

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Larry Kraemer, SHRA, 488 "I" Street, Sacramento, CA 95814
OWNER	Henry & Margaret Lee, 2114 - 10th Street, Sacramento, CA 95818
PLANS BY	Sacramento Housing and Redevelopment Agency, 488 "I" Street, Sacramento, CA
FILING DATE	50 DAY DRACTION DATE
REPORT BY:	CSL:dgh
NEGATIVE DEC.	EIR ASSESSOR'S PCL. NO. 009-132-1200

LOCATION: 2112-2114, 10th Street

PROPOSAL: Applicant proposes to rehabilitate and add additional footage to the rear of a Listed Structure.

BACKGROUND INFORMATION: The subject structure is a Priority Structure on the Official Register. The building dates to 1889 and in style is a raised basement Stick-Eastlake. The building is in fair condition and retains a high degree of design integrity.

The subject structure is located within Preservation Area #15. The area is characterized by residences such as 2112-2114, 10th Street. However, the blockface on which 2112-2114, 10th Street is located has little architectural cohesiveness due to later incompatible intrusions.

PROJECT INFORMATION: The applicant proposes to remove and replace existing roof with a new roof of fiberglass shingles. All windows where needed will be repaired. All dry rotted material will be replaced with new wood of same material. On the front elevation the second entry door in the lower unit at the right corner will be replaced with a window. The new window will match in size and trim the existing windows at ground level. All exterior trim over windows and doors, cornice, and brackets will be repaired or replaced to match original. The front stairs, balustrade and banister will be removed and replaced to match original. All wood siding which is cracked or rotted will be replaced to match original.

To the rear of the structure, applicant proposes to add an "L" shape addition. The southern half of the rear elevation will project 2' 6" from the existing wall and will have a modified hip roof. The northern half of the elevation will project 10' 6" from the existing wall and will have a gable with ventilator to match ventilator on front elevation. Rear entry for both units will be off of the south wall of the addition. The staircase will have a simple balustrade with slat banisters. The addition will have four windows to match windows original to house.

STAFF EVALUATION: Staff believes that all the proposed restoration work is compatible to the design integrity of the structure.

On the rear addition, staff feels that a better design would result if the two second story windows had trim to match ground floor windows rather than as designed to match second floor windows. This recommendation is based on the fact that historically, rear elevations were rarely as detailed as side and front elevations. Also, if the original window decoration is replicated on the addition, the significance of the original design elements will be diluted.

Staff believes that a better design would result if the modified hip roof over the southern portion of the addition was changed to a shed roof with as little an overhang as possible.

STAFF RECOMMENDATIONS: Staff recommends that the Design Review/Preservation Board approve the project with the following conditions:

- 1, All windows on the rear addition to match ground floor windows of existing design.
2. The modified hip roof over the southern portion of the addition to be changed to a shed roof.
3. The two doors in the addition shall be wood paneled doors with trim to match windows on ground level.

This recommendation is based on the following Finding of Fact:

1. The project as conditioned will upgrade a Listed Structure.



CHARLES HALL PAGE & ASSOCIATES

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HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 2112-14 10th Street

File Number:

Name of Structure:

Date of Construction: 1889

Present Owner:

Building Type: Two story wood frame

Original Owner: John O. Garrett

Building Material: Clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Delta Type Stick-Eastlake

Additions & Alterations:

None

Significant Architectural Features:

Spoolwork in porch, scrollwork around windows, turned porch columns, bracketed eaves, original door, flash glass, like a San Francisco

Ancillary Structures:

None

Adjacent Land Uses:

Res., Mixed

Intrusion on Neighborhood?:

rowhouse EVALUATION

Historical/Cultural Significance

Exceptional	—	—
Major	—	—
Contributing	—	—
Non-Contributing	<u>X</u>	—

Architectural Significance

Exceptional	—	—
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

Environmental Significance

Exceptional	—	—
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

Design Integrity: Alterations

None or Little	<u>X</u>	—
Moderate	—	—
Considerable	—	—

Physical Condition

Good, or Minor Repairs	<u>X</u>	—
Major Repairs	—	—
Dilapidated	—	—



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Date: 1/29/76 By: MW

Checked: MC Mapped: X

Priority - 15

Architectural Analysis:

A two story, Delta Type Stick-Eastlake, like a San Francisco rowhouse with its vertical proportions and side bay with no windows on the outside. In a densely packed row of buildings, the bay window would admit light to the center of the house. The house has a gabled front bay, a half porch with a spindled screen, and an applique of Stick-Eastlake detail around the windows.

Historical Information:

Built 1889 by John O. Garrett. Never resided at address. Sold to Daisy and Sarah Toll soon after it was built.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:

