

DESIGN REVIEW PRESERVATION BOARD
1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT Ted Underwood, 2707 K St., Ste #2, Sacramento, CA 95816
OWNER D.D.S. & R/Ted Underwood, address same as above
PLANS BY applicant **REPORT BY** RL:rl
FILING DATE _____ **ASSESSOR'S PARCEL NUM.** 007-0021-022

Approved on 5/2/90. RBH:hp

LOCATION: 2111 & 2115 I Street

PROPOSAL: The applicant proposes a 3 phase project involving the rehabilitation of two existing structures (including a Priority Structure) and the construction of two additional structures on the subject property in the Boulevard Park Preservation Area.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A
Existing Land Use of Site: 2111 has 2-unit residence and
2115 has 6-unit residence with dilapidated garage at rear.

Surrounding Land Use and Zoning:

North: Multiple-family; R-3A
South: Two-family residences, single family, apartments; R-3A
East: Two-family residence; R-3A
West: Four-unit residence; R-3A

Property Dimensions: 80'x 160'
Property Area: 12,800 s.f.
Height of Buildings: 2 stories, except
one-story 3-car garage
Square Footage of Units: 2111 front - 1260 s.f. below and
1180 s.f. above.
2111 rear - 1380 s.f. left and
1320 s.f. right.
2115 - 850 s.f. 1st flr front,
800 s.f. 1st flr rear,
800 s.f. 2nd flr front, &
810 s.f. 2nd flr rear.

Significant Features of Site: Location in Boulevard Park
Preservation Area
Exterior Building Colors: 2111 front & rear buildings -
(Fuller-O'Brien) blue-gray body/
CM-14 Commodore
rust accent/ CM-46 Windsor
white trim

DESIGN REVIEW PRESERVATION BOARD
1331 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT: [REDACTED]
OWNER: [REDACTED]
PLANS BY: [REDACTED]
FILING DATE: [REDACTED]
ASSESSOR'S PARCEL NUMBER: [REDACTED]

The applicant proposes a three-unit residential project consisting of three separate units, each with its own entrance and parking space. The project is located on the southeast corner of the intersection of [REDACTED] and [REDACTED].

The project consists of three units, each with a separate entrance and parking space. The units are located on the southeast corner of the intersection of [REDACTED] and [REDACTED]. The project is a three-unit residential project.

Unit 1: Two-story residence, 3-2-2
Unit 2: Two-story residence, 3-2-2
Unit 3: Two-story residence, 3-2-2

Unit 1: 1,200 s.f. lot, 1,200 s.f. floor area, 3-car garage
Unit 2: 1,200 s.f. lot, 1,200 s.f. floor area, 3-car garage
Unit 3: 1,200 s.f. lot, 1,200 s.f. floor area, 3-car garage

Location in Boulevard Area
Preservation Area
Site plan & rear drainage
Site-grading body
Site-Commodore
Site number: 01-44-110000
White trim

2111 front building only -
mauve ribbon work on windows/
CM-36 Duchess of Windsor

2115 front & rear buildings -
light tan body/
CM-63 Furness Cottage
darker tan accent/
CM-68 McCollum House

Exterior Building Materials: Horizontal wood siding

BACKGROUND INFORMATION: The applicant has demolished a single-family residential structure behind 2111 and has commenced rehabilitation of the 2 remaining residential structures on the subject property. Included are a Priority Structure at 2111 and a Supportive Structure at 2115 I St. The proposed project is intended to be completed phases, as follows:

- Phase I - Rehab and conversion of 2115 from 6 to 4 units.
- Phase II - Construction of 3-car garage with 2 units above at the alley to the rear of 2111.
- Phase III - Rehab of 2111 with its 2 residential units and construction of 3-car garage at the alley behind 2115.

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

1. Although at project completion the number of units on site will have been reduced by one, the average size of the resulting 8 units will be greater and their liveability much improved.
2. Although the front of 2115 had undergone substantial modification previously, the intent of the applicant is to direct his full resources toward improving the state of repair of the two existing structures and providing overall more liveable units, rather than expended money and time on authentic restoration of the front of 2115.
3. The west exterior wall of 2115 is bumped out toward 2111 beginning at a point about 2/3rds of the way back. In order to achieve the required passage width between the buildings, the intent of the applicant is to shave 2 feet from that offset. The exterior walls at the sides and rear are being stripped back to the original siding and the former window openings restored.
4. An earlier addition on the rear of 2115 is proposed to be removed and a new addition constructed with the hip roof

continued back and all the appropriate cornice work and other architectural detailing to be provided accordingly.

5. The stair details for the east side of 2115 have not been provided and should be reviewed when available.
6. Both of the new structures on the alley are intended to be compatible with the architecture of the front structures. Although the cornice brackets of the existing 2111 will not be repeated on the new two-story structure to the rear, the horizontal siding and turned porch elements will be imitated. Staff's only concern on the new 3-car garage behind 2115 is the shallow pitch of the roof. A greater slope comparable with the front building would be more appropriate.

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

1. All new materials to be used on the existing structures shall match the existing.
2. The design of the stairs for the east side of 2115 shall be subject to review and approval of staff.
3. The roof pitch of the garage behind 2115 shall be modified to match that of the front structure.
4. Final landscape and irrigation plans shall be submitted for review and approval of staff.

Approval is based on the following findings of fact:

1. The project, as conditioned, enhances the aesthetics of the existing structures and conforms with the Secretary of Interior's Standards for Historic Preservation.
2. The project, as conditioned, will serve to maintain the integrity of 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

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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.

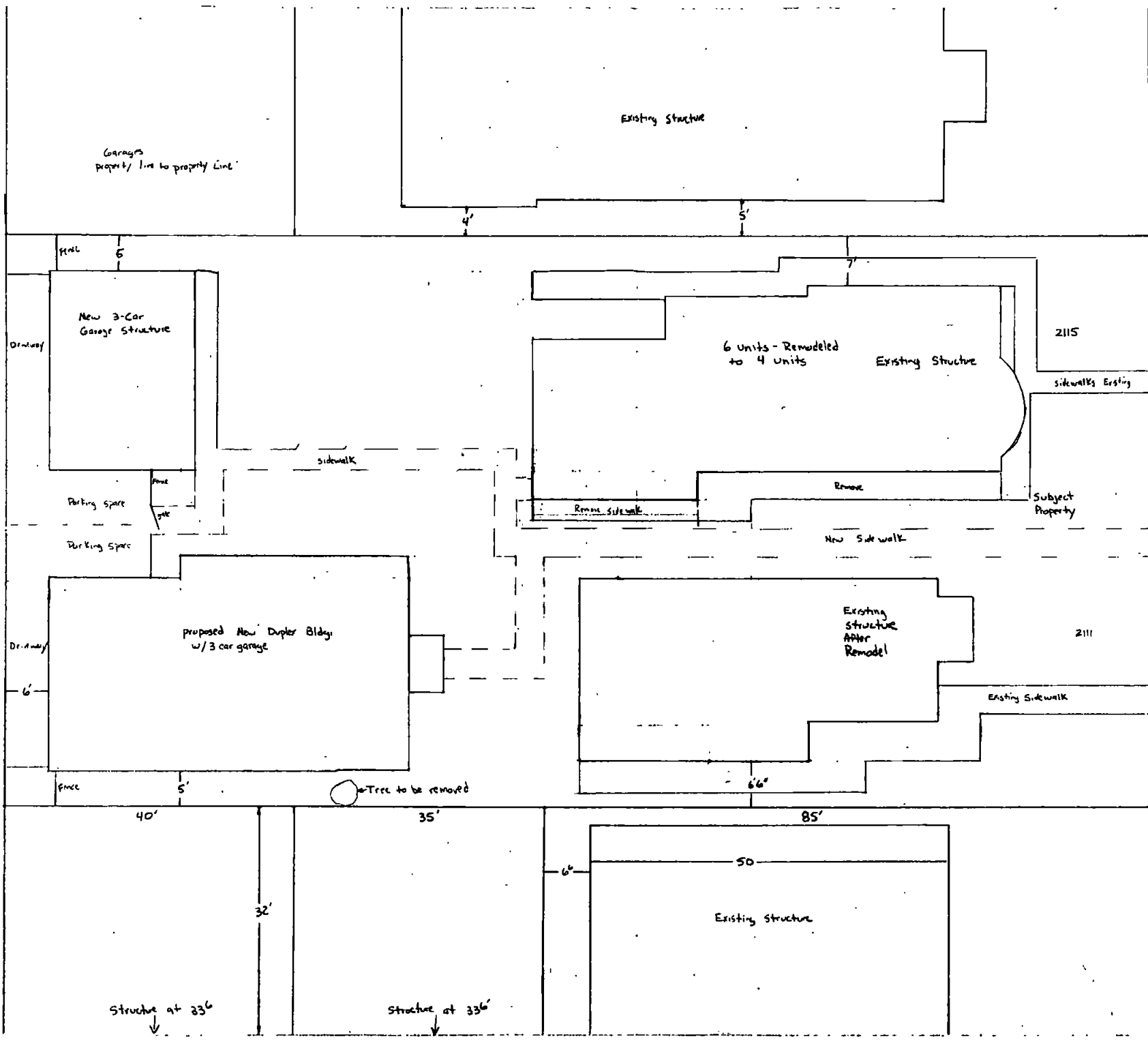
PB90-021

5-2-90

MEM 16

ALLEY

PROPOSED SITE PLAN



I ST
Drawn by
SD [Signature]
N

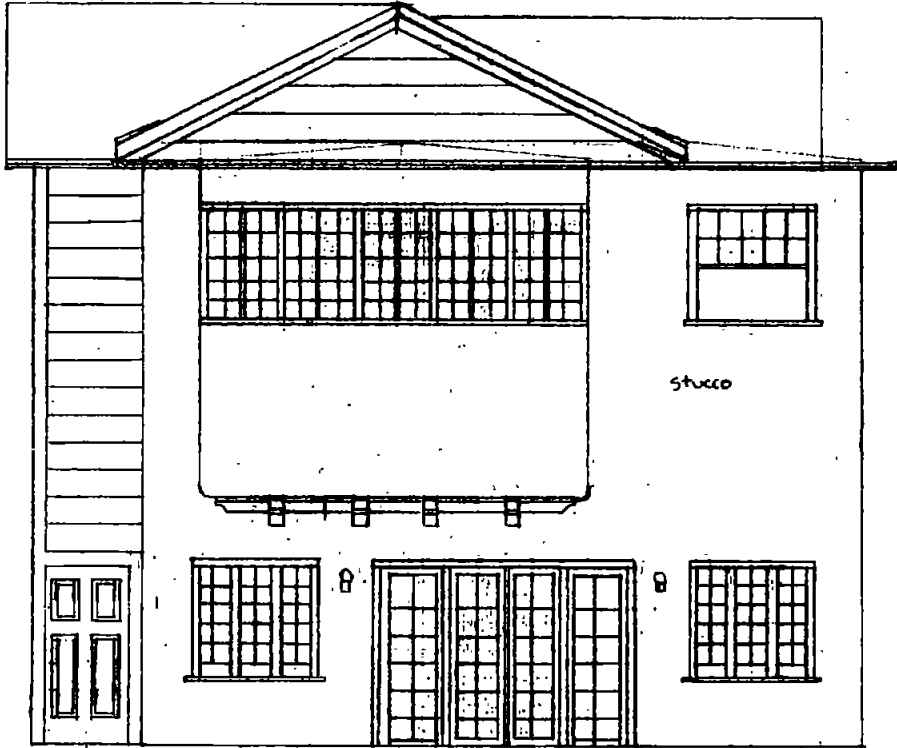
Structure at 336

Structure at 336

80'
Property
Line
approp?

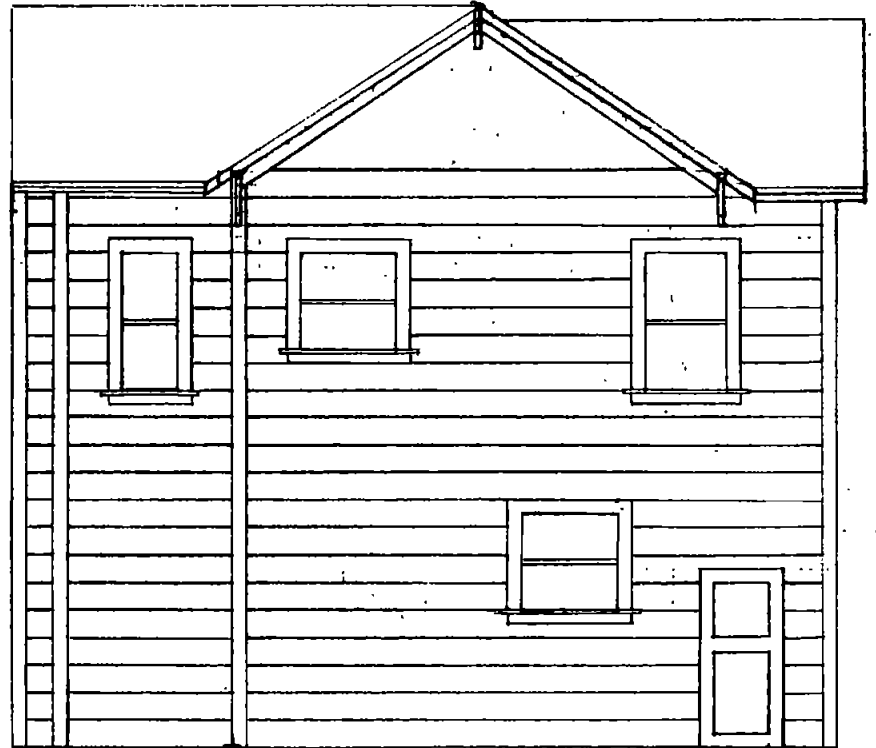
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EXISTING FRONT — UNCHANGED

PHASE I



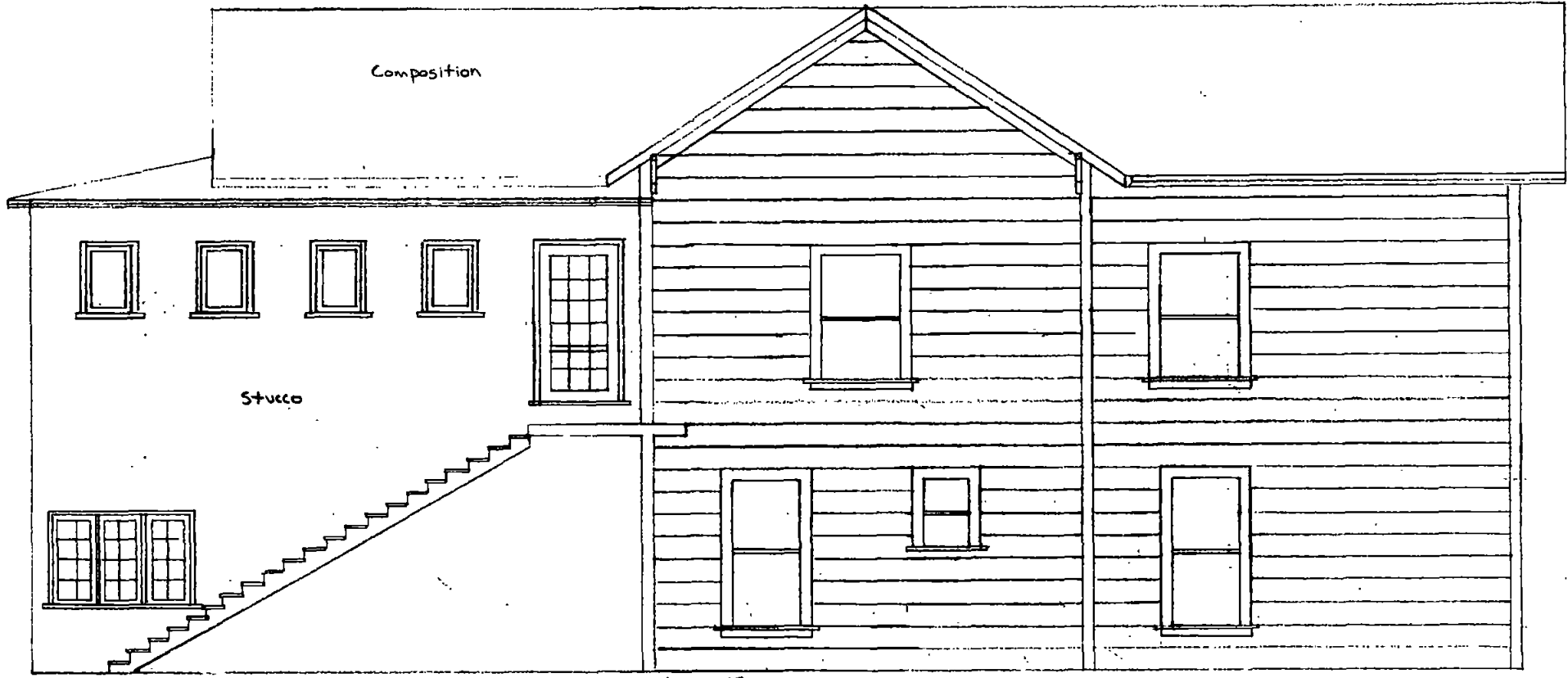
PROPOSED REAR

2115 1ST 1/4" = 1'
Drawn by Sid Ghahel

FEB 16

PB90-021

S-290



PHASE I

~~WEST~~ EAST ELEVATION 1/4" = 1'

2115 E ST

KEY 16

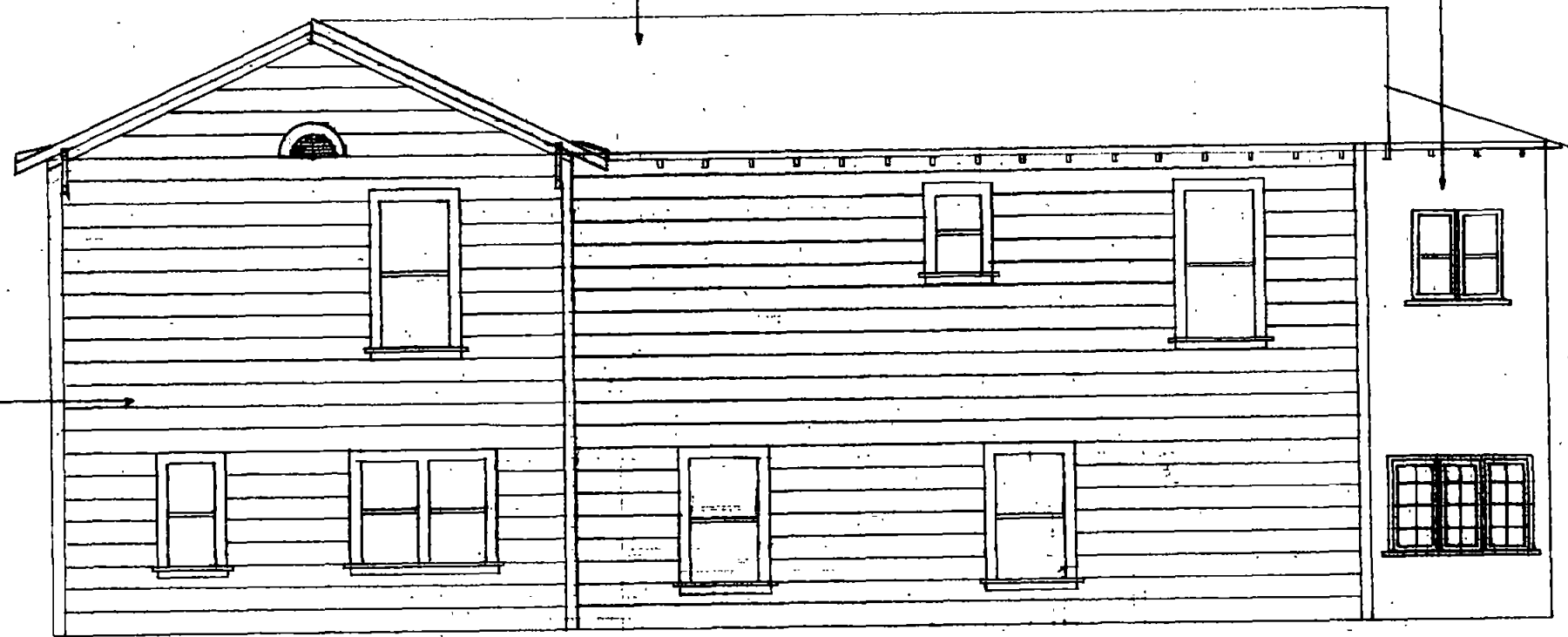
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5-296

architectural composition

stucco

siding



WEST
EAST ELEVATION

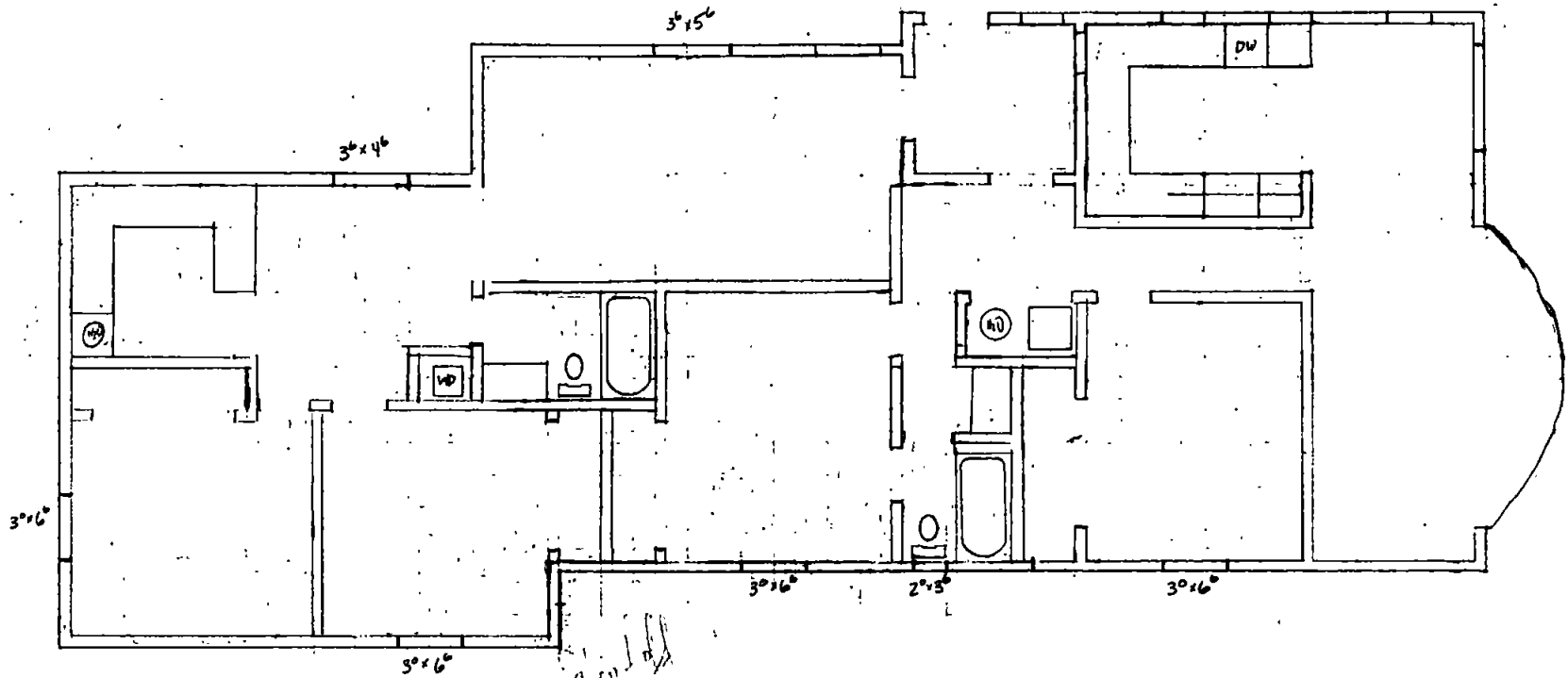
1/4" = 1'

PHASE I

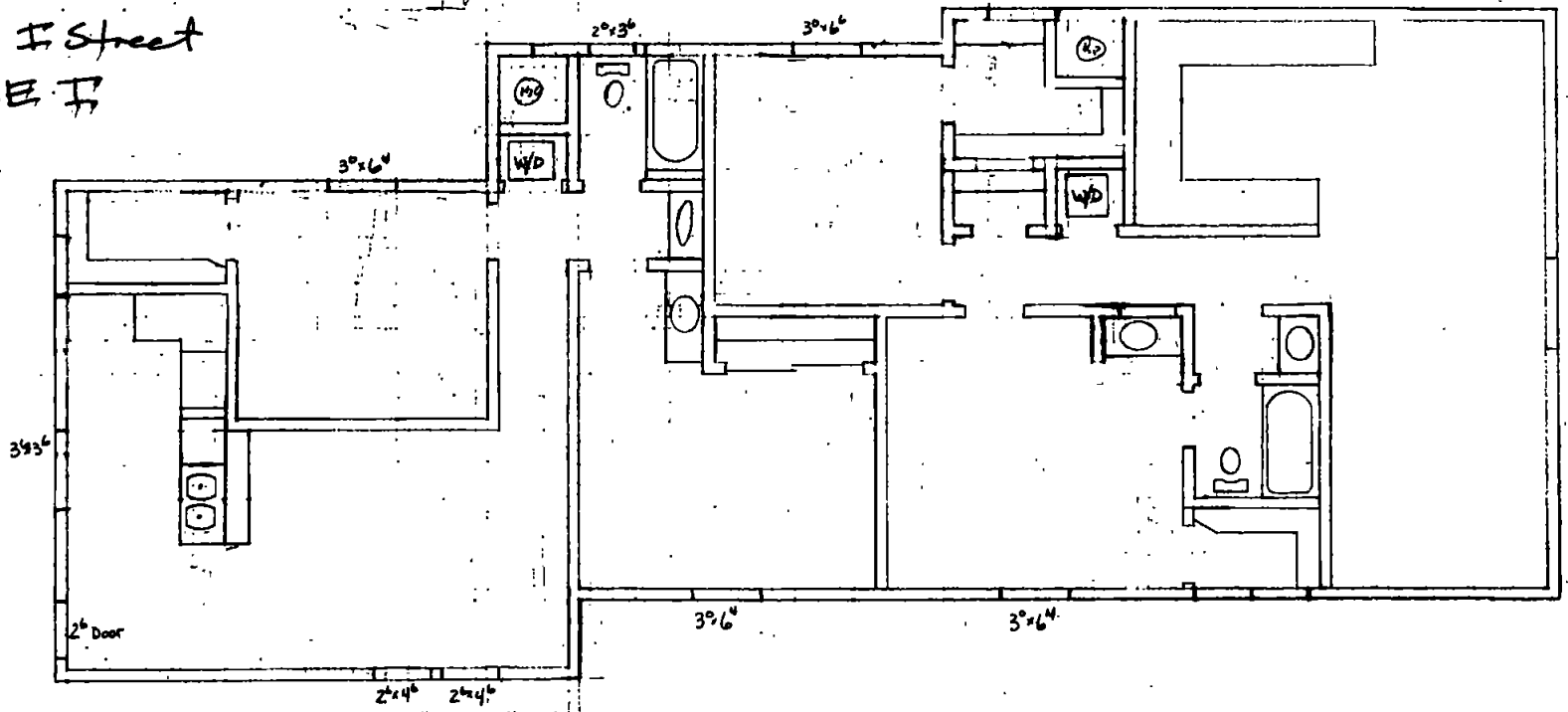
2115 E ST

KEM 16

PB90-021



2115 F Street
PHASE II



5-2-98

5/11

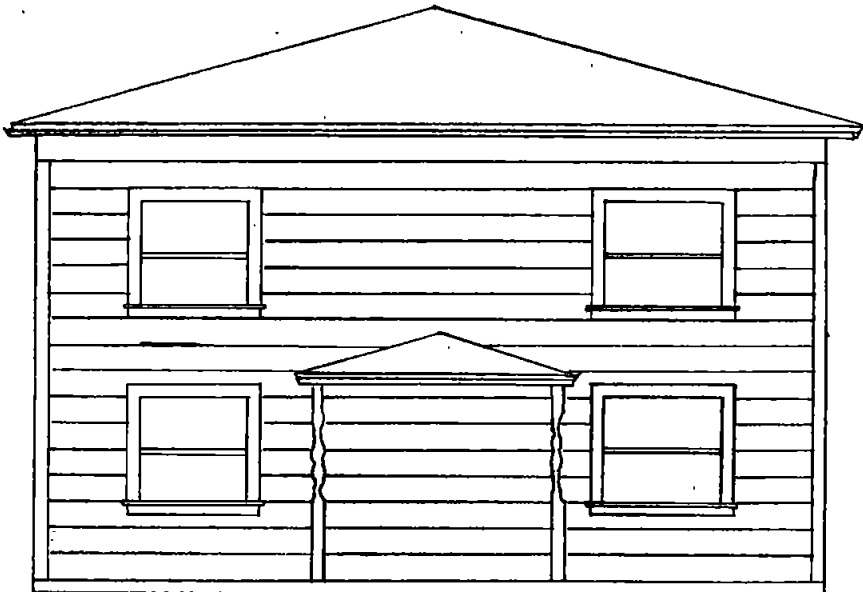
HEM 16

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S-2-98

1/24

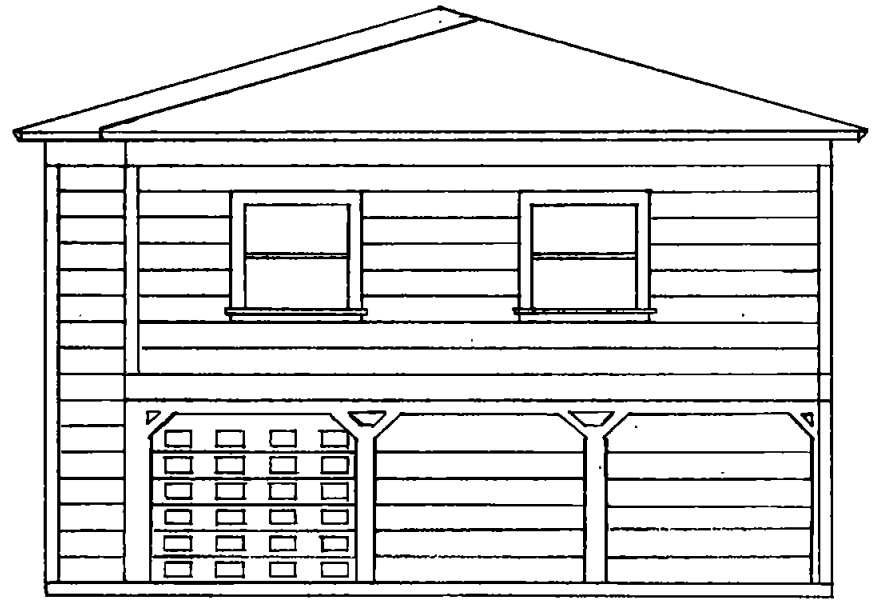
HEX 16



~~SOUTH~~
NORTH ELEVATION

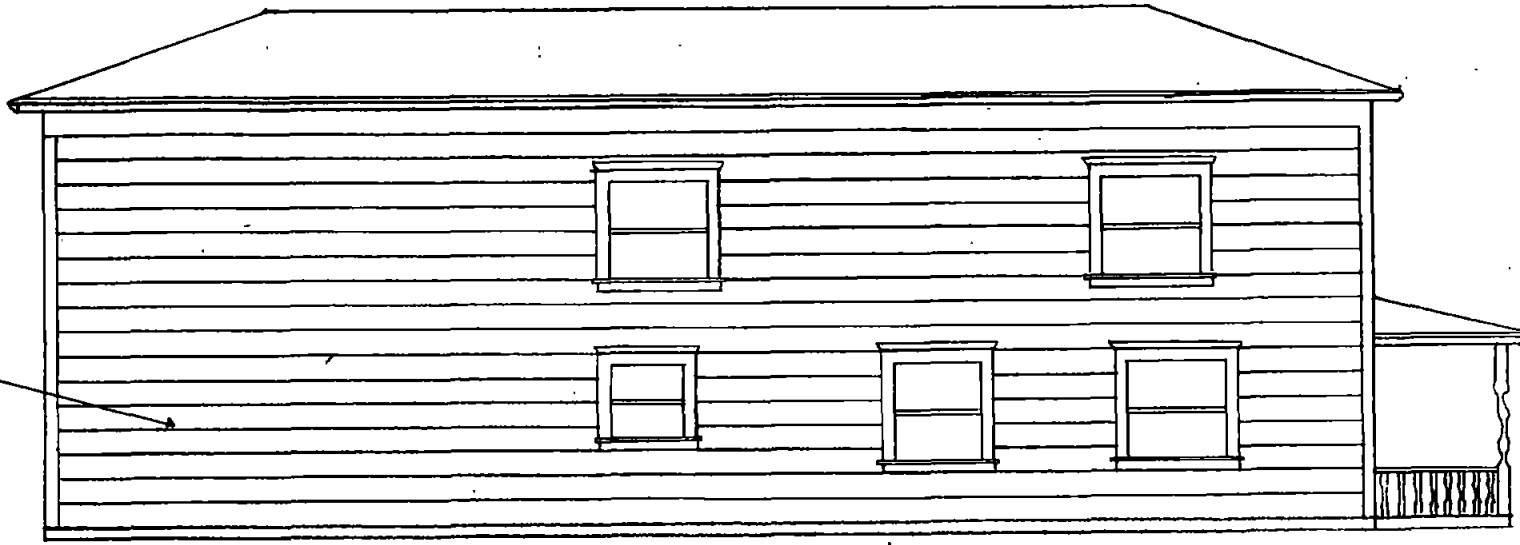
REAR UNITS
2111 I ST

PHASE II 2111 I



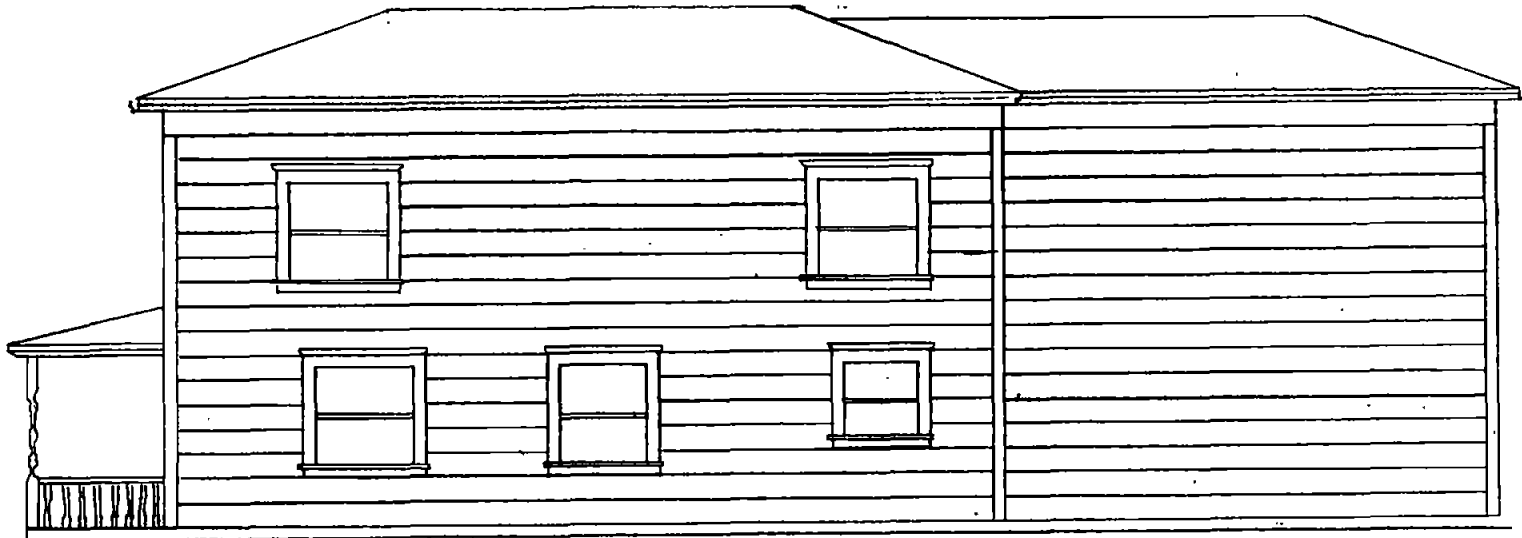
ALLEY ~~NORTH~~
SOUTH ELEVATION

PS90-021



WEST ELEVATION REAR UNITS

5-2-90



PHASE II 2111 1st. rear EAST ELEVATION $\frac{1}{4} = 1'$ drawn by Sid Hill

1/1/2 more

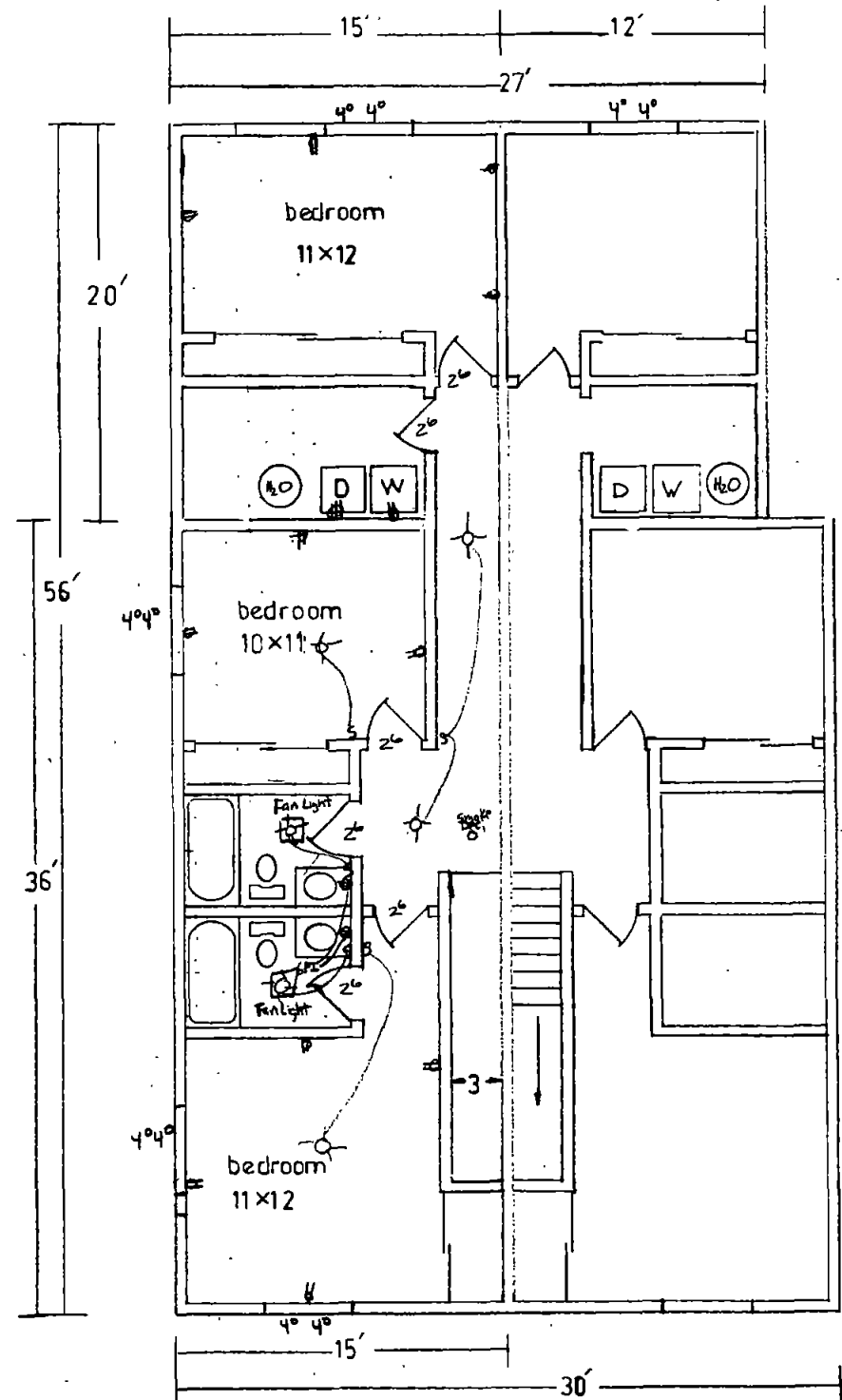
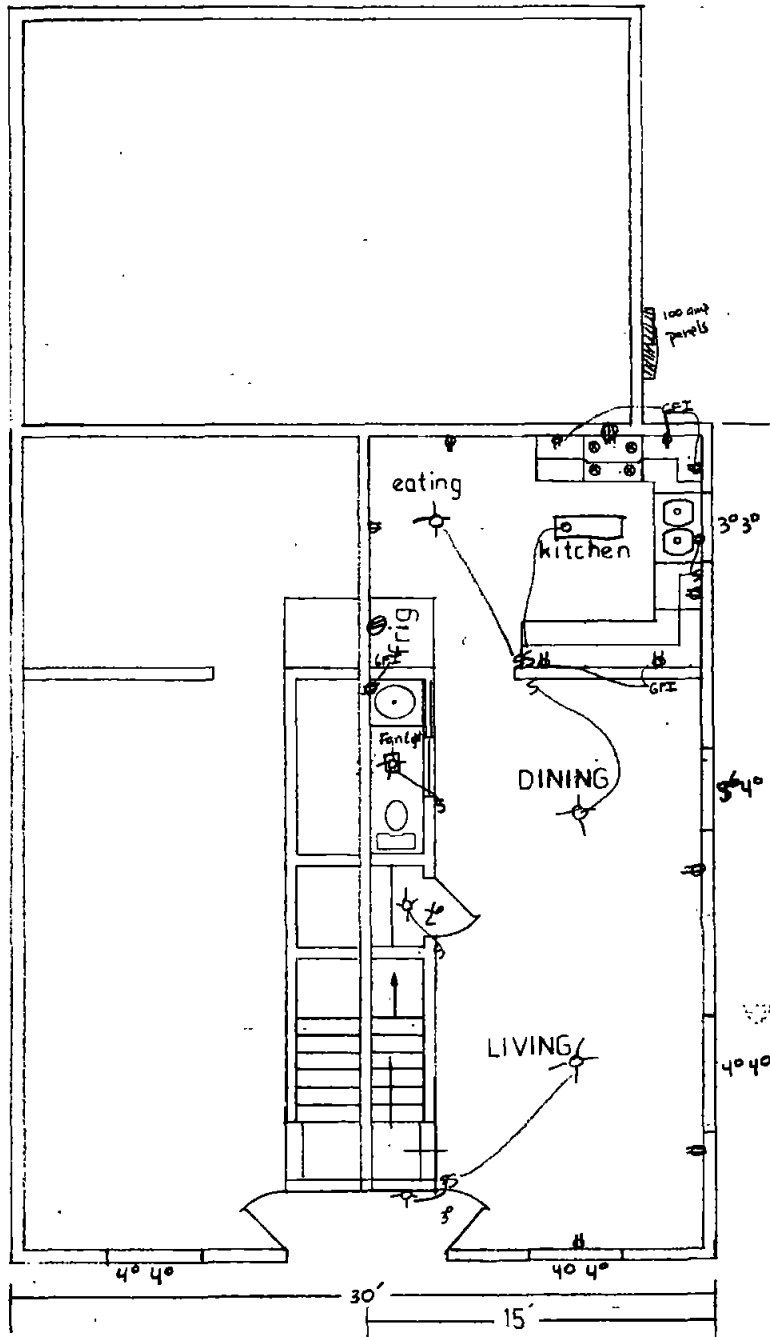
KGM 16

PB90-021

S-290

PLAN 211

ITEM 16

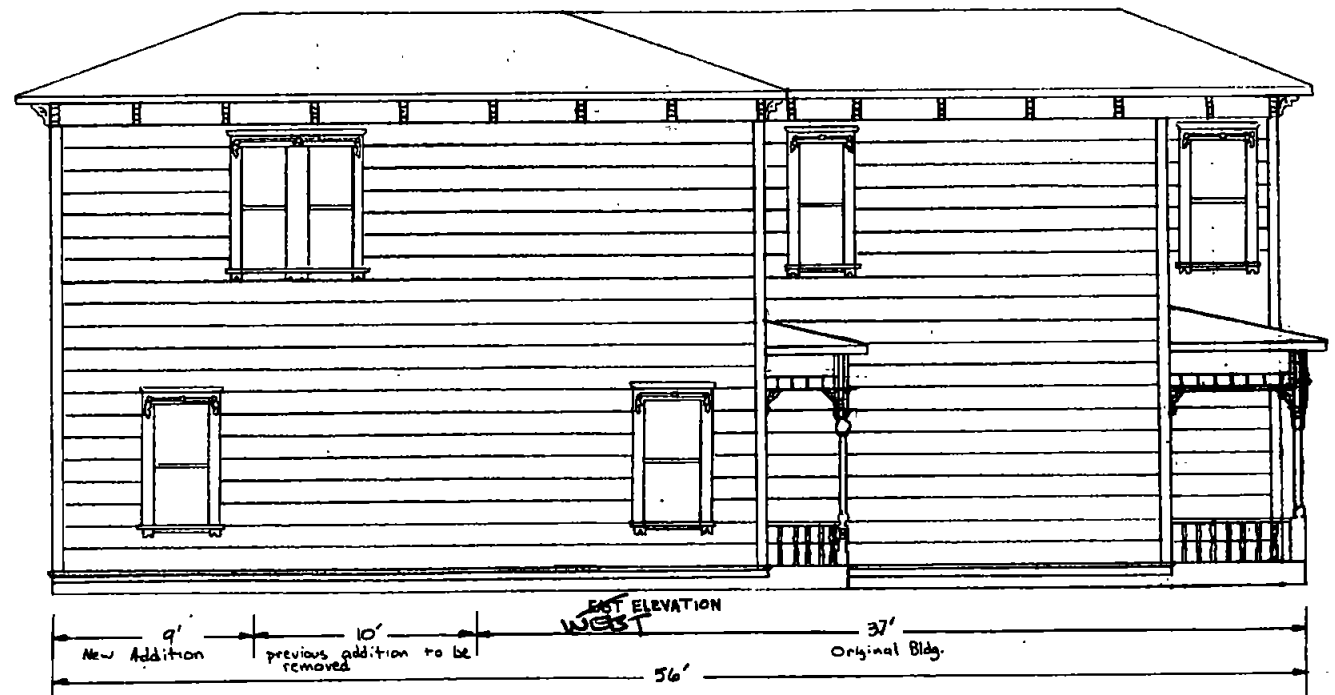
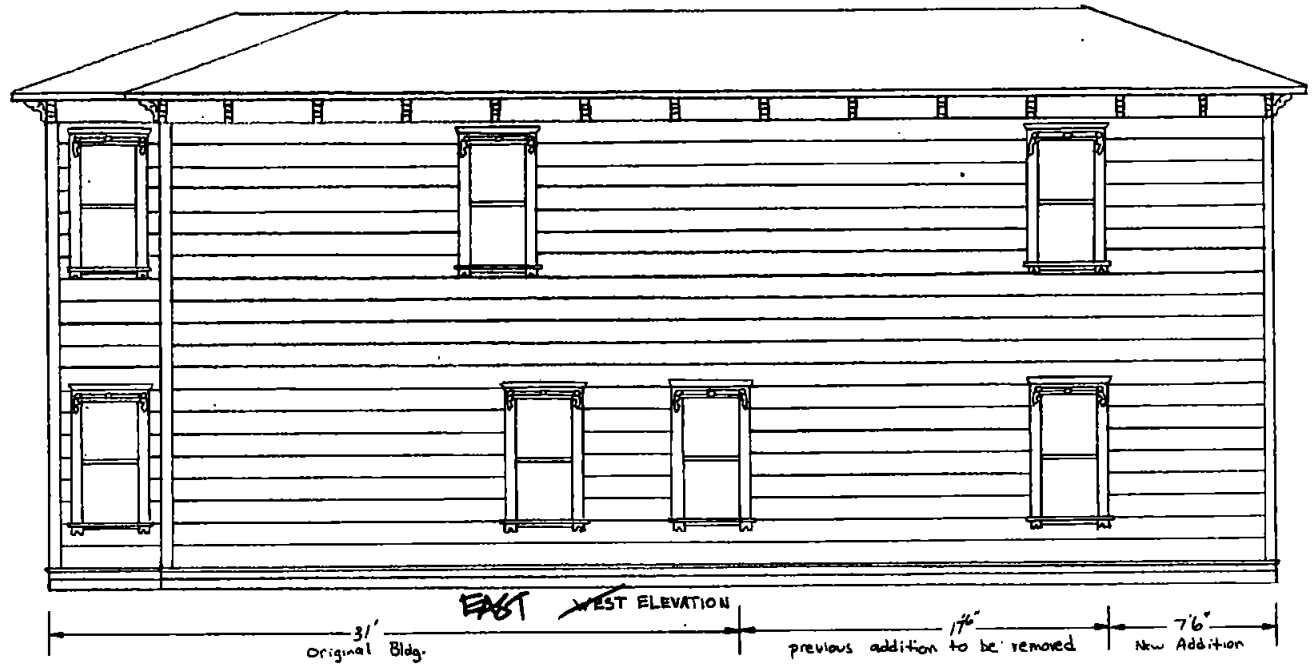


PHASE II 211 1/2 ST. REAR.

PR910-021

S-2-98

ITEM 16



~~PHASE III~~

← N

2111 I ST

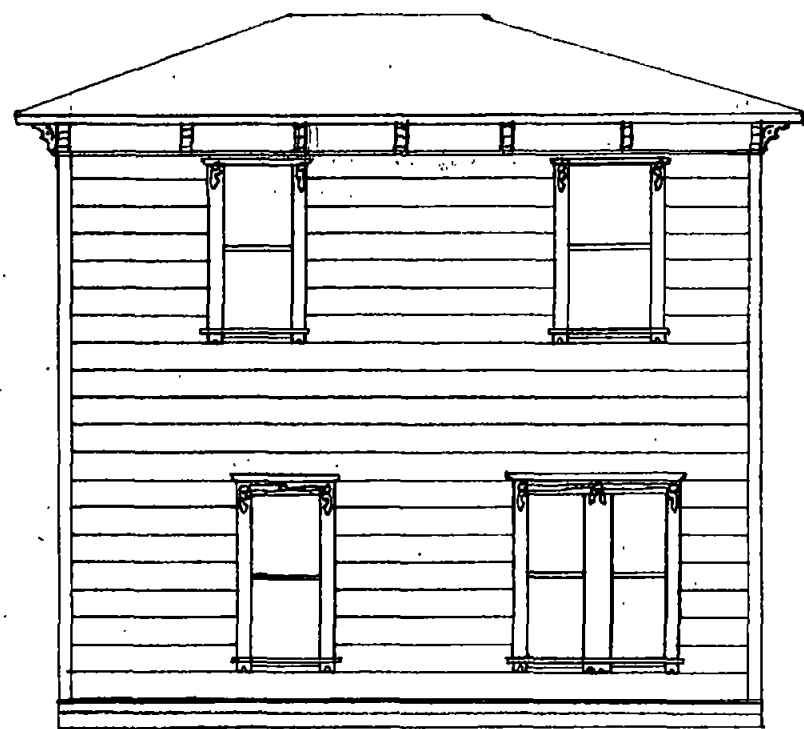
Drawn by Sil Stahl 1/4"=1'

PB90-021

S-2290



apt 2 apt 1
 NORTH ELEVATION
 SOUTH



South ELEVATION
 North

2111 1 ST FRONT UNCHANGED



REAR PROPOSED

Drawn by *gd qld*
 $1/4" = 1'$

PHASE III

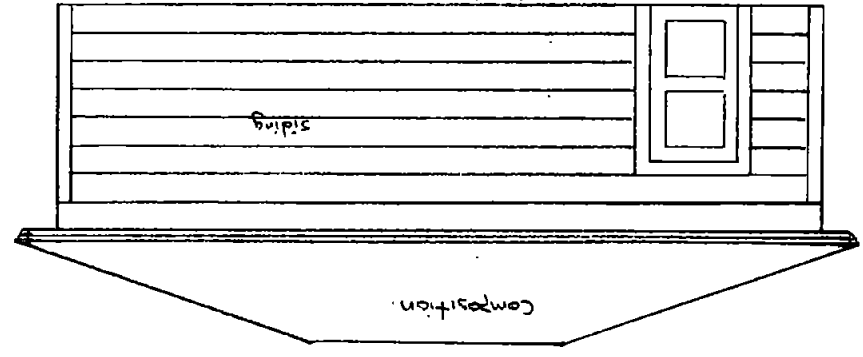
HEM 16

PHASE III

2115 I ST Garages
drawn by S.J. Gully

1/4" = 1'

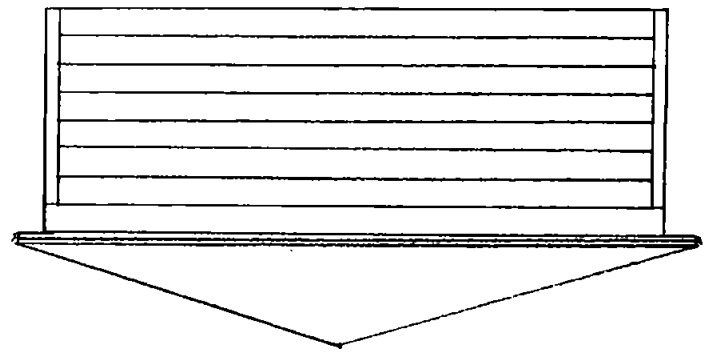
South Elevation
North Elevation



Composition

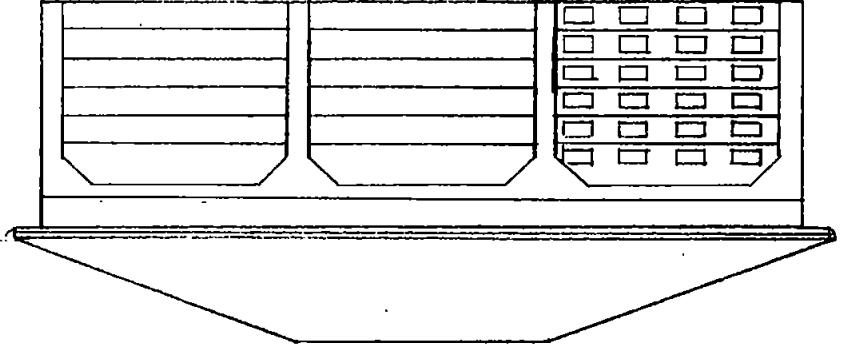
siding

EAST + WEST ELEVATIONS



Garages 2115 to match
garages on 2111 I ST

Alley South Elevation
North



Sheep's pen 9



Landscape Design for DDS & R Properties

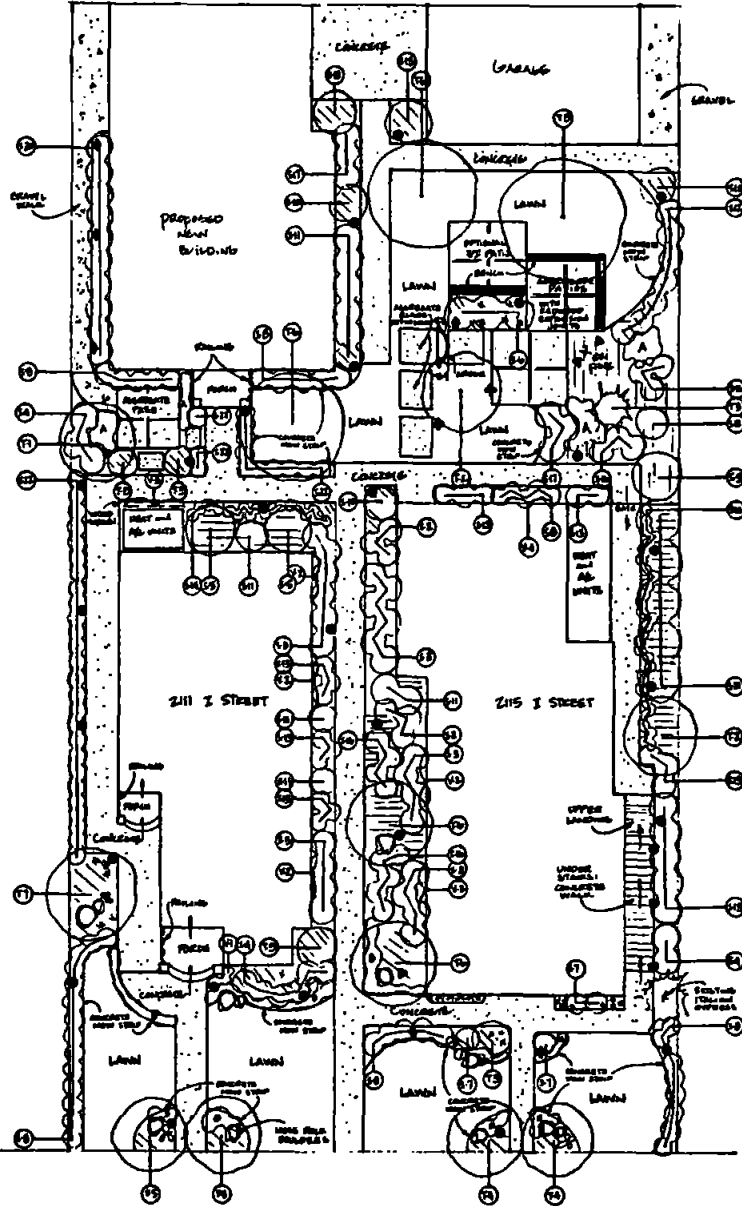
I Street, Sacramento

Designed by: Susan Silva Landscape Design 9228 Beachwood Drive
 Grapeland 95628

- GROUND COVER:**
- SHRUBBED GRASS
 - ARABIS MARIANA
SEA PINK 1/2" - 12" OC.
 - VIOLA HEDERIFOLIA
AUSTRALIAN VIOLET 5" OC.
- 1. PLANTING ZONES AREAS:**
- SALICARIA SOLIDAGINA
SANDY'S TRAIL 1/2" - 12" OC.
- 2. PLANTING ZONES AREAS:**
- LARSENIA PLANIATIS
BLUE STAR CEREUS 1/2" - 12" OC.

- LANDSCAPING:**
- STABILITE TO 100%
100% FROM TREE
 - SEALITE ED. COB.
 - NAVIGATOR
ED. COB.
 - POWERLITE
ED. COB.
 - FOOTLITE
ED. COB.

- NOTES:**
1. DO NOT PLANT ANY TREE TREES DIRECTLY UNDER OVERHEAD WIRES.
 2. SEEDING OF GRASS AREAS AND THE GRASS CONTRACTOR.
 3. SITE DIMENSIONS TAKE PRECEDENCE OVER DESIGN.
 4. ALL VINES PLANTED IN LATTICE TRELLIS RUNNING HORIZONTAL OR VERTICALLY.
 5. DO NOT PLANT TREES CLOSE TO ANY SEPTIC SYSTEM.



NO.	PLANT NAME	QUANTITY	PRICE
T1	ACER PALMATUM JAPANESE MAPLE - GREEN	1	1500
T2	ACER PALMATUM JAPANESE MAPLE - BUREANENSIS	2	1500
T3	CORNUS PENNSYLVANICA PROSTRATA WEeping CORNUS	1	500
T4	LACERTROBIA INDICA GRAB MYSTLE - PINK	2	1500
T5	LACERTROBIA INDICA GRAB MYSTLE - PURPLE	2	1500
T6	MAYTENUS BOARIA MAYTEN TREE	4	1500
T7	MAGNOLIA SOULANGIANA TULIP TREE	1	1500
T8	RYCUS HANAKAWII EVERGREEN PEAR	1	1000
T9	PISTACIA CHINENSIS CHINESE PISTACHE		
T10	ROSA BANKSIAE LUTEA ALBA PLUMA LADY BANKS ROSE	4	500
S1	AGAPANTHUS - PETIC PAN LILY OF THE LILIE	25	100
S2	ASPARAGUS SPENSINGERI ASPERUS BEER	6	100
S3	ASALEA KURUME SHADE ASALEA	24	100
S4	ASALEA SATSUKI SATSUKI ASALEA	11	100
S5	CAMELLIA JAPONICA JAPANESE CAMELLIA	2	500
S6	CAMELLIA SASANQUA DALL SHAW	3	500
S7	COEPODIA GRANDIFLORA COEPODIA	4	100
S8	ESCALONIA NEWPORT DWARF DWARF ESCALLONIA	42	100
S9	HYDRANGEA MACROPHYLLA GARDEN HYDRANGEA	1	500
S10	EUPHORS PEUTINATUS GRAY & SERRA FOUNTAIN TREE	3	100
S11	GARDENIA VEITCHII VEITCHII GARDENIA	12	500
S12	HEBE COPD HEBE COPD	7	100
S13	ILEX VOMITORIA NANA COMPACT YAUPOIN HOLLY	17	100
S14	LICISTE MUSCARI BIG BLUE LILY TREE	46	100
S15	MOCCASA IERIDIOS ROYALTY LILY	2	100
S16	NANDINA DOMESTICA NANA COMPACT DWARF HEAVENLY BAMBOO	15	100
S17	PITTOSPORUM WHEELERI WHEELER DWARF	6	100
S18	PODOCARPUS BRACHIOR PINE PINE	2	500
S19	PODOCARPUS MACROPHYLLUS YEW PINE	5	500
S20	RAPHIOLEPIS INDICA - BAILEYANA PINE INDIA NANTHON	10	100
S21	SARCOGLOBA RUBROFOLIA SARCOGLOBA	6	500
S22	TEALOSPERMUM JALMINGIDES STAR JASMINE	30	100
V1	SIGNOLIA VIOLACEA VIOLET TRUMPET VINE	3	500
V2	CLIMATIS ARMANDII EVERGREEN CLIMATIS	5	500
V3	HARDENBERGIA VIOLACEA VIOLET TRUMPET VINE	1	500
V4	TEALOSPERMUM JALMINGIDES STAR JASMINE	1	500
A	IRIS	1/2" OC. BARS	
B	IBERIS SEMPERVIRENS EVERGREEN CANDY TUFT	1/2" OC. FLATS	

OWNER: DDS & R Properties
 9228 Beachwood Drive
 Grapeland, CA 95628
 916-485-1111

S-2-90

REV 15









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