

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

APPLICANT	Penny J. Spenser, 1215 23rd St. Sacramento, CA 95816		
OWNER	Applicant		
PLANS BY	V.C. Fowler, 7335 Lincoln Avenue, Carmichael, CA 95608		
FILING DATE		REPORT BY:	RL:tc
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-155-01

APPROVED

LOCATION: 1215 23rd Street

PROPOSAL: Replace or rebuild an existing garage as a carport/deck for a Supportive three family residence in the Sutter's Fort Preservation Area

PROJECT INFORMATION:

Existing Zoning of Site: R-3A
Existing Land Use of Site: Three-family residential

Surrounding Land Use and Zoning:

North: Residence (to be displaced by church parking); R-3A
South: Single family residence; R-3A
East: Unimproved parking for church; R-3A
West: Three family residence; R-3A

Parking Existing:	Two space
Parking Proposed:	Two space
Property Dimensions:	48' x 80'
Property Area:	3,840 sq. ft.
Square Footage of Building:	Residence - 4,000 sq. ft. total; Carport
Height of Building:	Two stories
Significant Features of Site:	Location in Sutter's Fort Preservation Area
Exterior Building Colors:	Gray
Exterior Building Materials:	Wood

BACKGROUND INFORMATION: The residence is a Supportive Structure in the Sutter's Fort Preservation Area. It is located on the block also occupied by the Baptist Church.

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

1. The proposed carport/deck will be an improvement over the existing garage. The garage's exterior materials and condition detracts greatly from the appearance of the residence and is an eyesore highly visible from the adjacent Baptist Church property.
2. In spite of the visual improvement that will result with the proposed project, staff would prefer a horizontal siding in lieu of the rough sawn

located on the east wall for the purpose of compatibility with the existing
design of the residence and the existing wall construction between residence
and garage. The existing door, which is a sliding door, would be removed and
replaced with a new door. The new door would be a sliding door. The existing
door and the existing wall construction.

LOCATION: 1215 23rd Street, Sutter's Fort Preservation Area

PROPOSAL: Replace or rebuild an existing garage as a carport/deck for a
supportive three family residence in the Sutter's Fort
Preservation Area. The proposed project is shown.

PROJECT INFORMATION: The following features of the

Existing Zoning of Site: R-3A
Existing Land Use of Site: Three-family residential

Surrounding Land Use and Zoning: The surrounding land use and zoning is shown.

North: Residence (to be displaced by church parking); R-3A
South: Single family residence; R-3A
East: Unimproved parking for church; R-3A
West: Three family residence; R-3A

Parking Existing: Two spaces
Parking Proposed: Two spaces
Property Dimensions: 48' x 80'
Property Area: 3,840 sq. ft.
Square Footage of Building: Residence - 4,000 sq. ft. total;
Carport
Height of Building: Two stories
Location in Sutter's Fort Preservation Area
Exterior Building Colors: Gray
Exterior Building Materials: Wood

BACKGROUND INFORMATION: The residence is a supportive structure in the
Sutter's Fort Preservation Area. It is located on the block also occupied by
the Baptist Church.

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

1. The proposed carport/deck will be an improvement over the existing garage.
The garage's exterior materials and condition detracts greatly from the
appearance of the residence and is an eyesore highly visible from the
adjacent Baptist Church property.
2. In spite of the visual improvement that will result with the proposed
project, staff would prefer a horizontal siding in lieu of the rough sawn

plywood on the east wall for the sake of compatibility with the thin lap siding of the residence and the south wall connection between residence and carport. Additionally, horizontal siding would be more aesthetically pleasing as viewed from the church's day care facility, the Diepenbrock House and the remaining residential structures.

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

Horizontal wood siding matching the existing shall be used on the east elevation of the carport in lieu of the proposed rough sawn plywood.

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend in with the main structure and will be aesthetically pleasing from adjacent properties.
2. The project, as conditioned, is in compliance with the Board's design criteria.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

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

plywood on the east wall for the sake of compatibility with the thin lap siding of the residence and the south wall connection between residence and carport. Additionally, horizontal siding would be more aesthetically pleasing as viewed from the church's day care facility, the Diepenbrock House and the remaining residential structures.

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

Horizontal wood siding matching the existing shall be used on the east elevation of the carport in lieu of the proposed rough sawn plywood.

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend in with the main structure and will be aesthetically pleasing from adjacent properties.
2. The project, as conditioned, is in compliance with the Board's design criteria.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

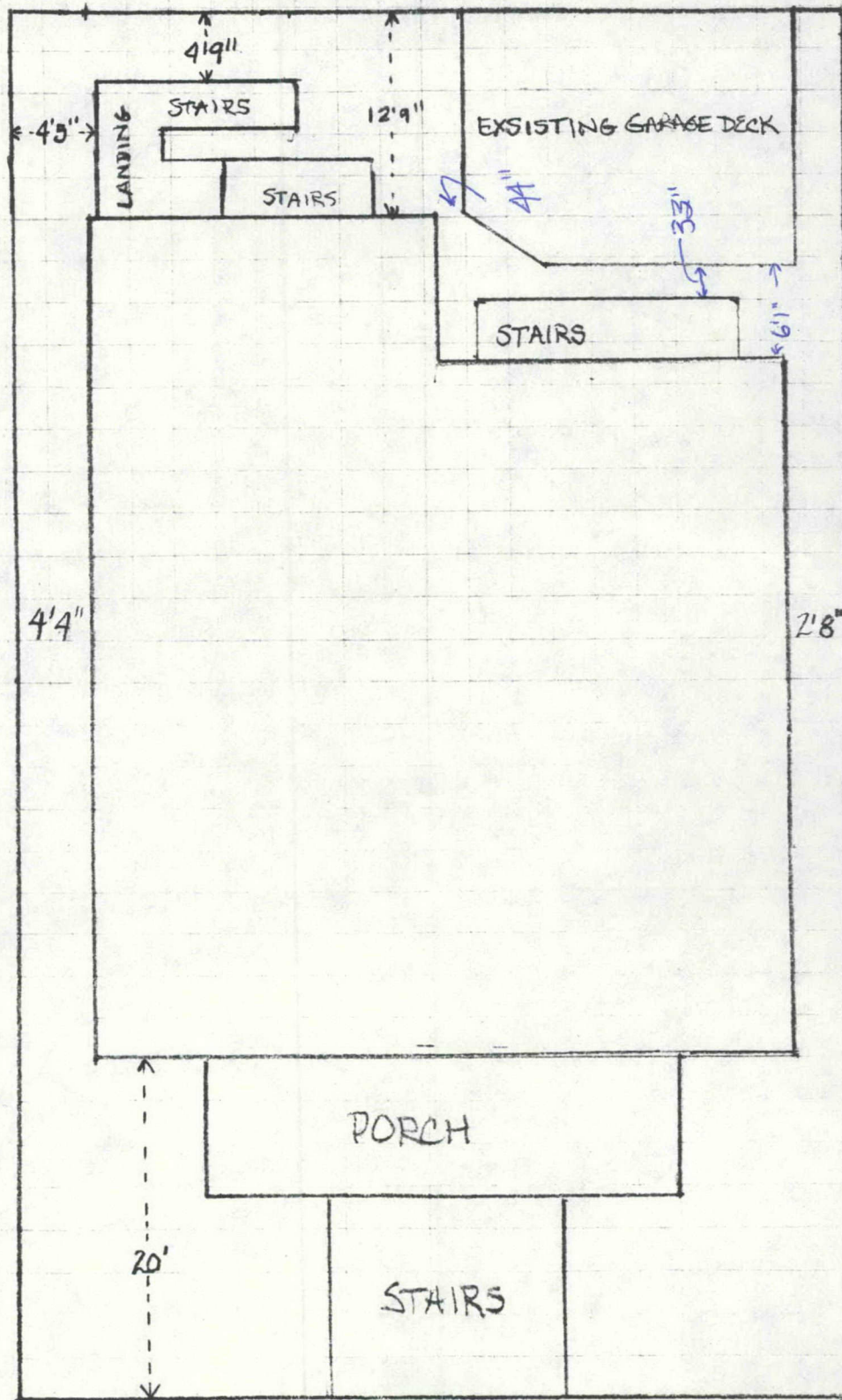
THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

1 square = 2 1/2 ft.

Preservation Board application # PB 86-036

EXISTING

GRAVEL PARKING LOT



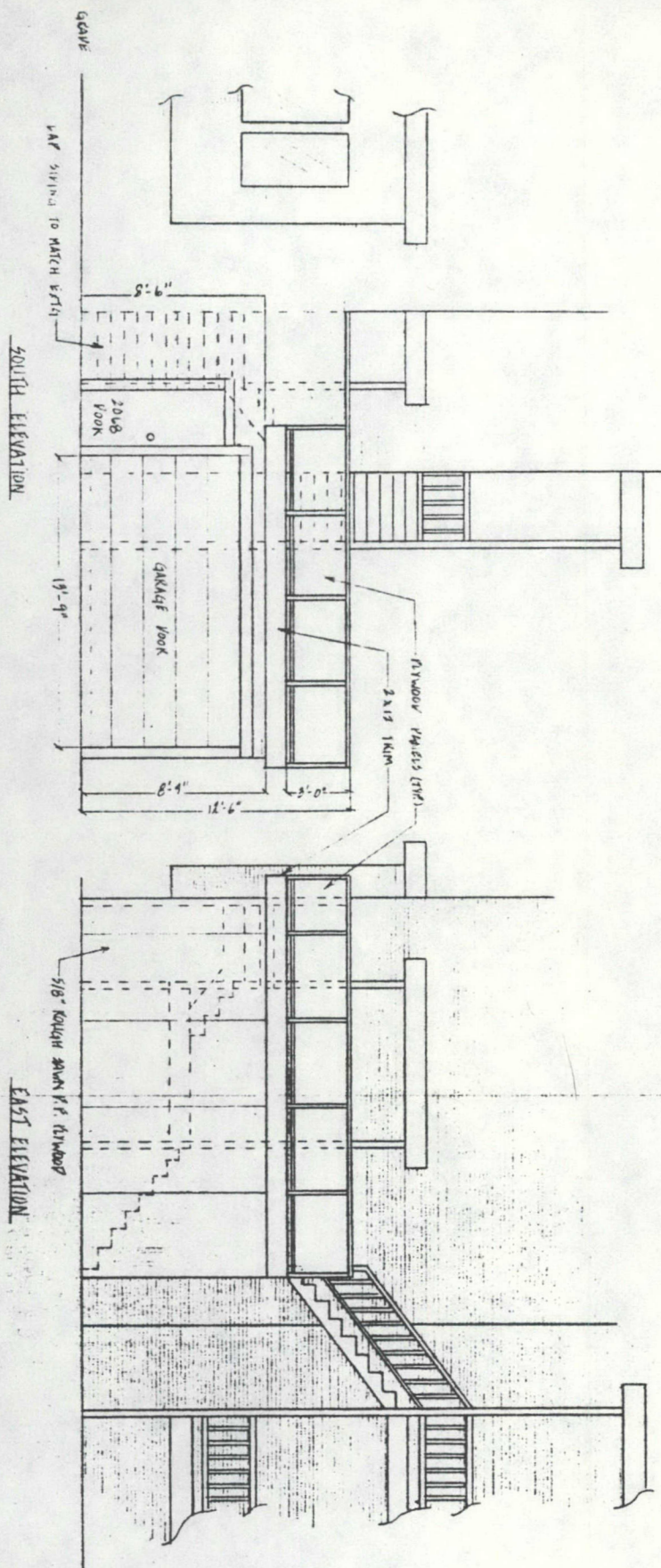
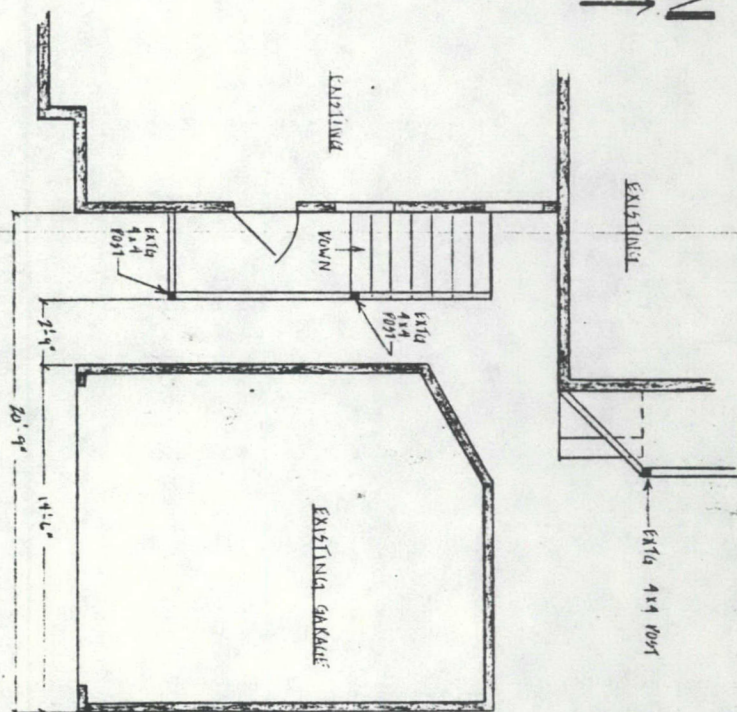
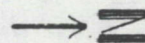
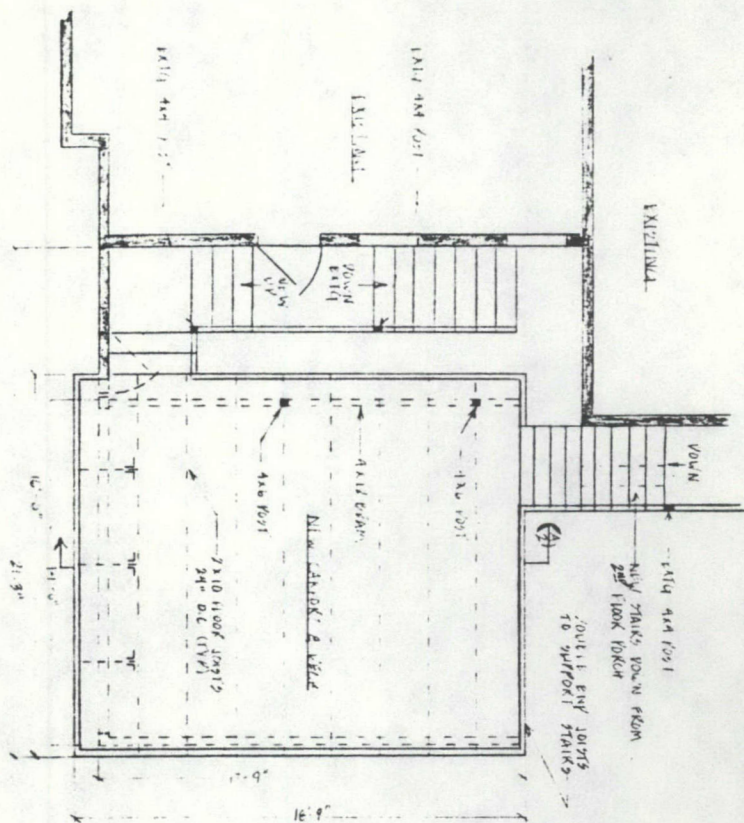
VACANT HOUSE
APPROVED FOR PARKING
LOTS

FOR:
Penny Spencer
1915 23 ST
SACTO. 95816
441-0368
PB 86-036

SIDEWALK

8-6-86

HEM 20



DRAWN BY: V. C. FOWLER
7935 LINCOLN AVE
CARMICHAEL, CA 95608

GARAGE REMODEL AND DECK

FOR: PENNY SPENCER
1215 23RD STREET
SACRAMENTO, CA.

PAGE 1 OF 2
DRAWN 5-20-86
SCALE 1/4" = 1'-0"

Pres. Board # PB 86-036



913 N-1 N+ 2H-

Back of my house & garage/deck.

that's my garage in the back.
I live in the bottom left side & will
soon live on the right half.
that thing sticking out upstairs on the
left is a bedroom.

1985

FEB. 1985

PB 86 - 036

913 N-1 N+ 2H-

913 N-1 N+ 2H-

My garage, dirt parking lot, school
yard, & church beyond.

913 N-1 N+ 2H-

From deck looking into backyard

Penny Spencer
1215 23 ST
SAC 95816
441-0368

PB 86 - 036

9805 WAT

9805



From deck looking across alley
at Diepenbrock mansion.

From deck looking direction of
24 & Capitol.

From deck looking toward Capitol
at church owned house on 23rd
Street across alley from my house.

From deck looking directions
toward L & 24th