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November 17, 2010

DESIGN COMMISSION HEARING

Subject: *Residence at alley between 22nd and 23rd streets, East of C Street*

Introduction

- 5 years working with Erica and Nathan;
 - Craftsman & Bungalow Styles
 - Landmark Historic Structure at 1615 26th Street
 - New House on 22nd Street in Boulevard Park Historic Preservation District
- Design a Home for their family

Main Points

- **Site is not located within a Historic Preservation District**
- **General Plan:** Project supports the Sacramento 2030 General Plan
- **Planning:** Lot coverage, height, area and set backs are significantly less than maximums allowed by Planning Codes.
- **Design** has High level of detail, articulation and quality as required by the Central City Neighborhood Design Guidelines

General Plan

- **Comprehensive Vision** of what our city should be striving toward for the next 20 years. Excerpts from the General Plan the relate to our project:
 - Page 2-8: Infill Development: **The City shall promote and provide incentives...for infill development**, redevelopment, mining reuse, **and growth in existing urbanized areas** to enhance community character, **optimize City investments in infrastructure** and community facilities, support increased transit use, promote pedestrian and bicycle friendly neighborhoods, **increase housing diversity**, ensure integrity of historic districts and enhance retail viability.
 - **[1-GEN PLAN PAGE 2-10] [2-GEN PLAN PAGE 2-11]** Illustrations show the relative changes expected in the city through 2030 and areas identified for future infill, reuse and redevelopment: The area along the levee and C Street is designated to "Improve and Evolve: These areas are expected to experience significant change through infill, reuse and redevelopment."
 - Our project is within identified area Our project develops previously vacant land.
 - Our project uses a small lot to achieve higher density development.
 - Our project uses existing infrastructure.

Site [3-SITE DIAGRAM]

- Site is **not** located in the Boulevard Park Preservation District; Preservation district is adjacent to west
- No Street Frontage. Site fronts alley; 80 feet from both 22nd and C streets.
- Zoned C-4, Industrial across the alley
- Houses in the neighborhood are modest single and two story structures

Historic Preservation

- Nomination for Boulevard Park District to be added to National Register of Historic Places
- Our site would be at corner of proposed historic district
- National Register listing places no obligations on private property owners. There are no restrictions on use, treatment, transfer, or disposition of private property.
- National Register listing **does not automatically invoke local historic district zoning.**
- **Construction of the proposed house will not affect the Nomination.**
- **Historic preservation is not about making new construction look like old buildings.** Copying historical elements and details and recreating them on new construction only tends to water down and degrade the original style.
- Respectfully Contrast:
 - Crocker Art Museum Addition: modern design contrasting Victorian.
 - **[4-OTHER EXAMPLES OF MODERN DESIGNS]**

Planning

- **Lot coverage, height, area and set backs are significantly less than maximums** allowed by Sacramento City Planning Codes.
- Long and narrow site = long and narrow house
- At 2400 SF, the home is the national average area for a new house.
- Lot coverage is 47%, whereas 60% is allowed for lots under 3200 sf.
- Setbacks for side yards are 3' minimum. Ours vary from approximately 4' to 8'.
- The second story is reduced and setback from the first story. The third story is further setback and reduced in area from the second.
- The third story at 586 SF is only 22% of the lot coverage, about a third of what is allowed.
- Maximum height including roof structure is 33'. Code maximum top plate height is 35'.
- **[5-SITE SECTION / GABLE ROOF]**
 - This is not a proposed solution.
 - If a more traditional gable roof was proposed on a two storey structure, the overall scale of the structure would be greater than the three storey design.
 - The alley house is 80' behind the street frontage and more than 40' behind adjacent houses.

Design

- Placemaking: "Principle: Create clearly defined spaces that satisfy gathering and **privacy** needs of people at various scales appropriate to the **role** of the project in the community."
 - **Eyes on the Alley**
 - Activates the Alley.
 - Window placement carefully preserves privacy.
 - Same level of privacy afforded as any other single family residence.
 - Placement of trees to improve privacy is proposed as a compromise.
- Scale/Height/Massing:
 - "Principle: Make a building or group of buildings compatible with its surroundings ..."
 - Page 3-26 "New structures should not exceed the height of adjacent structures for an area within 20 feet of adjacent structure". The house does not exceed.
 - **[6-DSN GDE PAGES 3-27, 3-28, 3-29, 3-30]** Design Guideline examples all show buildings in the street frontage. This project is located 80' behind the street frontage.
 - **[7- UPDATED ELEVATIONS showing 2' reduction in height]**
 - **[8-UPDATED VIEW FROM C STREET]**
 - Taken with 35mm Lens; not wide angle

- Photoshop image on pages 54 of *Report to Design Commission* is an **inaccurate representation** of the proposed design
 - Picture was taken from front porch 4-5' above grade. Shoots over street front house.
 - Taken with zoomed lens which shortens distance; makes buildings far behind appear much closer.
 - Image of the house is over scaled; too big
 - Building is incorrectly placed on east property line; it should be moved 8' to the west behind the street fronting house to the left.
- Level of Detail and Articulation/Materials/Textures/Colors:
 - "Principle: Incorporate the scale and level of detail that is typical of well designed buildings in the surrounding area...Building articulation can be accomplished with the placement of windows and entries, planar changes, material changes, variable transparency, and the creation of shadow textures with trellises and overhangs.
 - "Principal: Incorporate complementary materials of the highest quality, with material textures and colors selected to further articulate the building design.
 - The proposed house uses all of these design elements extensively to break up the volumes and massing and further enhance the design.
 - Cement Plaster
 - 4" horizontal siding
 - **[9-CORTEN STEEL]** Corten Steel is used on the first floor at garage. Non-reflective.
- Excerpts from Design Guidelines relevant to our project
 - Page 1-1: "An integrated variety of styles and design approaches will contribute to the aesthetic vitality of the Central City".
 - Page 2-6: "Alternative design approaches that achieve the design principles may also be considered by the staff and Board"
 - Page 2-6: "**The Guidelines are a reference source** for project design and review which encourages creativity, flexibility and variety. **The staff and Board does not encourage or support any one particular architectural style.** The goal is the highest quality project feasible."
 - The Design Guidelines were published in 1999 and have not yet been updated to correspond with the new General Plan.
 - Design Guidelines were written for houses fronting streets and do not adequately address alleys.
- Appellants' proposal to eliminate the garage and reduce height to two storey is not appropriate
 - A gable roof on two storey home would have a greater scale and visual impact than the proposed design. **[Gable Roof Diagram]**
 - Neighbors have driveways and/or street parking directly in front of their houses
 - Hardship & Safety:
 - Family with two small children would be required to walk 120+ for parking
 - No street lighting in alley
 - Neighborhood and alley frequented by homeless.

Summary

I understand and respect neighbors who want to preserve and protect the quality of their neighborhood. I live in a 1918 bungalow, which I have been restoring for 19 years. I admire bungalow and craftsman styles. I also enjoy Prairie Style, International Style, Mid-Century Modern and contemporary design. It is important to preserve our heritage. Where new construction affects the streetscape, there should be a greater integration of mass, scale, setbacks. At the same time, historic preservation is not about replicating historic styles with new construction. New construction should be made to respectfully contrast with existing, add vitality and visual interest and evolve with our city.

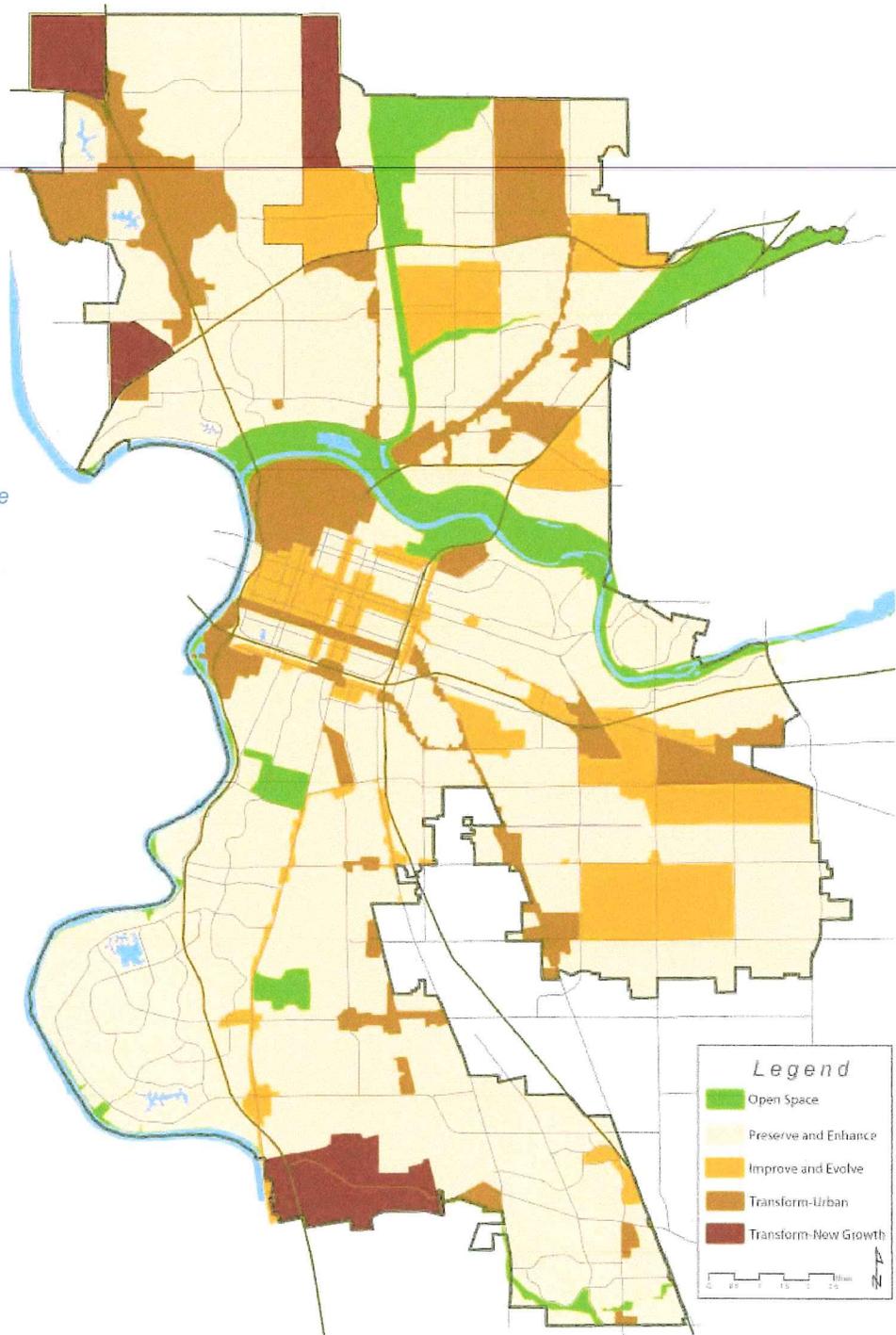
There is a growing demand for higher density residential living space in downtown and that trend will continue as resources and fuel become more expensive and people continue to make lifestyle choices that don't include commuting. There are forces both environmental and economic that affect the way we must plan and design our city as we move forward. The new General Plan responds to these growing needs and issues through more intensive development of the urban core.

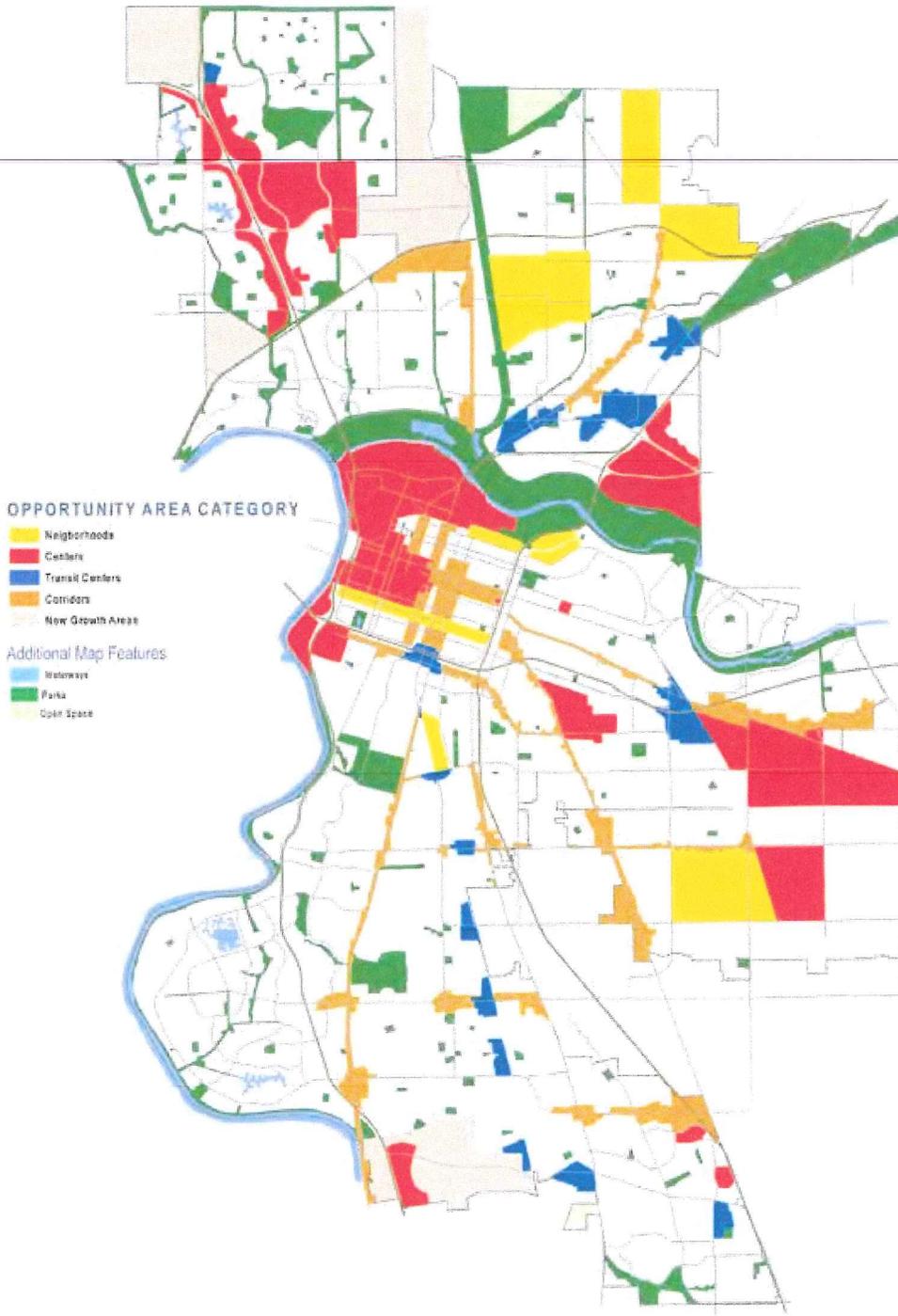
Our cities are the core of our society's creativity, culture, art and architecture. What we build reflects who we are and who we are as a city is infinitely multifaceted. We live in a time where the urban core is dominated by historic preservation and new housing is dominated by mass suburban tracts of production homes. There are limited opportunities for design professionals to establish an aesthetic that reflects our place in history. To achieve the vision of the Sacramento City 2030 General Plan, creativity and diversity of architecture must be allowed and promoted. The alleys are one opportunity for that creativity.

I believe that the design for this alley house has been thoughtfully prepared. It is an articulated design. It responds to its' urban neighborhood of residential and commercial uses. Its scale, mass and setbacks are reduced well below the maximums. It embraces the spirit of the General Plan and the Sacramento Central City Neighborhood Design Guidelines. It respects the historic streetscape, the neighbors and the neighborhood. At the same time, it stands on its own as a high quality, unique and interesting design. This is a nontraditional response to a nontraditional site. **This is a good design and the right project for this site. If not here in the alley, where?**

The illustration to the right identifies the relative amount of change that is expected to occur through 2030 in different parts of the city as follows:

- **Open Space.** These areas are expected to remain in open space use such as agriculture, habitat protection, or regional recreation (e.g., Land Park and the American River Parkway).
- **Preserve and Enhance.** These areas are expected to retain their current form and character, but will experience some minor infill and reuse consistent with their current form and character (e.g., Pocket, East Sacramento, and South Natomas).
- **Improve and Evolve.** These areas are expected to experience significant change through infill, reuse, and redevelopment (e.g., Lemon Hill, UC Davis Medical Center, and Central Business District).
- **Transform-Urban.** These existing urban areas are expected to experience dramatic change through major development and redevelopment projects (e.g., the River District, UP Railyards, and I-5 Employment Centers).
- **Transform-New Growth.** These existing open space areas are expected to experience dramatic change through major new development projects (e.g., Greenbriar and Delta Shores).

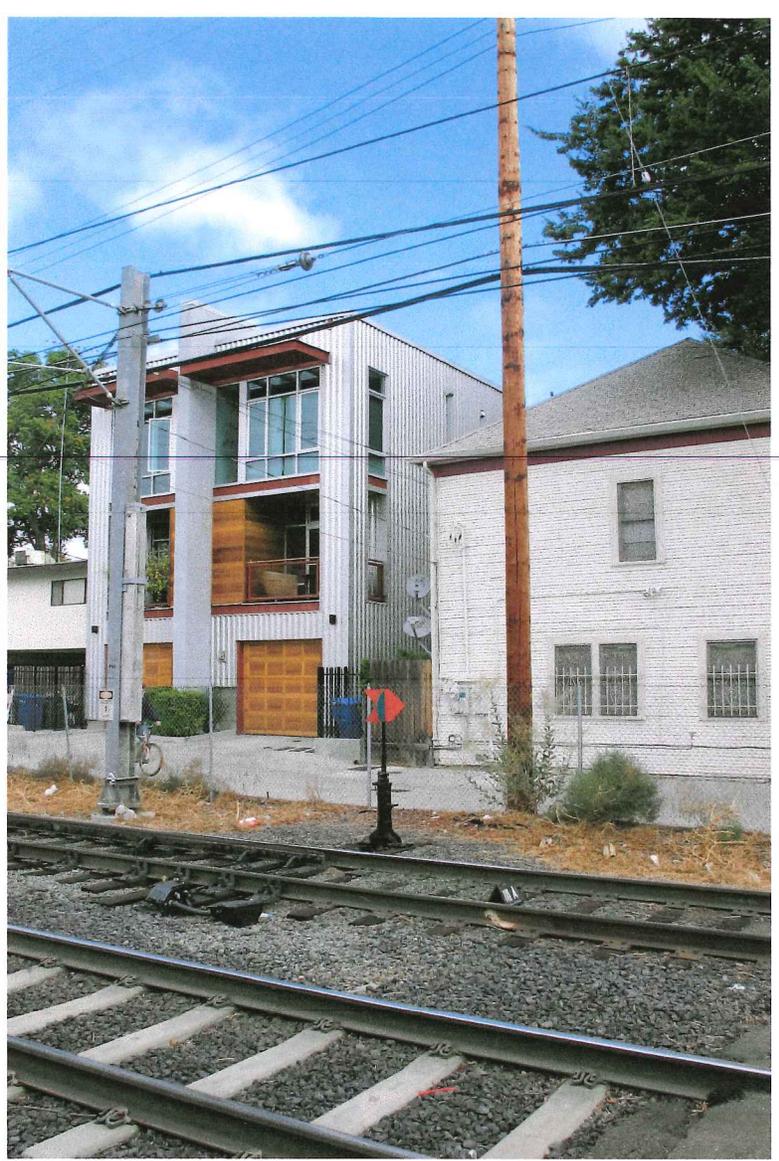




The illustration to the left identifies sub-areas of the City that have been identified for future infill, reuse, or redevelopment. These development opportunity areas contain vacant or underutilized lands that provide opportunities for future growth. Categories include:

- **Neighborhoods.** These areas are expected to contain a diversity of housing types, as well as complementary community supportive uses.
- **Centers.** These areas are expected to develop for commercial and employment uses (without housing) and/or mixed-use projects that integrate housing with retail, office, community facilities and other uses.
- **Transit Centers.** Similar to centers, with a focus on transit, these areas may include any combination of employment, services, retail and/or entertainment and housing centered on a transit station.
- **Corridors.** These areas will provide connections between centers, districts and neighborhoods and are expected to contain a mix of uses, including housing, retail and office development that support surrounding neighborhoods.
- **New Growth Areas.** These areas are generally vacant land located on the outer edges of the city and are expected to see greenfield development, requiring new infrastructure and services.

Opportunity areas are further identified in Part 3, Community Plan Areas and Special Study Areas.

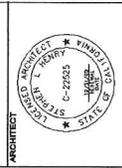




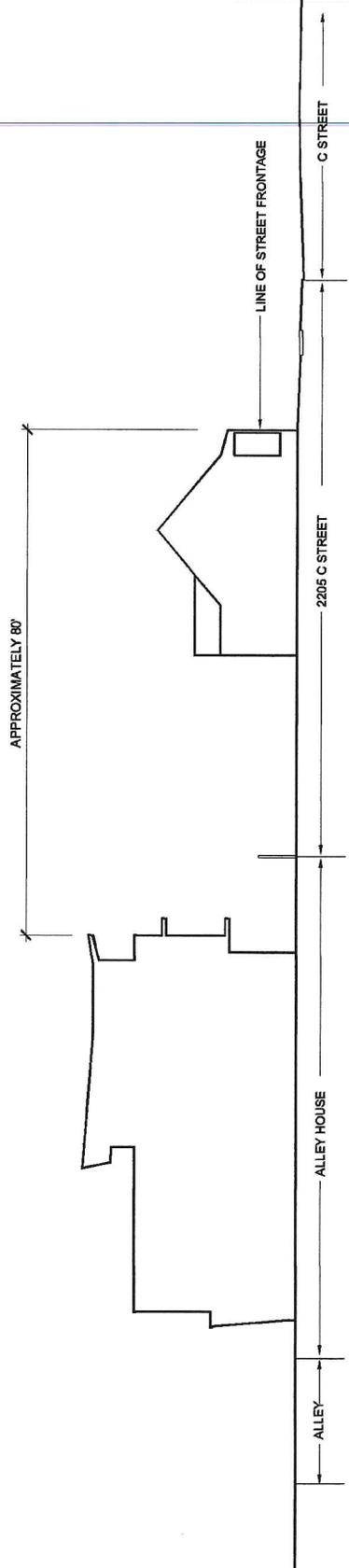
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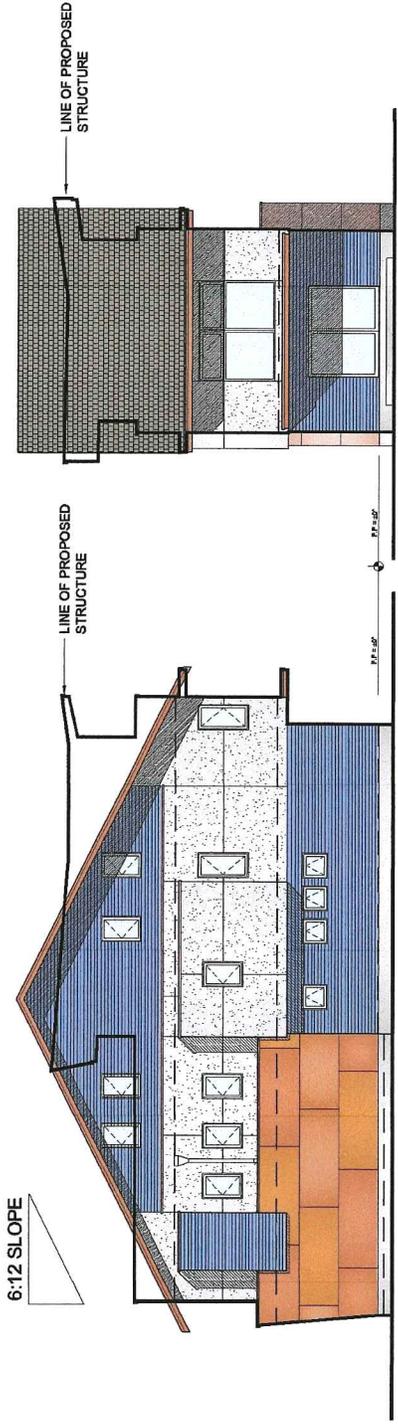
HOUSE ON ALLEY BETWEEN B-C STREETS
 SITE SECTION / GABLE ROOF



PROJECT NO.	DATE	DESIGNER	CHECKED	SCALE	CADFILE	UPDATED
B-24-008	1-10-08	JAM	JAM	1/8" = 1'-0"		
REVISIONS	BY					
SHEET NO.	A3.1					
7 OF 13 SHEETS						



1 SECTION THROUGH SITE
 SCALE: 1/8" = 1'-0"
 A3.1



2 GABLE ROOF ELEVATIONS
 SCALE: 3/16" = 1'-0"
 A3.1

Section 3: Project Design Guidelines

C. Building Character and Quality
3. Scale/Height/ Massing (Continued)

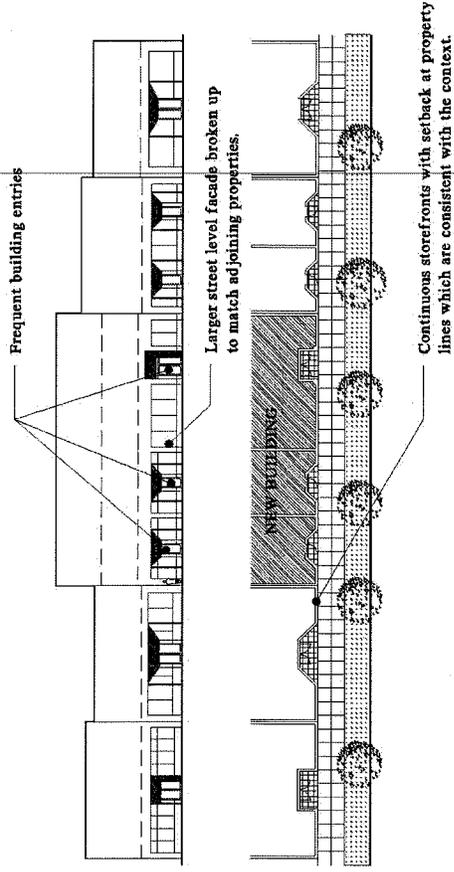


Figure 3.50. Appropriate Commercial Infill.

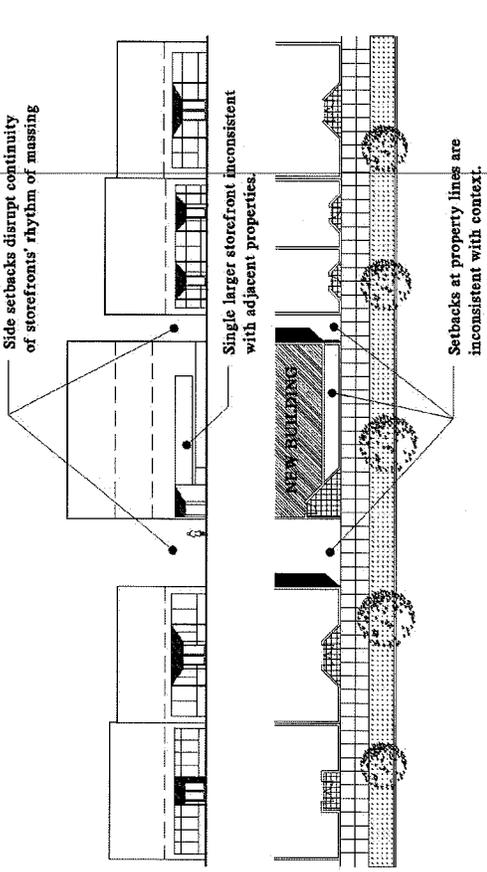


Figure 3.51. Inappropriate Commercial In-

Section 3: Project Design Guidelines

C. Building Character and Quality
3. Scale/Height/ Massing (Continued)

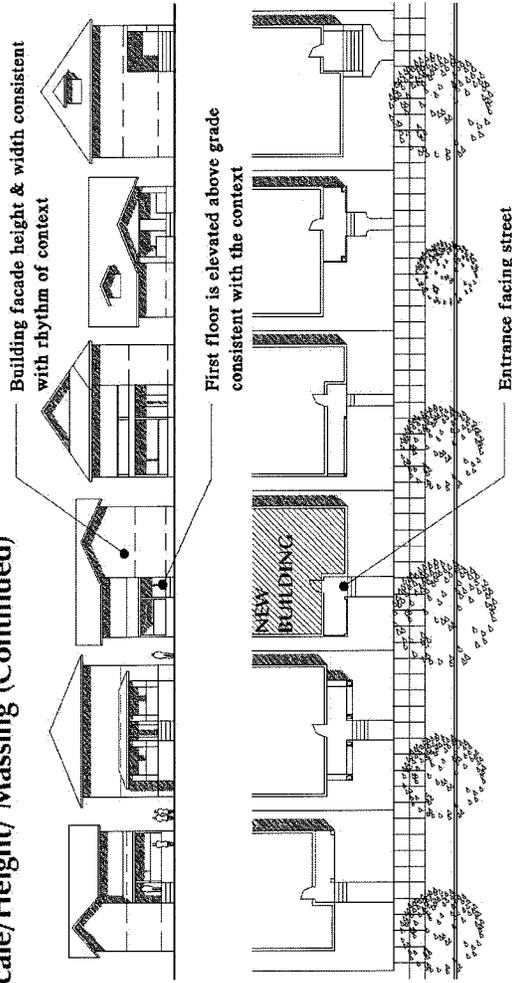


Figure 3.52. Appropriate Single Family Infill.

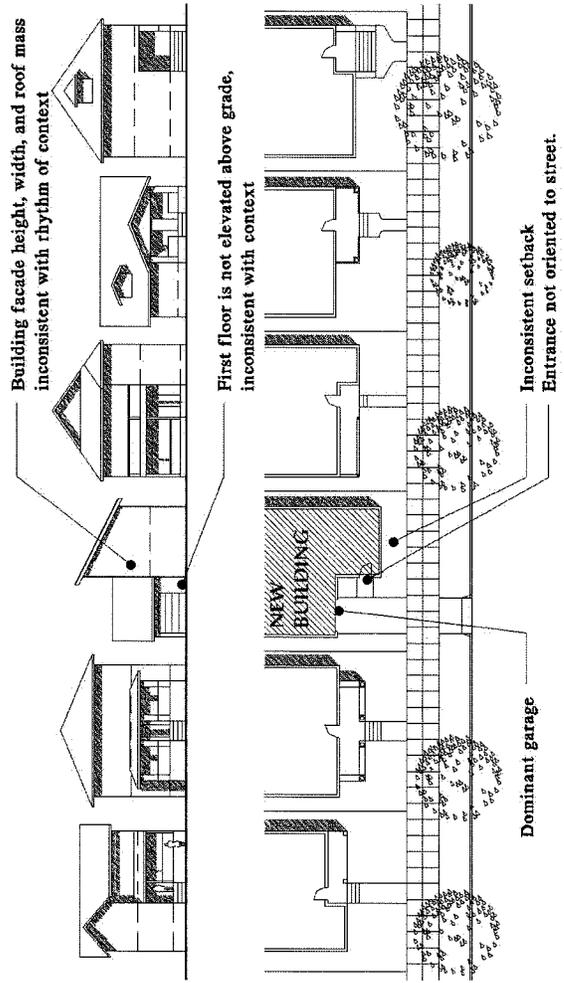


Figure 3.53. Inappropriate Single Family Infill.

Section 3: Project Design Guidelines

C. Building Character and Quality

3. Scale/Height/ Massing (Continued)

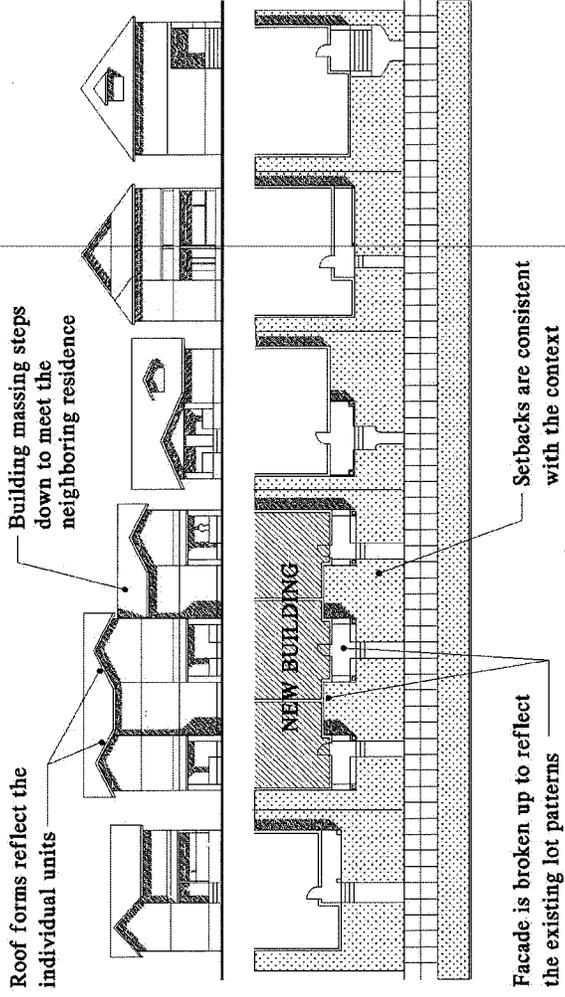


Figure 3.54. Appropriate Multi-Family Residential Infill.

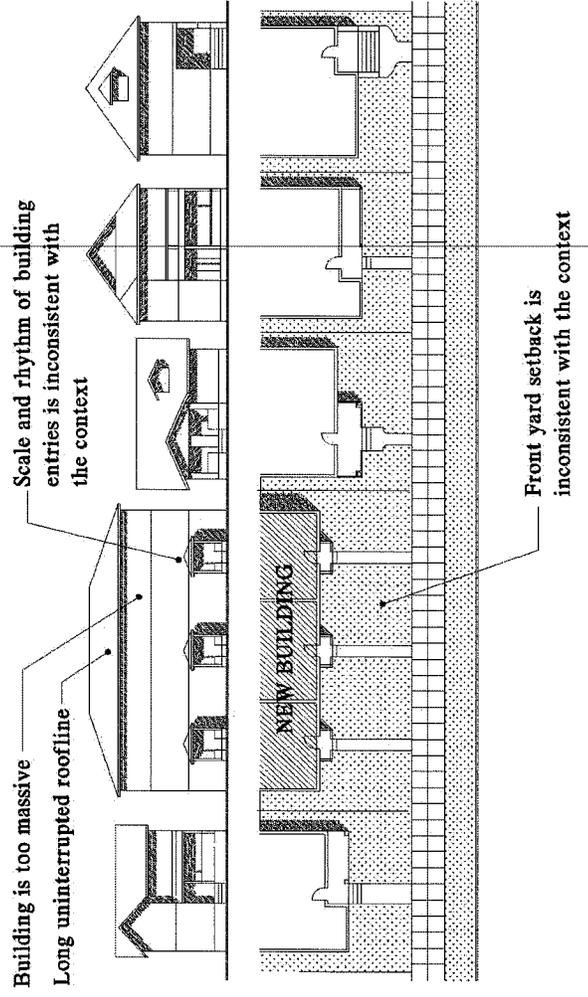


Figure 3.55. Inappropriate Multi-Family Residential Infill.

Section 3: Project Design Guidelines

C. Building Character and Quality
3. Scale/Height/ Massing (Continued)

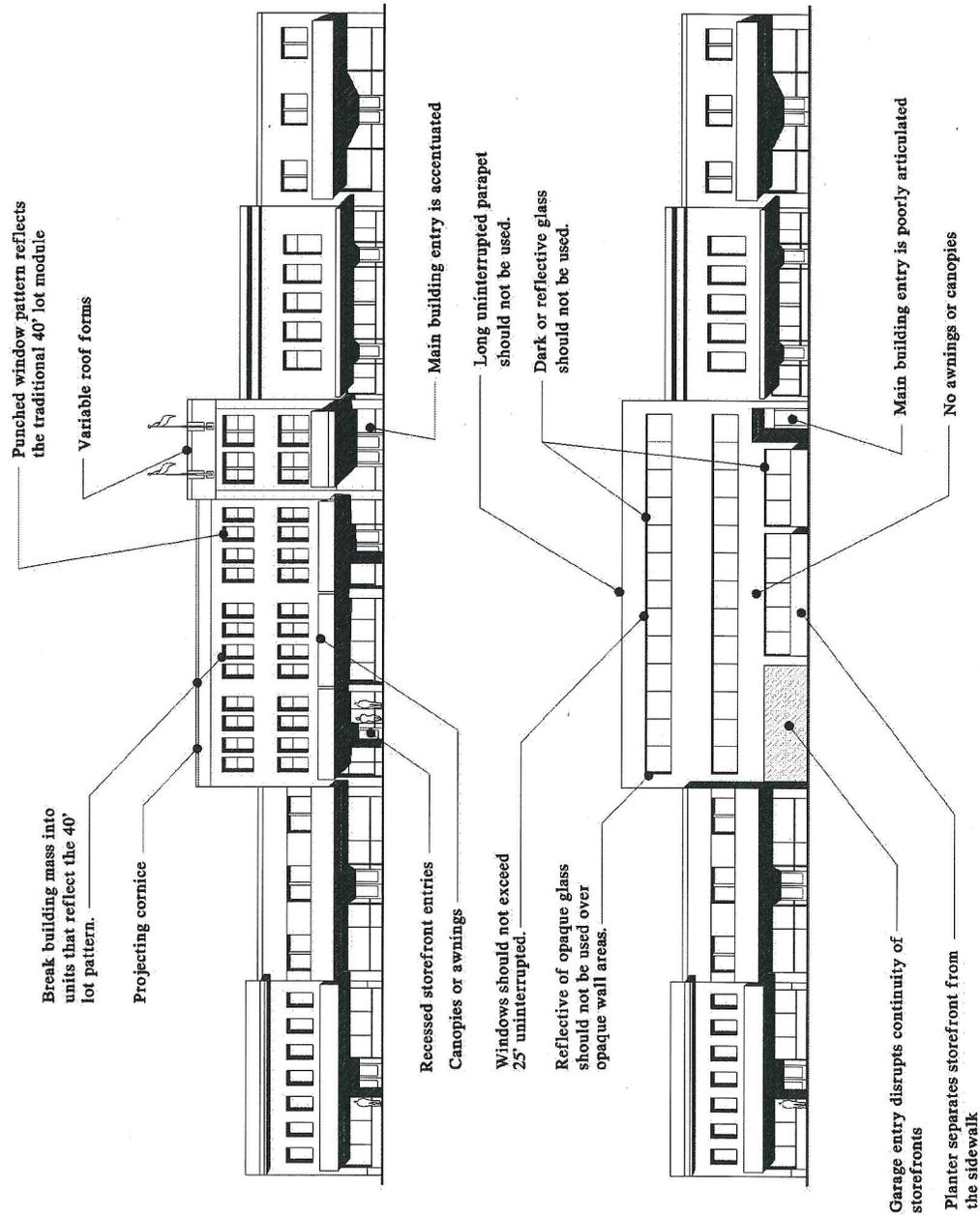


Figure 3.56. Appropriate Articulation for Infill Commercial.

Figure 3.57. Inappropriate Articulation for Infill Commercial.



UPDATED VIEW FROM C STREET OF ALLEY HOUSE INDIE CAPITAL REAL ESTATE



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Corten Steel Vs. Bare Cold Rolled Steel

Bare Cold rolled steel is used as a less expensive option to A606 Type 4 (Commonly referred to as Corten). Bare Cold Rolled is widely manufactured for a variety of different purposes including metal roofing and wall cladding and costs less. Both of these panels are completely different. However, they look similar in appearance. After installation and exposure to normal weather the surface of the panel develops a gorgeous rustic finish and texture. CorTen contains copper, chromium, manganese, and nickel which makes this material more expensive. Cor-ten resists the corrosive effects of rain, snow, ice, fog, and other meteorological conditions by forming a coating of dark brown oxidation over the metal, which inhibits deeper penetration and negates the need for painting and costly rust-prevention maintenance over the years. Corten will last longer and would be more desirable in harsh climates. Harsh climates include environments with exposure to salt and climates where the material will be wet often. If you do not have a harsh climate Bare Cold Rolled is a less expensive option.

How long will this product last?

There is no definitive answer to this question. It depends on the environment and the way in which it was installed. Many projects using bare cold rolled and corten products were installed in excess of forty years ago and there are no problems. Corten will have a longer life-span than bare cold rolled steel. One of the most common problems is using a light gauge steel in a 24GA to 29GA range. Using a heavier gauge steel is the most important thing you can do to make you product last a lifetime.

Will the panel continue to rust? A606 (AKA Corten)

Corten never completely stops rusting. The weathering process occurs after the panel is installed. It eventually decreases and from that point on the finish acts as a protective coating for the base metal. This protective coating essentially stops the corrosion. Laboratory analysis of the rust film have shown that the alloying elements in the steel, particularly copper, chromium, and nickel produced insoluble compounds that clogged the pores at the rust/steel interface, thereby ending the regeneration.

Will the rust stain the surrounding areas?

Yes, rust runoff will likely stain the surrounding areas. It is very important to design and apply special drainage to take any water coming from Corten.

Does it come pre-rusted?

Currently it does not, but for a premium price it could be done. Unless you have money to waste let nature do the work.