
. CITY OF SACRAMENTO .
. DESIGN REVIEW - PRESERVATION BOARD .

1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT Custom Exteriors, Inc., 3900 Winters St., Sacto, CA, 95838, 916-924-9444

OWNER Ms. Linda Dixon, 3226 Brookwood Rd., Sacto, CA, 95821, 916-481-2654

PLANS BY applicant **REPORT BY** Luis Sanchez

FILING DATE 7-20-93 **ASSESSOR'S PARCEL NUM.** 003-133-006

Denied by Board. LS:hp

LOCATION: 2212 D Street

PROPOSAL: The applicant proposes to install vinyl siding and windows on existing single family home.

PROJECT INFORMATION:

Existing Zoning of Site: R-1B

Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Residential, R-1B

South: Residential, R-1B

East: Residential, R-1B

West: Residential, R-1B

Property Dimensions: 40'-0" X 160'-0"

Property Area: 6400 s.f.

Height of Building: 18'-0" to ridge

Square Footage of Building:

Significant Features of Site: Boulevard Park Preservation Area

Exterior Building Colors: White

Exterior Building Materials: Horizontal wood siding, existing, vinyl siding proposed

BACKGROUND INFORMATION: The applicant, Custom Exteriors, has completed a vinyl siding project at 1515 W Street, which staff encourages the Board to visit. That project turned out well and the applicant would now like to install vinyl siding at 2212 D Street. The proposed project is a Supportive Structure in the Boulevard Park Preservation Area. Staff felt by bringing it to the Board for review, we could establish a processing policy for vinyl siding projects within Preservation Areas, and also within Design Review Districts. A separate report in this agenda addresses the processing policy issue.

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

1. The application of vinyl siding to any building has always been a concern for Design review staff, mainly because most vinyl siding jobs rob the structure of typical detailing such as door

and window trim, window sills, corbels, decorative vents, etc. As a result of the vinyl cladding, the structure loses some of its character and becomes architecturally bland.

2. Design Review staff has devised some details whereby the J channel normally applied around door and window trim is hidden beneath a more typical wood trim. See attached details in Figure 1. This method somewhat alleviates the more "plastic" look of the thin exposed channels wrapping doors, windows, vents, corbels, and other architectural features.
3. The proposed project would place vinyl siding over existing horizontal wood siding. Because the proposed vinyl siding is horizontal and the width is similar, staff feels the visual impact on the residence would be minimal. The details covering the channel would be incorporated at door and window trim, and at the vents. The porch columns should not be clad with vinyl or metal if at all possible and the existing brick should not be modified.
4. Homeowners typically request that all wood trim be clad with metal so that there are no exterior surfaces requiring painting. If carefully done, it is not very noticeable, but in a Preservation Area perhaps wood trim should not be clad in metal.
5. The applicant also wants to install vinyl clad windows. Staff has no problem with them as the stiles are a little wider than aluminum frame windows that are typically used to replace existing wood windows. All trim and sills would be replaced to match existing.

STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed project subject to the following conditions:

1. Vinyl siding shall be installed on the proposed project with the City approved details to hide the J channel whenever channels are utilized.
2. The siding shall be smooth (no grain) and shall match the size and style of existing siding as closely as possible.
3. The porch columns and brick shall remain as existing.
4. The Board shall determine whether the wood trim can be clad in metal or remain as painted wood trim.
5. The Board shall determine if vinyl clad windows are appropriate for this project. All wood trim and sills shall be replaced to match existing.

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend into the surrounding area.
2. The project, as conditioned, does not significantly impact the Boulevard Park 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.

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.

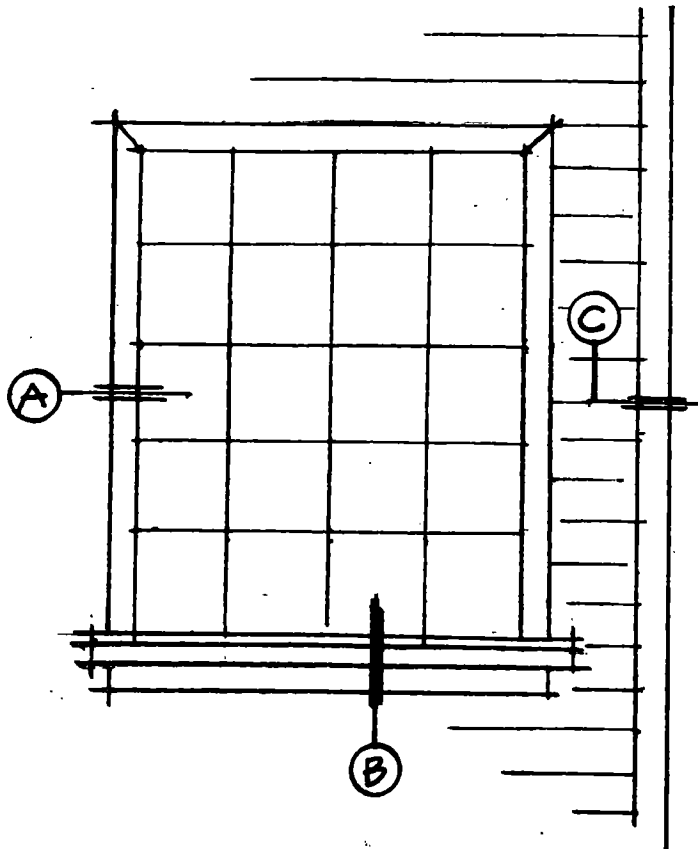
THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

QUESTIONS REGARDING THIS PROJECT

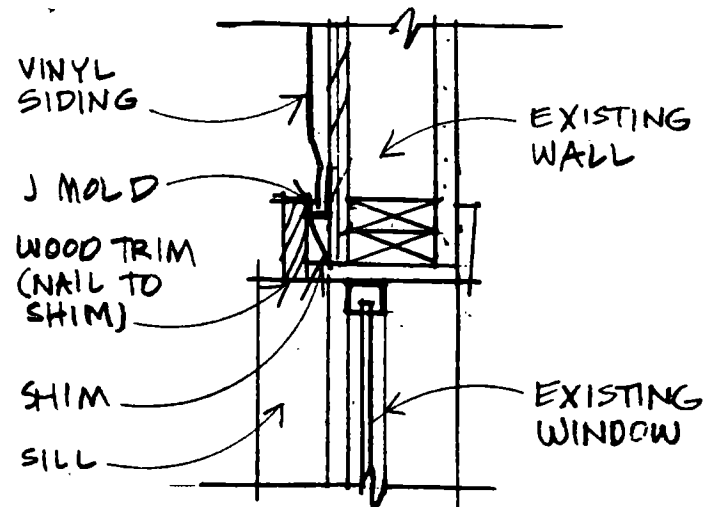
may be directed to Luis Sanchez
of the Design Review/Preservation staff,
at (916) 264-5957.

FIGURE 1

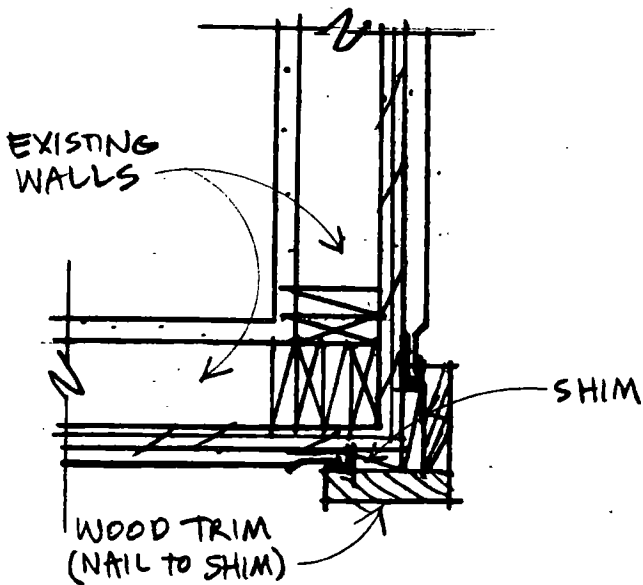
WOOD TRIM DETAILS WITH VINYL SIDING



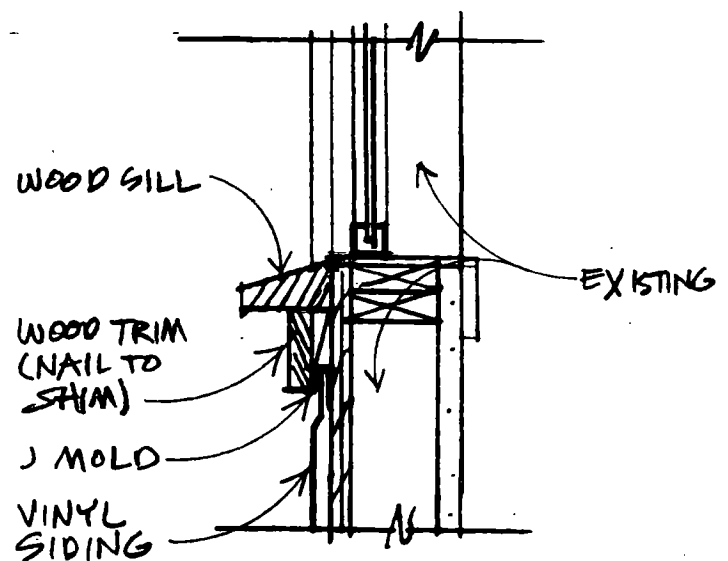
WINDOW
ELEVATION



A JAMB



C CORNER



B SILL



2212 D. ST.

CUSTOM EXTERIORS

near view
(South)



2212 D. ST.

CUSTOMER

347 W. 11

Front

01/11/12 43



2212 D. ST.

Custom Extrinsic

Front View



2212 D. ST

CUSTOMER

WEST LA 11

01014414243



2212 D. ST.

Custom Extensions

EAST WALK
FROM REAR



2212 D ST.

Custom Extensions

West Well



2212

D

5T

Custom Exteriors

Be Sure



1515 W. STREET
DR 13-199



Tom Tompkins
President

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0124 9-11-1 244



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858-0555

1515 W Street
DR 93-199



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VINYL SIDING
INSTALLED
BY
CUSTOM
EXTERIORS INC.
(924) 9444
(556) 6555

1515 W. STREET

DR 93-199



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President

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