

DESIGN REVIEW/PRESERVATION BOARD
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM NO. 3
NOVEMBER 16, 1994

Approved with amended conditions as noted.

PB94-038 - DEMOLITION OF STRUCTURE AT 1315 27TH STREET

REQUEST: Demolition of Supportive structure in the proposed Sutter's Fort Preservation Area

LOCATION: 1315 27th Street
APN: 007-172-001
Sutter's Fort Preservation Area
Central City Design Review District
Council District 3

APPLICANT:	Sutter Community Hospitals of Sacramento Contact: Bob Mitch, 733-3820 2800 L Street, Sacramento, CA, 95816
OWNER:	Same as applicant
APPLICATION FILED:	8/29/94
STAFF CONTACT:	Luis Sanchez, Assistant Architect, 264-5957

SUMMARY/RECOMMENDATION: The applicant proposes to demolish the existing structure which they feel is unfeasible to restore. Although currently in the Sutter's Fort Preservation Area, this site is proposed to be excluded when the new boundary lines of the Preservation Area are drawn.

Staff initially recommended that the structure be made available at no cost for thirty days for possible move to another site. The Housing and Dangerous Buildings inspector has recommended that relocation not be attempted due to the deterioration of the building, and that rehabilitation on site would require extensive replacement of structural and finish materials. Please see the letter from Inspector Josh Pino included with this report (Exhibit B). Based on this information, staff recommends that demolition of the structure be

approved.

PROJECT INFORMATION:

Existing Land Use of Site: small vacant residential structure
previously used for storage

Existing Zoning of Site: OB

Surrounding Land Use and Zoning:

North: Multi-family; OB, H
South: Parking lot; R-3A, C-2
East: Parking lot, office; C-2
West: Multi-family, office, church; RO, R-3A

Property Dimensions: 40'- 0" x 40'- 0" (1600 sq. ft.)
Square Footage of Building: 800 square feet
Height of Building: 1 story
Exterior Building Materials: wood siding
Roof Material: composition shingles

BACKGROUND INFORMATION: This structure has been deemed substandard by the Housing and Dangerous Building section of the Neighborhood Services Department. Sutter Community Hospitals of Sacramento proposes to remove the structure since it is substandard, and they do not feel it would be feasible to attempt any repairs.

The Winn Park/Capitol Avenue Neighborhood Association feels the structure should be saved and an attempt be made to allow someone to relocate the building and restore it. Please see the letter from the Association addressed to Sutter included in this report (Exhibit C).

STAFF EVALUATION: This property is at the eastern edge of the Sutter's Fort Preservation Area, and the site is proposed to be excluded from the Preservation Area when the new boundary lines are drawn. Staff would prefer to save this structure but feels the level of structural deterioration is such that moving the building is not feasible.

Had the building been restored and maintained when purchased by Sutter Community Hospitals of Sacramento, its loss of structural integrity would have been avoided. Although more and more of the Central City's housing stock is being lost through neglect, and the loss of this structure compounds the problem, demolition of the structure will not adversely impact the historic character of the Sutter's Fort Preservation Area. Under the circumstances, demolition would seem to be in order.

The project was reviewed by the City Environmental Services Division for environmental impacts and it was determined that the project will not have a significant effect on the environment. Please see the attached Negative Declaration (Exhibit A).

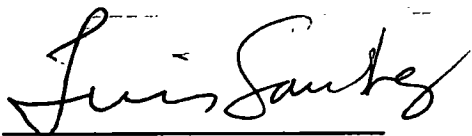
RECOMMENDATION: Staff recommends that the Design Review/Preservation Board ratify the Negative Declaration and approve demolition of the structure.

Motion made, seconded, and approved to ratify the Negative Declaration and approve the demolition of the structure with the following conditions:

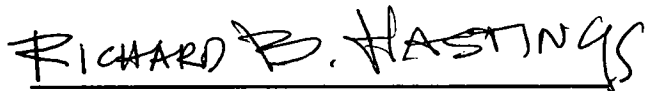
1. *The applicant shall return to Design Review/Preservation staff prior to demolition with a landscaping plan to be also reviewed and approved by the Board landscape architect.* APP'D ✓
2. *The applicant shall provide staff with a lighting plan for review and approval.* APP'D ✓

Report Prepared By,

Report Reviewed By,



Luis Sanchez
Assistant Architect



Richard B. Hastings
Principal Planner

FINDINGS OF FACT

1. Demolition of the existing structure will not adversely affect the integrity of the Sutter's Fort Preservation Area.
2. Removal of the substandard building will serve to remove blight and hazardous conditions from the surrounding neighborhood.



FRONT VIEW - 27th ST



FRONT VIEW



PORCH VIEW



REAR VIEW



UNDER-FLOOR ACCESS



OPENING AT REMOVED SEPTIC TANK

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EXHIBIT A

EXHIBIT B

EXHIBIT C



