

\*\*STAFF REPORT AMENDED 7/20/83  
DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ron Rasmussen, 3021 "O" Street, Sacramento, Ca. 95816		
OWNER	Harvey Cain, 2025 Morse Avenue, Sacramento, Ca. 95825		
PLANS BY	_____		
FILING DATE	6/27/83	50 DAY DRACTION DATE	REPORT BY: RL:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	002-124-04

LOCATION: 501 13th Street

PROPOSAL: Addition at the rear of a 3 unit residential structure listed on the Official Register as a Priority Structure.

PROJECT INFORMATION:

Existing Zoning of Site:	R-3A
Existing Land Use of Site:	3 unit apartment
Surrounding Land Use and Zoning:	
North:	Two family residential; R-3A
South:	Multiple family residential; R-3A
East:	Two Family residential, high-rise elderly housing, R-3A
West:	Grocery store, single family residential; R-4A
Parking existing:	None
Parking required:	None
Property Dimensions:	40 x 80
Property Area:	3,200 s.f.
Density of Development:	41 du/ac
Square Footage of building:	2,670± s.f.
Exterior Building Colors:	White
Exterior Building Materials:	Horizontal wood siding

BACKGROUND INFORMATION: The applicant proposes to rehabilitate the subject structure and provide an addition at the rear. The addition would increase the interior width of the existing screened porches of all 3 units, from 4-1/2 to 10 feet. The rear stairs are to be reconstructed.

The same activity is proposed for a structure on the abutting property to the south (PB83-111). Both have basically the same but reversed plan and same alterations.

Concurrent Planning Commission applications have been filed. The entitlements are variances for a reduction in the rear yard setback from 15 feet to 9-1/2 feet for the subject structure and 3 feet for the stairs (PB83-220).

APPLC. NO. 010  
PB83-110

MEETING DATE July 20, 1983

DR/PB ITEM NO. 10

STAFF EVALUATION: Staff has the following comments and concerns:

1. Proposed interior modifications and enlargement of the screened porches are intended to improve the livability of the units. Nevertheless, the addition will increase the prominence of the least attractive element of the structure's exterior.
2. Presently the rear porches detract from the aesthetics of the Priority Structure to the east (1310-12 E Street). The addition will do further aesthetic harm to the adjacent structure.
3. In the matter of the variance application (P83-220) for a reduced rear yard setback, staff must recommend denial. There is no justification for approval in that no basis of hardship exists.
4. Should, however, the Commission approve the variance request and the Board approve the addition, staff suggests that:
  - a. The stairs be set against the face of the addition in order to minimize the degree of encroachment toward the rear and the adjacent Priority Structure.
  - b. The color of the building should not be white. A less reflective color that is also compatible with the structure at the rear should be used.
  - c. Horizontal siding matching the main structure shall be used.
  - d. Dilapidated fencing shall be replaced.
  - \*\* e. *Revised plans shall be submitted for review and approval of the Board.*

**\*\* STAFF RECOMMENDATION:** Staff recommends denial of the proposed building addition based on the following findings of fact: *(Approved by Design Review/Preservation Board)*

1. The proposed addition will detract from the aesthetics of the structure's design, adjacent Priority Structures, and the surrounding area.
2. The proposed addition is not in compliance with the City Zoning Ordinance and the Design Review Guidelines for the Old City Design Review District.

7/20 ACTION: APPROVED WITH AMENDED CONDITIONS

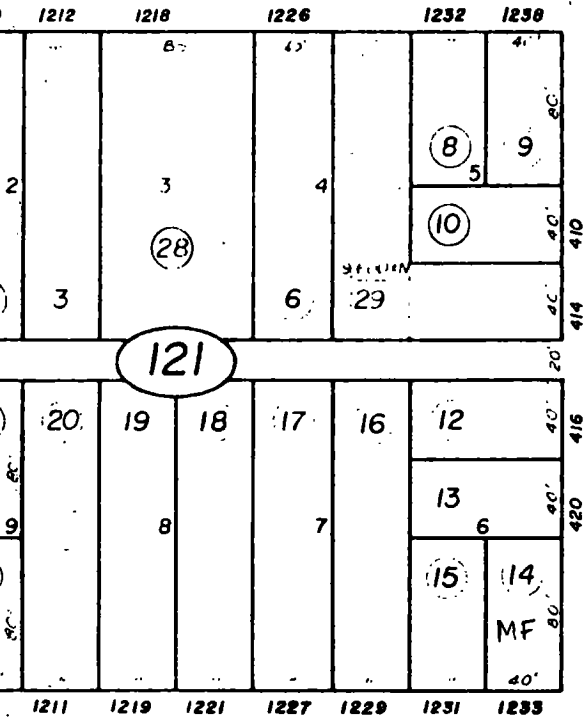
010  
P83-110

July 20, 1983

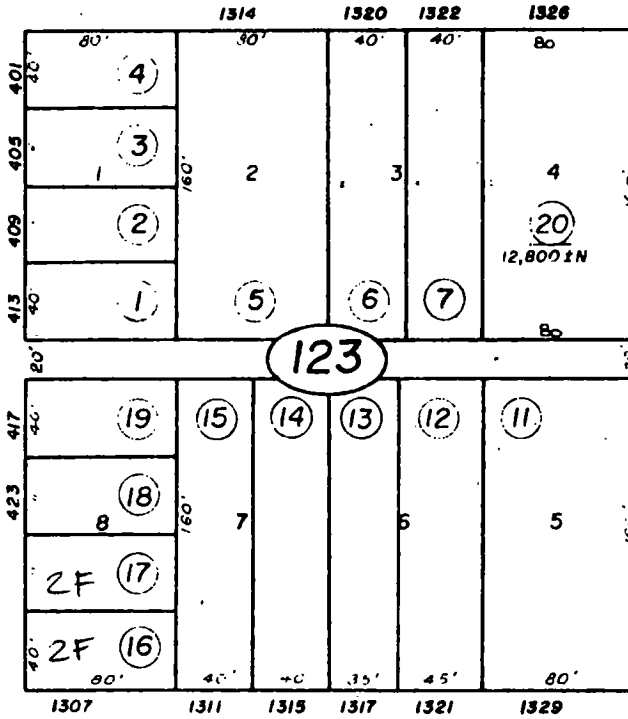
Item No. 10

POR. CITY

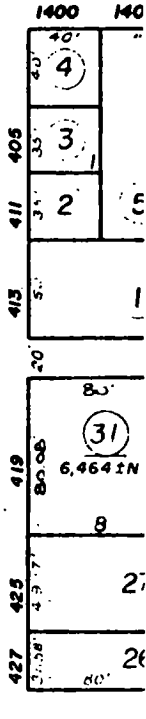
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ST. 13th



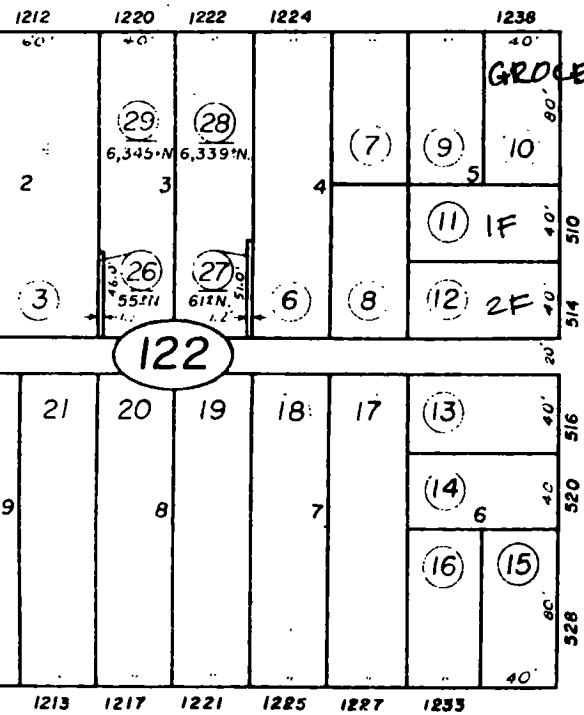
ST. 14th



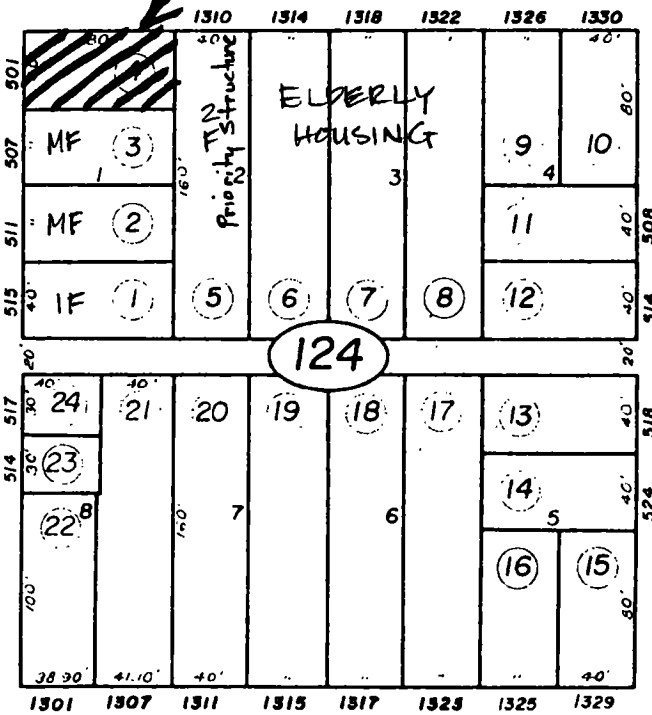
E

SUBJECT SITE

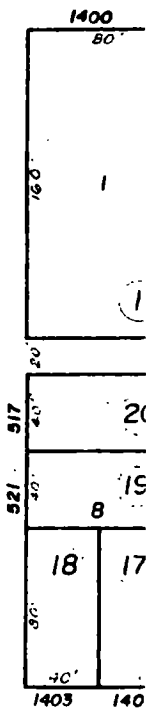
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ST. 13th



ST. 14th



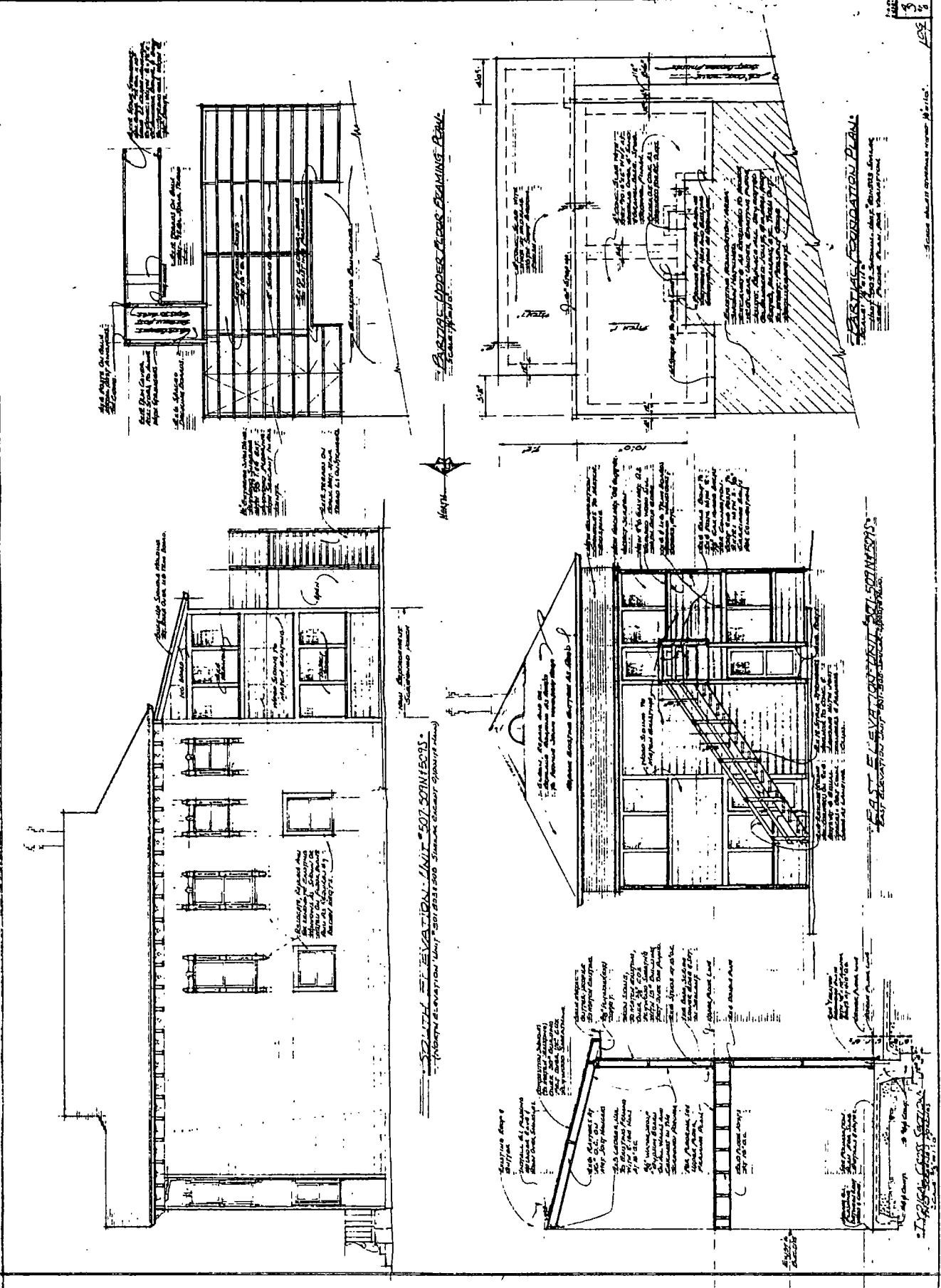
ST.

16

010  
PB 83-118

7-20-83

NOTE—Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles  
— ITEM ID —



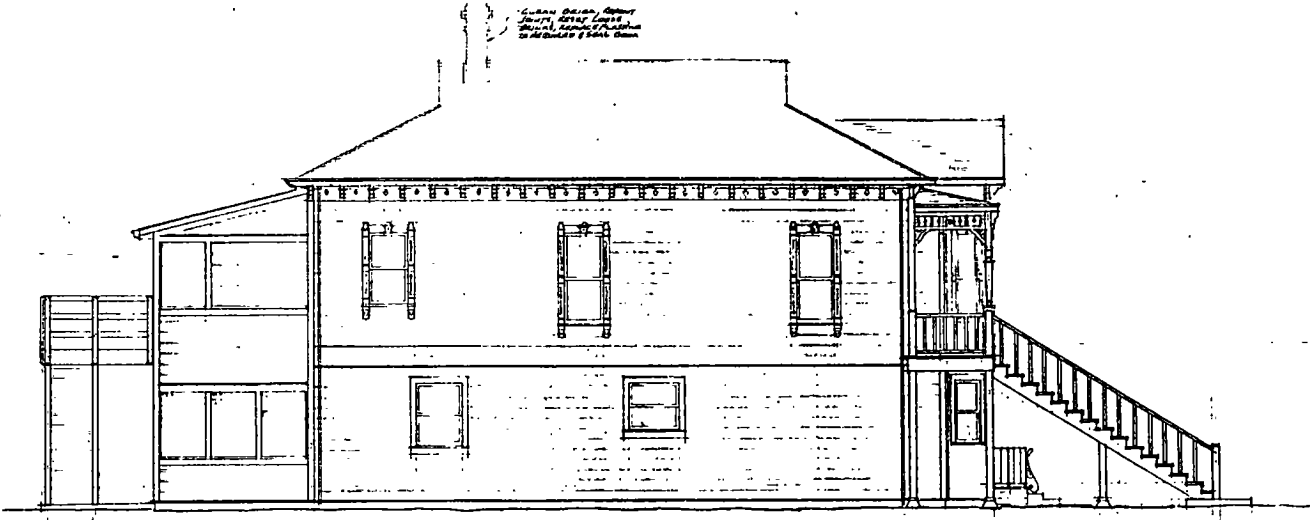
FB 83-118 010

7-20-83

#10

COMPLETELY REMOVE  
EXISTING PORCH AND  
TRUSS, GABLE END  
NEW PORCH & STAIRS  
AS SHOWN AND NOTED

REMOVE EXISTING  
TRUSS, GABLE END  
NEW PORCH & STAIRS  
AS SHOWN & NOTED

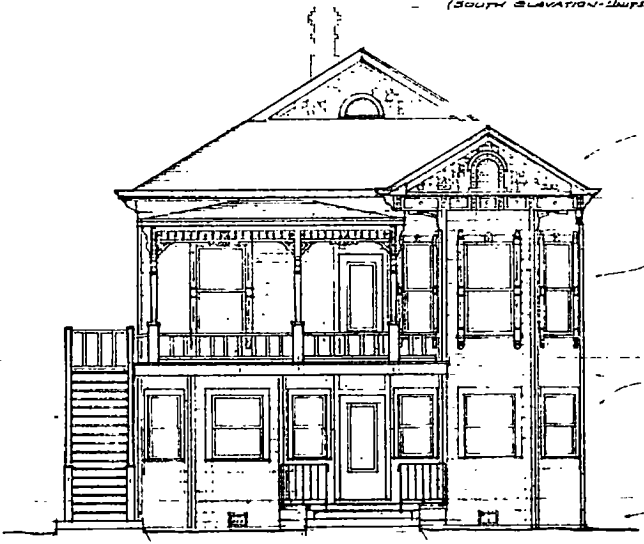


NORTH ELEVATION UNITS 507, 509 & 5095  
(SOUTH ELEVATION UNITS 507, 509 & 5095 SHOWN EXCEPT APPROXIMATE)

UPPER FLOOR LINE

COMPLETELY REMOVE  
EXISTING PORCH AND  
TRUSS, GABLE END  
NEW PORCH & STAIRS  
AS SHOWN & NOTED

LOWER FLOOR LINE



REMOVE EXISTING  
TRUSS, GABLE END  
NEW PORCH & STAIRS  
AS SHOWN & NOTED

REMOVE EXISTING  
TRUSS, GABLE END  
NEW PORCH & STAIRS  
AS SHOWN & NOTED

COMPLETELY REMOVE  
EXISTING PORCH AND  
TRUSS, GABLE END  
NEW PORCH & STAIRS  
AS SHOWN & NOTED

REMOVE EXISTING  
TRUSS, GABLE END  
NEW PORCH & STAIRS  
AS SHOWN & NOTED

WEST ELEVATION UNITS 507, 509 & 5095  
(WEST ELEVATION UNITS 507, 509 & 5095 SHOWN EXCEPT APPROXIMATE)

114 1/2

PB83-770  
010

7.20.83

**LEGEND**

--- NEW WALLS WITH 2x4 STUDS AT 16" O.C. AND 1/2" GYP BOARD ON TO MATCH EXISTING FLOOR

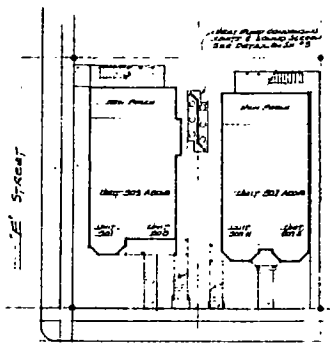
--- EXISTING WALLS TO REMAIN AS IS EXCEPT TO BE PATCHED AND REFINISHED AS REQUIRED

--- EXISTING WALLS TO BE REMOVED, PATCH CEILING AND FLOOR AS REQUIRED TO MATCH ADJACENT

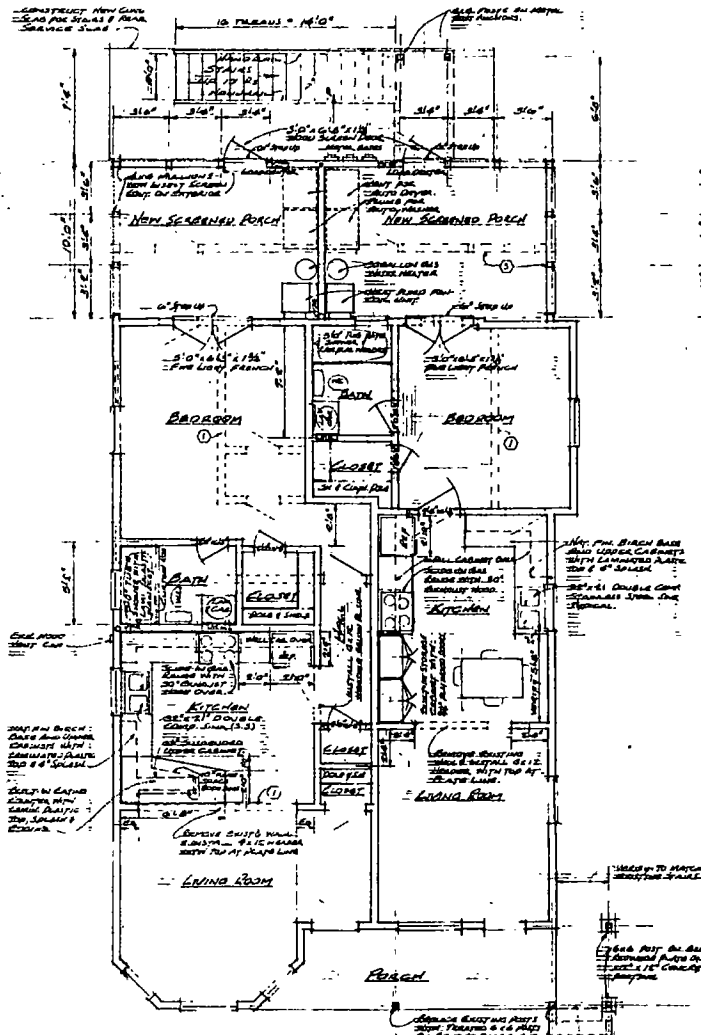
--- EXISTING DOORS TO BE REMOVED AND CEILING CLOSED IN TO MATCH ADJACENT

**NOTES**

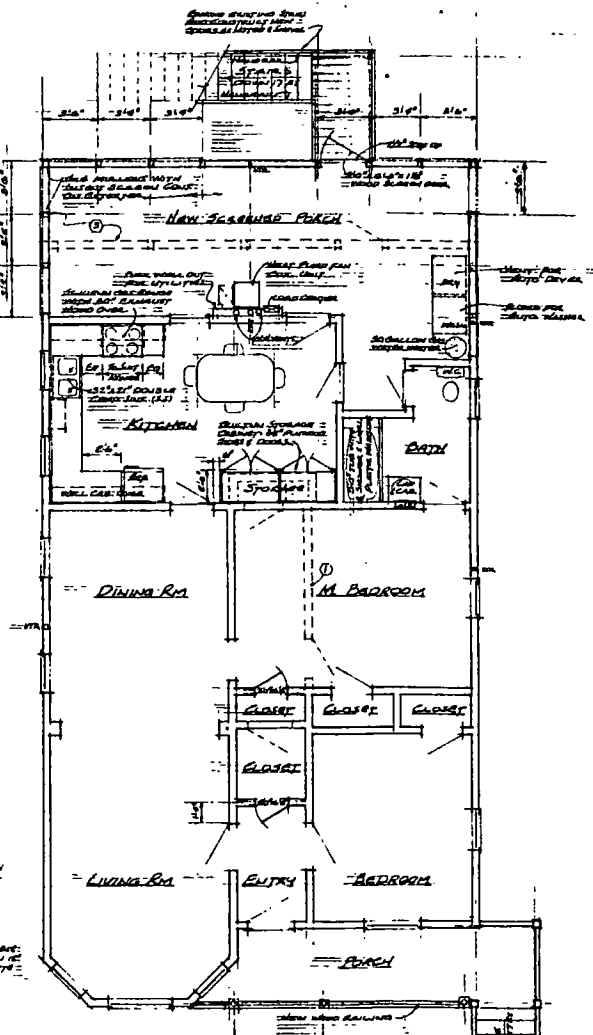
1. ACCORDING TO ALL WORK AS INDICATED IN THE DESCRIPTION OF WORK TO BE PERFORMED AS PREPARED BY THE ARCHITECT'S RE-DEVELOPMENT PLAN FOR THE PROJECT AT 1303, FOR THE RENOVATION AND RE-DEVELOPMENT OF THE PROPERTY INDICATED BELOW.



Site Plan



LOWER FLOOR PLAN 302



UPPER FLOOR PLAN 303

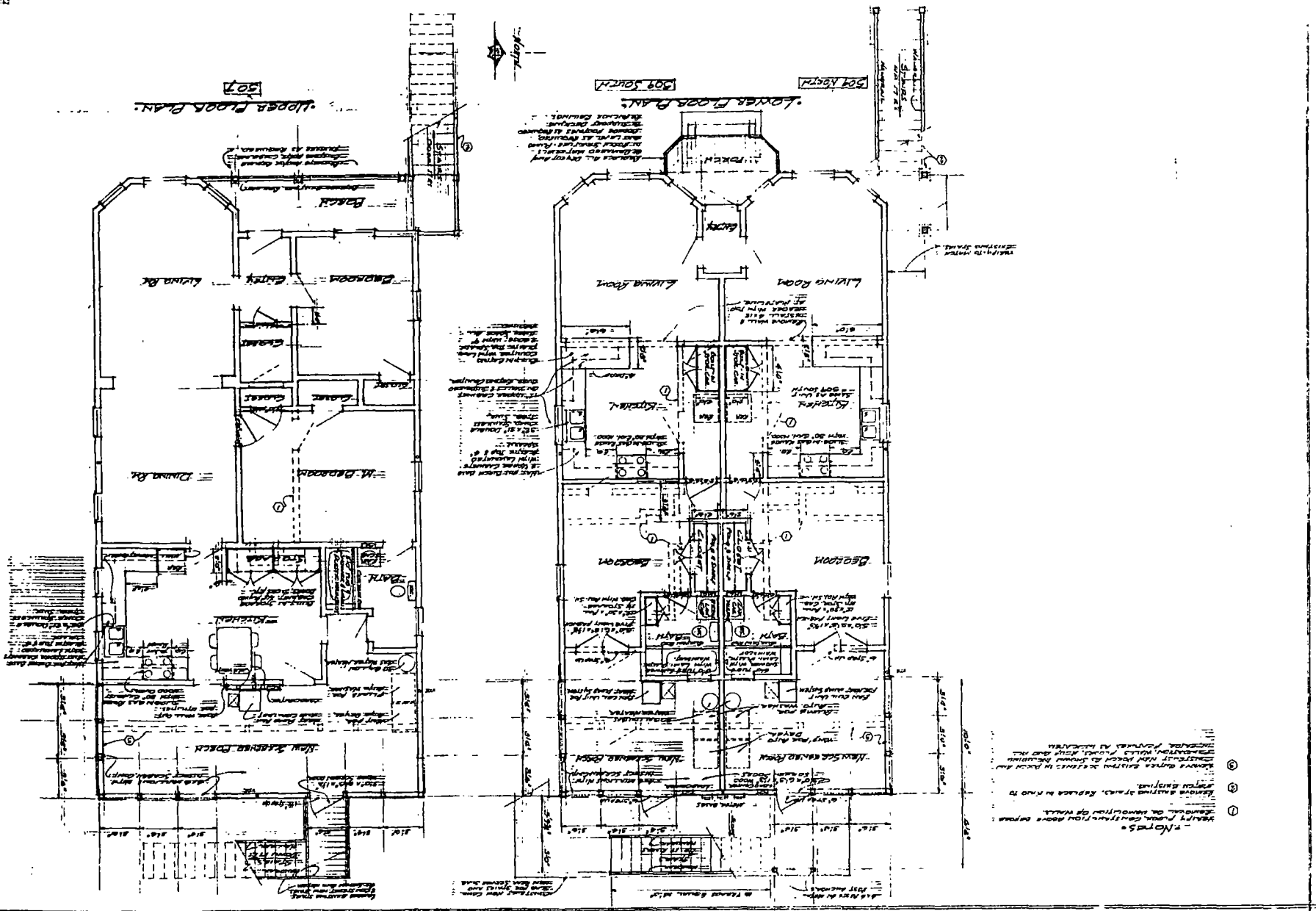
Proposed Apartment Renovation at  
 501-507 13th Street, Sacramento, Calif.  
 for HOKVAY GAIN

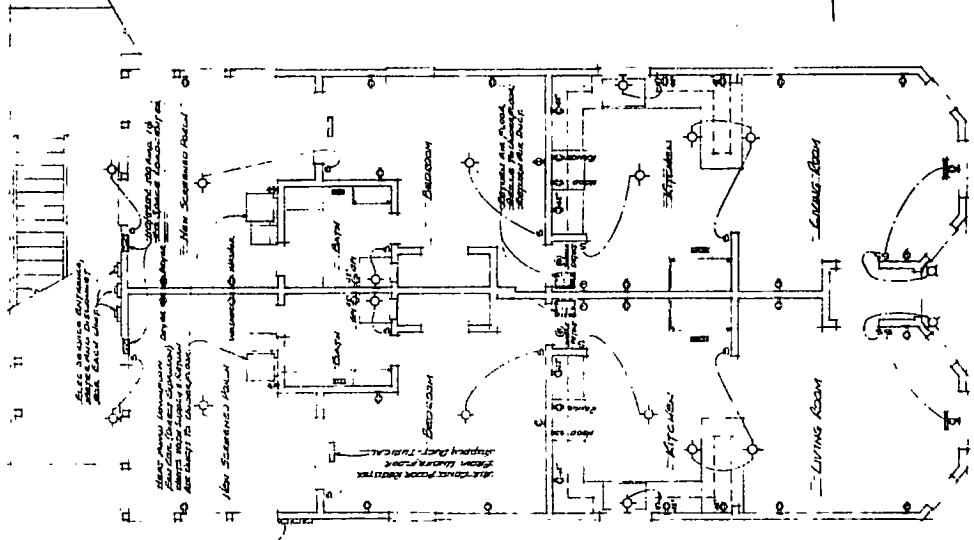
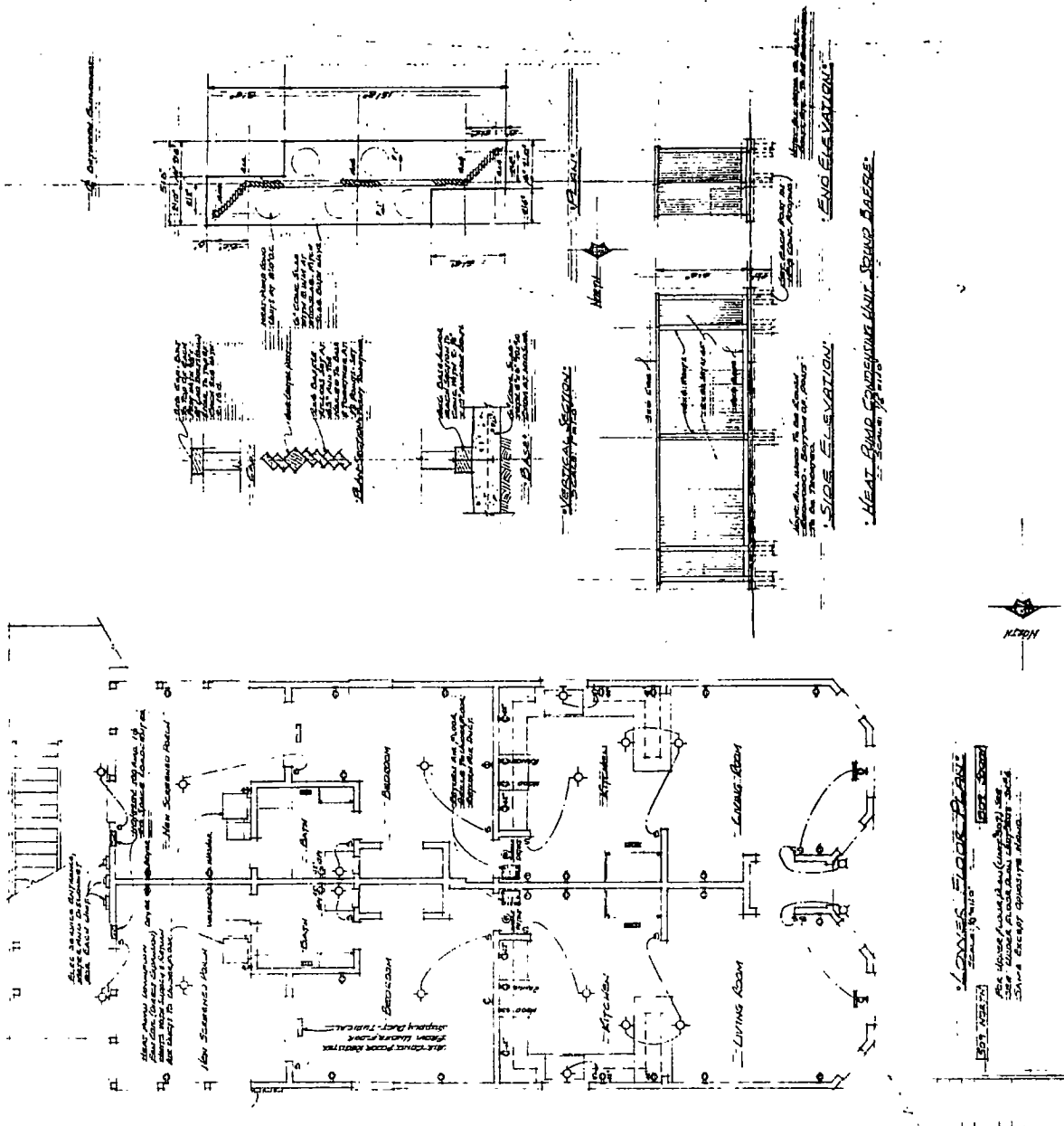
Architect: J. D. Smith  
 2215 R Street, Sacramento, Calif.  
 95811

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7-20-83

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PB 83-170





**LOOSE FLOOR PLAN**  
 1. NEW SCREENS ABOVE AND BELOW  
 2. NEW SCREENS ABOVE AND BELOW  
 3. NEW SCREENS ABOVE AND BELOW

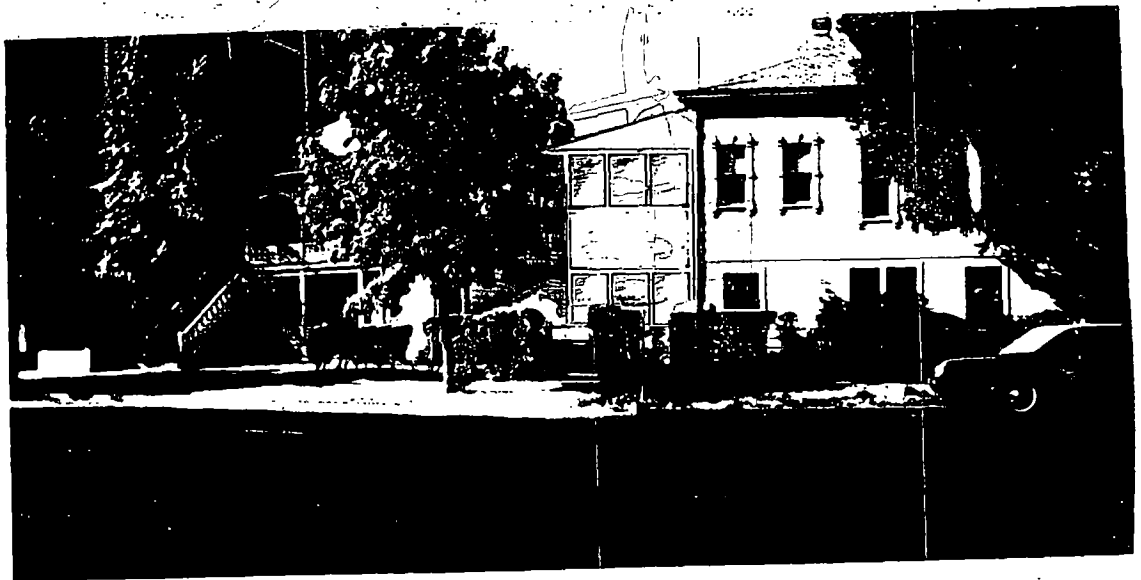
**ALL SCREENS ARE ELECTRIC ROLL**







BEFORE



AFTER

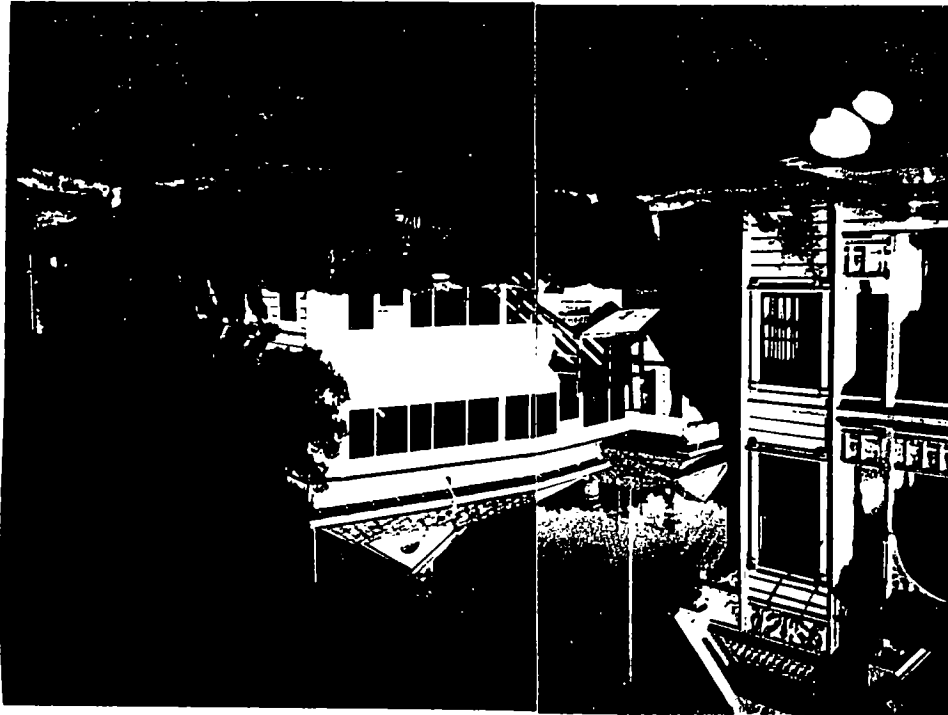
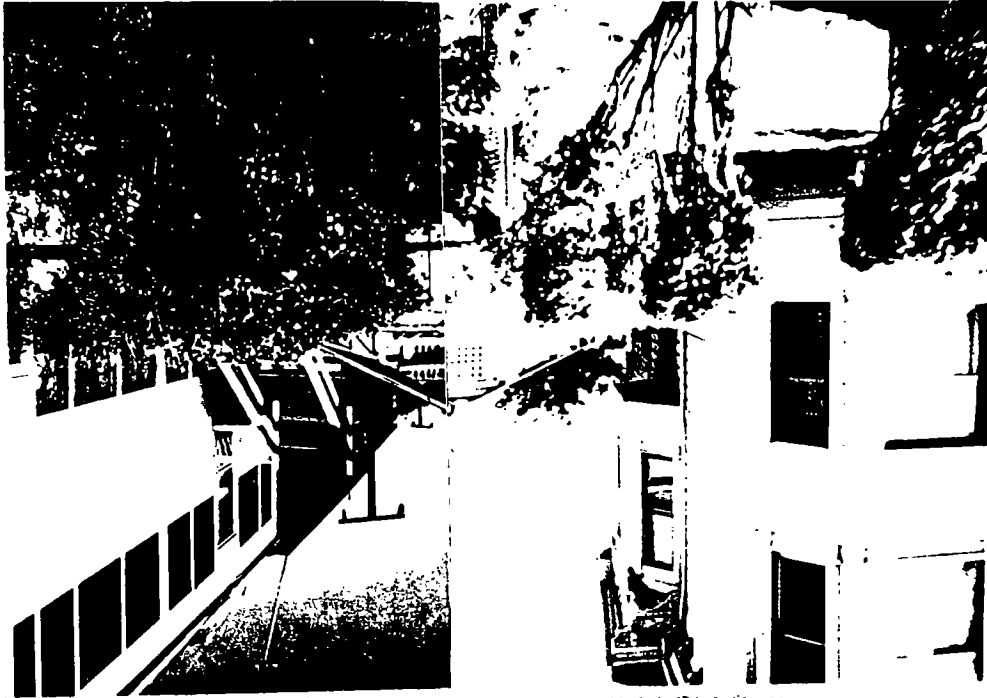
MEM 10

7/20/83

PR 63-118  
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↓ 501 13th St.

↓ 1310-12 E Street





# CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

400 Montgomery Street • San Francisco, California 94104 • (415) 362-5154

## HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 501 13th Street

File Number:

Name of Structure:

Date of Construction: ca. 1890-95

Present Owner:

Building Type: 2 story wood frame

Original Owner: Possibly E.B. Hussey

Building Material: Clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Delta Type Eastlake

Additions & Alterations:

Ground floor windows, ground floor porch posts, dormer

Significant Architectural Features:

Hip & gable roof, 2 story gallery with turned and scroll cut decoration in porch screen, angled bay under forward gable. Mirror of 507.

Ancillary Structures:

None

Adjacent Land Uses:

Res.

Intrusion on Neighborhood?:

### 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	<u>X</u>	—
Contributing	—	—
Non-Contributing	—	—

Design Integrity: Alterations

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

Physical Condition

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



98913-7

Date: 1/5/76

By: MW

*PB 63-110*

Checked: MC

Mapped: X

*7-20-83*

Priority - 3

*KEM 10*

Architectural Analysis:

A Delta Type Eastlake with a gabled bay and 2 story gallery. Decorative detail is concentrated in the porch screen with spindles and scrollwork. Marred by alterations, principally in the roof. Originally identical to 507, and part of a cohesive block of older structures.

Historical Information:

This house was built between 1890 and 1895. The owner in 1895 was E.B. Hussey, who continued ownership through 1905. From 1910 through 1920, the owner was Geo. N. Osgood, although ownership is listed as 503 13th Street. George N. Osgood lived in this house from 1905 through 1910, when the house started to be rented out. One of the tenants in 1910 was Charles G. Osgood, who was president of the Senior Class and student body of Sacramento High School in 1903, and received a B.S. in 1906 from the U.C. Berkeley College of Mines. After graduation, Charles Osgood was a mining engineer, mine superintendent, and chief appraiser for the State Department of Building and Loans for many years.

Present Zoning:

Assessed Value - Land:

Improvements:

Total:

Lot Size:

Additional Comments:

jr  
2/75

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PB 83-110

7-20-83

ITEM 10