

ARCHITECTURAL REVIEW BOARD

APPLICANT Dean F. Unger, A.I.A., Inc., 700 Alhambra Blvd.
OWNER Housing Authority of City of Sacramento, 630 I Street
PLANS BY Dean F. Unger, A.I.A., Inc, 700 Alhambra Blvd.
FILING DATE 5-26-81 50 DAY ARB ACTION DATE --- REPORT BY: RBH:lh
NEGATIVE DEC. NA EIR NA ASSESSOR'S PCL. NO. 002-112-28

PROPOSAL: Four new buildings making a total of nine units for residential use.

LOCATION: 920 "F"

ZONE: R-4-A

BACKGROUND: The applicant proposes to build nine residential units on a vacant parcel owned by the Redevelopment Agency. An existing two-story, concrete block office building is situated to the west and a vacant lot and then the rear of existing two-story wood framed residential units are situated to the east. A parking lot and mixed residential and commercial use is situated to the south. The project is approximately in the center of proposed Preservation Area Number 1. The zoning is R-4-A.

STAFF EVALUATION: Staff finds that the use of asphalt shingles on a gable roof over horizontal masonite siding with aluminum double-hung windows and walk-up front porches are compatible to the older residential structures in the area. The siting of the units will place two buildings which contain four residential units adjacent to "F" Street. Two additional buildings are located to the north and behind the street front buildings. Nine residential units are located on the site while maintaining the visual aspects of the rhythm and scale of the existing older structures in the neighborhood. A meandering concrete path divides the site east and west. This path provides access to the units to the rear of the "F" Street units. Each unit will have a six-foot high enclosed rear patio area. Nine parking spaces are provided with access from the alley. The site will be landscaped with trees, small shrubs and lawn. Staff feels that this is an excellent type of in-fill housing for the Alkali Flat area.

STAFF RECOMMENDATIONS:

Staff recommends approval of the project with the following conditions;

1. The project should be reviewed by the Preservation Board.
2. The final landscaping and irrigation plans shall be returned to staff and Art Camacho for review and approval.
3. Aluminum double-hung windows to be either pre-painted or baked enamel.

APPLC. NO. ARB 81-65 MEETING DATE June 17, 1981

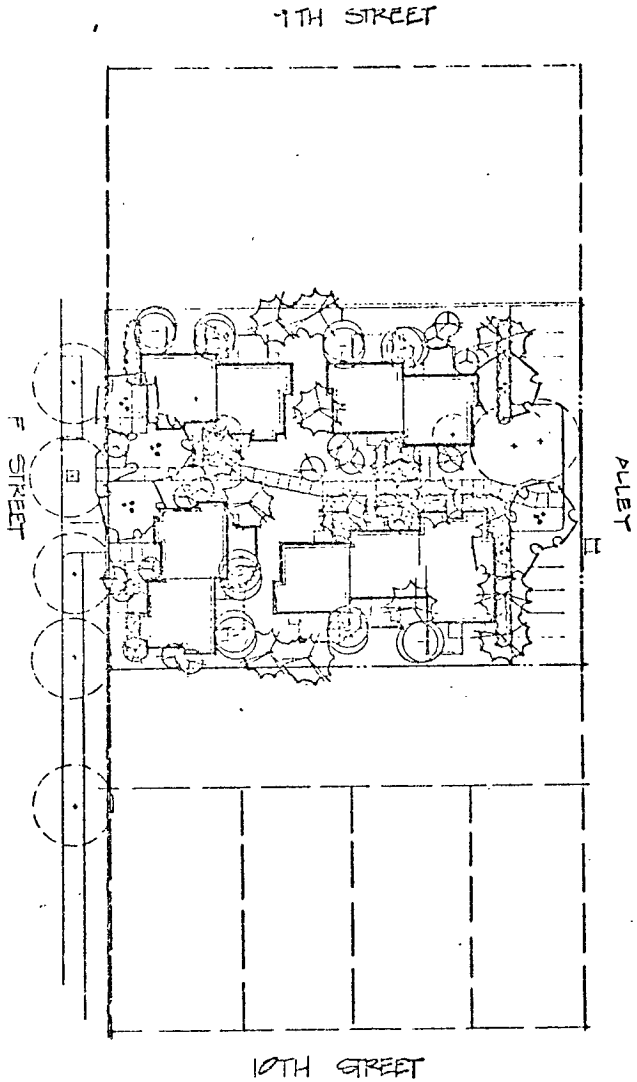
CPC ITEM NO. 5

4. Wood top and bottom rail be provided over or attached to the proposed metal railings on the balcony and stairssteps.
5. A two or three paneled door to be used in place of the solid core flat surface door on all front entries.
6. That the parking area be reviewed by Penny Bell of the Current Planning Section to determine if it meets the 50% shading requirements.

Approval is based on the following findings of fact:

1. To encourage architecture which is integrated and compatible with the existing development in the neighborhood.
2. To upgrade and maintain the quality of residential areas in the Old City.
3. To encourage creativity and innovation in designing residential and non-residential structures.
4. To create a design compatible with the developing character of the neighboring area. Design compatibility includes harmonious building style, form, size, color and material.
5. To coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.

1. Introduction



NOTES: 1. REPORT DRAINING LEFT END OF CANAL AT THREE STOPS
2. NO PLANT GROWTH OR EVIDENCE THAT AROUND CHANNEL
3. NO EVIDENCE OF COPIES OF
4. ALL GOOD DATA
5. EVIDENCE OF LANTERNS

site plan no 1

ALKALI FLAT FAMILY HOUSING

16 UNITS ON 3 SCATTERED SITES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
SACRAMENTO, CALIFORNIA

STATION - NEW YORK

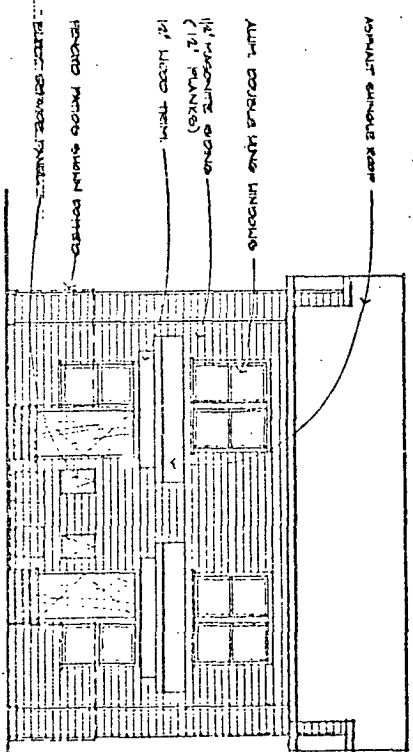
DEAN F. LINGER
ATTN: INC.
CORPORATE AND
INVESTMENT
DIVISION
100 Madison St
New York, N.Y.
10036-6415

1. **Introduction**
 2. **Methodology**
 3. **Results**
 4. **Discussion**
 5. **Conclusion**
 6. **References**
 7. **Appendix**
 8. **Index**
 9. **Glossary**
 10. **Notes**
 11. **Footnotes**
 12. **Endnotes**
 13. **Supplementary Material**
 14. **Tables**
 15. **Figures**
 16. **Equations**
 17. **Formulas**
 18. **Diagrams**
 19. **Charts**
 20. **Graphs**
 21. **Tables**
 22. **Figures**
 23. **Equations**
 24. **Formulas**
 25. **Diagrams**
 26. **Charts**
 27. **Graphs**
 28. **Tables**
 29. **Figures**
 30. **Equations**
 31. **Formulas**
 32. **Diagrams**
 33. **Charts**
 34. **Graphs**
 35. **Tables**
 36. **Figures**
 37. **Equations**
 38. **Formulas**
 39. **Diagrams**
 40. **Charts**
 41. **Graphs**
 42. **Tables**
 43. **Figures**
 44. **Equations**
 45. **Formulas**
 46. **Diagrams**
 47. **Charts**
 48. **Graphs**
 49. **Tables**
 50. **Figures**
 51. **Equations**
 52. **Formulas**
 53. **Diagrams**
 54. **Charts**
 55. **Graphs**
 56. **Tables**
 57. **Figures**
 58. **Equations**
 59. **Formulas**
 60. **Diagrams**
 61. **Charts**
 62. **Graphs**
 63. **Tables**
 64. **Figures**
 65. **Equations**
 66. **Formulas**
 67. **Diagrams**
 68. **Charts**
 69. **Graphs**
 70. **Tables**
 71. **Figures**
 72. **Equations**
 73. **Formulas**
 74. **Diagrams**
 75. **Charts**
 76. **Graphs**
 77. **Tables**
 78. **Figures**
 79. **Equations**
 80. **Formulas**
 81. **Diagrams**
 82. **Charts**
 83. **Graphs**
 84. **Tables**
 85. **Figures**
 86. **Equations**
 87. **Formulas**
 88. **Diagrams**
 89. **Charts**
 90. **Graphs**
 91. **Tables**
 92. **Figures**
 93. **Equations**
 94. **Formulas**
 95. **Diagrams**
 96. **Charts**
 97. **Graphs**
 98. **Tables**
 99. **Figures**
 100. **Equations**
 101. **Formulas**
 102. **Diagrams**
 103. **Charts**
 104. **Graphs**
 105. **Tables**
 106. **Figures**
 107. **Equations**
 108. **Formulas**
 109. **Diagrams**
 110. **Charts**
 111. **Graphs**
 112. **Tables**
 113. **Figures**
 114. **Equations**
 115. **Formulas**
 116. **Diagrams**
 117. **Charts**
 118. **Graphs**
 119. **Tables**
 120. **Figures**
 121. **Equations**
 122. **Formulas**
 123. **Diagrams**
 124. **Charts**
 125. **Graphs**
 126. **Tables**
 127. **Figures**
 128. **Equations**
 129. **Formulas**
 130. **Diagrams**
 131. **Charts**
 132. **Graphs**
 133. **Tables**
 134. **Figures**
 135. **Equations**
 136. **Formulas**
 137. **Diagrams**
 138. **Charts**
 139. **Graphs**
 140. **Tables**
 141. **Figures**
 142. **Equations**
 143. **Formulas**
 144. **Diagrams**
 145. **Charts**
 146. **Graphs**
 147. **Tables**
 148. **Figures**
 149. **Equations**
 150. **Formulas**
 151. **Diagrams**
 152. **Charts**
 153. **Graphs**
 154. **Tables**
 155. **Figures**
 156. **Equations**
 157. **Formulas**
 158. **Diagrams**
 159. **Charts**
 160. **Graphs**
 161. **Tables**
 162. **Figures**
 163. **Equations**
 164. **Formulas**
 165. **Diagrams**
 166. **Charts**
 167. **Graphs**
 168. **Tables**
 169. **Figures**
 170. **Equations**
 171. **Formulas**
 172. **Diagrams**
 173. **Charts**
 174. **Graphs**
 175. **Tables**
 176. **Figures**
 177. **Equations**
 178. **Formulas**
 179. **Diagrams**
 180. **Charts**
 181. **Graphs**
 182. **Tables**
 183. **Figures**
 184. **Equations**
 185. **Formulas**
 186. **Diagrams**
 187. **Charts**
 188. **Graphs**
 189. **Tables**
 190. **Figures**
 191. **Equations**
 192. **Formulas**
 193. **Diagrams**
 194. **Charts**
 195. **Graphs**
 196. **Tables**
 197. **Figures**
 198. **Equations**
 199. **Formulas**
 200. **Diagrams**
 201. **Charts**
 202. **Graphs**
 203. **Tables**
 204. **Figures**
 205. **Equations**
 206. **Formulas**
 207. **Diagrams**
 208. **Charts**
 209. **Graphs**
 210. **Tables**
 211. **Figures**
 212. **Equations**
 213. **Formulas**
 214. **Diagrams**
 215. **Charts**
 216. **Graphs**
 217. **Tables**
 218. **Figures**
 219. **Equations**
 220. **Formulas**
 221. **Diagrams**
 222. **Charts**
 223. **Graphs**
 224. **Tables**
 225. **Figures**
 226. **Equations**
 227. **Formulas**
 228. **Diagrams**
 229. **Charts**
 230. **Graphs**
 231. **Tables**
 232. **Figures**
 233. **Equations**
 234. **Formulas**
 235. **Diagrams**
 236. **Charts**
 237. **Graphs**
 238. **Tables**
 239. **Figures**
 240. **Equations**
 241. **Formulas**
 242. **Diagrams**
 243. **Charts**
 244. **Graphs**
 245. **Tables**
 246. **Figures**
 247. **Equations**
 248. **Formulas**
 249. **Diagrams**
 250. **Charts**
 251. **Graphs**
 252.

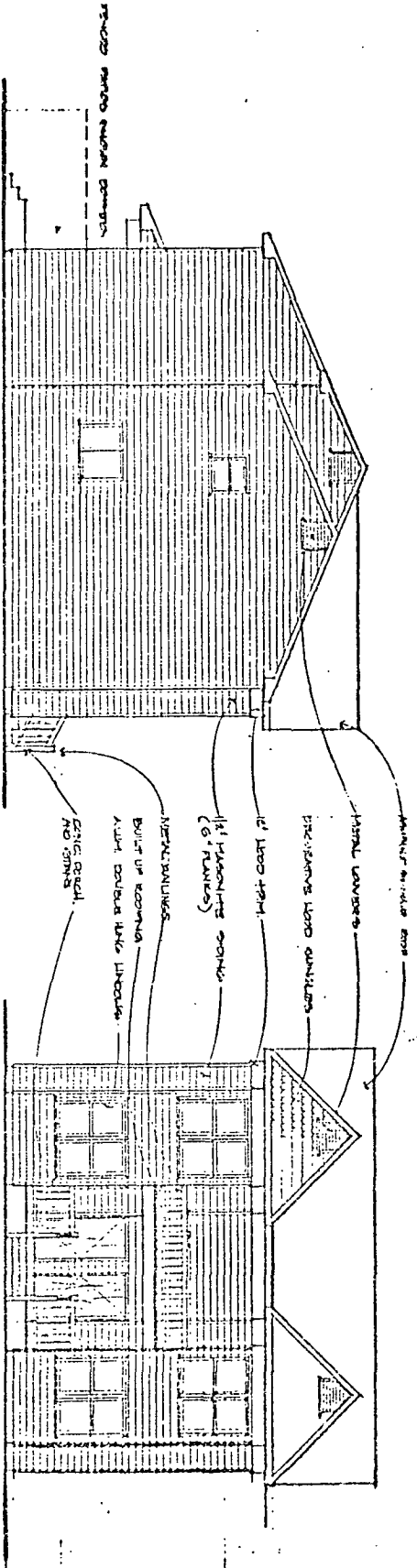
2017 10/10/2017

1

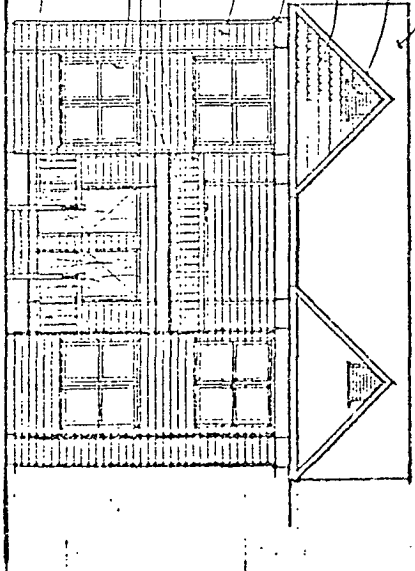
—



REAR ELEVATION
1/8"=1'-0"



SIDE ELEVATION
1/8"=1'-0"



FRONT ELEVATION
1/8"=1'-0"

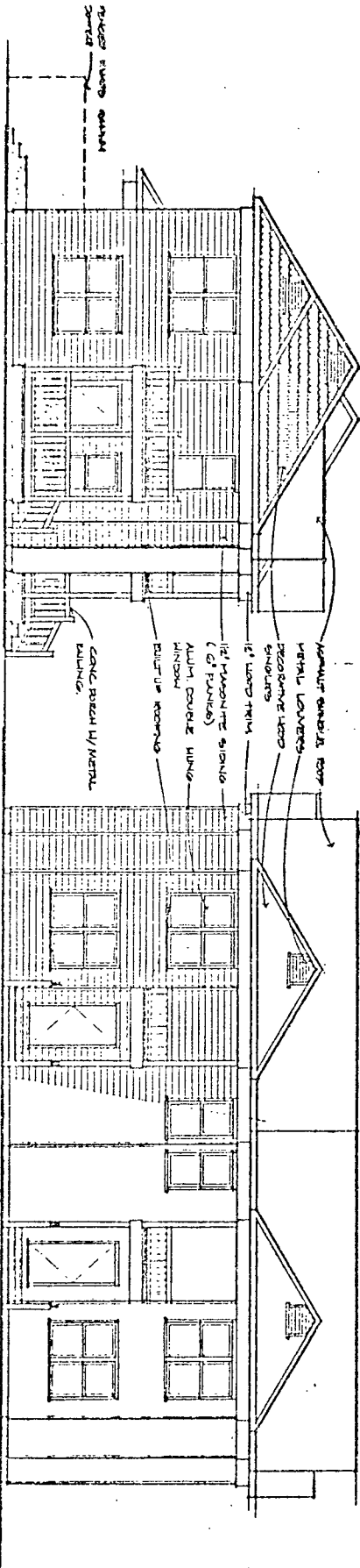
2 BRUNT

DEAN FLINCHER AIA INC. ARCHITECTS AND PLANNERS 1000 AVENUE OF THE SCIENCES SACRAMENTO, CALIF. 95811	ALKALI FLAT FAMILY HOUSING 18 UNITS ON 3 SCATTERED PLOTS U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY SACRAMENTO, CALIFORNIA	DRAWING NO. 1001 DATE 10-1-74 SCALE 1/8"=1'-0" DRAWING BY CHECKED BY	1/10 sheets 15
---	---	--	-------------------

SIDE ELEVATION
STREET ELEVATIONS
REAR ELEVATION (TYPICAL) SEE SHEET A-8

FRONT ELEVATION

STEEL ELEV 3 BK UNIT



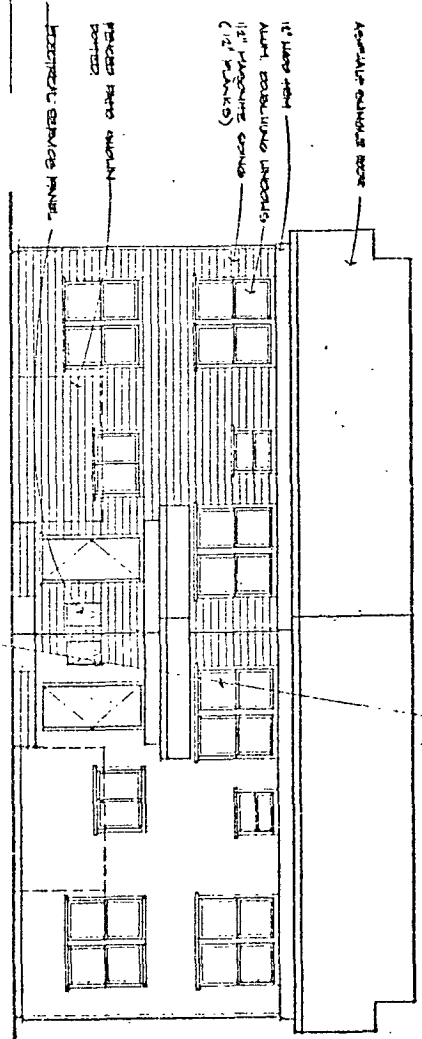
ALKALI FLAT FAMILY HOUSING

16 UNITS ON 3 SCATTERED SITES
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
CARTAGE ST. SACRAMENTO

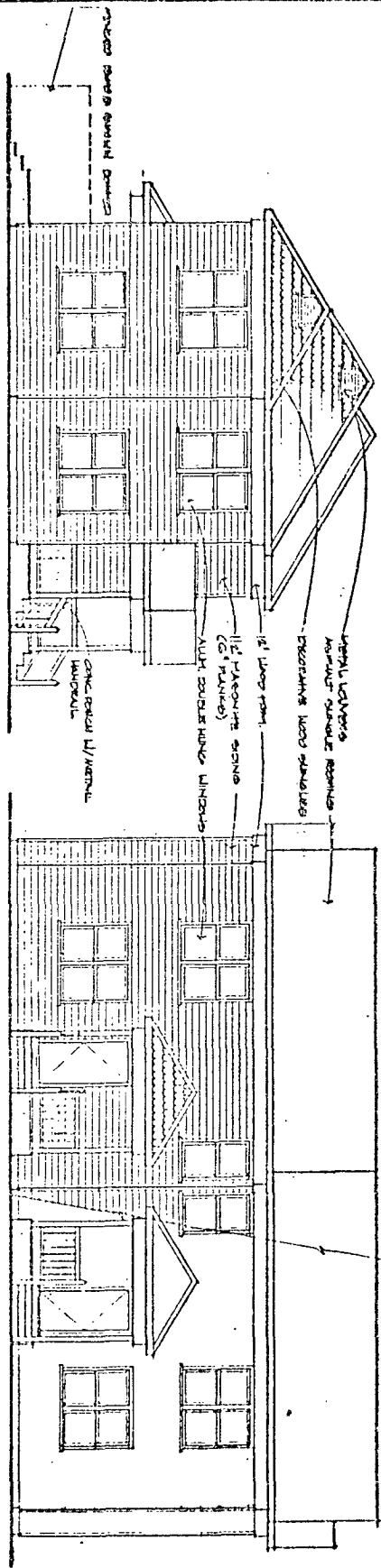
DEAN EUNICE
ALAN INC
ARCHITECTS
SACRAMENTO
CALIF 95811

A7

Sheet No. 6
Drawing No.



REAR ELEVATION



SIDE ELEVATION

FRONT ELEVATION

TYPICAL ELEVATION 3 BR UNIT

DEAN E. UNDER
AIA INCORPORATED
ARCHITECT
1014 JAMES RD.
NORWICH, CT 06250
TEL: 860/841-1100

ALKALI FLAT FAMILY HOUSING
118 UNITS OR 3 SCATTERED BUILDS
FUEL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PERMANENT HOUSING AND REDEVELOPMENT AGENCY
WASHINGTON, D.C. 20548

NOT TO SCALE
FOR CONSTRUCTION
DRAWING
DATE: APRIL 1, 1978
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
TITLE: [Blank]
SHEET NO. 1
OF 18 SHEETS

PRESERVATION BOARD

PROJECT LOCATION 1226 "D" Street and 414-13th Street		
APPLICANT Dean F. Unger, A.I.A., Inc., 700 Alhambra Blvd.		
OWNER Housing Authority of City of Sac., 630 I Street		
PLANS BY Dean F. Unger, A.I.A., Inc., 700 Alhambra Blvd.		
FILING DATE 5-25-81	ACTION DATE 6-22-81	REPORT BY: CSL
EQ Fee: NA	ED NEG.DEC.	APN: 002-121-1100
		002-121-0700

PROPOSAL: To construct two new residential buildings making a total of four units within Preservation Area No. 3.

BACKGROUND: This proposal was submitted to ARB on June 17 and approved with staff conditions and one additional condition:

that 4" horizontal masonite siding be used in place of 6" horizontal masonite siding if 4" siding is available at the time of construction. (See attached report)

The Board is asked to review the proposal as it relates in design compatibility to Preservation Area No. 3.

EVALUATION: The Washington District-Preservation Area No. 3 remains architecturally cohesive although it has seen intrusions of modern apartment buildings. Stylalistically, the area is characterized by Italianate, Eastlake, Queen Anne, Colonial Revival and Vernacular buildings all with raised basements. The proposed project will be compatible with the surrounding area.

STAFF RECOMMENDATIONS: Staff recommends approval of the project as approved with conditions by ARB.