APPROVED
BY THE CITY COUNCIL
FEB 25 1986
OFFICE OF THE
CITY CLERK

23
27

CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

FILED
FEB 4 1986
Cont. to 2-18-86
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

APPROVED
BY THE CITY COUNCIL
FEB 25 1986
OFFICE OF THE
CITY CLERK

January 29, 1986

FILED
FEB 18 1986
Cont to 2-25-86
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the Preservation Board denial of a demolition permit and extension of the demolition suspension for an additional 180 days for the property located at 604 10th Street (PB85-021)

BACKGROUND INFORMATION

The Council heard the appeal of the Design Review/Preservation Board suspension of demolition on the subject structure on January 14, 1986. The Council continued the item and requested the applicant to provide a site plan of the proposed new construction showing the parking layout for staff to review (see attachment A). The Council also requested any other additional drawings the applicant may have. The applicant has submitted a site plan showing the proposal which staff has discussed with the Building Division and Traffic Engineering. In the applicant's proposal, two driveway curb cuts and five parking spaces are shown. The inadequacies of the proposed plan are as follows:

1. Parking space number five, a handicapped stall, is to difficult to maneuver an automobile into.

2. Handicapped parking may not be placed so that the driver is reqired to pass behind another parking stall in order to reach a ramp, elevator, or entry door.

3. Traffic Engineering only allows one driveway curb cut on a 40 foot frontage.

4. The proposed layout would require entry and exiting traffic from each driveway. Two-way driveways are required to be 24 feet wide. The driveways on the proposed plan are only 12 feet wide. The 12 foot width is 3 feet shorter than the minimum width required for a one way entry.

5. The maximum number of spaces that can be placed on a 40 x 80 lot that would meet City parking requirements and not require any Planning Commission action is two spaces, one regular, and one handicapped (see attachment B).

6. The maximum number of spaces which could be placed on a 40 x 80 lot, if a Planning Commission Variance was granted, is four spaces laid out at right angles to the side yard property line. This would require a variance to reduce the maneuvering space from 26 feet to 22 feet, a reduction of 4 feet. To compensate for required maneuvering space, the stall width would have to be enlarged from 8 feet to 12 feet (see attachment C).

7. At the previous Council hearing, the applicant suggested that an easement could be secured across the adjacent property to the north. This easement would allow for a driveway access to the site from the north and a driveway access to the site from the east. Staff finds that an easement over the adjacent parcel would be poor planning. It would limit any further development on the adjacent parcel, would be difficult to regulate, and could not be effectively designed because of the existing building and parking layout on the adjacent parcel.

As stated on the attached staff report, two parking spaces would allow an office building 999 square feet to be built on the site. This would not appear to staff to be cost effective.

STAFF RECOMMENDATION

Staff recommends that the Council deny the appeal and extend the demolition suspension for an additional 180 days based on the Findings of Fact.

Respectfully submitted,

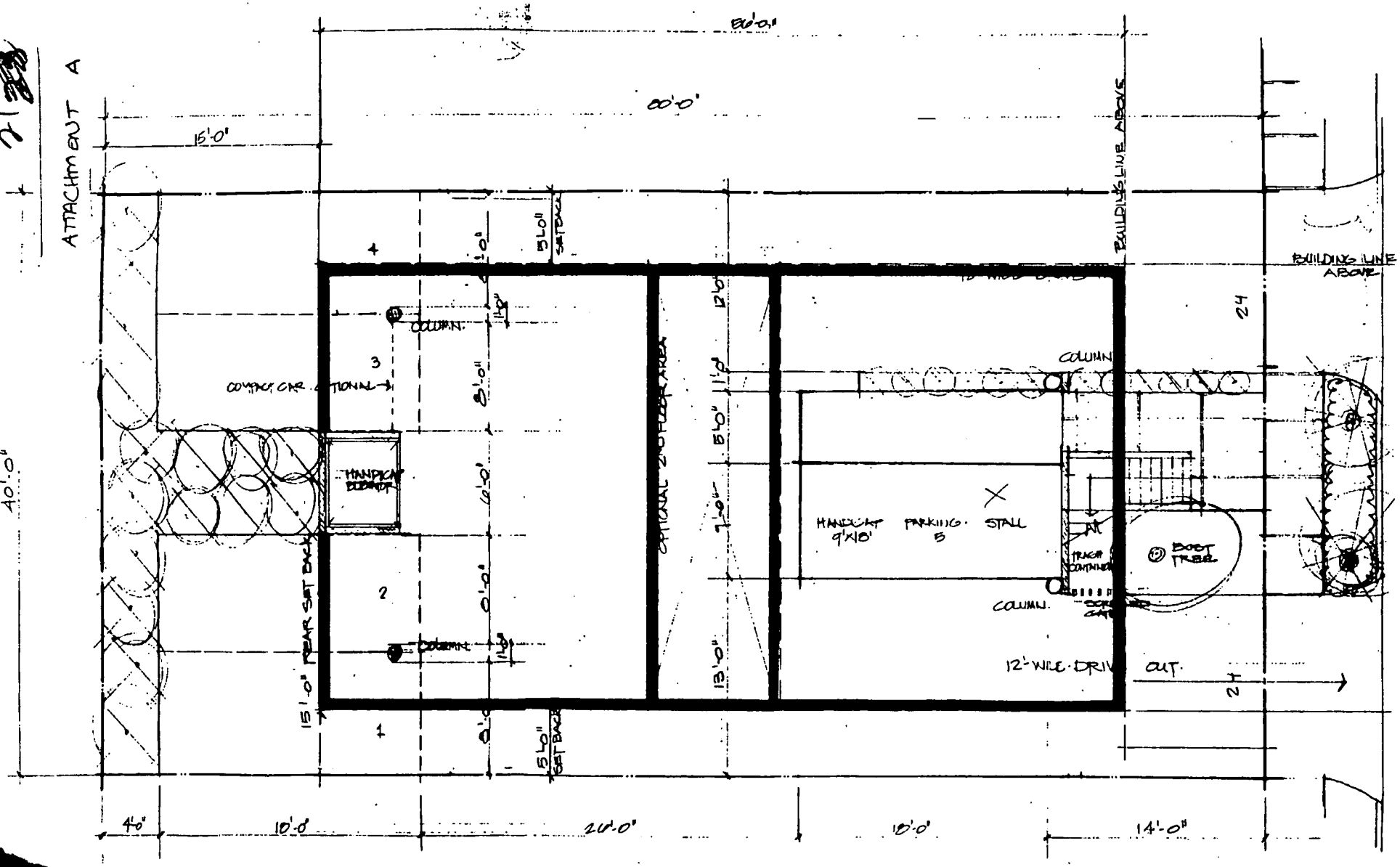
Marty Van Duyn
Planning Director

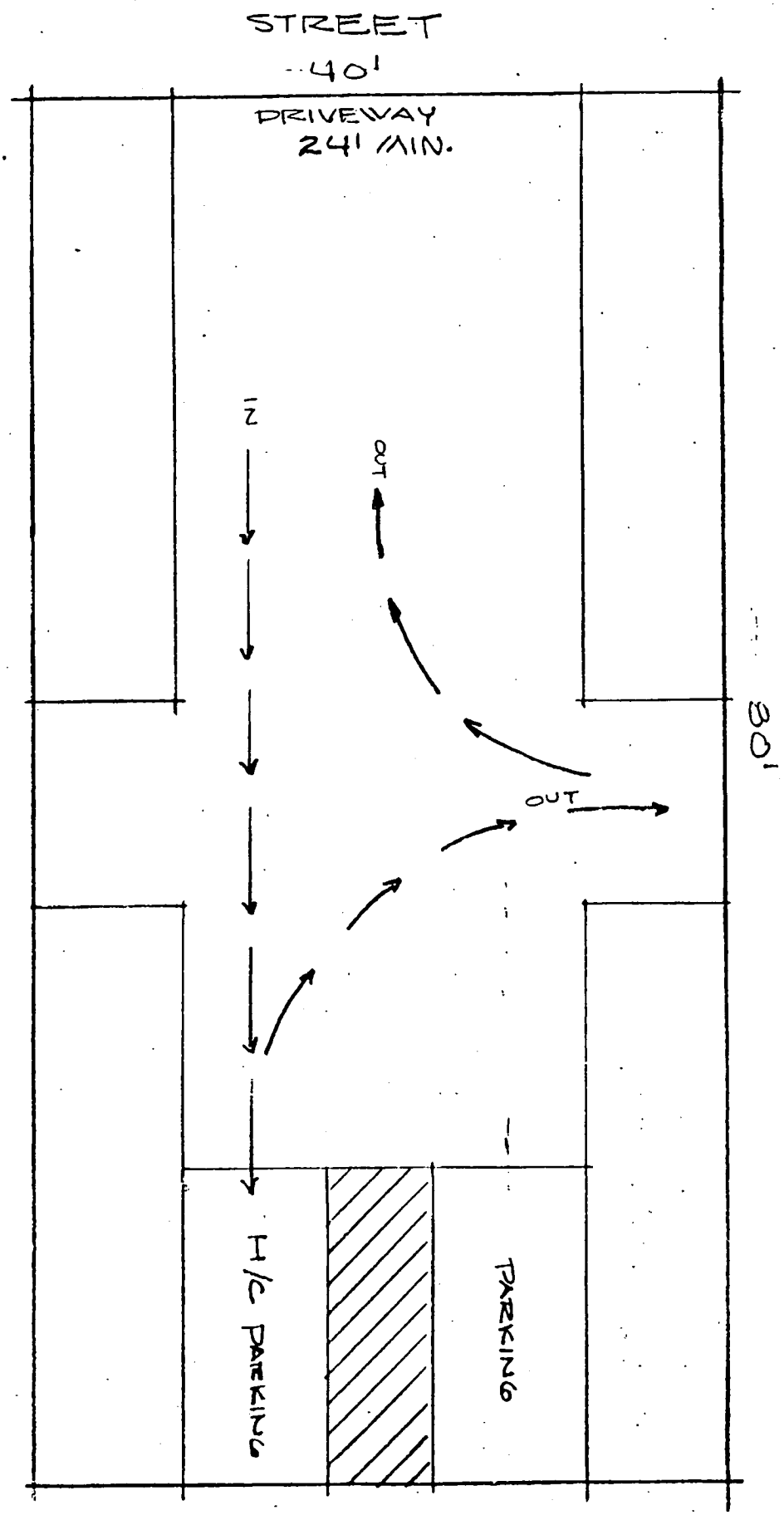
FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

DH:tc
Attachments
PB85-021

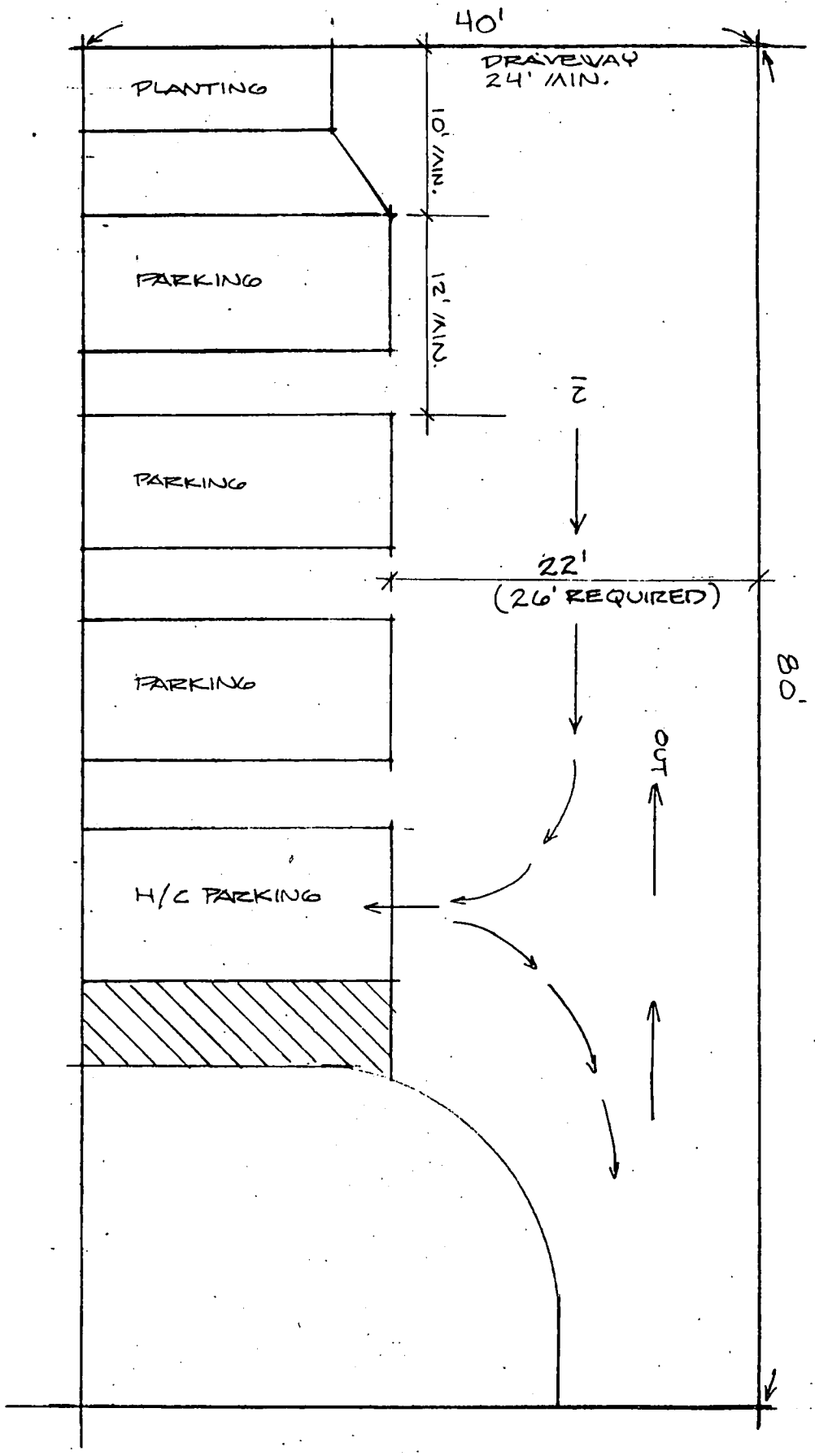
February 4, 1986
District No. 1

ATTACHMENT A




STREET
40'
DRIVEWAY
24' MIN.
IN
OUT
OUT
H/C PARKING
PARKING
80'

ATTACHMENT C



CITY OF SACRAMENTO

~~20~~ ~~25~~ ~~23~~ 27

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

December 23, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the Preservation Board denial of a demolition permit and extension of the demolition suspension for an additional 180 days for the property located at 604 10th Street (PB85-021)

LOCATION: 604 10th Street

SUMMARY

The subject structure, a Listed Structure, has been fire damaged. The applicant wishes to demolish the building. The Preservation Board has suspended demolition for 180 days and requests the Council to extend the suspension for an additional 180 days. The applicant has appealed the Board's decision. The Board and staff recommends denial of the appeal and extension of the Demolition Suspension for 180 days.

BACKGROUND INFORMATION

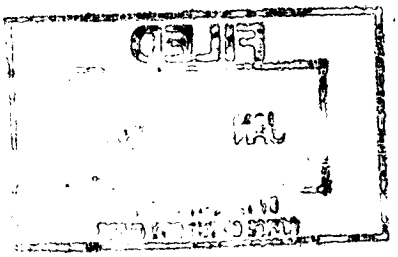
On December 4, 1985, the Preservation Board ratified a Negative Delcaration and denied the application for a demolition permit on the subject structure. The Board denied the permit for 180 days and instructed staff to transmit the Board's request to Council that the Council extend the demolition suspension for an additional 180 days to allow for rehabilitation on site or relocation.

The building is a Priority Structure within the Alkali Flat Preservation Area and a Contributing Structure within the Alkali Flat Central Historic District placed on the National Register on July 26, 1984.

The building has been fire damaged and the applicant contends that rehabilitation is not economically feasible.

Staff has received information from City Parks that they are opposed to removal of the existing street tree at the subject site. This would preclude moving the subject structure off the site.

In addition to any mitigation measures listed in the attached staff report, the City has the option to pursue condemation of the site so that the property could be resold with a condition of restoration placed in the sales contract. Should this prove to be a possible solution, staff would return to the Council with the proposal.



A folder of photos and the applicant's architects commentshave been made available for Council and public review at the City Council Office.

VOTE OF THE PRESERVATION BOARD

Motion to Ratify the Negative Declaration, suspend demolition for 180 days, and recommend to Council to extend the demolition suspension for an additional 180 days: 4 ayes, 2 noes, 1 abstain, and 2 absent.

STAFF RECOMMENDATION

Staff and the Board recommends the Council deny the applicant's appeal and extend the demolition suspension for an additional 180 days based on the Findings of Fact.

Respectfully submitted,

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe, City Manager

DH:tc
PB85-021
Attachments

January 14, 1986

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: December 4, 1985

DR/PB NO.: DR85-021

MOTION TO: Ratify the Negative Declaration and suspend demolition for 180 days and to request the City Council to extend the demolition suspention for an additional 180 days.

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON			X			
LAGOMARSINO			X			
LES	X		X			
McCABE					X	
RAKELA				X		
RYSER						X
TSUBOI		X	X			
ZANOLIO						X
MALINOWSKI				X		
MOTION CARRIED:						
MOTION FAILED:						

COMMENTS:

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

DECEMBER 13, 1985

GROUNDS FOR APPEAL

1. The demolition permit requested is a condition precedent in the pending sale of subject property, and applicant appeals to council on the Preservation Board's action, as time is of the essence in this sale.
2. The structure has been severely damaged by fire and has not been inhabited as a residence or otherwise used since the fall of 1982.
3. Whereas City Staff states the building, previously a delapidated single family rental, is capable of rehabilitation, they have not shown where such rehabilitation can be done on a cost effective basis for the size of the structure as a residential unit.
4. City Staff also states their feeling that the best use of the site would be for residential use. This feeling seems rather contrary to their previous action which allowed the immediately adjacent property to the south (Wheeler Row Buildings) to be rehabilitated as office space with a zoning variance which allowed the office space without the corresponding number of required parking spaces. This prior action does not concur with Staff's supposed intent to maintain a residential area on this block. In fact there remains only 1 multi-unit residental building on the whole block, and Staff itself states the current building is non-conforming to the site's zoning which is OB.
5. Although the site is within the City's Preservation Area and the National Register District, the "Historical/Architectural Survey Form" included with Staff's documentation, done in 1976, showed the building when it was in better condition to be:

- non-contributing as to historical or cultural significance, the lowest ranking listed
- to be contributing but not of exceptional or major significance in architecture

12/13/85

SEE NEXT PAGE FOR STAFF RESPONSE

STAFF RESPONSE TO APPLICANT'S "GROUNDS FOR APPEAL."

1. No staff comment as information is based on a written contract, which staff has not reviewed.

2. The structure has been fire damaged, but not to the point where rehabilitation is infeasible.

3. The cost effective basis of rehabilitation is based on the rate of return required by the property owner. In the past, the owner of the property adjacent to the south has made an offer to purchase the subject structure. Others wished to aquire the structure but at the time they inquired the Credit Union wanted to sell the subject property, as well as their office building to the north, as one package.

4. Staff recommendation to keep the property residential is not in conflict with the rehabilitation of Wheller Row for office use. Office use was allowed because it conformed to the zoning and to encourage an Essential Structure on the City Offical Register, and a building listed on the National Register to be rehabilitated. The subject structure, 604 10th Street, is a residential building on a 40' x 80' lot. Continuing residential use would not require any Planning Commission action, changing use would if the required parking cannot be provided on site. Staff doesn't have any "supposed intent to maintain a residential area on this block". Staff's intent is to retain the historic character of the Preservation Area and the National Register District.

5. The applicant has mis-read the survey form.

   a. Non-contributing for historical or cultural significance refers to the lack of any person of historical significance having lived in the house or any event of cultural significance having taken place there.

   b. The ranking of "contributing" for "architectural significance" when coupled with "major environmental significance" and "none or little alterations" qualifies the building as a Priority Structure on the City Offical Register.

JUDITH A. FERRELL
Attorney at Law

525 MORSE AVENUE, SUITE 202
SACRAMENTO, CALIFORNIA 95864
(916) 483-2940

February 25, 1986

Dave Paul
City Hall
115 I Street, Room 203
Sacramento, CA 95814

RE: Item #23 DR85021 of the Agenda for
the City Council Meeting of February 18, 1986

Dear Mr. Paul:

It was brought to my attention by your office that I inadvertently stated in my letter of February 21, 1986 that the above-referenced matter was continued to March 25, 1986 rather than the correct date of February 25, 1986. This letter will serve as confirmation of my telephone conversation with your office staff earlier today in which I verbally reaffirmed the correct hearing date to be February 25, 1986.

Very truly yours,

Judith A. Ferrell

Judith A. Ferrell

JAF/bjl

DESIGN REVIEW & PRESERVATION BOARD

1231 "I" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT S.P. Employees Credit Union, P.O. Box 13733, Sacramento, CA 95853-3733
OWNER Applicant
PLANS BY Applicant
FILING DATE _____ REPORT BY: RH:tc
NEGATIVE DEC 10-29-85 EIR _____ ASSESSOR'S PCL. NO 002-0151-0110000

RADIFY NEGATIVE DECLARATION, ADOPTED STAFF RECOMMENDATIONS, SUSPEND DEMOLITION 180 DAYS

The building is a contributing structure within the Alkali Flat Central Historic District placed on the National Register on July 26, 1984.

LOCATION: 604 10th Street

SUBJECT: Demolition request on a Listed Structure

BACKGROUND INFORMATION: The applicant has applied for a demolition permit on a Listed Structure. The building is a Priority Structure on the City's Offical Register and is located within the boundaries of the Alkali Flat Preservation Area. The building has been fire damaged and the applicant contends that rehabilitation is not economically feasible.

PROJECT EVALUATION:

The zoning for the site is OB. The building is currently a nonconforming use within that zone. The parcel on which the building is located is 40 by 80 feet. The parcel is surrounded on three sides by office and residential development. The only access to the site is at the 40 foot wide front of the parcel facing 10th Street. The applicant wishes to remove the structure in order to construct an office building. Staff has informed the applicant that the maximum square footage of an office that could be built on the site would be 999 sq.ft. do to the ability of the site to only accept two parking spaces. Staff feels that the best use of the site would be for the continuation of the nonconforming residential use. Staff feels that the building is capable of on site rehabilitation and that that solution has not totally been explored. Staff feels that the removal of this building would be detrimential to the City's Preservation Area and the National Register District.

STAFF RECOMMENDATIONS: Staff recommends the Board ratify the Negative Declaration and suspend demolition for 180 days to allow for the following mitigation measures:

1. The rehabilitation of the existing building onsite.

2. The feasibility of relocating the building for rehabilitation on a new site.

Staff bases the recommendation on the following:

1. The listed structure has sustained fire damage but is capable of rehabilitation.

2. The existing structure is a Priority Structure on the City's Official Register.

3. The existing structure is a contributing structure within a National Register District.

4. The structure is located in a OB zone which allows only office use or the continuation of a nonconforming use.

5. The nonconforming residential use may only be continued if the existing building is retained.

6. The subject parcel is 40 x 80 feet in dimension.

7. The construction of a new office structure on the site will require one parking space for every 400 sq.ft. of office space.

8. A parcel of this size is only capable of having one regular and one handicapped space placed on the lot and meet City parking requirements.

9. The maximum office square footage which could be built on the site with two parking spaces would be 999 sq.ft.

10. In addition to the minimal onsite parking, the location of a mature existing street tree and existing underground utilities storage unit will further complicate the location of a entry driveway.

11. An elevator would be required for handicapped access to the second floor even if office space is provided at ground level.

12. The economics of the limited square footage would make the construction of new office space on the site enfeasible.

13. The most feasible use of the site is rehabilitation of the existing nonconforming residential unit.

CHARLES HALL PAGE & ASSOCIATES
Urban & Environmental Planning & Design
400 Montgomery Street · San Francisco, California 94104 · (415) 362-5154

2D

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 604 10th Street

Name of Structure:

Present Owner:

Original Owner: Possibly George Kuechler

Present Use: Res.

Original Use: Res.

Occupant(s):

Additions & Alterations:
None

Ancillary Structures:
None

Adjacent Land Uses:
Res.

Intrusion on Neighborhood?:

File Number:

Date of Construction: Ca. 1890

Building Type: One story wood frame

Building Material: Clapboard

Builder:

Architect:

Style: Delta Type Vernacular

Significant Architectural Features:
Gable roof, square bay and entrance porch under same roof, scallops over porch with turned columns, shingles in gable.

98915-6

Date: 1/5/76 By: MW

Checked: MC Mapped: X

PD 85-021

EVALUATION

Historical/Cultural Significance		
Exceptional	—	
Major	—	—
Contributing	—	
Non-Contributing	X	
Architectural Significance		
Exceptional	—	
Major	—	—
Contributing	X	
Non-Contributing	—	
Environmental Significance		
Exceptional	—	
Major	X	
Contributing	—	—
Non-Contributing	—	
Design Integrity: Alterations		
None or Little	X	
Moderate	—	—
Considerable	—	
Physical Condition		
Good, or Minor Repairs	X	
Major Repairs	—	—
Dilapidated	—	

9

Priority - 1

ITEM #615

Architectural Analysis:

A Simple Delta Type Vernacular Cottage with a gable roof and flat fronted porch that encloses a square bay.

Historical Information:

Construction date not indicated by assessment data, which includes the older buildings at 608, 610, 612, and 614 Tenth Street. The style of the house (Eastlake) indicates a construction date in the 1890's, when the property was owned by the family of George Kuechler, baker, "capitalist", and County Treasurer in 1885. The Kuechler family are listed as all living at 600 Tenth Street through 1895. After this date, family members live at other addresses on the block. No direct reference to 604-Tenth Street until 1915, when listings by address appear in the City Directory, and indicate rental of the house to tenants.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:

jr
2/75

STATE OF CALIFORNIA—THE RESOURCES AGENCY

GEORGE DEUKMEJIAN, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
POST OFFICE BOX 2390
SACRAMENTO, CALIFORNIA 95811
(916) 445-8006

20

September 10, 1984

R. Daniel Hood, Preservation Architect
P.O. Box 1852
SACRAMENTO, CA 95814

ALKALI FLAT CENTRAL
HISTORIC DISTRICT

The National Register of Historic Places Program is administered in California by the State Office of Historic Preservation. The property indicated above has been submitted for the Register.

- [ ] The State Historical Resources Commission will consider this property and make a judgment as to whether or not it meets the criteria on_____ at_____ in_____
- [ ] The State Historical Resources Commission recommended the nomination of the property to the National Register. It will be presented to the State Historic Preservation Officer for formal nomination. The final decision will be made by the Keeper of the National Register, U.S. National Park Service, Washington, D.C. 20240.
- [X] The property was placed on the National Register July 26, 1984
- [ ] The property was determined eligible for placement on the National Register_____

Placement on the National Register affords a property the honor of inclusion in the nation's official list of cultural resources worthy of preservation and provides a degree of protection from adverse effects resulting from federally funded or licensed projects. Registration provides a number of incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures, and certain tax advantages. There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property listed in the National Register; however, proposals to demolish registered properties may require a standard review in compliance with local ordinances or the California Environmental Quality Act.

Sincerely,

Marion Mitchell-Wilson

Ms. Marion Mitchell-Wilson
Deputy State Historic Preservation Officer
Acting Chief, Office of Historic Preservation

DPR 552 (Rev. 8/84)

PB 85-021

11
~~11-20-85~~ 12-4-85

ITEM #15

7. Description

20

Condition		Check one	Check one
XX excellent	XX deteriorated	___ unaltered	XX original site
___ good	___ ruins	XX altered	___ moved date N/A
XX fair	___ unexposed		

Describe the present and original (if known) physical appearance

This district, contained roughly between 9th and 12th Streets, and E Street and the alley south of F Streets, remains a highly cohesive unit of 19th century residential buildings. A cluster of Alkali Flat's earliest and most important surviving buildings are contained within this district. The district contains 48 buildings, of which only two are non-contributing; two recently moved residences are judged to contribute to the character of the district. Four vacant lots are scattered throughout the district. Mature street trees and some original landscaping remains, in many cases shielding the property from the street. The district is surrounded by a mix of redevelopment housing, new office buildings, industrial and commercial development, and vacant land.

The majority of the buildings are one and two story wood frame residences, although three of the earliest houses dating from the 1850s and 1860s are masonry. Two of these brick residences are already listed on the Register: 1029 F Street, built circa 1853, is a large two story Greek Revival structure; 1010 F Street, built circa 1856, is a unique Gothicized Italianate. 1020 F Street, built circa 1865, is a flat front two story brick Italianate.

530 12th Street, at the corner of F and 12th, is included as a rare remaining example of the two story Eastlake commercial/residential buildings which began to fringe the district along 12th Street late in the 19th century. It served as a corner grocery store for the neighborhood for many years. The overall character of the district is defined by a mix of Queen Anne/Eastlake row cottages, Colonial Revival buildings, vernacular Greek Revival houses, and several distinctive Moorish-Mission Revival apartment buildings. These and other notable individual examples of building styles are described below.

Buildings which contribute to the district:

1. 515 9th Street: Circa 1911-1912; three story, wood frame Colonial Revival/Craftsman apartment house. Hip roof; central dormer; notched eave brackets; three story central porch; three story angled bays on either side of the central porches. Recently rehabilitated.

2. 900 E Street: 1894; one story with raised basement, wood frame, Eastlake row cottage. Hip roof and double shingled gable; front gable over angled bay; rustic siding. Currently boarded up.

3. 906 E Street: 1893; one story with full raised basement, vernacular row cottage, with exterior staircase to original first level. Altered classic vernacular pedimented entrance and new decorative shingles detract from original integrity but building still contributes to district; corner bay and rustic siding.

DESCRIPTION continued

13. 524 10th Street: 1902; two story, wood frame raised basement, Queen Anne/Eastlake cottage. Combination hip and double gable roof; end gable over bay window; rustic siding. Alterations include Craftsman style brick porchwork and entrance stair.

14. 530 10th Street: 1901-1902; two story, raised basement, wood frame, Colonial Revival house. Cross gable roof; patterned shingles on second story facade; pedimented entrance proch. Original integrity intact. Undergoing rehabilitation.

15. 519 10th Street: 1911; two story, wood frame, Colonial Revival apartment house. Classic symmetrical flat front; shingled central gable end pediment surmounts second floor over veranda which runs length of facade. Craftsman touches in porch pillars and brickwork.

16. 521-523 10th Street: 1910; two story, wood frame shingled Craftsman apartment house. Two story central veranda; central dormer over second story veranda.

18. 604 10th Street: Circa 1890; one story, raised basement, wood frame Eastlake cottage with shingled gable end roof. Square bay and entrance porch under same gable; rustic siding. Original integrity intact. Some fire damage, the house currently is vacant.

19. 608-610 10th Street: Circa 1872; two story, raised basement, wood frame, Greek Revival double row house; rustic siding. Identical to 612-614 10th Street. Double gable roof; two story gallery; central staircase to second floor entrance. Exterior restored, new wood fence. Listed in the National Register.

20. 612-614 10th Street: Circa 1872; identical to 608-610 10th Street. These double row houses are unique to Sacramento; and are representative of an earlier architectural form prevalent during the California Gold Rush. Listed in the National Register,

21. 607 10th Street: 1905; two story, Shingle Style wood frame house. Central second story bay; eave bracketing under roof lines; central hip roof over first floor porch.

22. 601 10th Street: 1905; two story, wood frame, Colonial Revival apartment building. Fine two story central pedimented porch and one story portico both with paired columns and dentil frieze; rustic siding.

23. 1010 F Street: Circa 1856, Hubbard-Upson House. Placed on the Register December 6, 1977 after fire damage. Two story masonry Italianate/Gothic Revival residence with raised basement. Crenelated parapet with bullseye motif over bay windows. Unique in Sacramento; currently under restoration for commercial use.

PROPERTY ADDRESS: 604 - 10TH STREET, SACRAMENTO, CA 95814
PARCEL NUMBER: 002-0151-0110000

STRUCTURE FRONT (FACES EAST)
FROM NORTH ANGLE

STRUCTURE FRONT (FACES EAST)
FROM SOUTH ANGLE

PROPERTY ADDRESS: 604 - 10TH STREET, SACRAMENTO, CA 95814
PARCEL NUMBER: 002-0151-0110000

STRUCTURE REAR (NORTHWEST CORNER)
FROM ADJACENT 2ND STORY STRUCTURE

STUCTURE REAR (NORTHWEST CORNER)
FROM GROUND LEVEL

PROPERTY ADDRESS: 604 - 10TH STREET, SACRAMENTO, CA 95814
PARCEL NUMBER: 002-0151-0110000

STRUCTURE REAR (NORTHWEST CORNER)
FROM GROUND LEVEL

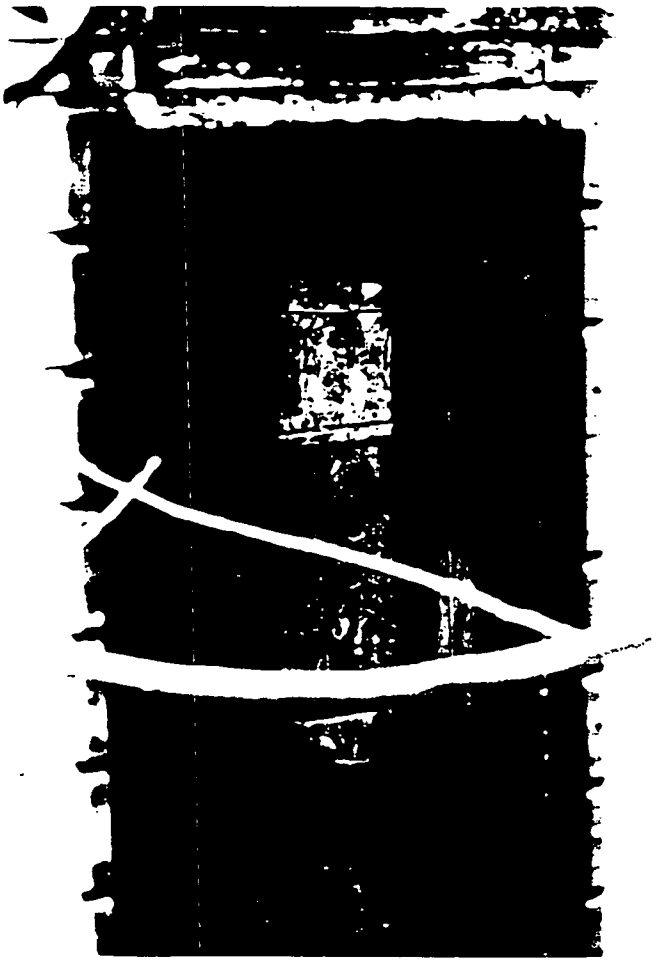
STRUCTURE REAR (NORTHWEST CORNER)
FROM ADJACENT STRUCTURE BELOW

PROPERTY ADDRESS: 604 - 10TH STREET, SACRAMENTO, CA 95814
PARCEL NUMBER: 002-0151-0110000

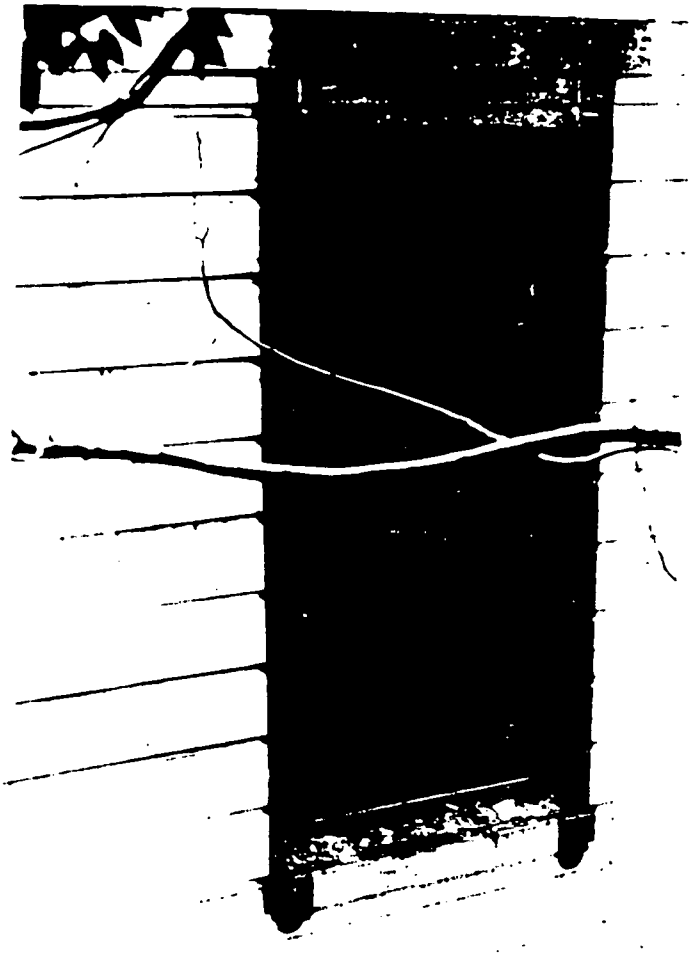
STRUCTURE REAR (NORTHWEST CORNER)
FROM GROUND LEVEL

PROPERTY ADDRESS: 604 - 10TH STREET, SACRAMENTO, CA 98514
PARCEL NUMBER: 002-0151-0110000

STRUCTURE INTERIOR (NORTH SIDE)
FROM ADJACENT STRUCTURE

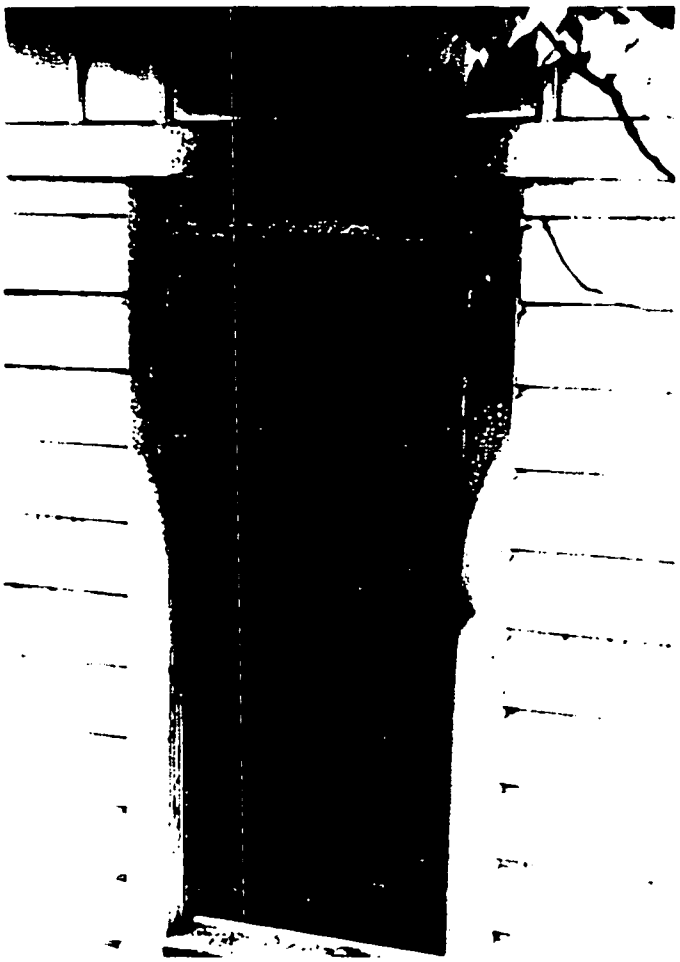


STRUCTURE INTERIOR (NORTHSIDE)
FROM ADJACENT STRUCTURE



PROPERTY ADDRESS: 604 - 10TH STREET, SACRAMENTO, CA 95814
PARCEL NUMBER: 002-0151-0110000

STRUCTURE INTERIOR (NORTH SIDE)
FROM ADJACENT STRUCTURE

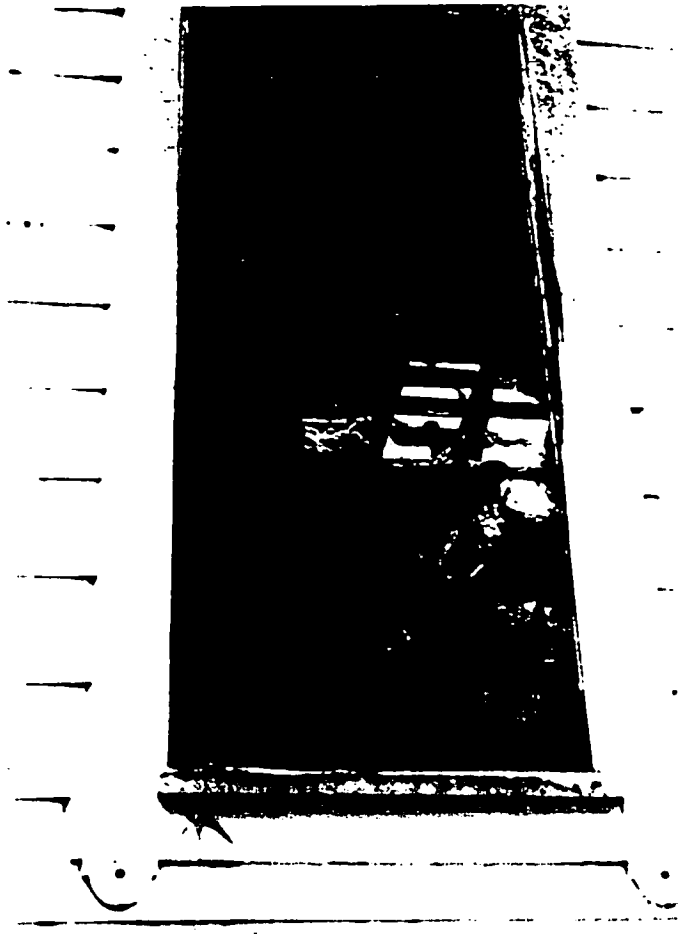


STRUCTURE ROOF
FROM GROUND LEVEL EXTERIOR

PROPERTY ADDRESS: 604 - 10TH STREET, SACRAMENTO, CA 95814
PARCEL NUMBER: 002-0151-0110000

STRUCTURE ROOF
FROM EXTERIOR
GROUND LEVEL

STRUCTURE ROOF AND INTERIOR



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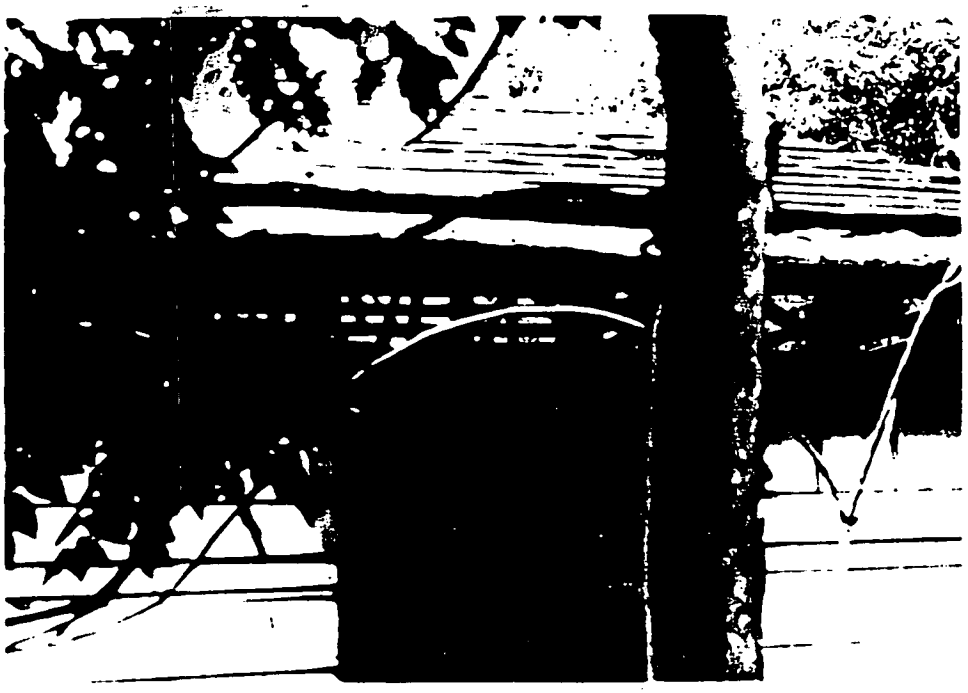
PARCEL NUMBER: 002-0151-0110000



STRUCTURE ROOF
FROM ADJACENT
STRUCTURE (NORTH)

STRUCTURE ROOF AND INTERIOR

Appeal of Southern Pacific Employees Credit Union) vs City of Sacramento Preservation Board's denial) of a demolition permit for 604 10th Street and) continuation of the demolition suspension for an) additional 180 days. (PB85-021))	NOTICE OF DECISION AND FINDINGS OF FACT

At its regular meeting of January 14, 1986, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal and extended the demolition suspension for an additional 180 days based on the following:

1. The listed structure has sustained fire damage but is capable of rehabilitation.

2. The existing structure is a Priority Structure on the City's Offical Register.

3. The existing structure is a Contributing Structure within a National Register District.

MAYOR

ATTEST:

CITY CLERK

PB85-021

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ALKALI FLAT PROJECT AREA COMMITTEE

530 - 12TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

TO: Mr. Richard Hastings, Preservation Director

FROM: Tim Quintero, Director Alkali Flat PAC

SUBJECT: Appeal of Preservation Board's denial of demolition permit and extension of the demolition suspension for an additional 180 days for property located at 604 10th Street.

DATE: January 14, 1986

The Alkali Flat PAC met on January 8, 1986 to review the appeal of Preservation Board's denial of demolition permit and extension of the demolition suspension for an additional 180 days for property located at 604 10th Street. Following review the Alkali Flat PAC voted unanimously to recommend to the Sacramento City Council that the appeal of the Preservation Board's denial of the subject demolition permit be denied and the extension be approved.

Tim Quintero

Tim Quintero, Director
Alkali Flat PAC

20

March 3, 1986

Judith A. Ferrell, Attorney at Law
525 Morse Avenue, Suite 202
Sacramento, CA 95864

Dear Ms. Ferrell:

On February 25, 1986, the Sacramento City Council heard your appeal from City Planning Commission regarding the Preservation Board's Denial of Demolition Permit and extension of the demolition suspension for an additional 180 days for property located at 604 10th Street.

The Council adopted, by motion, to deny your appeal.

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#27

cc: Planning Department, Art Gee

JUDITH A. FERRELL
Attorney at Law

525 MORSE AVENUE, SUITE 202
SACRAMENTO, CALIFORNIA 95864
(916) 483-2940

February 21, 1986

Dave Paul
City Hall
115 I Street, Room 203
Sacramento, CA 95814

RE: Item #23 DR85021 of the Agenda for the City Council Meeting of February 18, 1986

Dear Mr. Paul:

Please consider this letter written confirmation of my oral request through Mr. Hastings to continue the above-referenced matter to the City Council meeting of March 25, 1986 due to the unavailability of witnesses as a result of the closing of Interestate 80 between Reno and Sacramento, California.

Very truly yours,

Judith A. Ferrell

JAF/bjl

cc: Jacque Taylor
Richard Lehrfeld

February 25
per Judith Ferrell
DS

March 3, 1986

S.P. Employees Credit Union
P.O. Box 13733
Sacramento, CA 95853-3733

Dear Gentlemen:

On February 25, 1986, the Sacramento City Council heard your appeal from City Planning Commission regarding the Preservation Board's Denial of Demolition Permit and extension of the demolition suspension for an additional 180 days for property located at 604 10th Street.

The Council adopted, by motion, to deny your appeal.

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#27

cc: Planning Department, Art Gee

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Appeal of Southern Pacific Employees Credit Union) vs City of Sacramento Preservation Board's denial) of a demolition permit for 604 10th Street and) continuation of the demolition suspension for an) additional 180 days. (PB85-021))

NOTICE OF DECISION
AND
FINDINGS OF FACT

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3. The existing structure is a Contributing Structure within a National Register District.

Anne Rudin
MAYOR

ATTEST:

Joanne Morgan
CITY CLERK

PB85-021

APPROVED
BY THE CITY COUNCIL
FEB 25 1986
OFFICE OF THE
CITY CLERK

PB85-021