. Although it would provide a pleasant interior amenity, it would damage the historic integrity of an important and highly visible elevation.
3. Alterations to the rear elevation are acceptable on the grounds that this elevation has low visibility. New trim, however, should match existing.
4. The removal of the chimney is unfortunate but not exceedingly damaging. The feature is an interior chimney and is not a major design element of the structure.
5. The carport will have to comply with the zoning ordinance which states that detached structures must be located six feet from main structures.
6. Staff was contacted by an adjacent property owner who is opposed to having a deck built on the subject site on the grounds that it will be an invasion of privacy. Staff has not addressed this concern on the grounds that the carport design is compatible and the zoning ordinance will be complied with.

RECOMMENDATION: Staff recommends approval of the project with the following conditions and Findings of Fact:

1. Two decorative brackets will be attached to the closet extension.
2. The greenhouse window will be deleted from the design.
3. All new trim will match existing.
4. *Existing garage to remain.*  
Carport siding will match siding on the house.
5. The Zoning Ordinance requirements will be met.

Findings of Fact:

1. The project as conditioned is consistent with the goals and guidelines of the Listed Structures Plan.
2. The project as conditioned is consistent with the goals and guidelines of the Preservation Area Plan.
3. The project as conditioned is consistent with the purpose and intent of Chapter 32.

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



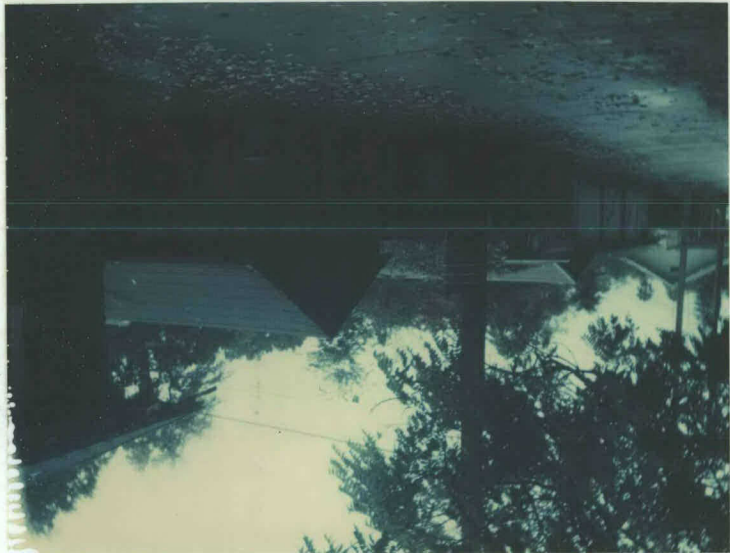




1611  
2861  
25-88



1619  
1982  
2574



1617 25th

1982



1611

1989

25-45



1617 25th  
1982



1986

1617  
1986