

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

APPLICANT	Brooks Truitt, 1504 Q Street, Sacramento, CA 95814		
OWNER	Applicant		
PLANS BY	Applicant		
FILING DATE		REPORT BY:	RL:tc
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	006-292-02

APPROVED

LOCATION: 1504 Q Street

PROPOSAL: The applicant proposes to renovate the front of a Priority Structure

PROJECT INFORMATION:

Existing Zoning of Site: R-0
Existing Land Use of Site: Three units

Surrounding Land Use and Zoning:

North:	Fremont Park;	R-5
South:	Office building under construction;	C-4
East:	Multiple family;	R-0
West:	Grocery store (Priority Structure);	C-4

Property Dimensions:	40' x 160'
Property Area:	6,400 sq. ft.
Square Footage of Building:	2,500-2,700 sq. ft.
Height of Building:	Two-story
Significant Features of Site:	Within Fremont Park Preservation Area
Exterior Building Colors:	Pale green with white trim
Exterior Building Materials:	Horizontal lap siding

BACKGROUND INFORMATION: The subject structure is a three-unit apartment building. The owner occupies the larger ground floor unit and rents out the two upstairs units.

The Priority Structure is located within the Fremont Park Preservation Area, opposite the park. Considerable alterations have been made to the Queen Anne architecture of the building.

The applicant attached with his application a repair estimate sheet for the work proposed. The following are the proposed repairs:

1. Jack second floor deck and roof level.
2. Replace four corner posts with duplicates, plus double 4 x 4 base on foundation, replace decking, rails and trim as necessary.
3. Replace wood gutter at second floor deck with 1 x 4 redwood fascia.

4. Tear off roofing on porch cover and three rows 1 x 8 decking and replace with 1 x 8 pine.
5. Replace roofing with single-ply, seam sealed with metal edge cap.
6. Install two down spouts at corner.
7. Prime and paint new materials to match.
8. Close up doorway with matching siding.
9. Install pre-hung door units withoak threshold.

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

1. In as much as the original building has had considerable alterations, the removal of one of the ground floor exterior doors would not be objectionable to staff. However, staff does not consider the selection of replacement doors to be acceptable. Simpler four or six panel doors are preferred. The curved top panel edge, as proposed for the first floor door replacement, and the fan lites proposed for the upstairs door(s), is less desirable to staff.
2. An existing downspout on the east elevation, back from the front of the building, needs to be repaired if it is to be retained.
3. Near the previously referenced downspout, a trim board at the bottom edge of the wood siding needs replacement.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following conditions.

1. In lieu of the door designs proposed by the applicant, simpler four or six panel designs shall be used.
2. The downspout on the east elevation shall be repaired, replaced, or eliminated.
3. The damaged base trim board on the east elevation shall be repaired.
4. Any additional minor work or deviation from the project as approved shall be subject to staff review and approval.

Approval is based on the following findings of fact:

1. The proposal, as conditioned, will serve to maintain the aesthetics and architectural integrity of the Priority Structure.
2. The project, as conditioned, is in compliance with Board's design criteria.

... ..
... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

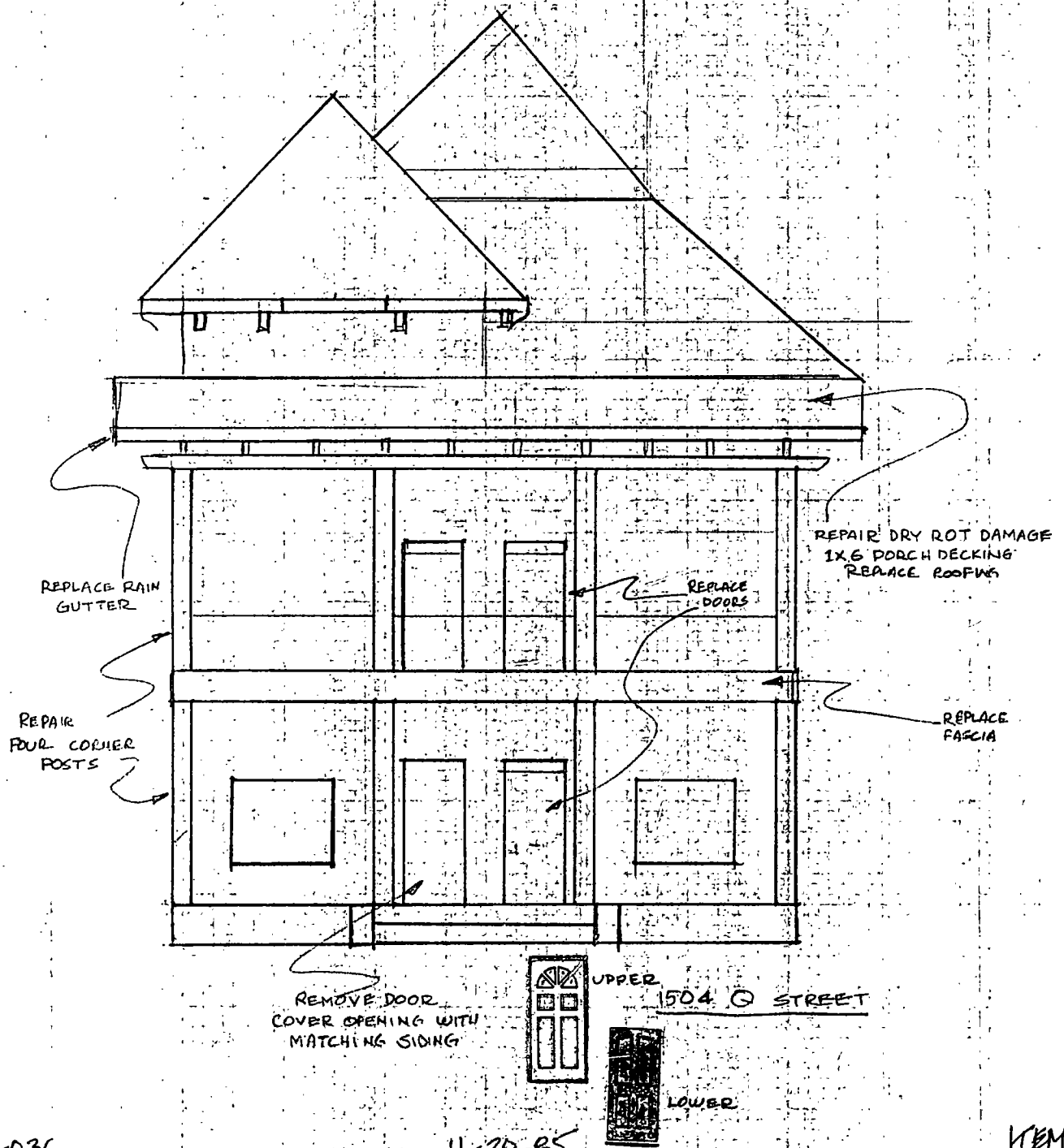
... ..

... ..

... ..

... ..

8 1/2 x 11





CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

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

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 1504-6 Q Street

File Number:

Name of Structure:

Date of Construction: Ca. 1895

Present Owner:

Building Type: Two story wood frame

Original Owner: A. DePauli

Building Material: Clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Remodeled Delta Type Queen Anne

Additions & Alterations:

Front porch is new

Significant Architectural Features:

Hip roof with shingled gables, flat topped two story porch with large square posts.

Ancillary Structures:

None

Adjacent Land Uses:

Res., Park opposite

Intrusion on Neighborhood?:

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 —

Major Repairs X

Dilapidated —



98856-15

Date:

1/22/76

By:

MW

Checked:

MC

Mapped:

X

PB 85-036

11-20-85

Priority

- 13

MEM 21

Architectural Analysis:

A Delta Type Queen Anne with a pair of gables that was remodeled around the turn of the century with a two story gallery. Nevertheless, it is part of an important group that faces on Fremont Park. Each house in the group has been badly remodeled.

Historical Information:

This house was built around 1895 for A. DePauli, a laborer for Capitol Gas Company. DePauli resided at 1504 Q Street until 1910 when ownership and residents changed to Lillie M. Hatch, a teacher for Oak Park School. Hatch also resided at 1504 Q Street. The Hatch family occupied the house until 1920.

Present Zoning:

Assessed Value - Land:

Improvements:

Total:

Lot Size:

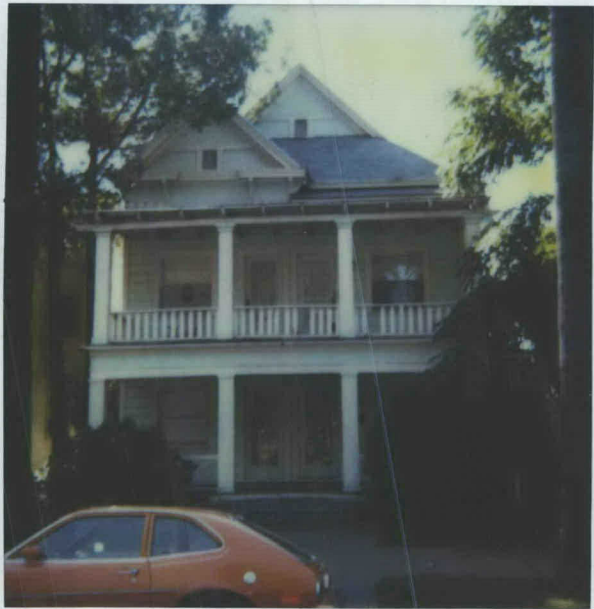
Additional Comments:

jr
2/75

PB 85-036

11-20-85

ITEM 21



04511229030

POLAROID® 9