

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

<b>APPLICANT</b>	Charles Axtell, 5420 Cypress Avenue Carmichael, CA 95608		
<b>OWNER</b>	Charles Axtell, 5420 Cypress Avenue, Carmichael, CA 95608		
<b>PLANS BY</b>	Charles Axtell, 5420 Cypress Avenue, Carmichael, CA 95608		
<b>FILING DATE</b>	January 6, 1988	<b>REPORT BY:</b>	RH:vf
<b>NEGATIVE DEC</b>	<b>EIR</b>	<b>ASSESSOR'S PCL. NO.</b>	002-0176-014

APPROVED ON CONSENT JANUARY 6, 1988 DESIGN REVIEW/PRESERVATION MEETING

LOCATION: 1717 H Street

PROPOSAL: Rehabilitation of a Priority Structure

PROJECT INFORMATION:

Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant, Residential, building
Parking Required:	1 space
Parking Provided:	1 space
Parking Ratio:	1/unit
Property Dimensions:	40' x 160'
Property Area:	6,400 sq. ft.
Square Footage of Building:	2,500 sq. ft.
Height of Building:	2 stories
Significant Features of Site:	Priority Structure
Exterior Building Colors:	Grey & Blue
Exterior Building Materials:	Wood siding, composition shingles

BACKGROUND: The applicant proposes the rehabilitation of a priority structure. The project will be rehabilitated for single family use. The building is presently vacant. The front porch and porch roof have been stripped from the structure. The applicant's proposal is to reconstruct the front porch and stairway and to rehabilitate the building back to its original condition.

PROJECT EVALUATION:

1. The project will return a priority structure back to its original architectural style.
2. The project will return a building from an abandoned state to a residential unit.
3. The plans as shown will repair or replace all existing material in a like manner.
4. The applicant proposes to reconstruct the front porch and front stairway. Staff is in support of the drawings as presented. The Building Inspections Division will require a 30 inch to a 34 inch high handrail on one side of the stairway. Staff would recommend that the railing requirements be achieved by the addition of a wrought iron narrow rail to be placed above the existing proposed flat railing which is shown on the drawing. This rail should be provided on both sides of the stairway for semetrical continuity. The rail height at the porch deck must be 34 inches above the deck floor at a minimum. This may be achieved by making the reconstructed wall area 34

inches in height or by the addition of a wrought iron rail above the proposed wall height.

5. The applicant has indicated new or rehabilitated walls on the rear portion of the structure. These walls appear to be in the same location as the original existing walls. The elevation drawings do not indicate any new door or window openings. It would appear that the applicant is proposing rehabilitation of the rear of the structure utilizing the existing window and door openings found there at the present time.
6. A new exterior deck is proposed at the rear of the building. Because the rear of the building is an elevation which is least likely to be seen from the street, staff does not have a concern with a deck being built at this location, which is designed in a manner different from that which would have been found on the structure in its original construction phase.
7. If existing windows are to be relocated, replaced, or removed, staff would wish to review the proposed changes from the existing fenestration prior to the issuance of a building permit.
8. Two skylights are proposed on the structure; one on the rear hip roof facing toward the north, and one at the rear of the building on the side facing hip roof toward the west. Both of these skylights will be placed well toward the rear, in fact, one will be entirely on the rear slope of the roof and will not be viewed from the street.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions.

1. All railing heights will be completed to meet building code requirements. Final drawings of these railings will be reviewed and approved at staff level. Railings may be either wrought iron addition to be placed above a wood top rail, or may be met by extending the height of the top rail upward to meet code requirements.
2. Any changes in the placement of existing or the removal of existing or the relocation of existing windows will be reviewed and approved by staff.
3. The design of the proposed deck to be placed at the rear of the structure to be reviewed and approved by staff.

Approval of the project is based on the following findings of fact.

1. The project as proposed and as conditioned by staff meets with the adopted board guideline for restoration of historic properties.
2. The project as proposed and conditioned by staff meets the Secretary of Interior's guidelines for rehabilitation of historic structures.

3. Those portions of the structure most likely to be viewed by the public will be restored in the manner completely compatible with the historic nature of the building. The addition of a non-historic deck to the rear of the structure will not impede upon the historic quality of the structure.

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.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

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: 1717 H Street

File Number:

Name of Structure:

Date of Construction: 1900

Present Owner:

Building Type: Two story wood frame

Original Owner: Jennie W. Colclough

Building Material: Shiplap

Present Use: Res.

Builder:

Original Use: Res., single family

Architect:

Occupant(s):

Style: Colonial Revival/Queen Anne

Additions & Alterations:

Significant Architectural Features:

Porch

Leaded windows, rounded bay, corner, entrance canopy

Ancillary Structures:

None

Adjacent Land Uses:

Res.

Intrusion on Neighborhood?:

### EVALUATION

#### Historical/Cultural Significance

Exceptional	—	—
Major	—	—
Contributing	—	—
Non-Contributing	<u>X</u>	—

#### Architectural Significance

Exceptional	—	—
Major	<u>X</u>	—
Contributing	—	—
Non-Contributing	—	—

#### Environmental Significance

Exceptional	—	—
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

#### Design Integrity: Alterations

None or Little	—	—
Moderate	<u>X</u>	—
Considerable	—	—

#### Physical Condition

Good, or Minor Repairs	—	—
Major Repairs	<u>X</u>	—
Dilapidated	—	—



96387-33

Date: 1/15/76 By: MW

Checked: MC

Mapped: X

1-6-88 Priority

#12

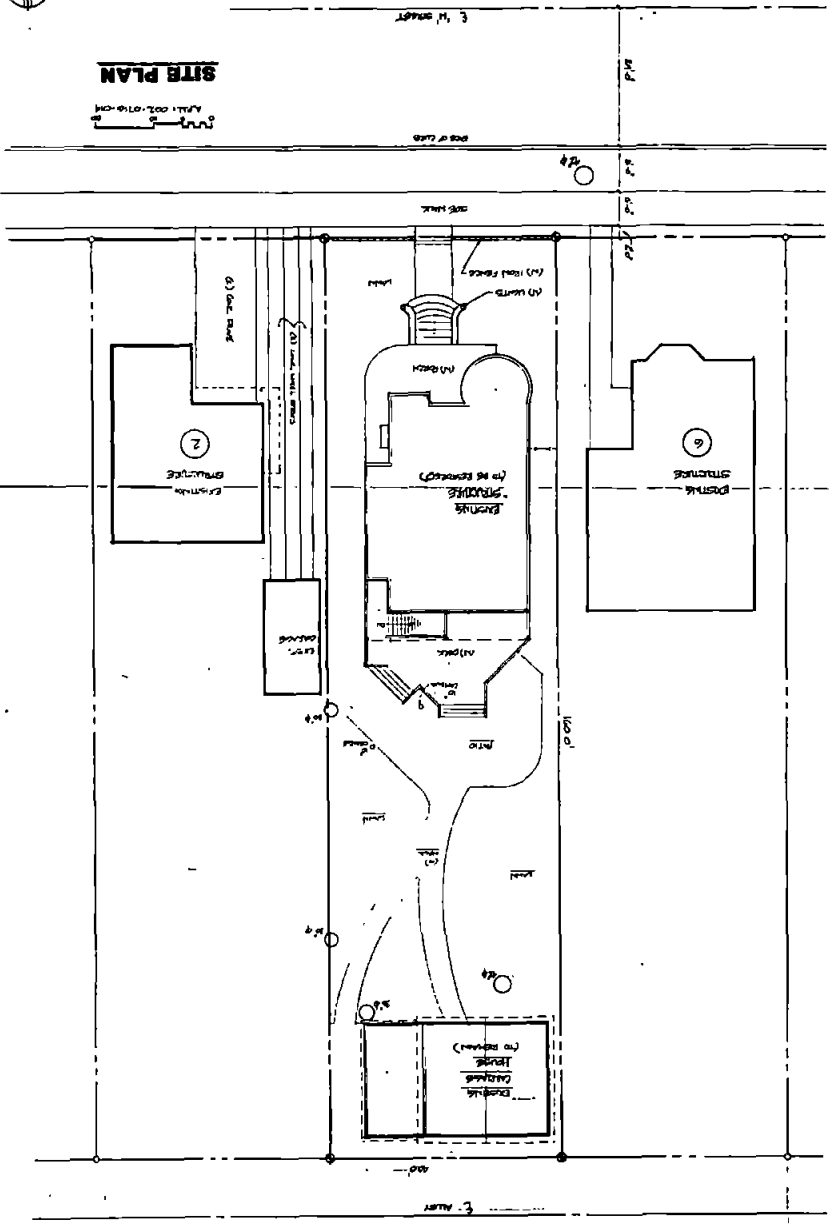
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**SITE PLAN**  
Prepared according to  
Revised Architecture &  
Surveying Act of 1971  
1711 "H" STREET, SACRAMENTO, CA. 95811

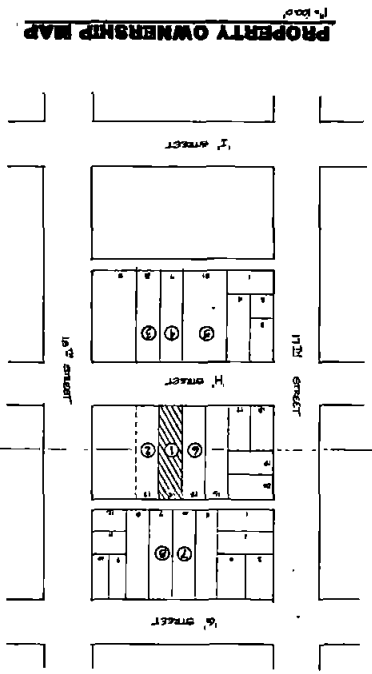
# AXTELL RESIDENCE



**SITE PLAN**  
April 2001-07-04



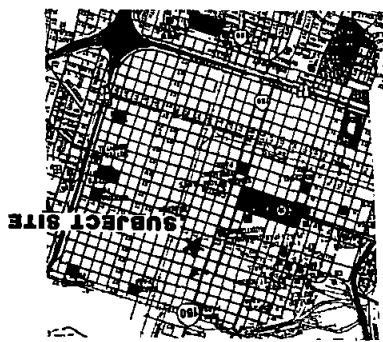
**PROPERTY OWNERSHIP MAP**

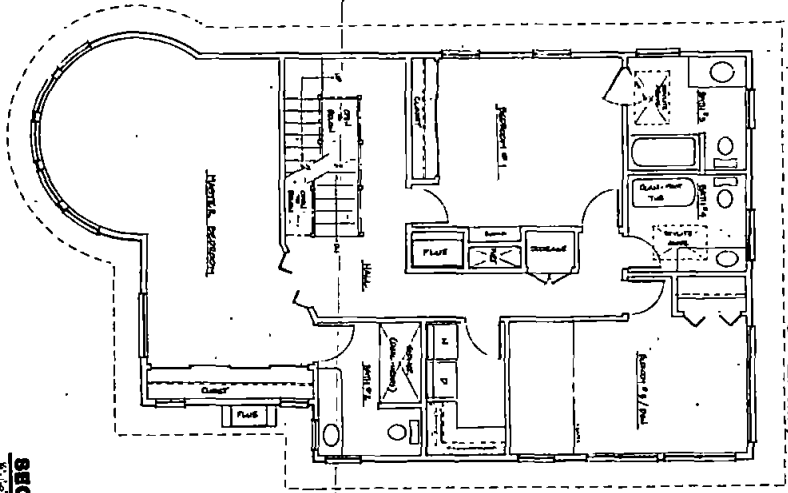


**PROPERTY OWNERSHIP LIST**

1. **AXTELL, CHARLES R.**  
520 G Street, Sacramento, CA. 95808  
A.P.N.: 002-0178-014
2. **AXTELL, CHARLES R.**  
440 Bluffway Road, No. 144  
Sacramento, CA. 95818  
A.P.N.: 004-0663-021
3. **THOMAS, LEO/VALERIE**  
1708 E Street, Sacramento, CA. 95814  
A.P.N.: 002-0178-013
4. **BARBER, RICHARD W. / JEAN R.**  
1011 Sacramento Way 251  
Sacramento, CA. 95833  
A.P.N.: 006-0445-008
5. **RYAN, KEAN R. / JEAN**  
1128 Main St. Camino Sacramento, CA. 95833  
A.P.N.: 002-0178-007
6. **BARBER, RICHARD W. / JEAN R.**  
1011 Sacramento Way 251  
Sacramento, CA. 95833  
A.P.N.: 006-0445-008
7. **MALON, JOHN B. / WYNNEK, WALTER**  
Four O'Clock Box 251  
Sacramento, CA. 95808  
A.P.N.: 002-0178-008
8. **RYAN, KEAN R. / JEAN**  
1128 Main St. Camino Sacramento, CA. 95833  
A.P.N.: 002-0178-007

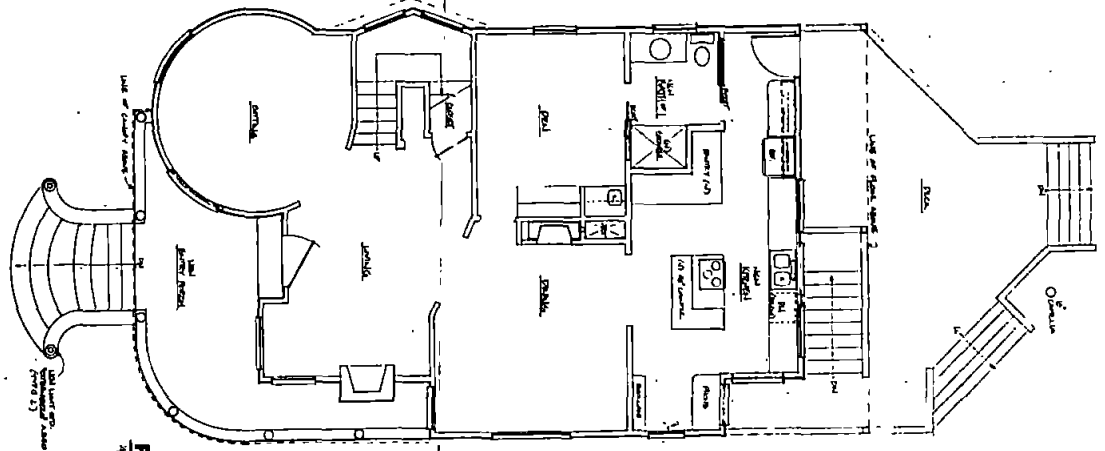
**VICINITY MAP**





**SECOND FLOOR**

LEGEND:  
Dashed line  
New construction



**FIRST FLOOR**

1-6-88

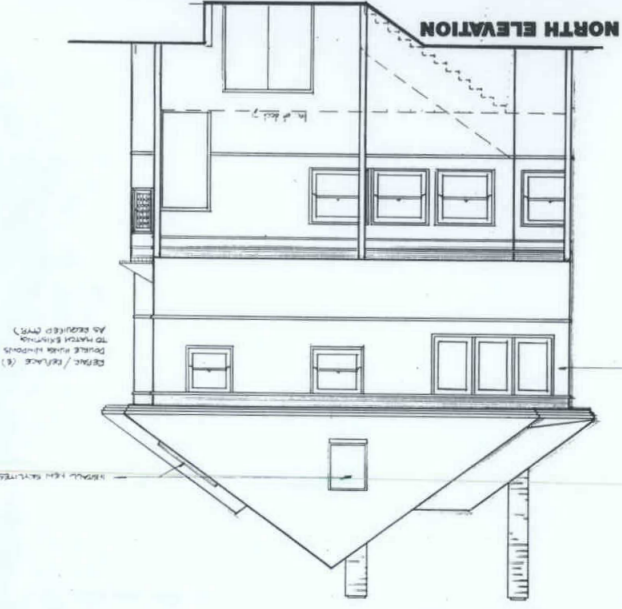
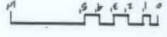


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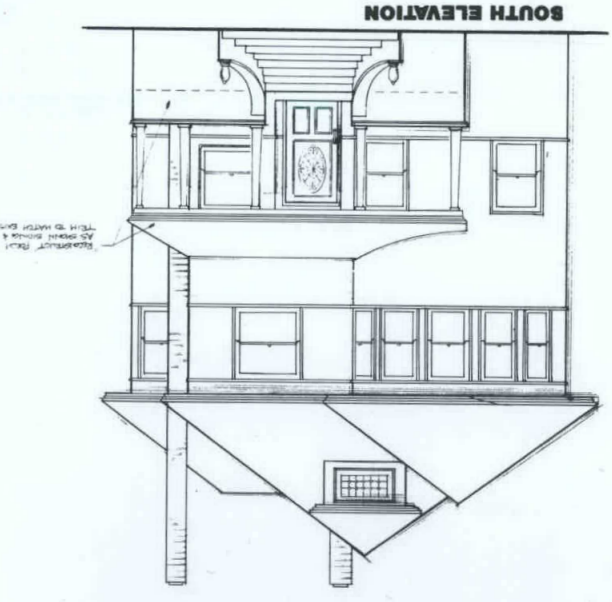
**FLOOR PLANS**  
HILLTOP ALTERNATIVE  
DIAGRAMS ARCHITECTURE &  
1717 H STREET, SACRAMENTO CA. 95814

# AXTELL RESIDENCE

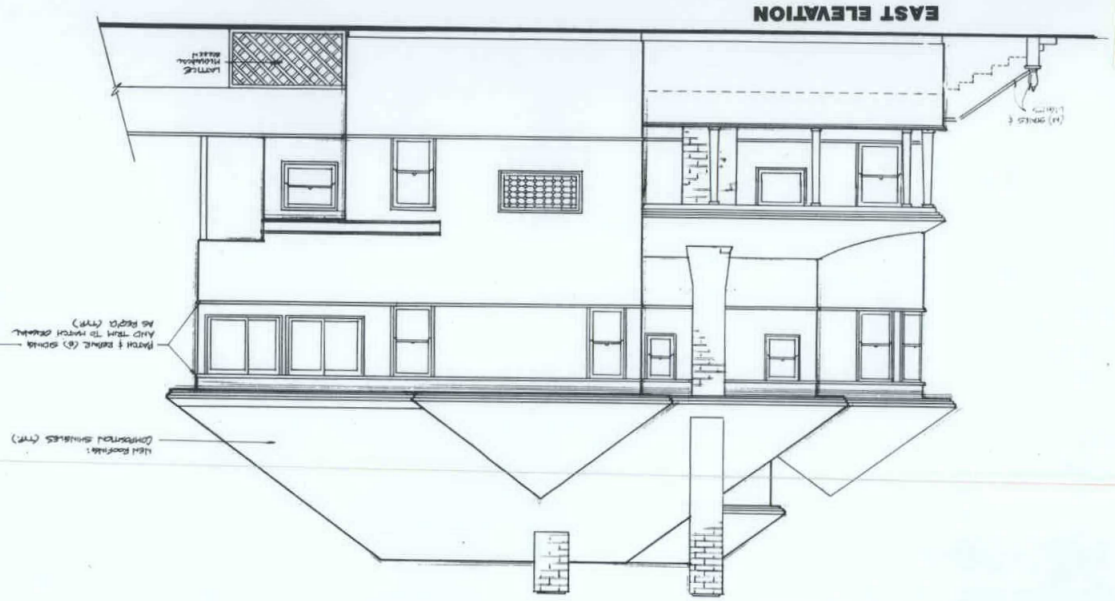




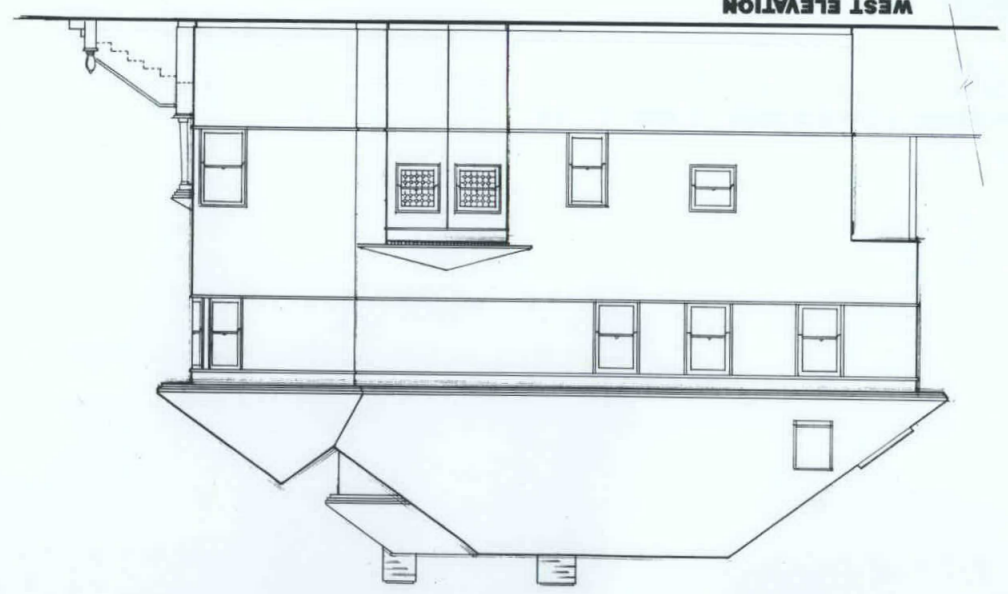
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

21 #

88-9-1

PB87-056

Design Review/Preservation Board  
Sacramento, California

Members in Session:

Subject: 1329 - 31 J Street  
Demolition of a Priority Building

The staff requests that this item be continued to  
the January 20, 1988 Design Review/Preservation  
meeting pending environmental action.

Respectfully submitted,

*Richard B. Hastings*

Richard B. Hastings,  
Director, Design Review/Preservation Board