APPROVED

Design Review/Preservation Board
Sacramento, California

Members in Session:

Subject: 705 F Street - Rehab of Supportive Structure (PB86-033)

BACKGROUND INFORMATION: The Board, on July 16, 1986, considered the proposed rehabilitation of the subject structure in the Alkali Flat Preservation Area. The hearing was continued to enable the applicant to revise the plans in response to the concerns of the Board and staff and to meet the zoning setback requirements.

RECOMMENDATION: Staff has reviewed the revised plans and finds that they alleviate the concerns of the Board and staff and comply with the Zoning Ordinance.

1. The front porch has been revised in design and materials to the satisfaction of staff to now comply with City setback requirements.

2. Windows and siding on the building will match the original.

3. The problem with rear and side setbacks is resolved by revision of plans to include the reconstruction of the rear stairs within their original footprint.

4. The signage has been revised to be compatible with the architecture of the building.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rehabilitation per the revised plans. Approval is based on the following findings of fact:

1. The project, as revised, will enhance the character of the Alkali Flat Preservation Area.

2. The project, as revised, is in compliance with the Secretary of Interior's Standards for Historic Preservation.

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.

Respectfully submitted,

Randolph Sum

for Richard B. Hastings
Design Review/Preservation Director

RBH:sg

Design Review/Preservation Board
Sacramento, California

Members in Session:

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Respectfully submitted,

Richard B. Hastings
Design Review/Preservation Director

RBH:sg

DESIGN REVIEW & PRESERVATION BOARD

1231 "F" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT Sean Fitzpatrick, 2100 F Street, Sacramento, CA 95816
OWNER Ed Cotton, 705 F Street, Sacramento, CA 95814
PLANS BY
FILING DATE REPORT BY: RL:tc
NEGATIVE DEC. EIR ASSESSOR'S PCL. NO. 002-102-16

LOCATION: 705 F Street

PROPOSAL: The applicant proposes to rehabilitate a Supportive Structure in the Alkali Flat Preservation Area

PROJECT INFORMATION:

Existing Zoning of Site:	OB
Existing Land Use of Site:	Three residential units and a bail bond office

Surrounding Land Use and Zoning:

North:	Duplex (one story);	OB
South:	Parking;	OB
East:	Vacant:	OB
West:	Duplex (two story);	OB

Parking Required:	0
Parking Provided:	0
Property Dimensions:	40' x 60'
Property Area:	2,400 sq. ft.
Square Footage of Building:	2,360 sq. ft.
Height of Building:	Two stories
Significant Features of Site:	
Exterior Building Colors:	Warm gray/blue green
Exterior Building Materials:	Horizontal wood siding/brick

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

1. The subject structure has undergone a number of adverse changes in use of exterior siding materials and the modification of the front porch. Asbestos siding has been partially removed to expose horizontal wood siding.

2. Staff's main concern is with the front porch. Matching horizontal wood siding would be more appropriate than the proposed brick. Also, the porch railing should be entirely of wood rather than with brick half columns.

3. Another concern is the incompatiblity of the design of the bail bond sign with the building. The sign should be redesigned and an alternate location considered.

APPLC. NO. PB86-033 MEETING DATE ~~July 16, 1986~~ 9-3-86 ITEM NO. 8

DOCKET NO. 705 - Grover

TO WHOM: To conformance regarding to approval [illegible] - A [illegible] Stone Lake in
The Mission Trail Preservation Area

PROJECT DESCRIPTION:

Existing Zoning of Site: OP
Existing Land Use on Site: Three [illegible] in [illegible] and a [illegible] house
[illegible]

Surrounding Land Use and Zoning:

North	Single family [illegible]	RA
South:	[illegible]	OP
East:	[illegible]	A
West:	Open [illegible]	OP

Parking Requirement: 0
Parking Provided: [illegible]
Property Dimensions: [illegible] x 30
Lot Area: 2,100 sq. ft.
Open Space Required: 1,500 sq. ft
Height of Building: [illegible] stories
Specific Use Permit [illegible]:
Exterior Building Materials: [illegible]
Location Building Area: [illegible]

TO THE DETERMINATION: Shall the [illegible] conform to the concepts [illegible] the proposed project:

1. The subject [illegible] has [illegible] a [illegible] of [illegible] discussion in use of extension [illegible] and the [illegible] of the [illegible] [illegible] building has been [illegible] to [illegible] [illegible] [illegible] [illegible].

2. [illegible] in [illegible] is [illegible] [illegible]. According to [illegible] [illegible] [illegible]

4. Replacement of doors and windows should be similar in design with the existing windows.

5. The proposal has problems with respect to the front, side, and rear setbacks. The front setback will not be redwood. However, a existing porch within the minimum five foot setback area is proposed to be increased in size. The rear porch, redesigned with a shallower _____ will encroach further into the 15 foot rear yard. The additional four foot wide run will be within 5 1/2 feet of the rear property line and 1 1/2 feet of the west side property line.

   The applicant will need to apply to the Planning Commission for variances from the setback requirements.

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

1. The use of brick in the porch design shall be deleted. Horizontal wood siding shall be used and shall match the existing building siding. The full wood porch railing design shall be submitted for review and approval by staff.

2. Replacement windows shall be similar in design to existing windows, subject to review and approval by staff.

3. The applicant shall apply for and receive approval for variances to the City's setback regulations. Approval of the proposed rehab by the Design Review/Preservation Board does not imply that the Planning Commission will approve the necessary variances or that that the Current Planning staff will even recommend for such approval.

Approval is based on the following findings of fact:

1. The project, as conditioned, will promote the maintenance of the qualities of the Alkali Flat Preservation Area.

2. The project, as conditioned, will be in compliance with the Secretary of Interior's Standards for Historic Preservation.

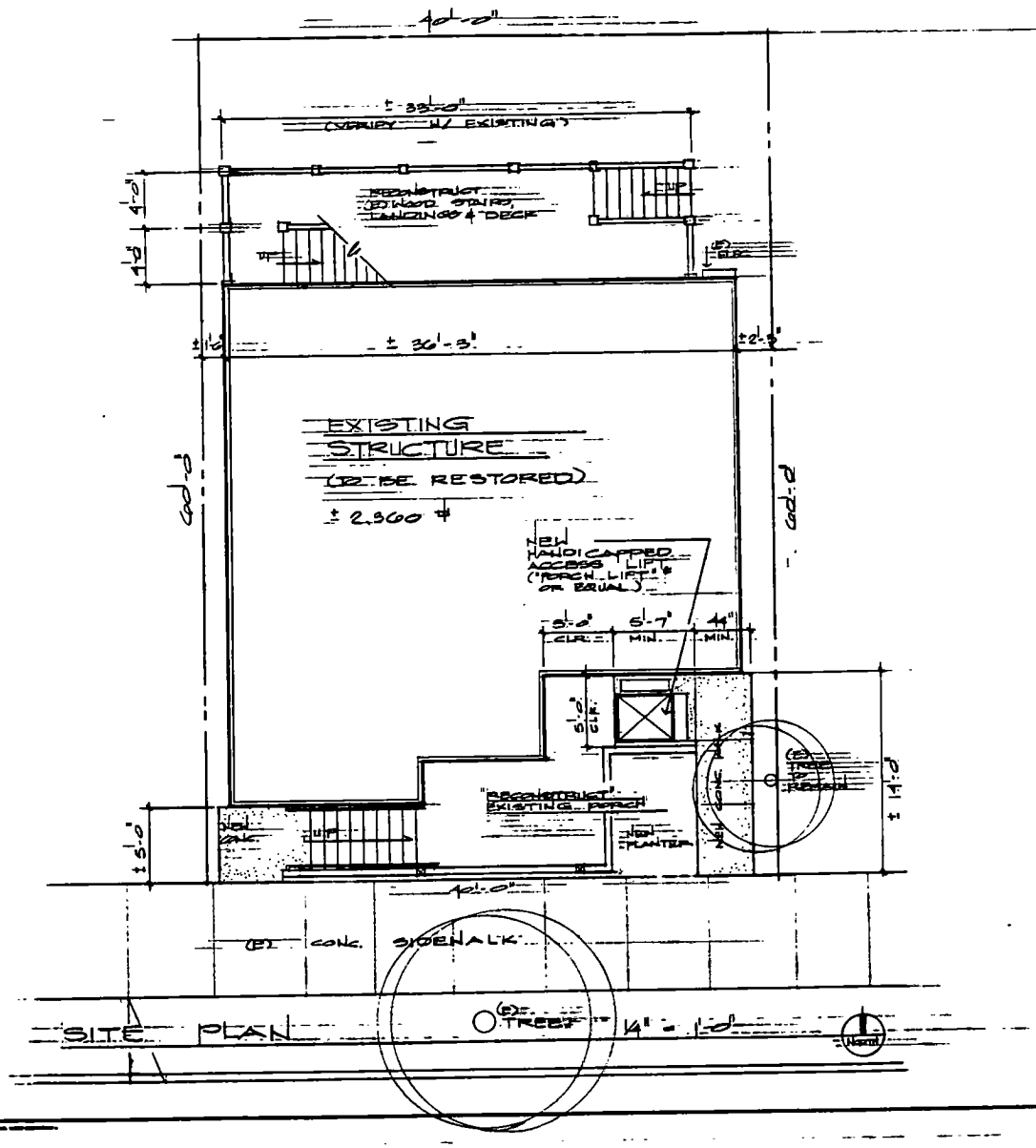
APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

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

PB 86-033

9-3-86

ITEM 8



NOTES:

REVISIONS	BY

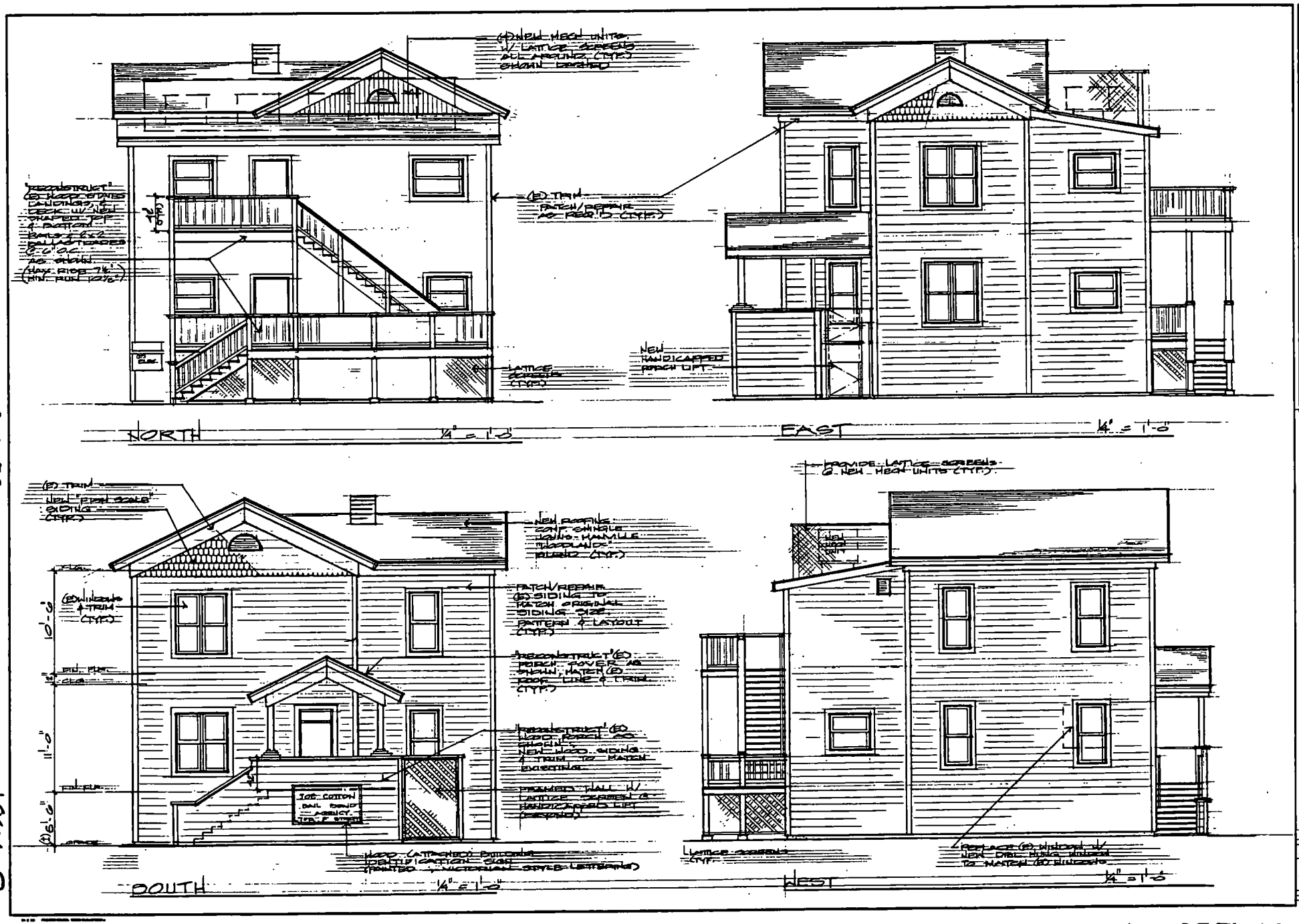
REHABILITATION/RECONSTRUCTION
706 "F" STREET VICTORIAN
SACRAMENTO CALIFORNIA
OWNER: ED COTTON

DATE 8-13-86
DRAWN BY KL
SCALE
SHEET 1 OF 3

PB 86-033

9-3-86

ITEM 8



REVISIONS	BY

REHABILITATION / RECONSTRUCTION
705 "F" STREET VICTORIAN
SACRAMENTO CALIFORNIA
OWNER: ED COTTON

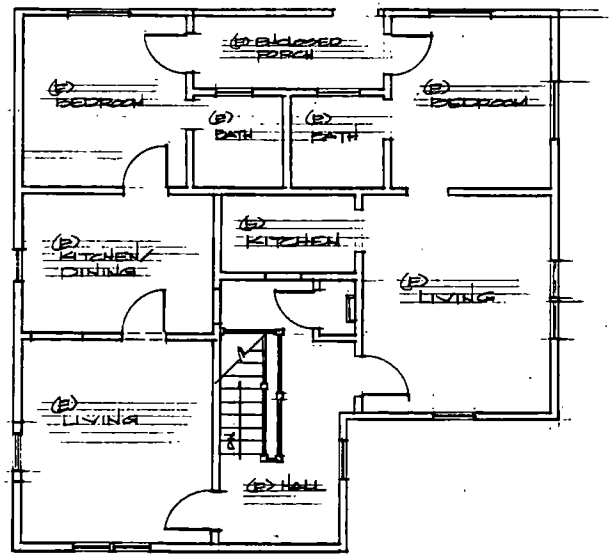
DATE 8-19-86
SCALE AS NOTED
DRAWN PL

3

PB 86-033

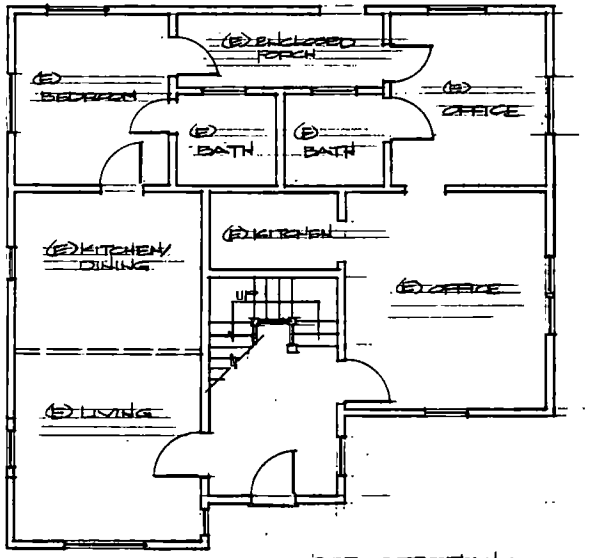
9-3-86

ITEM 8



EXISTING
UPPER FLOOR

SEE SITE PLAN FOR "RECONSTRUCTION" OF EXIST. PORCH



SEE SITE PLAN FOR "RECONSTRUCTION" OF (E) PORCH

EXISTING
MAIN FLOOR

1/4" = 1'-0"

REVISIONS	BY

REHABILITATION / RECONSTRUCTION
705 "F" STREET VICTORIAN
SACRAMENTO CALIFORNIA
OWNER: ED GOTTON

3-19-86
AS NOTED
KL

1 of 3 Sheets

ED


JOE COTTON
BAIL BOND AGENCY


GLEN
CRAIG
FOR A SHERIFF
WE CAN
RESPECT


JOE COTTON
BAIL BOND AGENCY

SOUTH / WEST ..
ELEVATION

PB86-033

~~DR86-179~~

FRONT VIEW
(SOUTH ELEVATION)
LOCATION OF ATTACHED
SIGN ; PART OF NEWLY
RECONSTRUCTED FRONT
PORCH

~~DR86-179~~

PB86-033

SIDE
EAST ELEVATION

PB86-033

~~DR86-179~~

WEST
NEIGHBOR

~~DR86-179~~

PB86-033


GLEN
CRAIG


GLEN
CRAIG
FOR A SHERIFF
WE CAN
RESPECT

REAR
NORTH ELEVATION

PB86-033

~~DR86-179~~

EAST
NEIGHBOR
(ADJACENT TO VACANT LOT)

~~DR86-179~~

PB86-033

ADJACENT
VACANT LOT TO THE
EAST

~~DR86-179~~

PB86-033

SOUTH
NEIGHBOR

~~DR86-179~~

PB86-033