

Approved on consent on 9/5/90. LRS:hp

Design Review/Preservation Board  
Sacramento, California

Members in Session:

SUBJECT: Replacement Garages  
717-21st Street  
Boulevard Park Preservation Area  
(APN: 003-0182-016) (PB90-038)

BACKGROUND INFORMATION: The applicant has submitted a concurrent application for a Planning Director's Special Permit (P90-279) to replace the existing conforming garage with a larger structure.

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

1. The subject property backs up to a common alley court area shared with other residences on the block bounded by 21st, 22nd, G, and H Streets. The replacement garage structure is much more visible than would be the case on a typical City alley.
2. The replacement garage will be a simple stucco structure. It will have a hip roof with composition shingles and a ridge vent. With its hip roof, the replacement structure will be more compatible with the other garages on the alley court than the existing is the existing structure.
3. The exterior material will match that of the residence, except that the rear of the residence has horizontal siding in contrast with the stucco on the other three sides. The beige body color and rust trim color are proposed to match the colors of the residence.

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

1. All materials are to match the existing residence.
2. Any minor modifications proposed subsequent to Board approval shall be subject to staff review and approval.
3. The Planning Director's Special Permit (P90-279) must be approved and the appeal period expired prior to issuance of building permits.

Approval is based on the following findings of fact:

1. The project will enhance the appearance of the alley court and the abutting residences, including the Priority Structure located north across the alley from the subject site.

2. The project conforms with the Secretary of Interior's Standards for Historic Preservation.

Respectfully submitted,

*Richard B. Hastings*

Richard B. Hastings  
Design Review/Preservation Director

RBH:RL:rl

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.

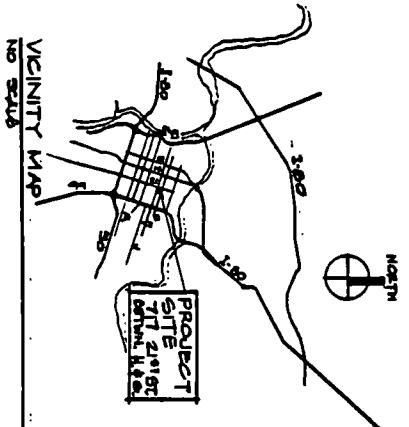
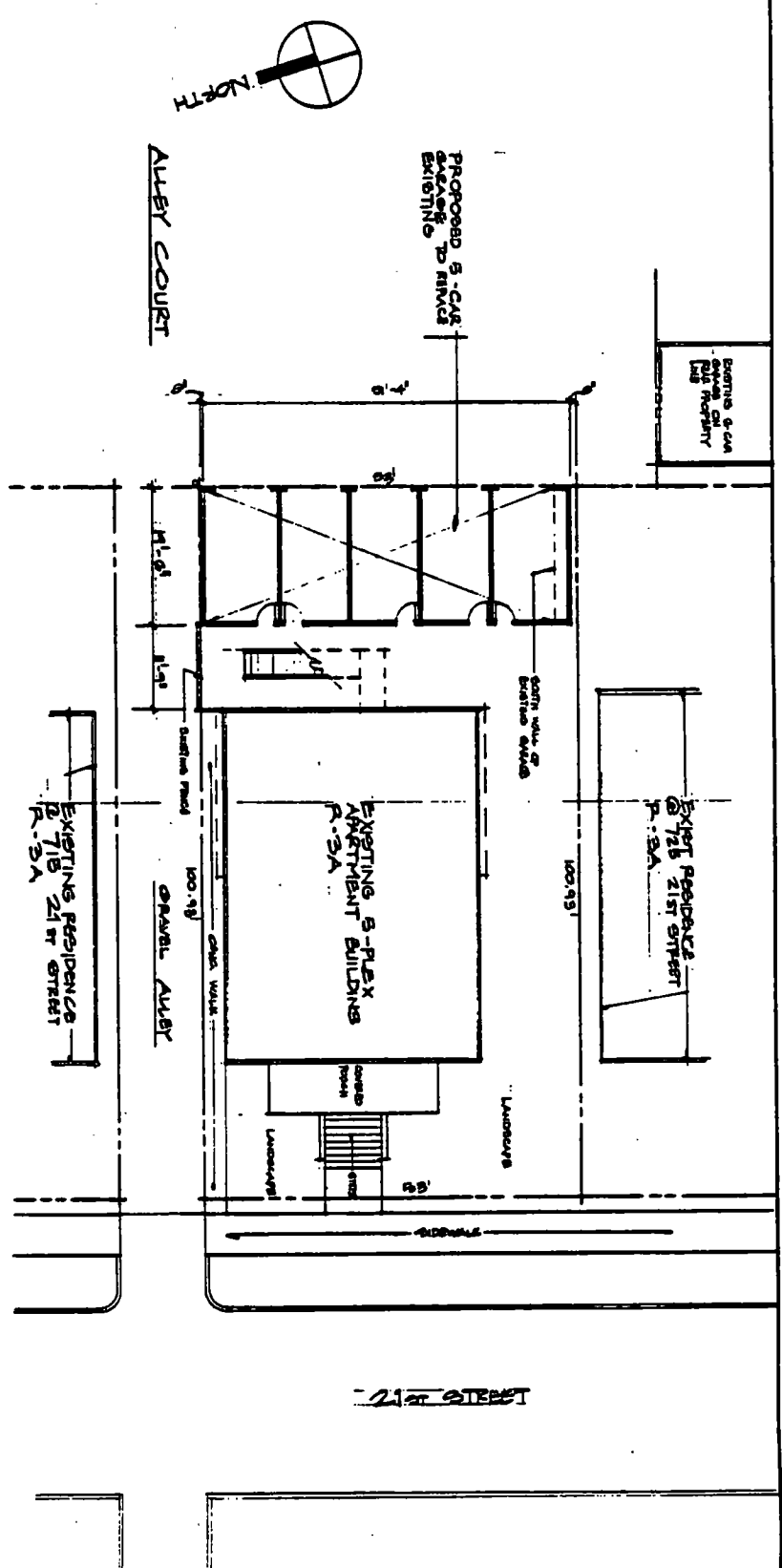
THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

17



PB90-038

SITE PLAN / FLOOR PLAN  
1/8" = 1'-0"



1717 21st GARAGES		SITE PLAN/FLOOR PLAN		JOHN TERRY ARCHITECT		1915 24th Street Sacramento, Ca. 95615 916-451-6744	
DATE	1/8/90	SCALE	1/8" = 1'-0"	PROJECT NO.	90-038	DATE	1/8/90
BY	TEH	CHECKED		PROJECT	1717 21st	DATE	
APP.		APPROVED		PROJECT	1717 21st	DATE	
DATE		DATE		PROJECT	1717 21st	DATE	

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PB90-038