

City Planning Commission
Sacramento, California

Members in Session:

Subject: Appeal of the Design Review Board's Denial to Place Vinyl Siding on a Building
Located at 2524 V Street (DR91-221)

SUMMARY: Staff and the applicant could not agree on the proposed resurfacing of the subject structure. The project, therefore, was sent to the Design Review Board for action. Staff recommended approval of the project with conditions. The proposed conditions would have helped to keep some of the original architectural character but the use of vinyl siding, in particular over the existing asbestos shingles, would have further changed the visual aspects of the building. The Board did not find that the proposed compromise was a workable solution. The project was denied on a 4-2 vote. The applicant has appealed the Board's action to the City Planning Commission.

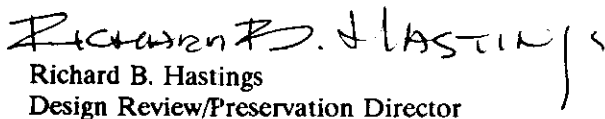
BACKGROUND: In the 1930s and 1940s, many houses in Sacramento were resurfaced with asbestos shingles. In most all cases, the siding was left in place and the asbestos shingles were placed over the original surface material. This changed the visual character of the structure from that of a horizontal wood sided building to a gray shingle surfaced building and extended the exterior plane of the wall outward so that the asbestos shingles were now flush with the door and window trim. The loss of three dimensional visual relief provided by the original contrast between the door and window trim and the horizontal wood siding was destroyed by the addition of the asbestos shingles.

The applicant's proposal to now place vinyl siding over the asbestos shingles would further exacerbate the present existing condition. Staff, in reviewing the proposal, sought to find some middle ground which would allow the use of vinyl siding and restore some of the visual character of traditional three dimensional trim detail. The problem in the present proposal is that the current condition will not be removed but will be further built upon. The Board did not feel that the proposed conditions would alleviate the design inconsistencies sufficiently to mitigate this new adverse impact.

STAFF RECOMMENDATIONS: Staff recommends that the City Planning Commission deny the appeal. Denial would be based on the following finding of facts:

1. The subject structure has had asbestos shingles placed over its original siding.
2. The addition of vinyl siding on top of the asbestos shingles would further exacerbate the present existing condition.

Respectfully submitted,


Richard B. Hastings
Design Review/Preservation Director

RBH:hp

NOTICE OF APPEAL OF THE DECISION OF THE
DESIGN REVIEW/PRESERVATION BOARD

DICK - YOUR COPY

DATE: June 27, 1991

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City DESIGN REVIEW/PRESERVATION BOARD of June 26, 1991 when:
(Date)

 Structure Review Building Move
 Sign Review X Other Vinyl Siding

was: Granted X Denied by the Board.

GROUNDS FOR APPEAL: Please see attached page.

PROPERTY LOCATION: 2524 V Street

ASSESSOR'S PARCEL NO.:)10-173-08

PROPERTY OWNER: Guy and Katie Lum

ADDRESS: 2524 V Street, Sacramento, CA 95828

APPLICANT: Vinyl Designs

ADDRESS: 6359 Auburn Blvd, Suite E Citrus Heights, CA 95621

APPELLANT: _____

(Signature)

ADDRESS: 6359 Auburn Blvd., Citrus Heights, CA 95621

PHONE NUMBER: (916) 726-9034

FILING FEES: X By Applicant - Paid \$ 125.00

(check one) By 3rd Party - Paid \$

Receipt No.

FORWARDED TO PLANNING DIRECTOR ON DATE OF: _____

DR/PB # DR91-221

11/84 DR91-221

 8-28-91

(5 COPIES REQUIRED)
Distribute To: MVD

 #22

AG
RW
RH
SG(orig.)

This home is not on the City's Official Register and is not located in a preservation area. The area in which this home is located has a variety of housing types and architectural styles. Exterior wall materials on the buildings also vary. In fact, the home next door has already been resided and the Design Review Board Staff recommended the approval of vinyl siding for our project.

The Board by its own admission stated it was not familiar with the product, its line of accessories or application. They do not feel it is appropriate for historic homes. We too feel that historic homes should be treated with extreme care to preserve the historic integrity.

In this case the Board is comparing apples to oranges. As I stated above, this project is **NOT** located in a preservation area and is not on the City's Official Register. This particular home is especially suited for vinyl siding. The new siding will only enhance the beauty of the home, thus, improving the appearance of the area. I believe this should be the goal of the Review Board.

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: 6/26/91

DR/PB NO.: DR 91-221 #16

MOTION TO: Denied (no vinyl)

MEMBERS	MOTION BY	2nd	YES	NO	ABSTAIN	ABSENT
ANDERSON				/		
BALESTRERI	/		/			
FITZPATRICK				/		
KERSS						/
LES			/			
MILLER			/			
RAKELA						/
RUSCONI						/
TSUBOI		/	/			
MOTION CARRIED:			4	2		
MOTION FAILED:						

COMMENTS: _____

Denied by Board on 6/26/91. RBH:hp

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: Vinyl Siding for Residential Application
2524 V Street
(APN: 010-0173-008)(DR91-221)

BACKGROUND INFORMATION: In the Central City, an application for new construction or remodel of a "non-listed" residential structure outside of a preservation area is handled at staff level. The applicant and staff could not agree on the proposed resurfacing of the subject structure with vinyl siding and how the finish trim details should be handled. Therefore, the application has been referred to the Board. Staff has been concern that the use of non-traditional material such as vinyl or aluminum siding would have a deleterious effect on the character of residential neighborhoods in the Central City.

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

1. Although the subject structure is not on the City's Official Register and is not located in a Preservation Area and the Secretary of Interior's Standard for Historic Preservation Project are not applicable, staff is concerned with the effect of using of vinyl siding trim in this situation and if approved what type of trim detail would be appropriate.
2. V Street between 25th and 26th Streets has a variety of housing types and architectural styles. Exterior wall materials on the buildings also vary. Stucco predominates on this block, having been used on both single-family structures and newer multiple-family development. It contrasts greatly with the narrow wood lap siding on a few of the older structures. The adjacent single-family residence to the west was previously resided with metal siding.
3. The subject site has, in the past, had asbestos shingles placed on the exterior walls of the building. This has brought the exterior wall surface flush with the door and window trim at the base of each shingle.
4. Styrofoam insulation and the new vinyl siding will be placed over the existing asbestos shingles. This will extend the face of the exterior walls out past the face of the existing door and window trim.
5. The vinyl trim material samples presented to staff all have a two dimensional appearance. When used in conjunction with vinyl siding the finished project has no relationship to the original design of the building.

DR91-221

June 26, 1991

Item No. 16

CPC AUG-28-91

CPC # 22

6. The proposed vinyl siding is not a historically appropriate material. Its use on a historic structure or in a preservation area would be contrary to the Secretary of Interior's Standards for Historic Preservation. The structure is not on the Official Register, and the neighborhood is not part of a preservation area. The use of vinyl siding could be approved with appropriate conditions. These conditions would require wood trim at all corners of the structure and a furring out of the door and window trim so that it provides the same relationship to the vinyl surface as the original wood trim and more wood siding.

STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed project with the following conditions:

1. The door and window trim will be wood or metal covered wood to resemble the existing and to have the same relationship to the wall surface as the original wood trim and siding.
2. Vertical wood trim will be used at all corners of the building.
3. Detail sections of the trim and the method to be used to place the siding around the existing window bars will be reviewed and approved by staff.
4. The vinyl siding will have a smooth finish.
5. All trim will be painted a second color to blend with the siding color. Colors to be reviewed and approved by staff.
6. No existing trim work or brackets are to be removed.
7. The asbestos shingles may be removed before the application of the vinyl siding.
8. The approval shall be deemed automatically revoked unless required permits have been issued within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

Approval is based on the following findings of fact:

1. The design of the existing neighborhood is so mixed that vinyl or metal siding will not reduce the visual quality of the neighborhood.
2. The design of the existing building is so simple that the addition of new siding will not detract from the structure.

2524 V ST.

DSK-28-41

DR 91-221

22



GPC #06.28-91

22

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

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.

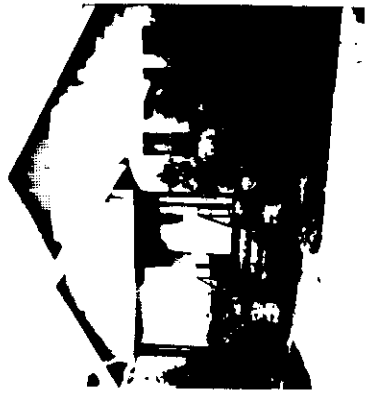
APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

RBH/RL:rl

Richard B. Hastings
Design Review/Preservation Director

Richard B. Hastings
Respectfully submitted,

3. Drawings of details will be approved by staff.



FRONT & RIGHT SIDE



Block face across street

DR 91-221

6-26-91
CPC AUG-22-91

MEM 16
CPC # 22