

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ron Rasmussen, 3021 "O" Street, Sacramento, Ca. 95816			
OWNER	Harvey Cain, 2025 Morse Avenue, Sacramento, Ca. 95825			
PLANS BY				
FILING DATE	6/27/83	50 DAY	DRACTION DATE	REPORT BY: RL:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	002-124-04	

LOCATION: 507 13th Street

PROPOSAL: Addition at the rear of a 3 unit residential structure listed on the Official Register as a Priority Structure.

PROJECT INFORMATION:

Existing Zoning of Site:	R-3A
Existing Land Use of Site:	3 unit apartment
Surrounding Land Use and Zoning:	
North:	Multiple family; R-3A
South:	Multiple family residential; R-3A
East:	Two Family residential, high-rise elderly housing, R-3A
West:	Grocery store, single family residential; R-4A
Parking existing:	None
Parking required:	None
Property Dimensions:	40 x 80
Property Area:	3,200 s.f.
Density of Development:	41 du/ac
Square Footage of building:	2,670± s.f.
Exterior Building Colors:	White
Exterior Building Materials:	Horizontal wood siding

BACKGROUND INFORMATION: The applicant proposes to rehabilitate the subject structure and provide an addition at the rear. The addition would increase the interior width of the existing screened porches of all 3 units, from 4-1/2 to 10 feet. The rear stairs are to be reconstructed.

The same activity is proposed for a structure on the abutting property to the north (PB83-110). Both have basically the same but reversed plan and same alterations.

Concurrent Planning Commission applications have been filed. The entitlements are variances for a reduction in the rear yard setback from 15 feet to 11 feet for the subject structure and 3 feet for the stairs (PB83-219).

STAFF EVALUATION: Staff has the following comments and concerns:

1. Proposed interior modifications and enlargement of the screened porches are intended to improve the livability of the units. Nevertheless, the addition will increase the prominence of the least attractive element of the structure's exterior.
2. Presently the rear porches detract from the aesthetics of the Priority Structure to the east (1310-12 E Street). The addition will do further aesthetic harm to the adjacent structure.
3. In the matter of the variance application (P83-219) for a reduced rear yard setback, staff must recommend denial. There is no justification for approval in that no basis of hardship exists.
4. Should, however, the Commission approve the variance request and the Board approve the addition, staff suggests that:
 - a. The stairs be set against the face of the addition in order to minimize the degree of encroachment toward the rear and the adjacent Priority Structure.
 - b. The color of the building should not be white. A less reflective color that is also compatible with the structure at the rear should be used.
 - c. Horizontal siding matching the main structure shall be used.
 - d. Dilapidated fencing shall be replaced.

** ~~4. / / Revised plans shall be submitted for review and approval of the Board.~~

** STAFF RECOMMENDATION: Staff recommends denial of the proposed building addition based on the following findings of fact: *(Approved by the Design Review/Preservation Board)*

1. The proposed addition will detract from the aesthetics of the structure's design, adjacent Priority Structures, and the surrounding area.
2. The proposed addition is not in compliance with the City Zoning Ordinance and the Design Review Guidelines for the Old City Design Review District.

7/20 ACTION: APPROVED WITH AMENDED CONDITIONS

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PB83-111

July 20, 1983

Item No. 11

P73 83-44

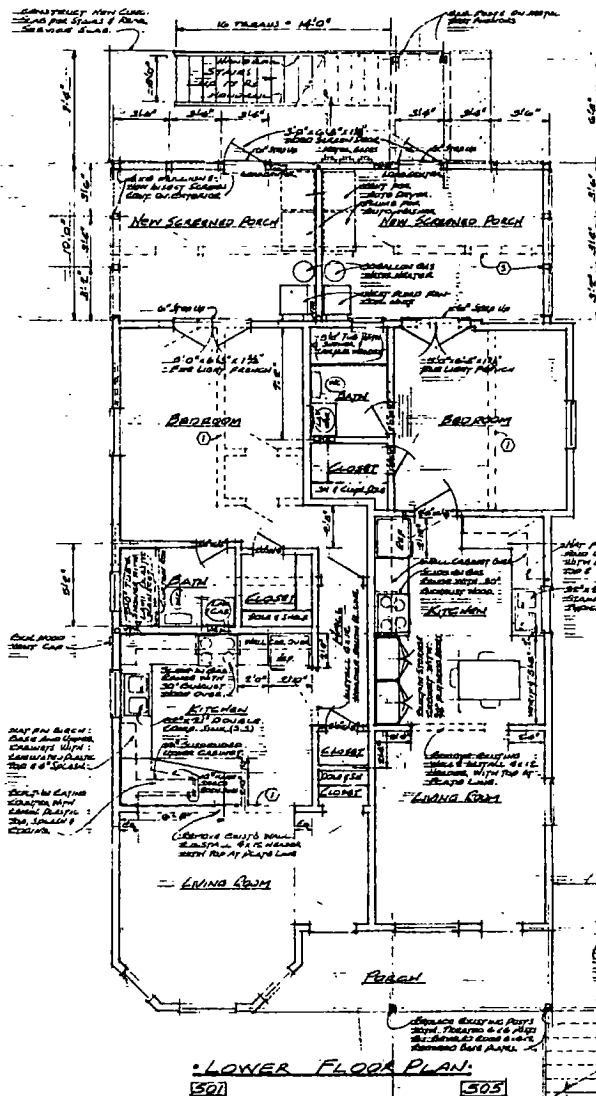
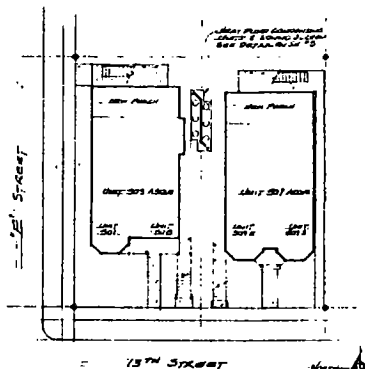
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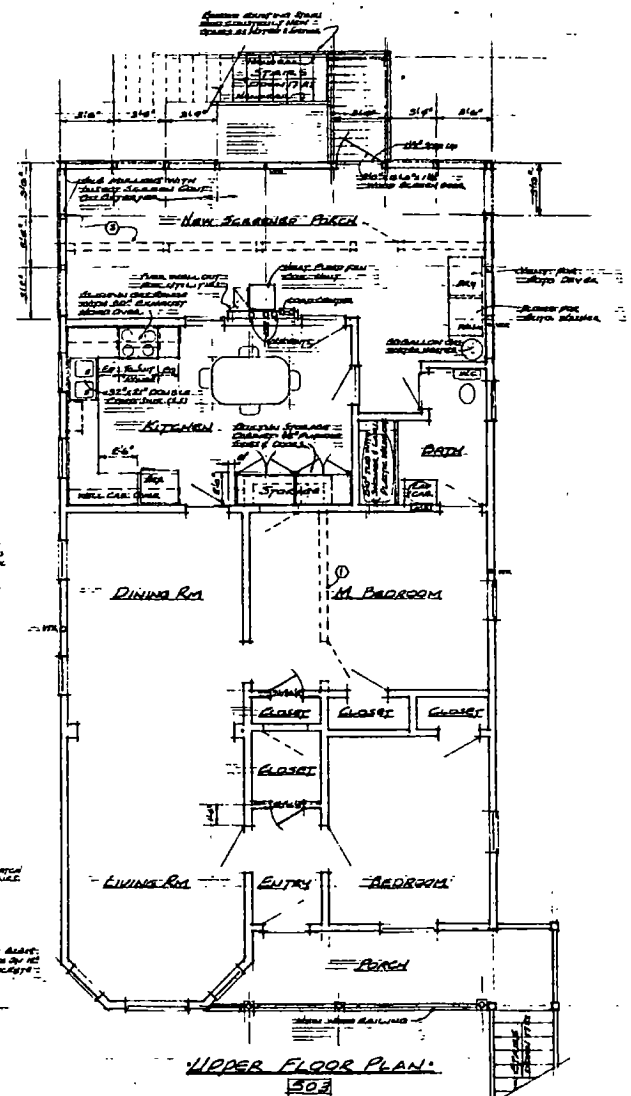
NEW WALLS WITH 2x4 STUDS AT 16" O.C. AND 1/2" GYPSUM BOARD OR TO MATCH EXISTING FLOOR.
EXISTING WALLS TO REMAIN AS-1" EXCEPT TO BE PATCHED AND REFINISHED AS REQUIRED.
EXISTING WALLS TO BE REMOVED, PATCH GROUND AND FINISHED AS REQUIRED TO MATCH ADJOINING.
EXISTING DOOR TO BE REMOVED AND GROUND PATCHED TO MATCH ADJOINING.

NOTES

1. ACCORDING TO WORK AS INDICATED IN THE DESCRIPTION OF WORK TO BE PERFORMED AS REQUIRED BY THE SACRAMENTO REDEVELOPMENT AGENCY. SEE ATTACHED 4-10-83, P. 1. THE RENOVATION AND REDEVELOPMENT OF THE PROPERTY INDICATED BELOW.



LOWER FLOOR PLAN



UPPER FLOOR PLAN

<p>Proposed Apartment Renovation at 501-503 13th Street, Sacramento, Calif. by Harvey Cain</p>	
<p>Owner: D. J. McFarland & Associates, Inc.</p>	<p>1</p>
<p>Engineers: McFarland, McFarland & Associates, Inc.</p>	<p>1</p>

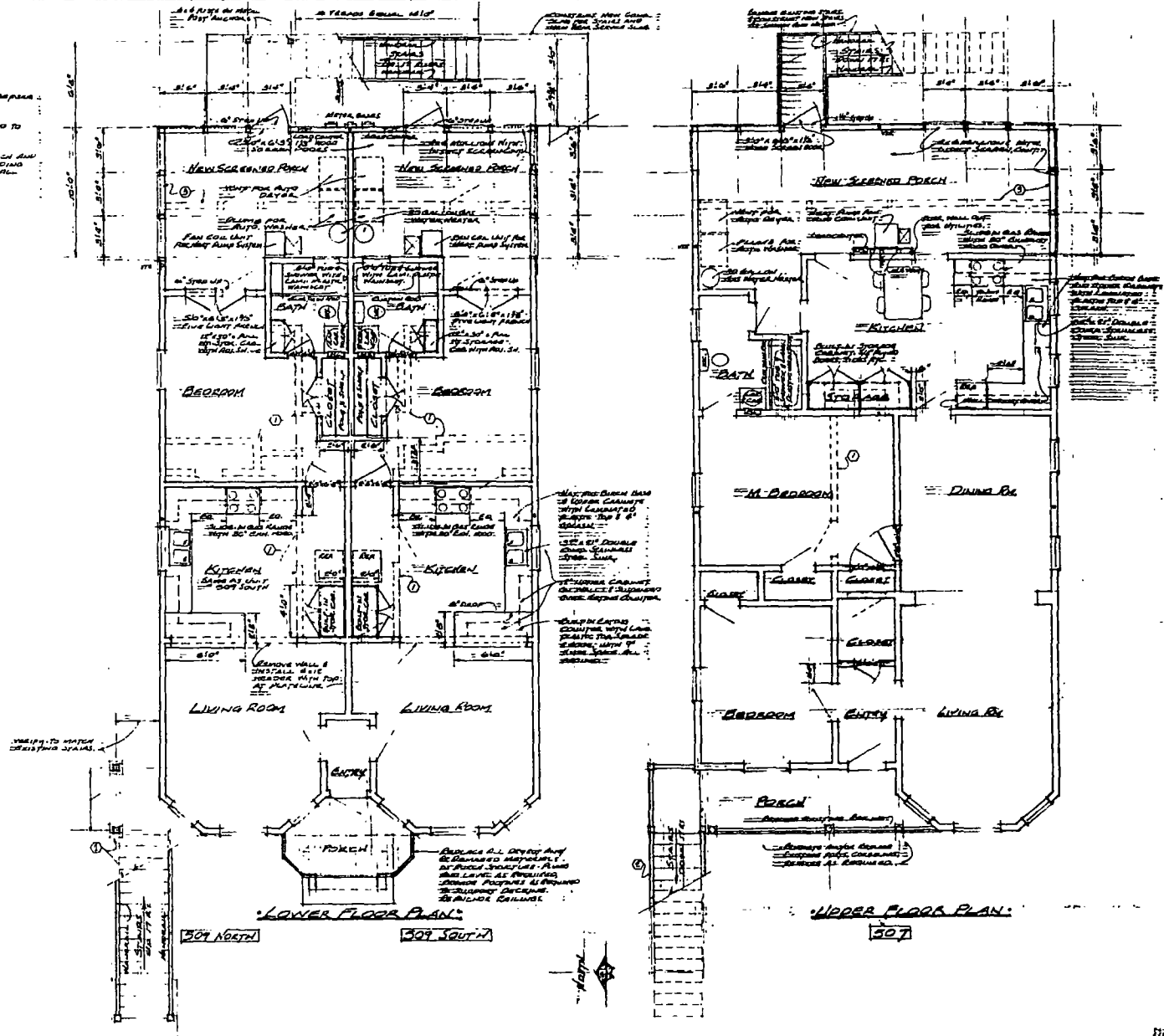
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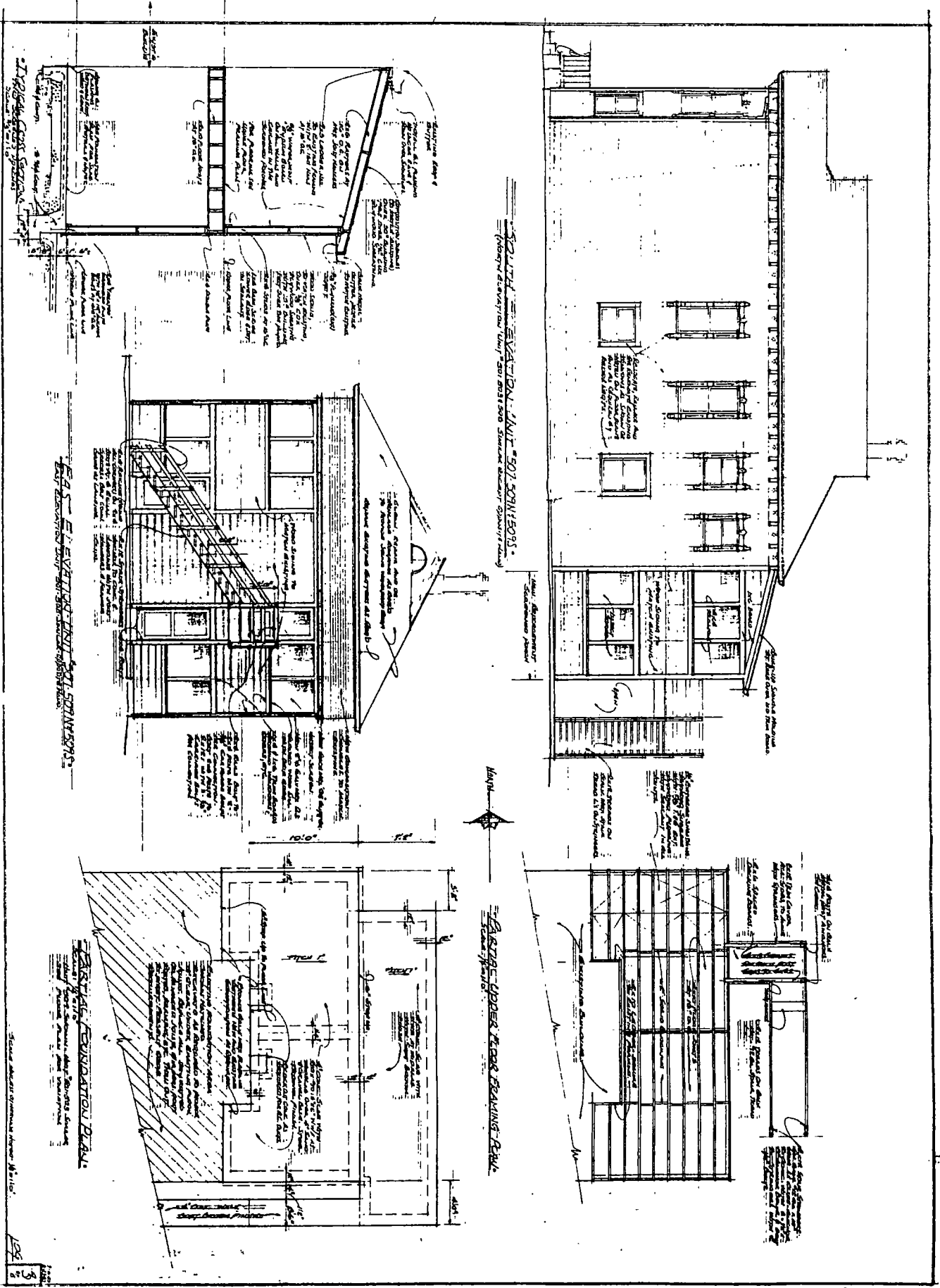
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- NOTES**
1. VERIFY FLOOR CONSTRUCTION ABOVE BEFORE REMOVING OR DEMOLITION OF WALLS.
 2. REMOVE EXISTING STAIRS, REPLACE IN KIND TO MATCH EXISTING.
 3. REMOVE EXISTING EXTERIOR PORCH AND EXISTING NEW PORCH AS SHOWN INCLUDING FOUNDATION, WALLS, FLOORS, ROOF AND ALL INTERIOR FEATURES AS INDICATED.



7-20-83
OII

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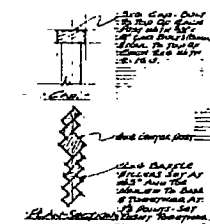
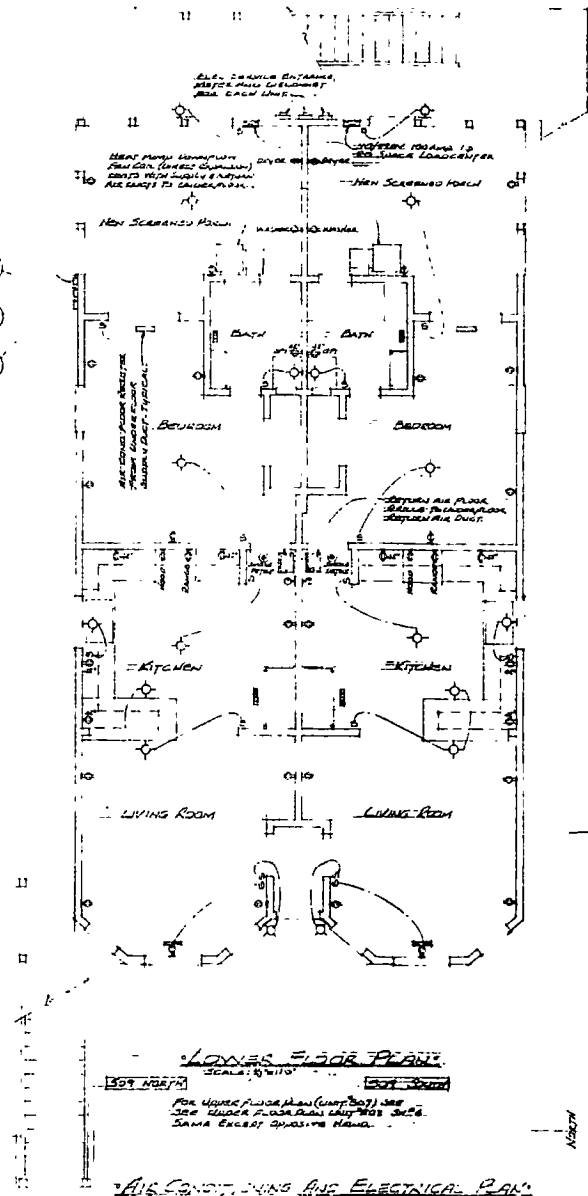
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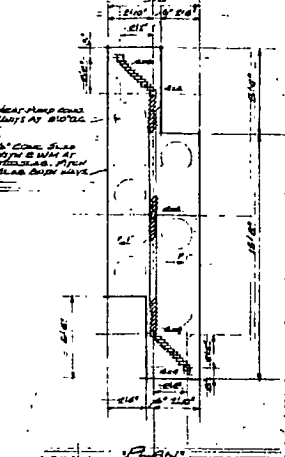
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ALTERNATE
DIFFUSERS

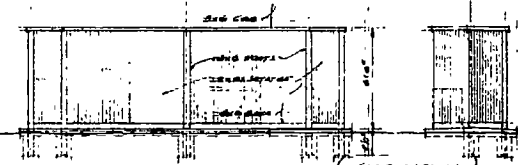
HEAT PUMP AIR -
CONDENSING UNIT WITH 12" X 12" X 12" AIR FILTERS
FOR CONDENSING UNIT AND
SOUND BARRIER



VERTICAL SECTION: SOUND BARRIER



PLAN: SOUND BARRIER



SIDE ELEVATION: SOUND BARRIER

END ELEVATION: SOUND BARRIER

HEAT PUMP CONDENSING UNIT SOUND BARRIER

SALES & ELECTRICAL PLANS

7-2019



CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

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

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 507 13th Street

File Number:

Name of Structure:

Date of Construction: ca. 1890-95

Present Owner:

Building Type: 2 story wood frame

Original Owner: Possibly E.B. Hussey

Building Material: Clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Delta Type Eastlake

Additions & Alterations:

Angled bay on ground floor

Significant Architectural Features:

Hip & gable roof, 2 story porch with spindles in screen, angled bay under forward gable.

Mirror of 501.

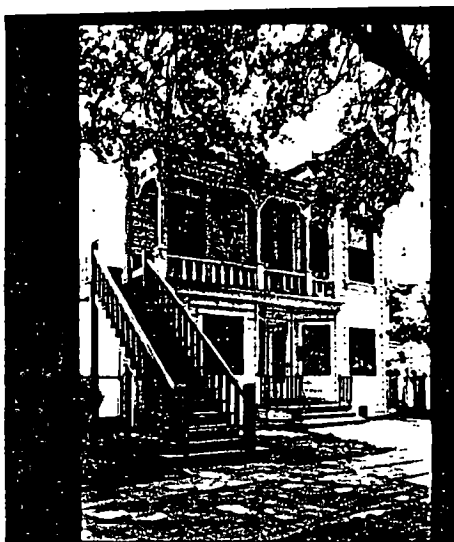
Ancillary Structures:

None

Adjacent Land Uses:

Res.

Intrusion on Neighborhood?:



98913-8

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

—

Moderate

—

Considerable

X

Physical Condition

Good, or Minor Repairs X

Major Repairs

—

Dilapidated

—

Date: 1/5/76

By: MW

PB83-HH 011

Checked: MC

Mapped: X

7-20-83

Priority

-3

#10

Architectural Analysis:

A Delta Type Eastlake with a gabled bay and 2 story gallery. Decorative detail is concentrated in the porch screen with spindles and scrollwork. Marred by alterations, principally the extra ground floor bay. Originally identical to 501, and part of a cohesive block of older structures.

Historical Information:

Built approximately 1895. Owner E.B. Hussey. No information available.

Present Zoning:

Assessed Value - Land:

Improvements:

Total:

Lot Size:

Additional Comments:

jr
2/75

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PB83-~~111~~

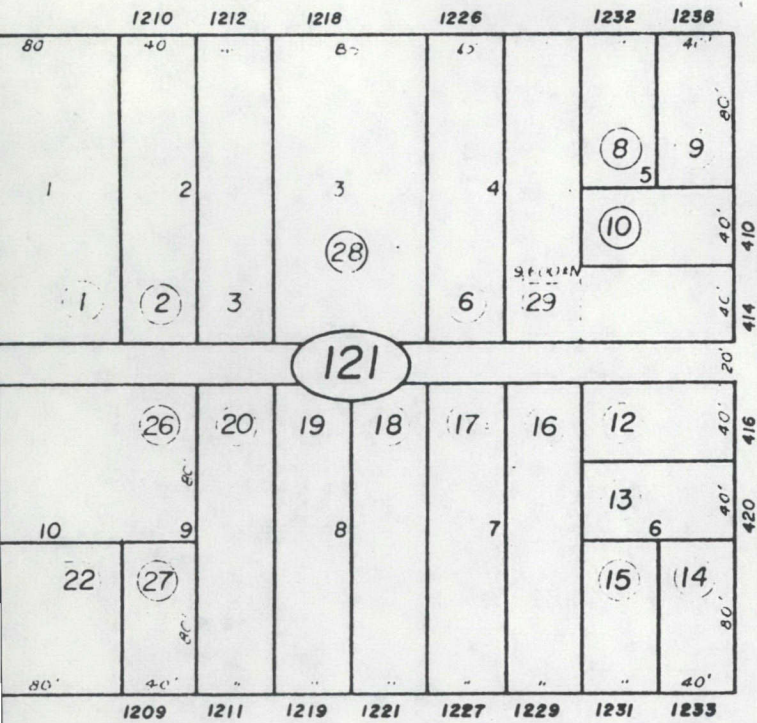
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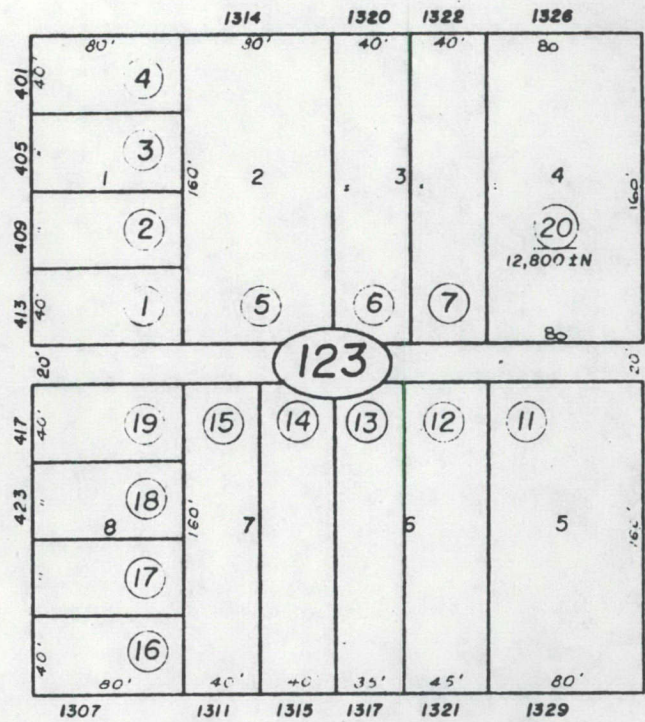
POR. CITY

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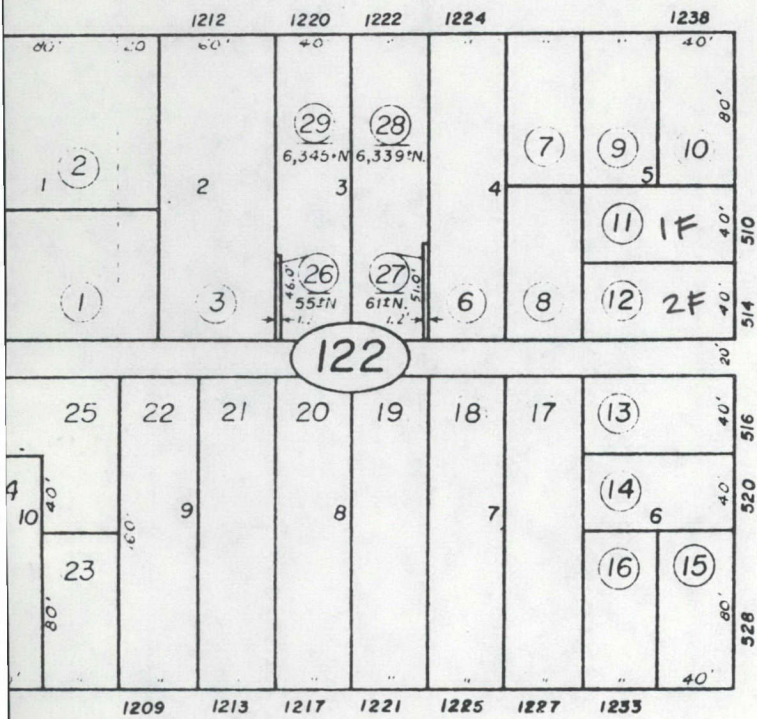
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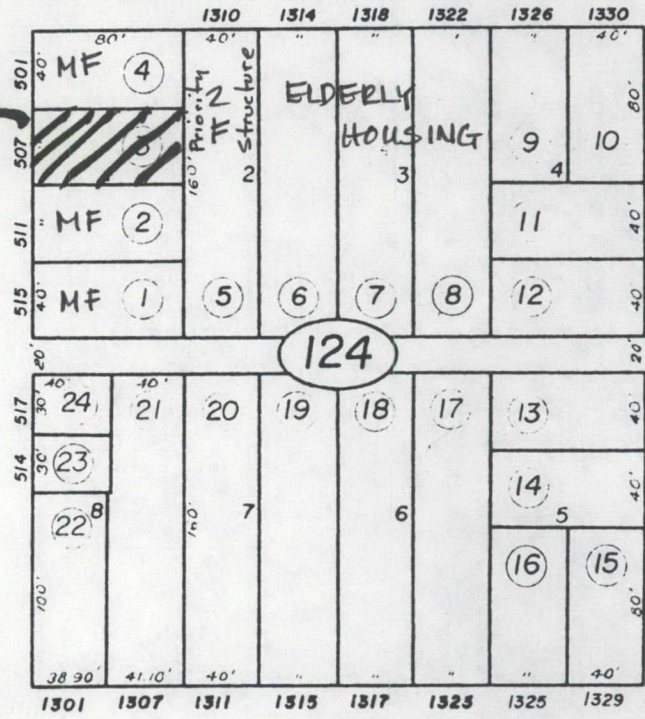
E

ST.



13th

SUBJECT SITE



14th

(16)

NOTE—Assessor's Block Numbers Sho
- ITEM 11 -
Assessor's Parcel Numbers Sho

011
PB 83=H

7-20-83

SUBJECT FILE









