

Approved on 1/3/90 meeting. RBH:hp
Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: 2119 H Street
Modification on Priority Structure
Boulevard Park Preservation Area
(APN: 003-182-012) (PB90-004)

BACKGROUND INFORMATION: The applicant proposes modifications at the rear of a Priority Structure located in the Boulevard Park Preservation Area. The single-family residence is flanked by Listed Structures to the east and west. The rear of the building faces the alley court in the middle of the block. The residence has a detached one-story garage accessed from the alley court.

PROJECT EVALUATION: The most prominent feature of the proposed project is a two level rear porch addition. There will also be new stairs and appropriate changes to the fenestration on the rear elevation. Shingle siding is proposed to match existing siding on the other elevations. These changes will bring the previously altered rear of the building back into architectural conformity with the rest of the building and improve its appearance from the court and other properties that share the court. Similarity in design with the rear of the Priority Structure to the west will result from the proposed improvements.

An Essential Structure is located adjacent to the east, at 2131 H Street, on a reverse corner lot. Without access to the alley court or proximity to the rear of the subject site, this neighbor will not be directly affected by the proposed improvements. However, 2131 H Street, as well as the rest of the Boulevard Park Preservation Area, will benefit from this project and other similar efforts by property owners in the neighborhood.

STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed project subject to the following condition(s):

All exterior improvements shall match the existing material in dimension and color. Any variations shall be subject to staff review and approval.

Approval is based on the following findings of fact:

1. The project, as conditioned, enhances the aesthetics of this Listed Structure.
2. The project, as conditioned, conforms with the Secretary of Interior's Standards for Historic Preservation.

Respectfully submitted,



Richard B. Hastings
Design Review/Preservation Director

RBH:RL:rl

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.

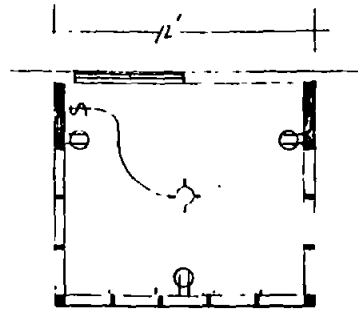
FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

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

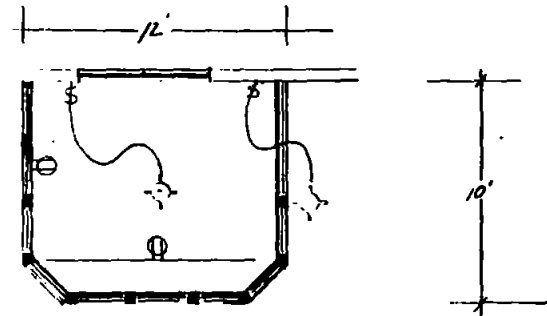
FB 90-004

Proposed Two Story Porch addition

Windows and doors to be double glazed wood.
Sidelight shutters to match existing house sides.
All trim to match existing.
Color scheme to match existing



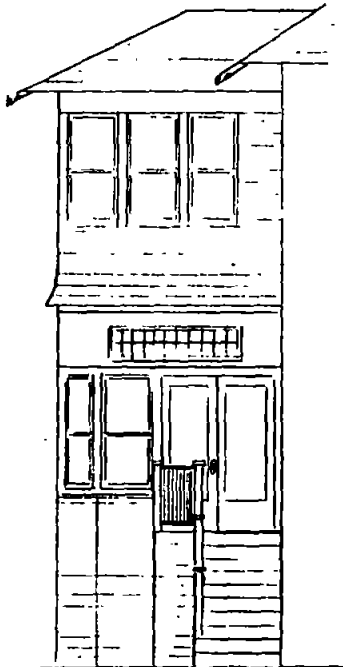
2ND FLOOR PLAN



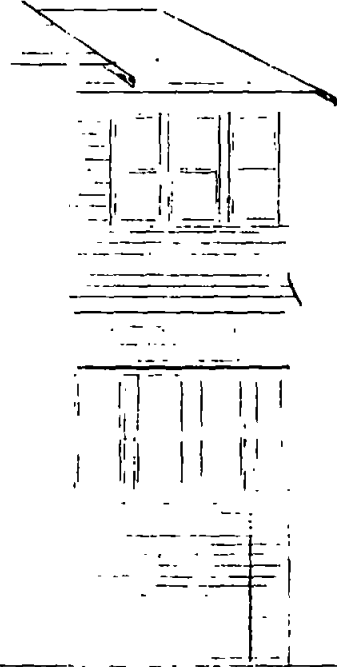
1ST FLOOR PLAN

1-3-90

7'
5'6"
6'9"
5'6"
7'9"



WEST



EAST



NORTH

16' 16' 4'

10'

4' 12' 1-3' 8' 11'

ITEM 22

HOPKINS - BONDS 2119 1/2"
PORCH ELEVATIONS & PLAN
1/4" = 1' FT
DRAWN BY T. DUFFY

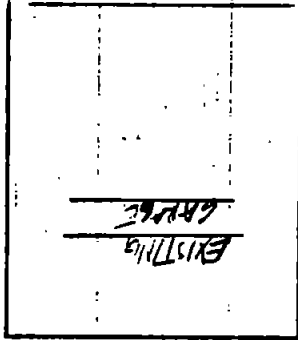
GREEN

1-3-90

KEM 22

44.6'

20.6"



PROPOSED PORCH

6.6"

2 STORY CRAFTSMAN SHINGLE SIDED HOUSE

15.6"

100.6'

H ST

PLAT PLAN
1/8" = 1 FOOT

