

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

APPLICANT	PAUL AND ANN MUELLER, 2012 - 26th Street, Sacramento, CA		
OWNER	PAUL AND ANN MUELLER, 2012 - 26th Street, Sacramento, CA		
PLANS BY	PAUL AND ANN MUELLER, 2012 - 26th Street, Sacramento, CA		
FILING DATE	6/24/87	REPORT BY	RH/vf
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-311-05

CONSENT - APPROVED, July 1, 1987
LOCATION: 1810 - P Street

PROPOSAL: Repair fire damage on supportive structure, Capitol Avenue Preservation area.

PROJECT INFORMATION:

Existing Zoning of Site:	R-5
Existing Land Use of Site:	Residential
Property Dimensions:	40 sq. ft. x 160 sq. ft.
Height of Building:	2 Story
Significant Features of Site:	Supportive Building, Capitol Avenue Preservation area.

Exterior Building Colors:	To Match Existing
Exterior Building Materials:	To Match Existing

BACKGROUND INFORMATION: The structure owned by the applicant has had fire damage on a one-story addition located midway from the front elevation on the east side of the building. Some additional fire damage was also located at the second floor portion of a projecting bay directly in front of the addition as well as some damage in the overhead soffit of the projecting bay roof. The structure still retains its original architectural character on the side elevations where horizontal wood siding and decorative window trim remains in place. The front elevation of the structure has been modified through stuccoing and removal of original decorative wood porch. The one story, eastern addition, which has suffered fire damage, was sheathed in horizontal wood siding to match that of the main building.

The applicant proposal is to reconstruct the east projecting wing and to repair the fire damage on the remainder of the building. The applicant proposes to use materials to match the existing building. The head height of the window facing towards the east side yard is similar to the head height found on the older windows of the original structure. The head height of the window facing south, toward the rear of the lot, is much lower than the adjacent windows on the older portion of the building. The change in window head heights is due to a lower roof height in the projecting wing. The applicant proposes to replace both the east facing window and the south facing window as originally utilized in the projecting wing. The applicant proposes to remove the north facing window facing toward the front of the site and to place a door in its location. A new stairway and railing would then be situated to run from the door toward the front of the site.

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

1. All replacement material will match existing material on the building.
2. The new window facing south will be either single hung or double hung wood. The new window facing east will be either single hung, double hung or fixed glass. The frame to be wood.
3. The new door to be placed in the north facing wall of the fire damaged projection will be a multiple panel wood door.
4. All door and window trim will match the existing building.
5. The new stairway will meet building code requirements. The east facing portion of the stairway below the treads will either have horizontal wood siding to match the building or horizontal and vertical lattice work to close the space in.
6. The stairway railing and balusters will be constructed from finish grade wood stock. The railing to be a minimum of two by four inches in section. The balusters to be a minimum of two inch by two inch in section. A bottom rail to be placed three inches above the stair treads to receive the balusters.

Approval is based on the following findings of fact.

1. The project, as conditioned, will allow for the rehabilitation of a portion of a supportive structure which has received fire damage.
2. The project, as conditioned, will be in keeping with the Preservation Area Plan in that it will retain the existing architectural character of the structure.

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.

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: July 1, 87
 DR/PB NO.: # 17
 MOTION TO: CONSENT

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON			✓			
LAGOMARSINO		✓	✓			
LES						—
MCCABE			✓			
MALINOWSKI	✓		✓			
Balestreri			✓			
TSUBOI			✓			
ZANOLIO						—
RAKELA						—
MOTION CARRIED:						
MOTION FAILED:						

COMMENTS: _____

Design Review/Preservation Board
Sacramento, California

Members in Session:

Subject: 1810 P Street

The staff report on this item is being prepared and will
be forwarded to you at the earliest possible time.

Respectfully submitted,

for 

Richard B. Hastings
Design Review/Preservation Director

