

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

APPLICANT	RICHARD L. MALLEY, 1316 - 25th Street, Sacramento, CA 95816		
OWNER	RICHARD L. MALLEY, 1316 - 25th Street, Sacramento, CA 95816		
PLANS BY			
FILING DATE		REPORT BY:	RL:vf
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	002-104-02,03

LOCATION: 511- 8th Street

PROPOSAL: The applicant proposes relocation of a Priority Structure from 317-11th Street, in the North Alkali Flat Preservation Area to the subject site in the Alkali Flat Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Multiple-family, two family; R-3A
South: Single-family; R-3A
East : Vacant, Two Family; R-3A
West : Office; R-0

Parking Required:	1 space
Parking Proposed:	3 spaces
Property Dimensions:	40' x 90'
Property Area:	3,600 sq. ft.
Height of Building:	2 stories
Exterior Building Colors:	Not provided
Exterior Building Materials:	Horizontal wood siding

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

1. The Priority Structure proposed for relocation is presently without front and rear porches. The applicant's plans include new porch designs. Staff is supportive of the general layout of the porch and stairs. However, the detailing is inappropriate. Staff would prefer a 6" x 6" post with router cut camphered edges, with 2" x 6" mill finished banisters, 2" x 3" balustar and appropriate trim. The ball finial on the 2nd floor porch posts should be deleted.
2. The 2nd floor balcony should be made in accessible with the door replaced with a window to match the other two adjacent windows. Thereby, the railing could be provided at the height appropriate to the period without a secondary railing.

3. There are a number of insignificant trees on-site. Some may need to be removed to accommodate the move. Staff has no objection.
4. The parking area design has not been provided. Plans could be submitted later for staff review and approval.
5. Colors were not provided.

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

1. The porch detailing shall be redesigned for staff review and approval.
2. The second floor porch door shall be replaced with a window matching the existing windows.
3. Repair materials shall match the existing.
4. Colors shall be subject to staff review and approval.
5. Detailed landscape and irrigation plans shall be submitted for review and approval by staff.
6. Parking lot design shall be submitted for staff review and approval prior to issuance of building permit for the house.

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, is in conformance with the Secretary of Interior's Standard for Rehabilitation.

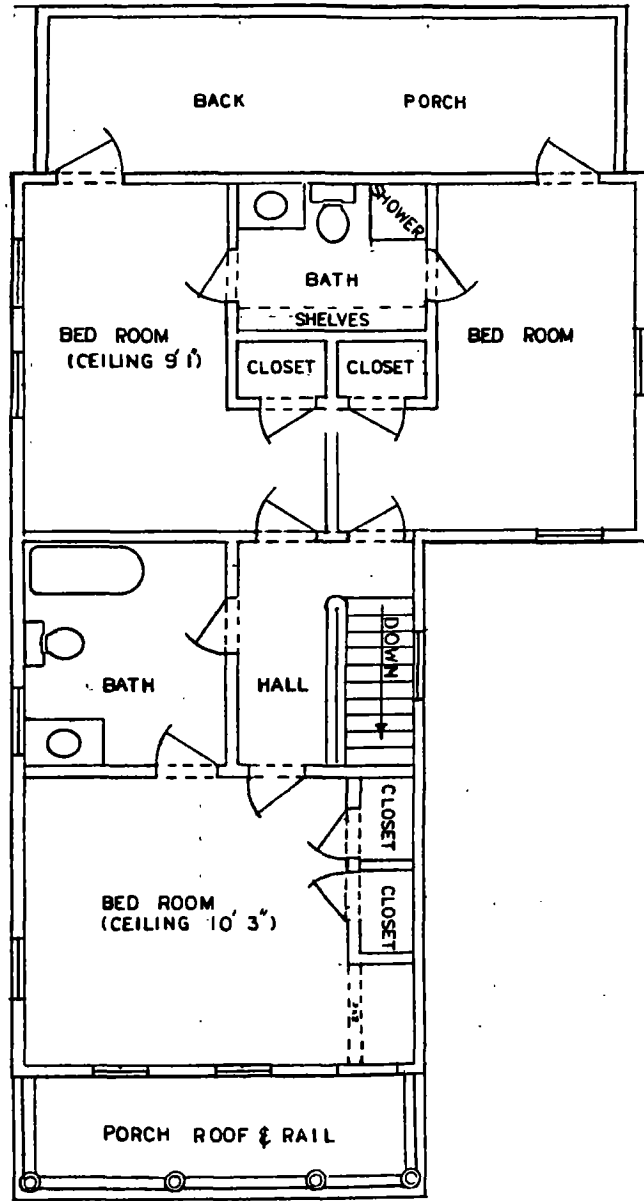
APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

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

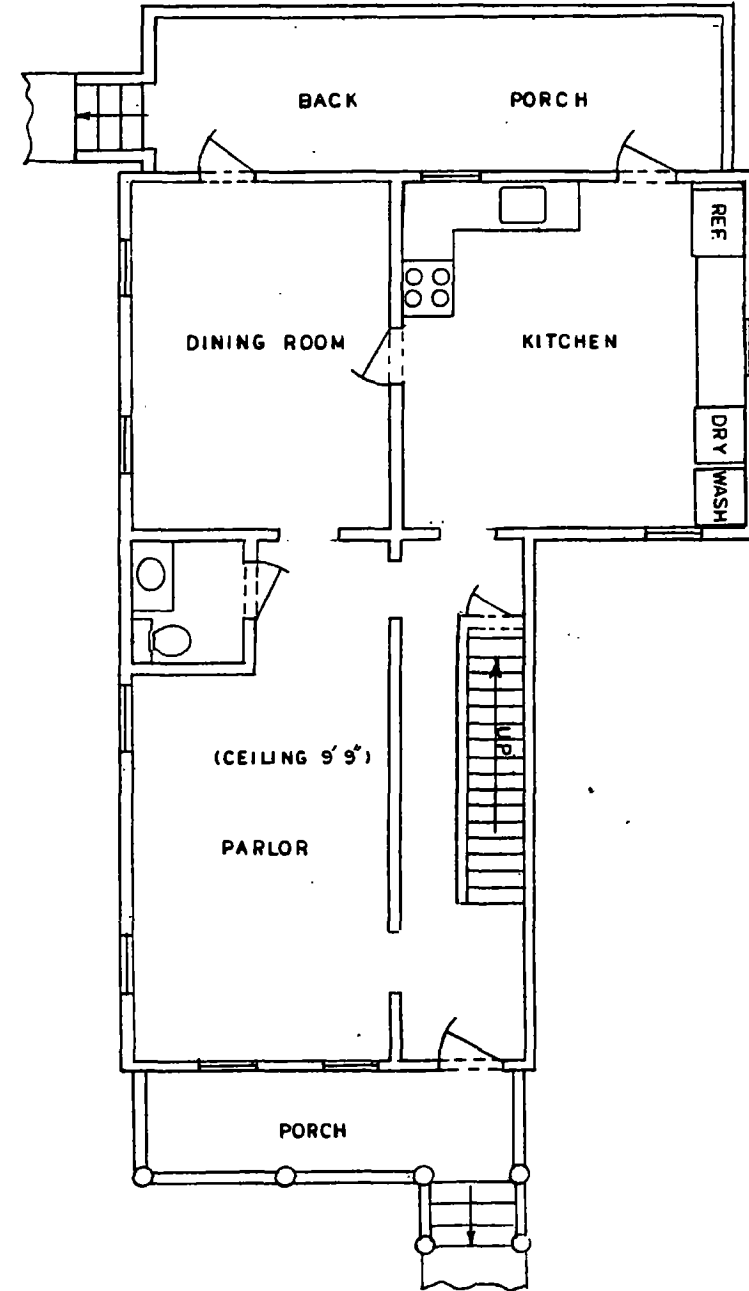
PB 87-02A

2-15-67

MEM 12



SECOND FLOOR



FIRST FLOOR

REVISIONS	B
A 6/30	BA
B 7/2	BA

Date	30 JUNE 67
Scale	1/4" = 1' 0"
Drawn	RLM
Job	5118 FP
Sheet	1
Of	1 Sheets

PB 87-029

7-15-87

MEM/2



NORTH

ELEVATION

SCALE: 1/4" = 1' 0"	APPROVED BY: <i>[Signature]</i>	DRAWN BY: RLM
DATE: 30 JUNE 87	REVISED	
NORTH ELEVATION		
		DRAWING NUMBER: 5118NE

PB 87-029

7-15-87

MEM 12



SOUTH

ELEVATION

SCALE: $\frac{1}{4}" = 1' 0"$	APPROVED BY: <i>[Signature]</i>	DRAWN BY: RLM
DATE: 30 JUNE 87		REVISED
SOUTH ELEVATION		
		DRAWING NUMBER 5118SE

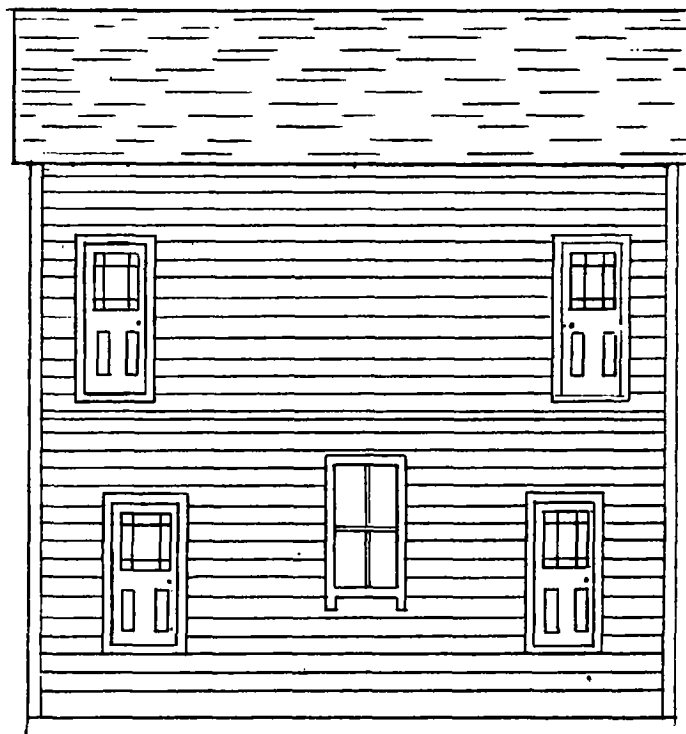
PB 87-029

2-15-87

HEM 12



WEST ELEVATION



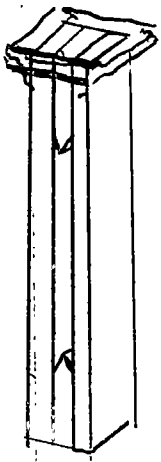
EAST ELEVATION

SCALE: 1/4" = 1' 0"	DESIGNED BY: <i>[Signature]</i>	DRAWN BY: RLM
DATE: 30 JUNE 87	REVISOR: <i>[Signature]</i>	REVISION:
EAST-WEST ELEVATION		
DRAWING NUMBER:		5118FE/

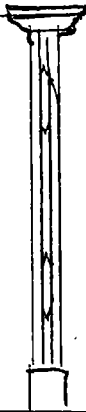
67-1887-029

215-87

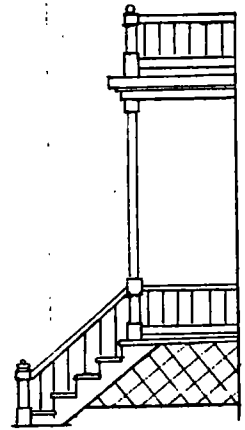
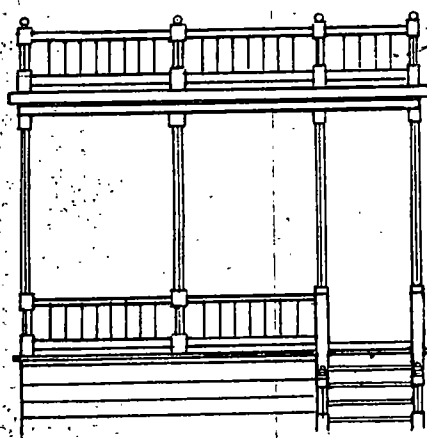
ITEM 12



18 31



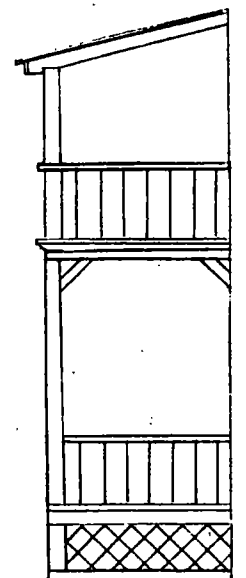
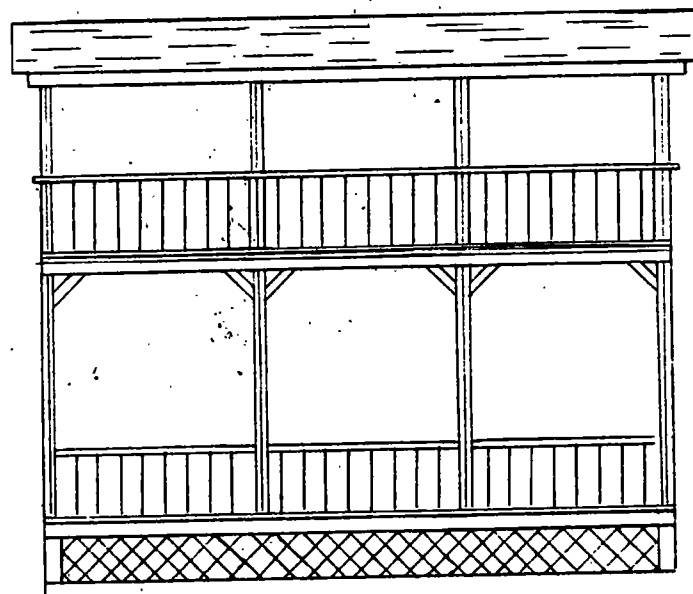
2x2 redwood



FRONT

PORCH

DETAIL



BACK

PORCH

DETAIL

stained natural

Scale 1/4" = 1' 0"	Drawn by <i>Richard A. Hendrick</i>	Check by <i>GBA</i>
Date 30 JUNE 87		
511 8th STREET PORCH PLAN		
Drawing number 5118FP/E		

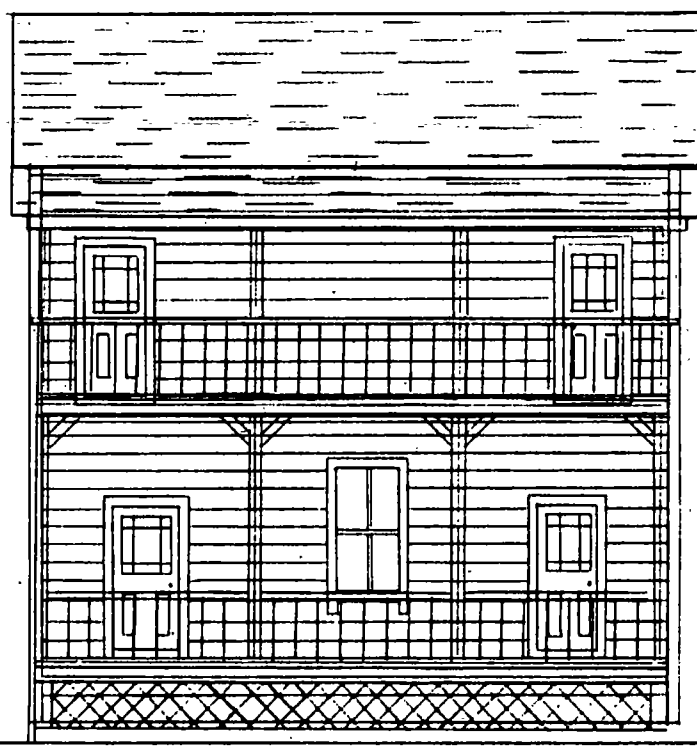
PB 87-029

2-15-87

MEM 12



WEST ELEVATION



EAST ELEVATION

SCALE: 1/4" = 1' 0"	DESIGNED BY: <i>Tom G. Smith</i>	DRAWN BY: RLM
DATE: 30 JUNE 87	REVISED	
EAST-WEST ELEVATION		
DRAWING NUMBER: 5118FE/RE		

PB 87-029

7-15-87

MEM 12



NORTH

ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$	APPROVED BY <i>Paul J. Miller</i>	DRAWN BY RLM
DATE 30 JUNE 87	REVISED	
NORTH ELEVATION		
DRAWING NUMBER		5112RL







Fanner's
BODY SHOP
UMC
ALLEY ENTRANCE











