

DESIGN REVIEW & PRESERVATION BOARD

1231 "I" Street, Suite 200 - SACRAMENTO, CALIFORNIA 95814

|               |  |                     |            |
|---------------|--|---------------------|------------|
| APPLICANT     | Rick Castro, 2218 N Street, Sacramento, CA 95816 |                     |            |
| OWNER         | Rick Castro, 2218 N Street, Sacramento, CA 95816 |                     |            |
| PLANS BY      | Rick Castro, 2218 N Street, Sacramento, CA 95816 |                     |            |
| FILING DATE   | December 10, 1986                                | REPORT BY:          | CS:tc      |
| NEGATIVE DEC. | EIR  | ASSESSOR'S PCL. NO. | 007-253-05 |

LOCATION: 2218 N Street

PROPOSAL: Building move of supportive structure relocated December 13, 1986, from the rear of 1717 - 1719 N Street to rear of 2218 N Street. Building to be rehabilitated, expanded and elevated over a new four car garage.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Multi-family; R-3A  
 South: Two-family; R-3A  
 East: Doctors Office; (with asphalt parking lot): R-3A  
 West: Multi-family; R-3A

Parking Required: Two  
 Parking Provided: Four  
 Property Dimensions: 40' x 160'  
 Property Area: 6,400 sq. ft.  
 Square Footage of Building: 1,840 square feet (920 sq. ft. for 2nd story living quarters)  
 Height of Building: Two story  
 Significant Features of Site: Sutter Fort Preservation Area, front building is a Priority Structure  
 Exterior Building Colors: Grey with white trim  
 Exterior Building Materials: Wood, composition shingle roof

BACKGROUND INFORMATION: The building was moved under emergency conditions in order to avoid demolition. Unfortunately the cook's quarters (a 160 square foot addition to the rear of the original building) was demolished in error. The applicant proposes to replace the lost area, and expand the building by an additional 440 square feet to be used as a master bedroom. The second story will consist of the original building and expanded living quarters. The new ground floor garage will allow for four parking spaces and laundry facilities.

The existing building appears to be in good condition structurally.

The Planning Commission approved the following entitlement for the subject site on November 13, 1986:

1. Variance to reduce the required 10 foot court yard to 3.5 feet.
2. Variance to reduce five foot side yard setback to four feet from the west property line.

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
5708 SOUTH CAMPUS DRIVE  
CHICAGO, ILLINOIS 60637

1970

MEMORANDUM

TO: DIRECTOR

FROM: [Name] (mirrored text)

DATE: [Date]

SUBJECT: [Subject]

RE: [Reference]

[Detailed subject matter]

[Main body of the memorandum, containing detailed information and analysis]

[Continuation of the main body text]

[Text block]

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[Text block]

3. Variance to waive the five foot side yard setback on the east property line to 0.

Because the east elevation is on the property line, a fire wall is required by the UBC and no windows are allowed on the east elevation. The building division has indicated that after the fire wall is installed the original wood siding can be replaced on the building exterior.

Although stucco has been proposed on the east and west elevations, the applicant has indicated that he has no reservations in changing the material to wood horizontal siding to match the rest of the building per staff's request.

The applicant will submit revised elevation plans at the time of the meeting to reflect roof redesign. East elevation plans have not yet been submitted and will be provided at the time of the meeting.

The applicant has indicated that a landscaped or fence buffer will be provided along the west property line.

PROJECT EVALUATION:

1. The project design is acceptable to staff. However, if the applicant wishes to revise roof plans, staff will comment at the time of the meeting as to the appropriateness of newly submitted elevation plans.
2. Composition roofing shingles to match the existing on-site building (fronting N Street) should be provided on the moved structure.
3. The stairs are proposed to be wood. The color and materials should be compatible to the listed building.
4. All siding materials should be horizontal wood to be compatible with the historical siding on the moved building.
- ✓ 5. New window and door trim detailing should match the original on the moved building.
6. All roof trim should be the same. Currently east elevation roof trim is missing.
7. Exterior wiring should be removed and relocated as necessary.

STAFF RECOMMENDATIONS: Staff recommends the approval of the project with the following conditions:

1. New elevation plans to reflect roof design must be reviewed and approved by staff, if they are not submitted at the time of the board meeting.
2. Composition roof shingles to match the existing building fronting N Street shall be provided on the newly moved structure.
3. The stairs are to be compatible in material and color to the newly moved structure.
4. Horizontal wood siding shall be provided on all four elevations.

5. New windows and door trim shall match the original on the moved building. *no*
6. Roof trim shall match on all four elevations.
7. Exterior wiring shall be removed.
8. No windows shall be allowed on the east elevation per the requirements of the UBC.
9. The applicant shall work with the building division in order to construct the fire wall on the east elevation.
10. No roof equipment shall be allowed, unless reviewed and approved by staff.

Approval is based on the following finding of fact:

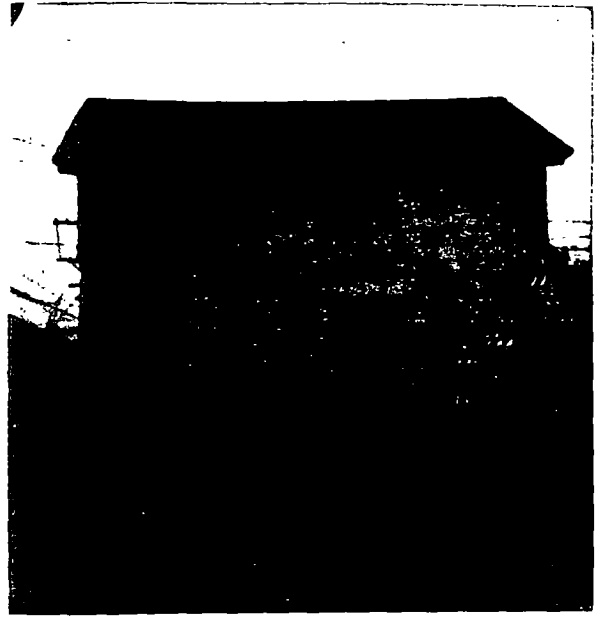
1. The exterior rehabilitation, as conditioned, will be compatible with the original historic materials.
2. The newly relocated residential unit/garage is compatible in design and materials with the existing residential unit fronting N street.
3. The project, as conditioned, is in compliance with the 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.



NORTH & WEST



EAST



SOUTH & WEST

After building move

PB86-062

1-7-87

Item #617



Before  
structure  
was  
moved:

Cooks  
quarters  
(lower section)  
was  
demolished  
by mistake  
and will be  
replaced.

FRONT SECTION DEMOLISHED



Existing  
- structure  
fronting  
N Street



Same  
view as  
photo at  
top of page  
After Demolition

DB 86-062

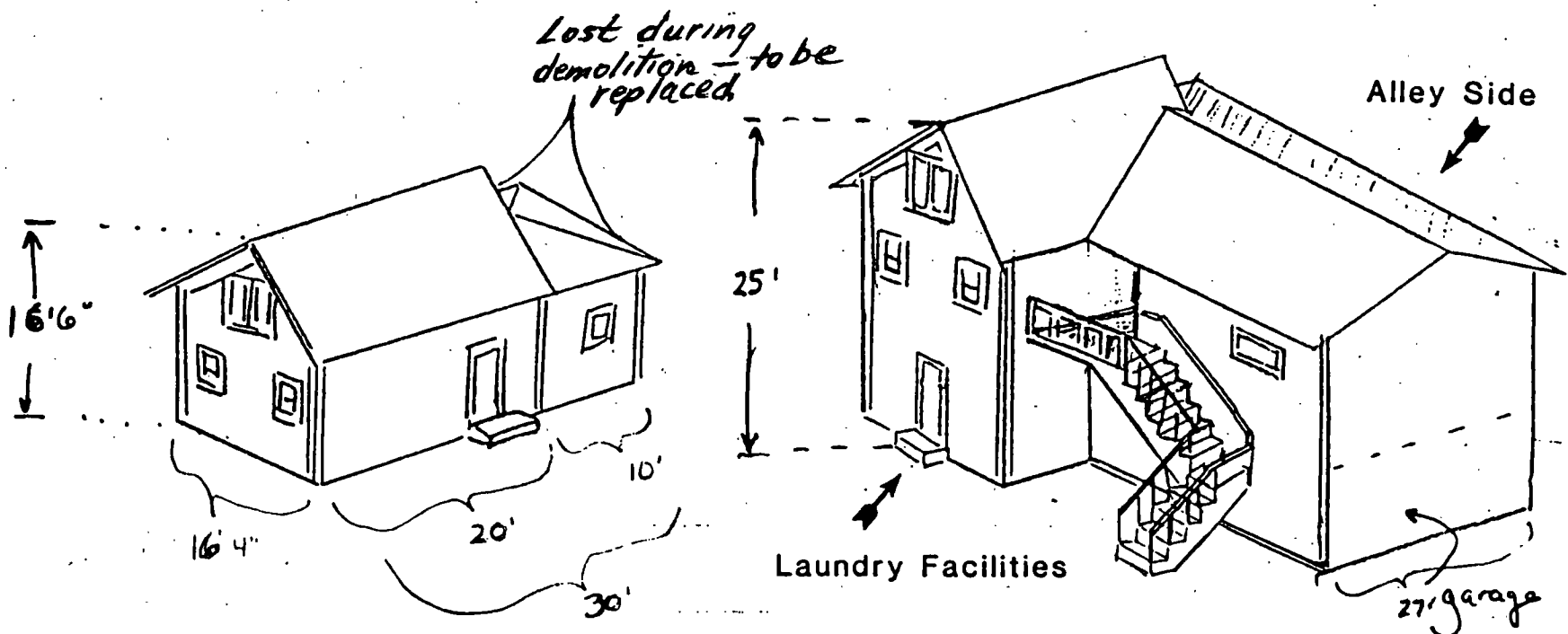
1-7-87

Item #

# 2218 N Street

EXISTING

PROPOSED



# Proposed Building and Remodeling

ALLEY

*New Structure*

PARKING

2222 N

2218 N

2214 N

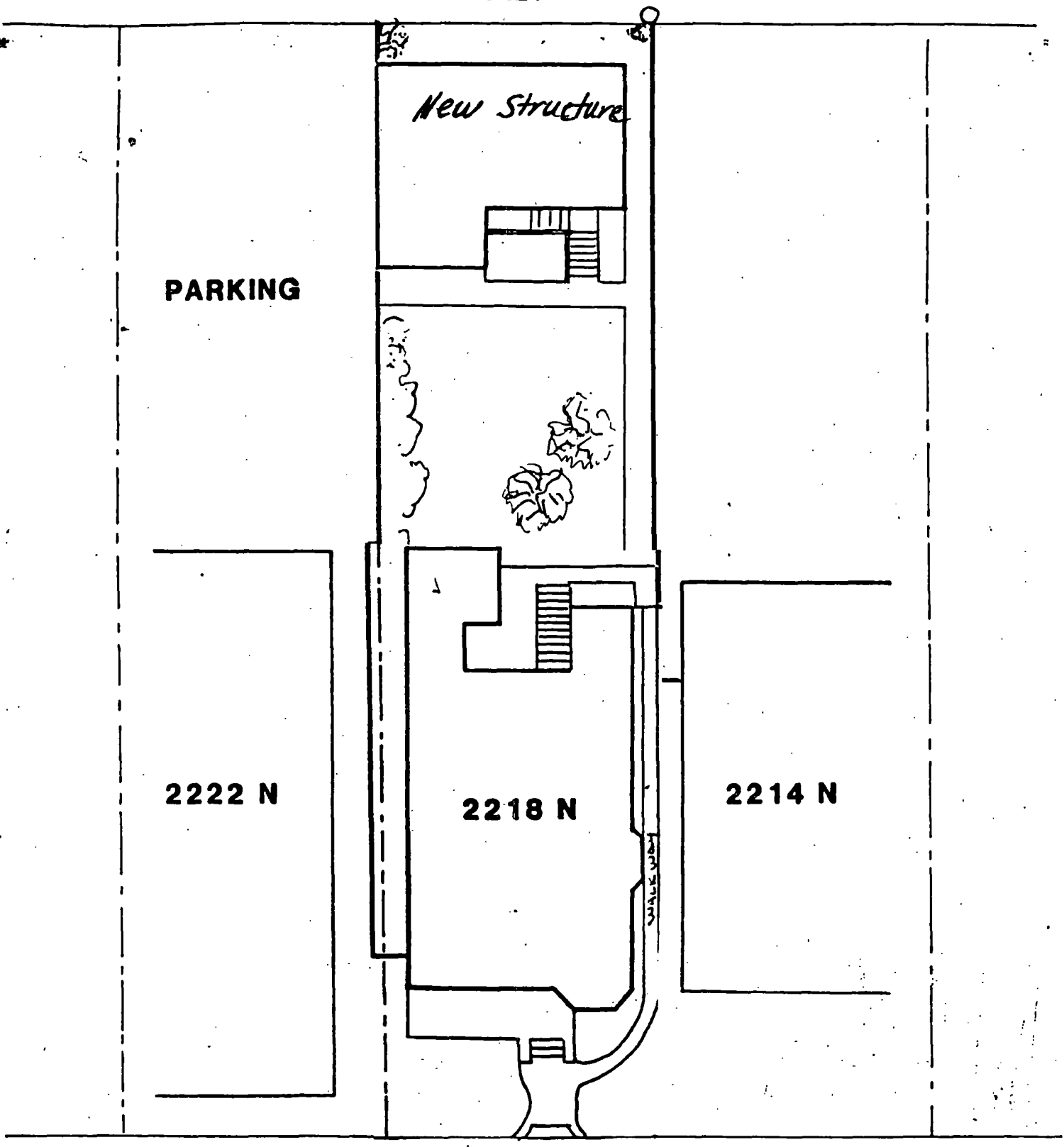
N STREET

SCALE : 1" = 20'

PB 86-062

1-7-87

Item # 12

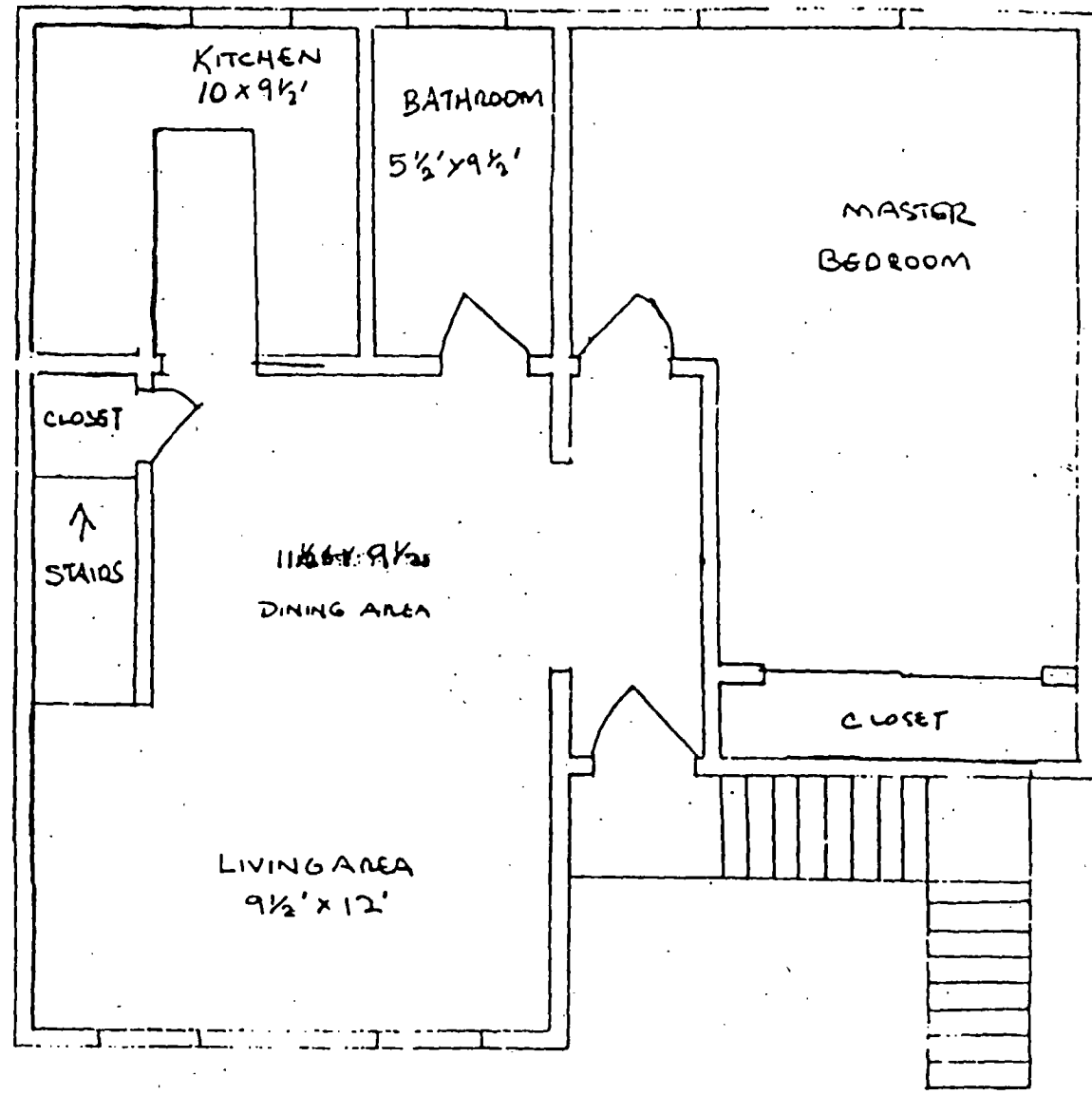


Carriage House over Garage 2218 N Street

PSBB-062

1-7-87

Item #

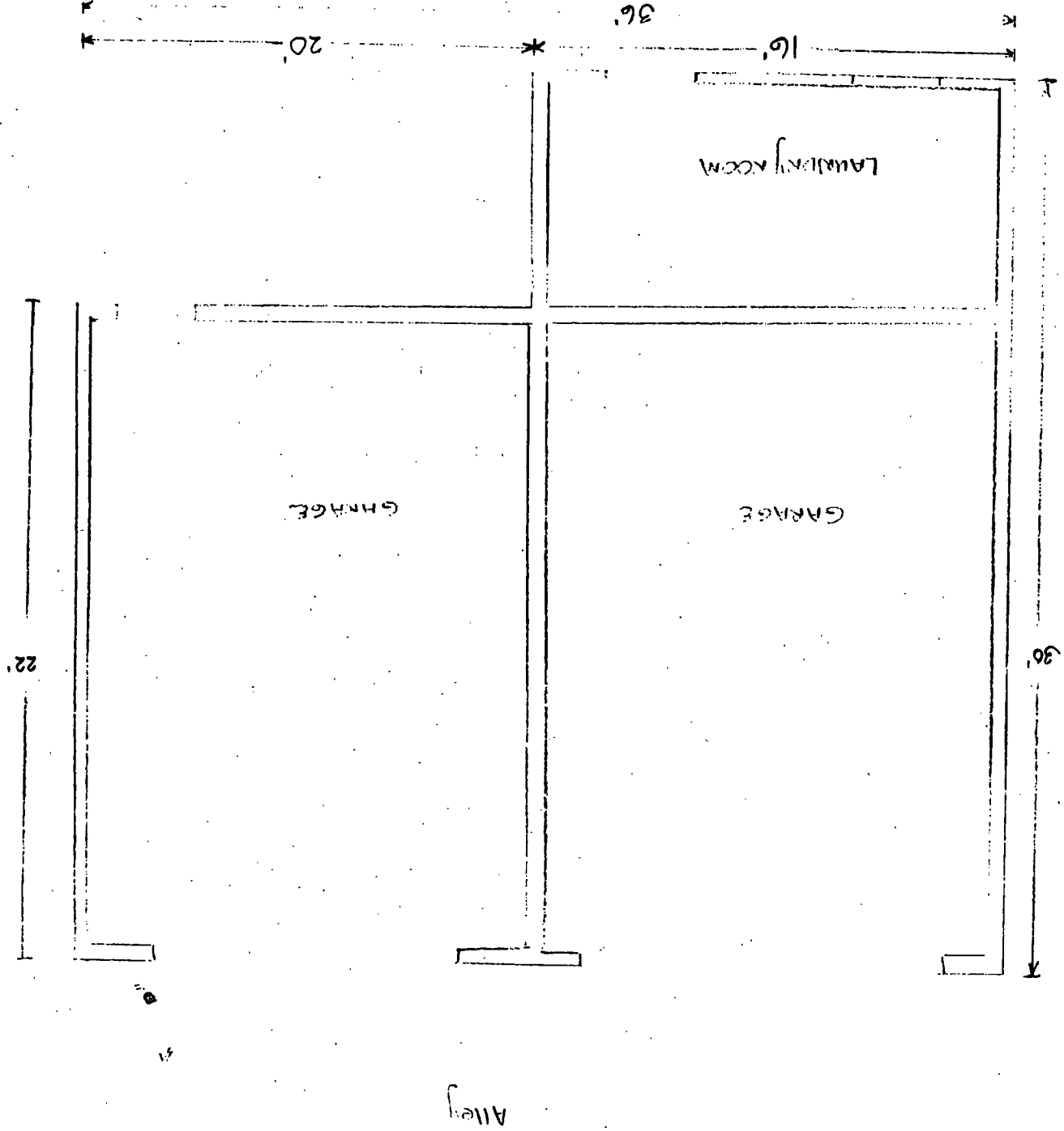


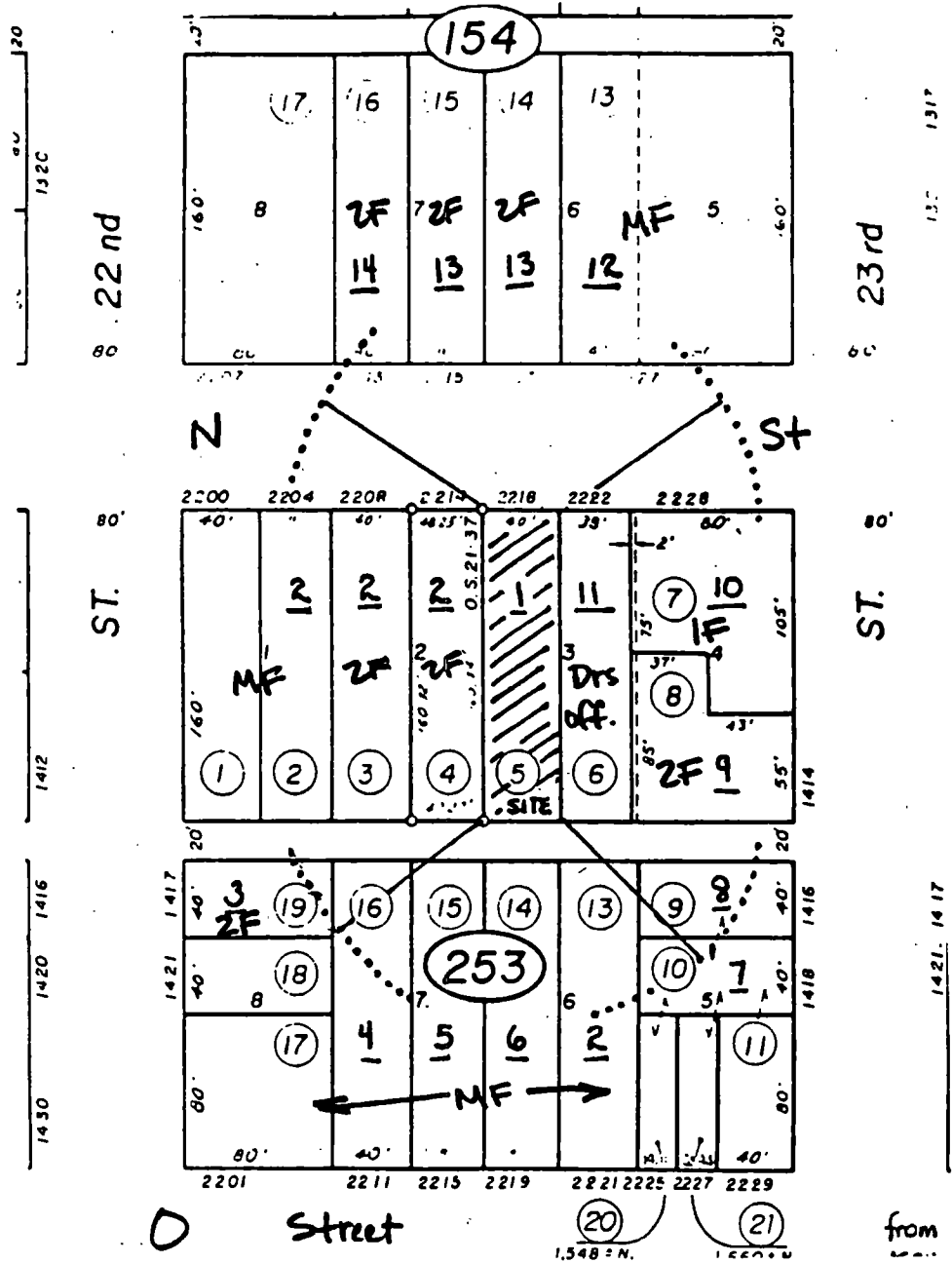
Item 17

1-7-87

PB86-002

Ground level





All lots zoned R-3A

# LAND USE & ZONING MAP

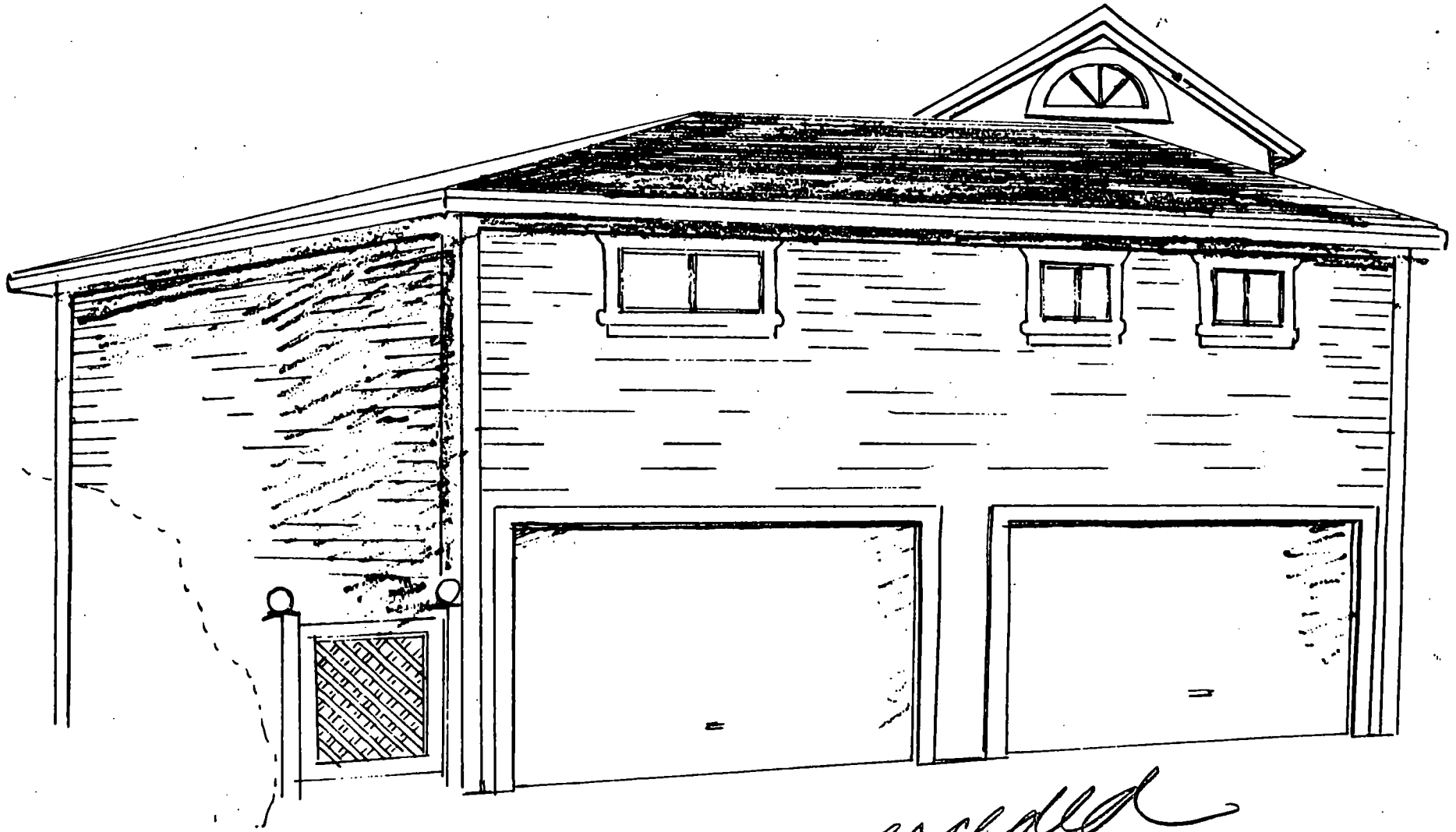
PB 86-062

1-7-87

Item ~~16~~  
17

PB86-062

1-7-87



*superceded*

**Proposed Alley View Of Garage & Carriage House**

JHW  
1/7



EXISTING

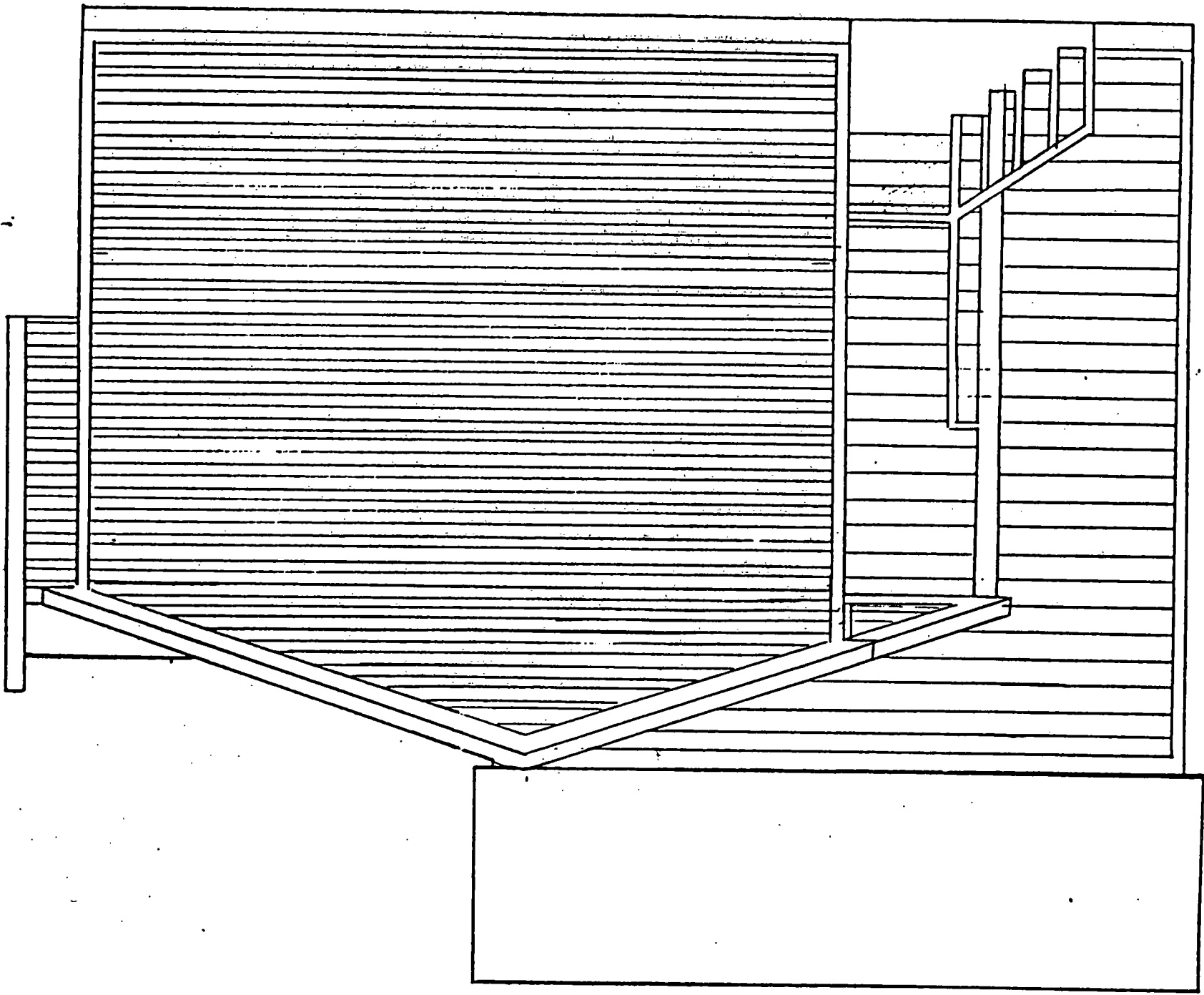
FACING NORTH (FROM YARD)

1/4" = 1 foot

2218 N Street - Carriage House

2218 N Street - Carriage House

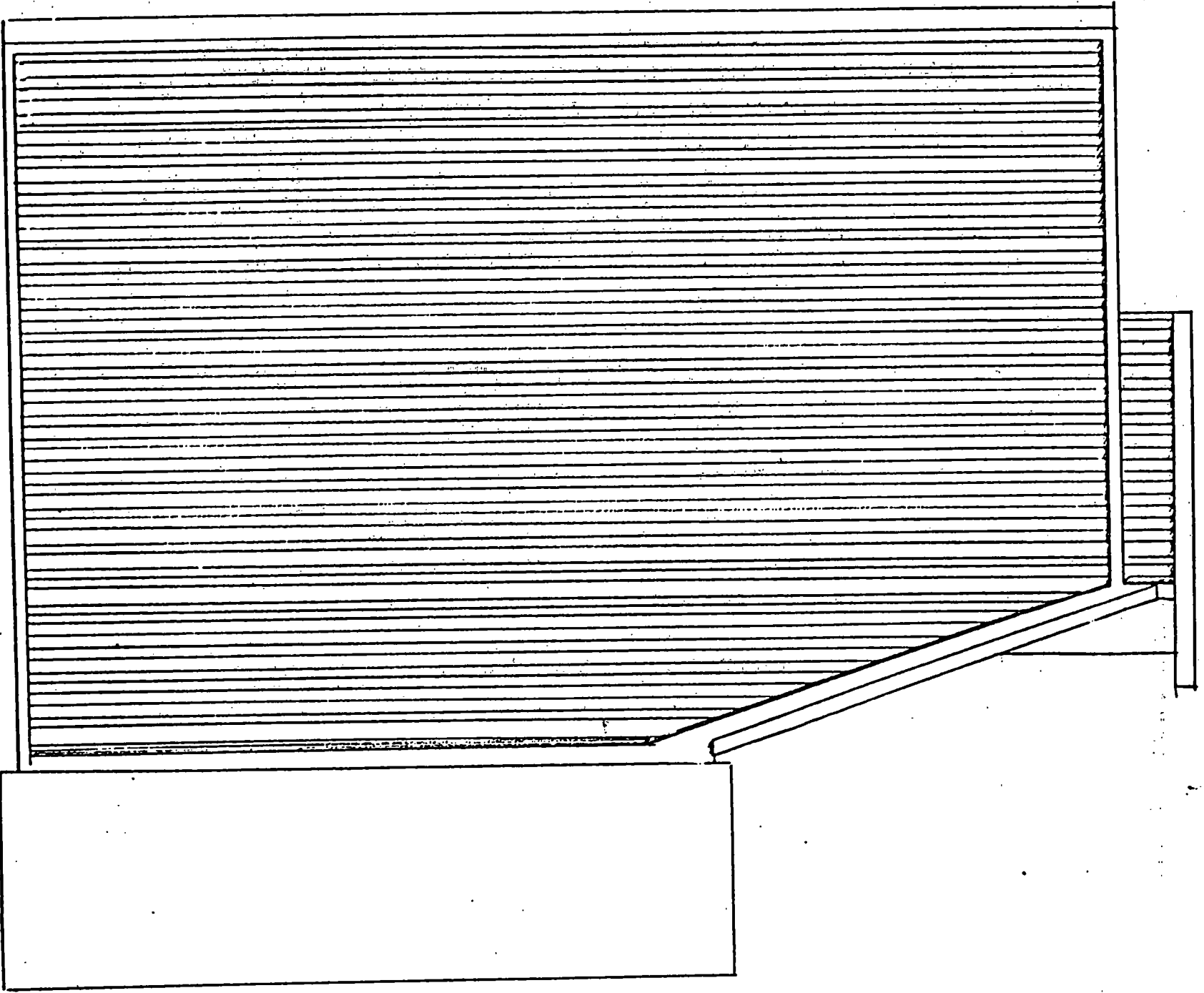
FACING WEST 1/4" = 1 foot



FACING EAST

1/4" = 1 foot

2218 N Street - Carriage House

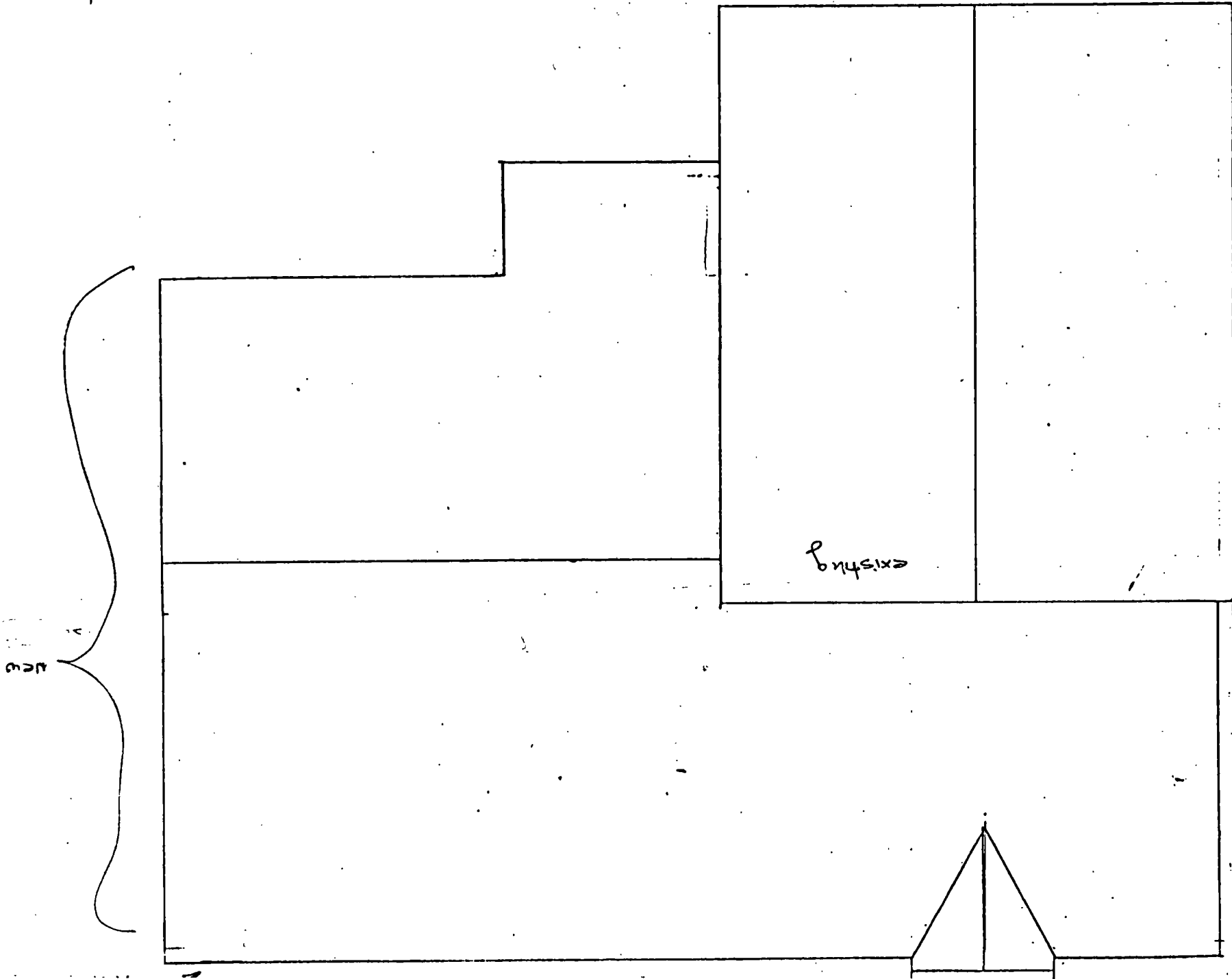


ROOF

YARD SIDE

1/4" = 1 foot

2218 - N Street - Carriage House



existing

NEW

(MAIN VIEW)

1/4" = 1 foot

2218 N Street Conways House

ACING

