



0503999

DEVELOPMENT SERVICES
DEPARTMENT
CITY OFFICES @ 13TH & I STREETS
(916) 264-5543 Fax

CITY OF SACRAMENTO
CALIFORNIA

PRESERVATION OFFICE
1231 "I" STREET, RM 200
SACRAMENTO, CA 95814
(916) 808-5962 Phone

CERTIFICATE OF APPROPRIATENESS

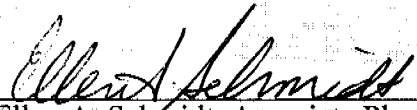
File Number:	PB05-029	Applicant/Owner:	Kurt Haueter
Address:	2312 N ST	Date Filed:	March 24, 2005
Classification:	Contributing	Date Approved:	March 24, 2005
Staff Contact:	Ellen A. Schmidt, 808-5962	APN:	007-0255-004

Project Description: Construction of a new rear stairway at the rear building and the replacement of the front treads of the existing front stairway on the front structure

Findings of the Preservation Director/Office: The Preservation Director has determined the project to be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties and the goals and policies of Chapter 15.124 of Title 15 of the Sacramento City Code.

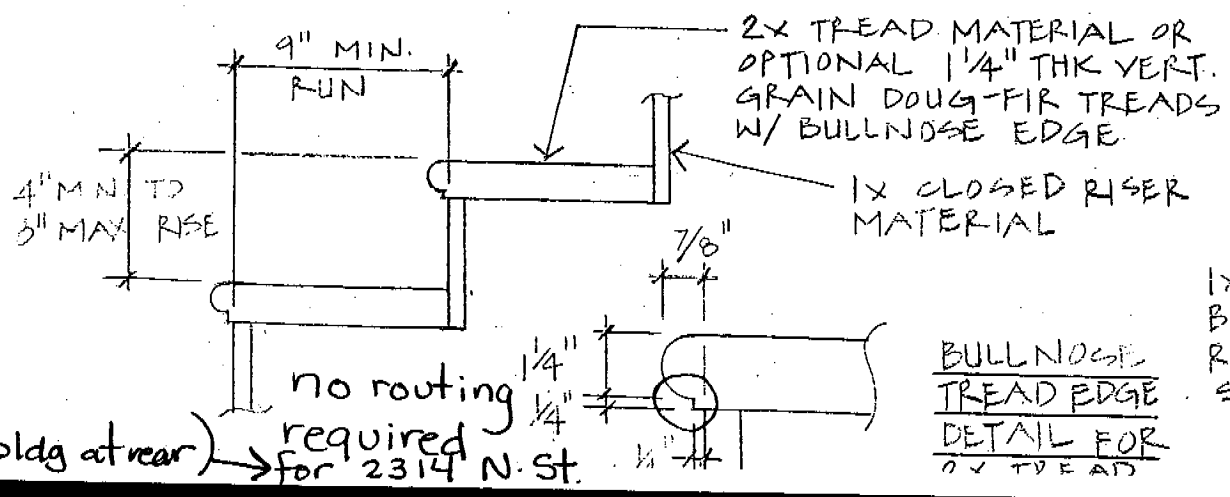
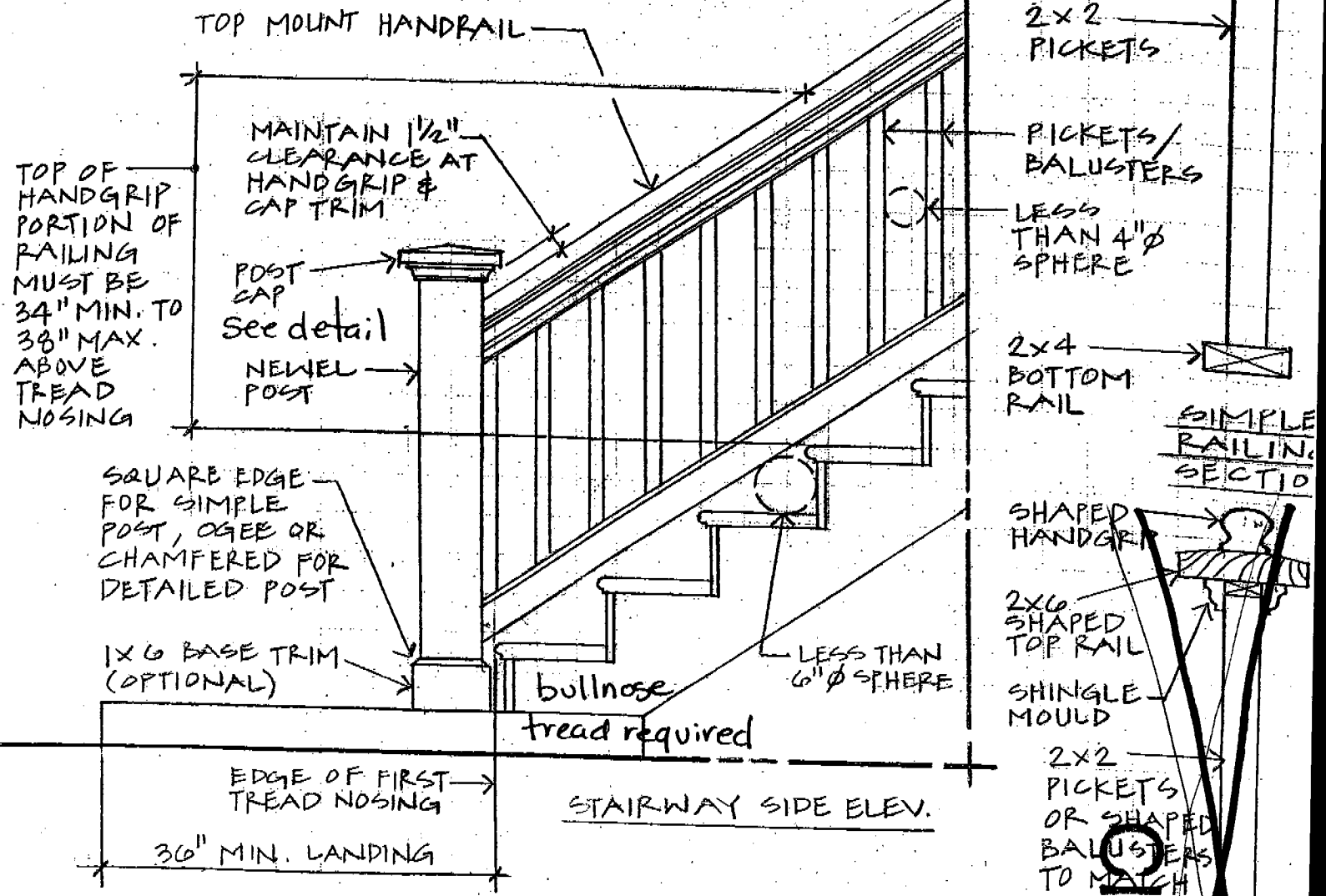
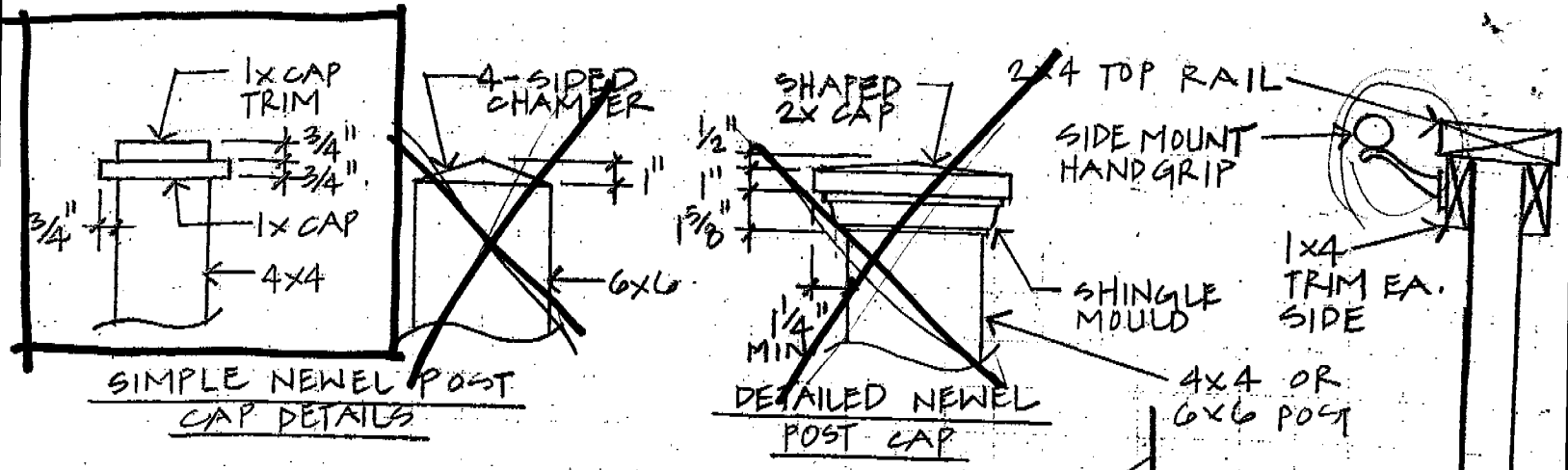
The Preservation Director has reviewed the proposed project, and approves it with the following conditions of approval:

1. The project shall be located and constructed of the materials indicated on the approved drawings with exceptions noted in these conditions of approval.
2. Provide a new rear stairway at the rear structure. The stairway shall be located as indicated on the approved drawings. Provide newel posts and balusters per attached detail. Retain the existing posts replace to match existing if damaged.
3. Provide new 1 1/4" thick vertical grain doug-fir treads with bullnose edge at existing front stairway on the front building. NO OTHER WORK IS ALLOWED TO THIS STAIRWAY.
4. Paint all new wood to match existing.
5. All woodwork shall have a smooth, painted finish -- no rough-sawn allowed.
6. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Preservation staff shall be subject to review and approval prior to any changes.
7. The scope of exterior work is limited to the above mentioned items.
8. Shall expire in three years from the approval date.


Ellen A. Schmidt, Associate Planner


Date

THIS IS NOT A PERMIT TO COMMENCE WORK OR CHANGE OF OCCUPANCY. PERMITS FROM THE BUILDING DIVISION (AND ANY OTHER APPROPRIATE AGENCIES) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.



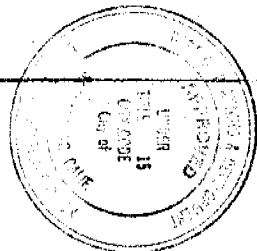
ONLY COPY

DETAIL

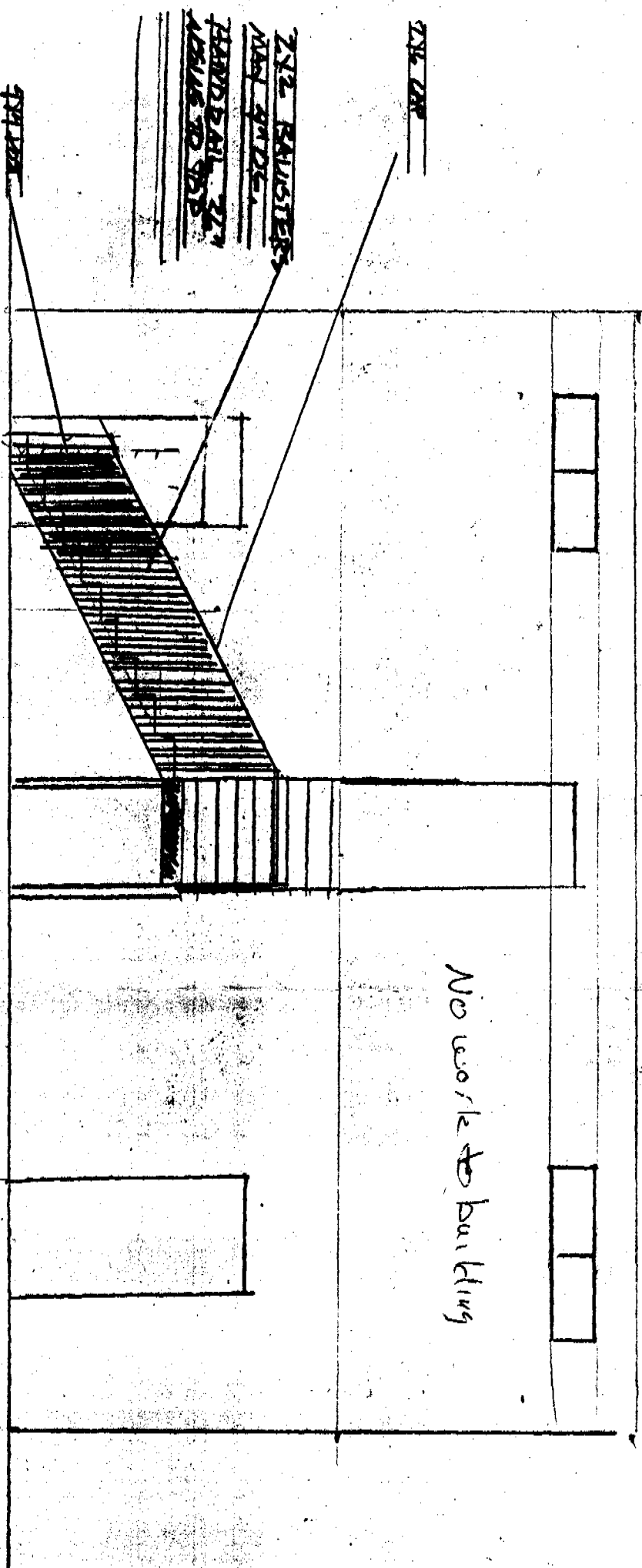
ISSUED

MAR 23 2005

Sacramento Building Division



This set of plans and specifications shall be kept on the job at all times and shall be subject to inspection by the Building Inspector to make any observations or corrections necessary to conform to the same with the Building Code. The approval of the Building Inspector shall NOT be construed as a violation of any City Ordinance.



No work to building

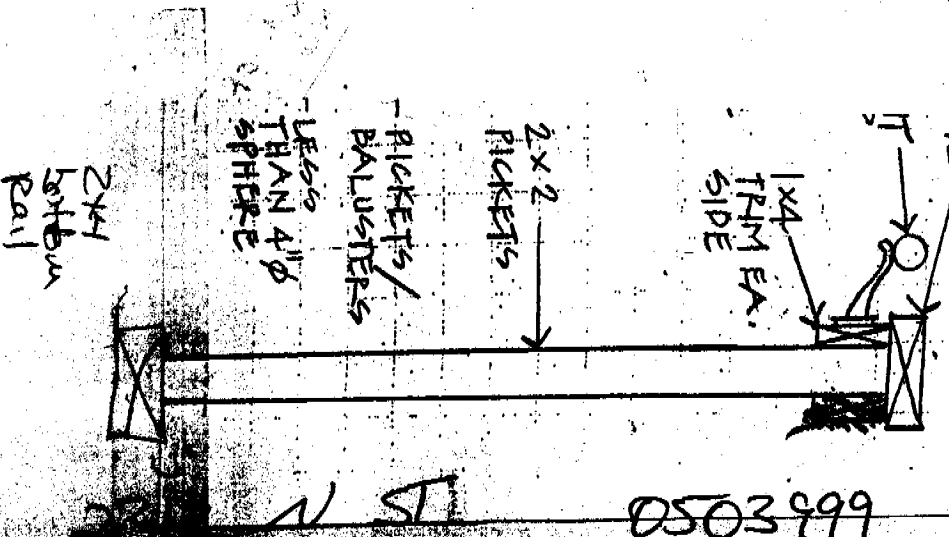
for vessel post design, see attached detail

2370 W ST SAK PALEATO SCALE 1/4"=1'
REAR APPROXIMATE STAIR DESIGN EMERIT 5/15/04

CITY COPY

CITY OF SACRAMENTO
PRESERVATION REVIEW

PROJECT NO: PB05.029
APPROVED BY: *[Signature]*
APPROVAL DATE: 3.24.05



0503999

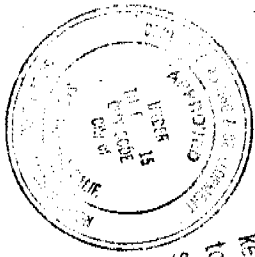
MAR 23 2005

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ISSUED

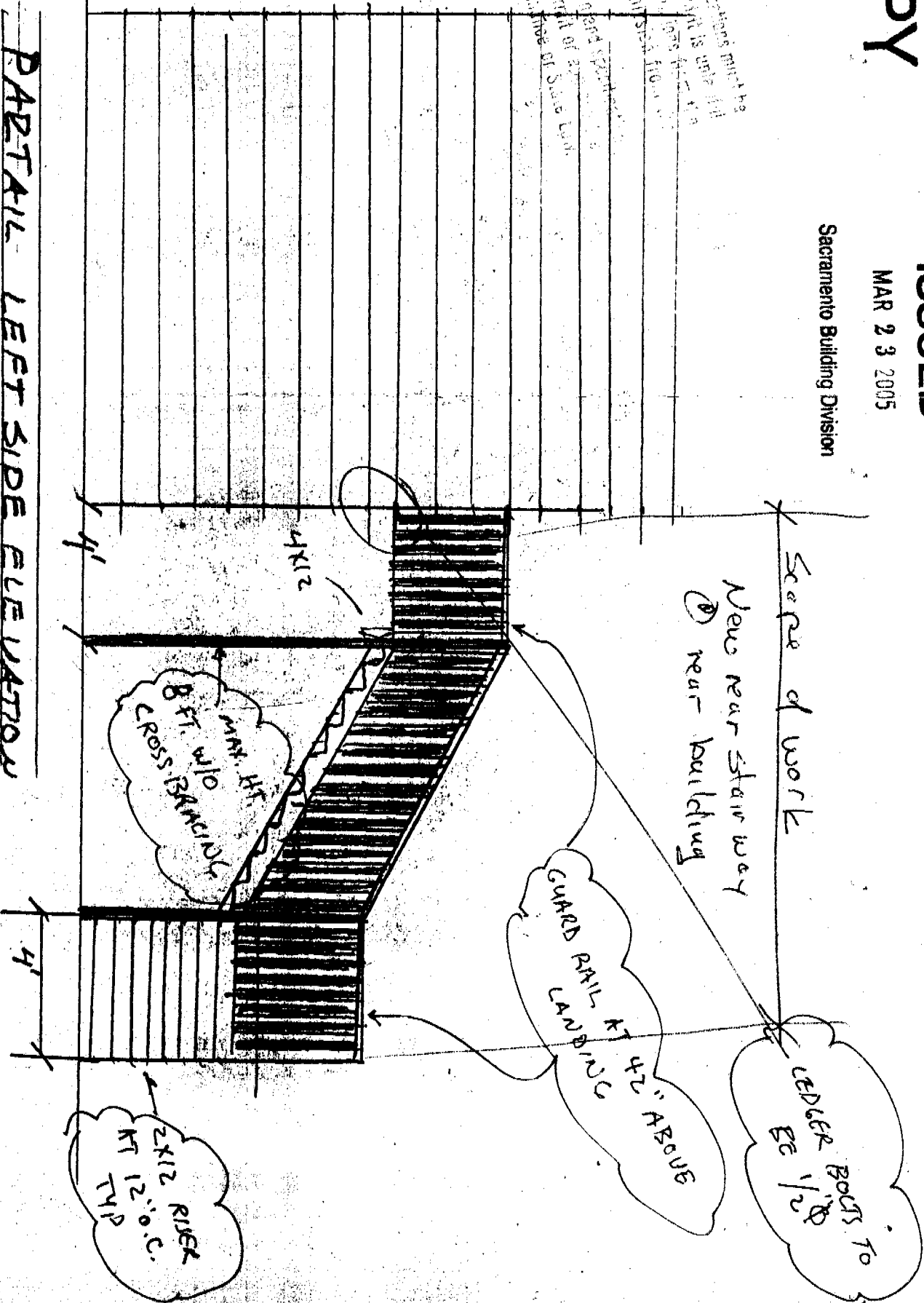
MAR 23 2005

Sacramento Building Division

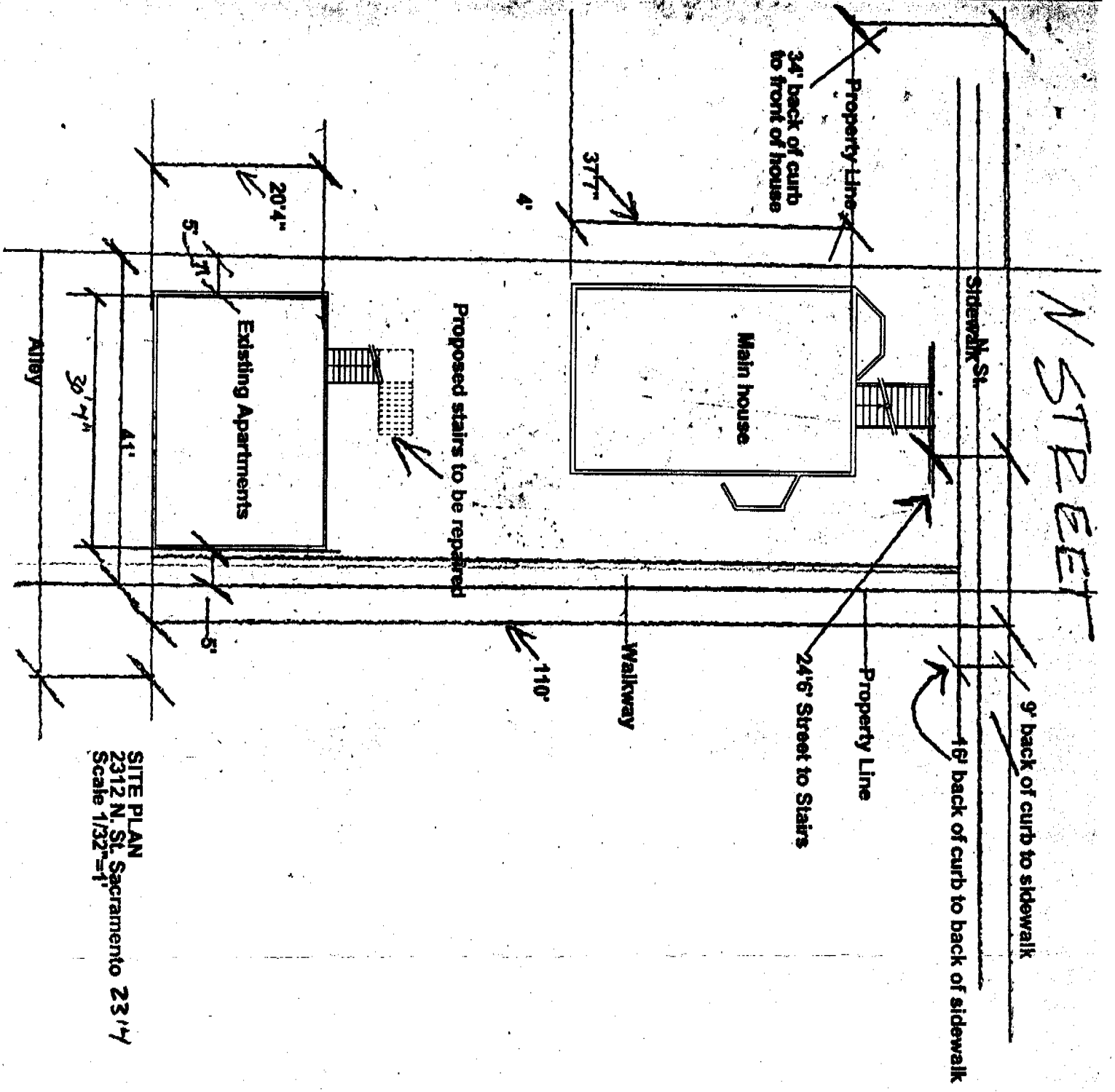


This set of plans and specifications must be kept on the job at all times and shall not be altered or changed in any way without written permission of the Building Inspection Division. The approval of this project shall NOT be held to be a violation of any City Ordinance.

PARTIAL LEFT SIDE ELEVATION
231244 ST SACRAMENTO

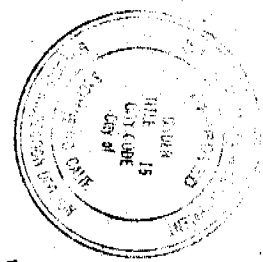


MAR 22, 2005



SITE PLAN
 2312 N. St. Sacramento 2314
 Scale 1/32" = 1'

CITY COPY



This set of plans and specifications shall be kept on the job at all times and shall be used to make any changes or alterations to the same without written permission of the Building Inspection Division.
 The approval of this plan and specification SHALL NOT be held to permit or constitute a violation of any City Ordinance or State Law.

ISSUED

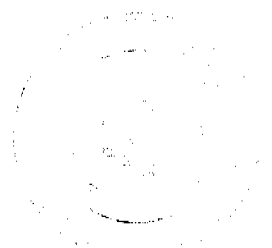
MAR 23 2005

Sacramento Building Division

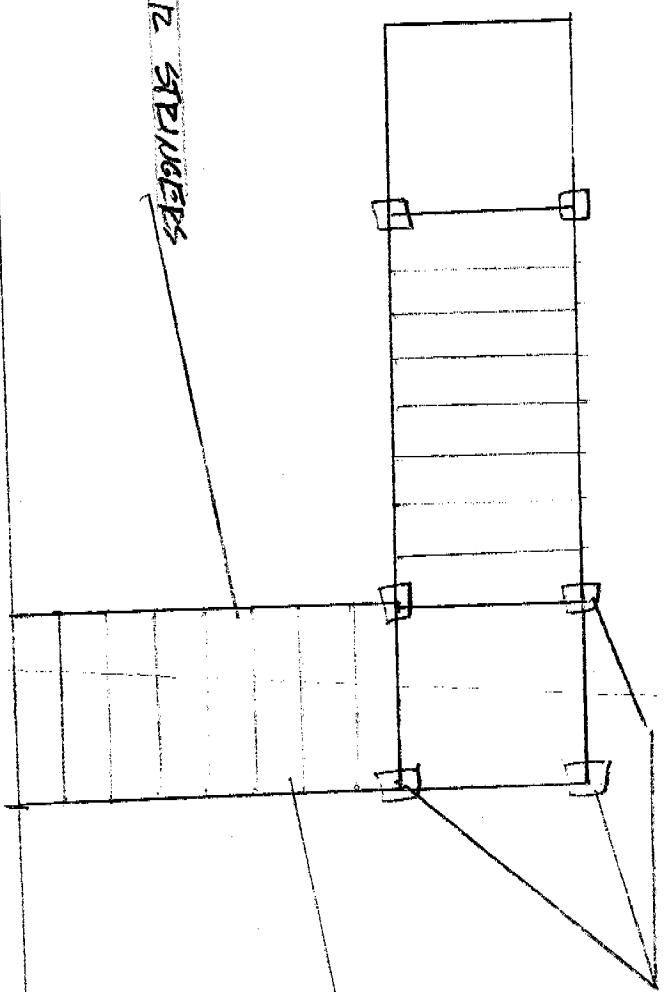
ISSUED
MAR 23 2005

Sacramento Building Division

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[Faint, illegible text from stamp]



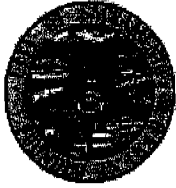
THREE 2X12 STRUJERS

2X14 TREAS

ALL EXISTING
FORMS TO REMAIN

2312 N ST
DEAR STAIRS

MAR 22, 2005



CITY OF SACRAMENTO
 PLANNING & BUILDING DEPARTMENT
 BUILDING DIVISION

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
 Inspection: 1-916-808-5191



Downtown Permit Center
 1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

PRELIMINARY RESIDENTIAL APPLICATION
 1-916-808-5656 OR 1-866-EZ-PERMIT

2312 N St		
BUILDING SITE ADDRESS	SUITE	INSP. AREA
ASSESSOR'S PARCEL NO.	COMMUNITY PLAN NO.	PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE #	FAX #
Kurt Hauer	2540 Rotterdam Dr	95824	531 9290	9926336
PROPERTY OWNER				
Genevieve Cahill				
LICENSED CONTRACTOR		LICENSE #:		
The Hauer Company		651677		
ARCHITECT/ENGINEER				

No. of Stories	No. of Rooms	Roof Covering	Area 1 st Floor	Total Area	Garage Area	Patio Area
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THIS PERMIT IS FOR:

- BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL

Repair/replace ~~rear~~ stairs to rear structure
 Replace treads front stairs front structure

\$ 4500
 VALUATION

12/28/2004

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 2312 N STREET	APN: 007-0255-004
DRPB AREA / PUD / SPD: WINN PARK PB	ZONING: R-3A
EXISTING LAND USE: MFR	
PROPOSED USE: REBUILD REAR STAIRWAY AND REPAIR FRONT STAIRWAY (TREADS ONLY)	
<p>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input type="checkbox"/> Requires APPLICATION(s): PC ZA IR ER DR PB</p> <p style="padding-left: 40px;">Required Planning application must be submitted <i>before</i> project can be submitted for plan check.</p> <p><input type="checkbox"/> Application(s) IN PROGRESS:</p> <p style="padding-left: 40px;">Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.</p> <p><input type="checkbox"/> Application(s) COMPLETED:</p> <p style="padding-left: 40px;">Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.</p> <p><input checked="" type="checkbox"/> Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.</p> <p><input checked="" type="checkbox"/> Meets setback & lot coverage requirements as shown on site plan provided.</p> <p><input type="checkbox"/> Plans to be submitted have been stamped/signed by Planning counter staff.</p> <p><input type="checkbox"/> Route to SITE for plan check and inspection.</p> <p><input type="checkbox"/> Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.</p>	
<p>COMMENTS: Rebuild existing rear stairway, and repair front stairway. (Treads only) Proposed project has no impact to the existing footprint of the structure. No changes or modification to the existing setbacks and lot coverage. No other planning entitlement apparent.</p> <p>Building permit must conform to approved plans and comply with all conditions of approval from Preservation Director.</p>	
DATE: March 24, 2005	BY: Elise Gumm