

~~DESIGN REVIEW~~ PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Building Division, City of Sacramento		
OWNER	Albert Fitzpatrick, 2209 'H' Street, Suite 6, Sacramento, CA 95816		
PLANS BY	N/A		
FILING DATE	50 DAY	DRACTION DATE	REPORT BY: RBH:bw
NEGATIVE DEC.	10-3-83	EIR	ASSESSOR'S PCL. NO. 009-115-04

LOCATION: 504 'T' Street

PROPOSAL: Demolition of a Priority structure

BACKGROUND INFORMATION: The Community Improvement Section of the Division of Building Inspections has found the structure to be substandard or unsafe. The Community Improvement Section has been contacted by the new owner of the property. The new owner has removed the rear porch of the building and the structure is vacated. The new owner will submit rehab drawings to the Preservation Board for review and approval prior to the issuance of a building permit.

STAFF EVALUATION: Staff feels that with the advent of new ownership, the problems of the structure will be eliminated. The new owner is working out a rehab program with the Building Division and will shortly be coming to the Preservation Board with their plans. It appears to staff that suspension of the issuance of a demolition permit for 180 days will allow the new owner of the building to meet the Community Improvement Section's requirements.

STAFF RECOMMENDATION: Staff recommends the issuance of a demolition permit be suspended for 180 days. Staff also recommends the following conditions:

1. The owner must secure the structure to prevent entry by vagrants or transients;
2. Keep the site free of trash, litter and weeds;
3. Develop a rehabilitation time schedule to the satisfaction of the Director of the Building Division and Preservation Board.

Should the Board agree, then the appropriate action would be to ratify the Negative Declaration and adopt staff recommendations.

Ratification and approval is based on the following Findings of Fact.

1. Rehabilitation of the structure will prevent the demolition of a listed building;
2. The new owner has started the process to rehab the building;
3. Suspension of demolition will not cause an unsafe condition to continue.

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# CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

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

## HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 504 T Street

File Number:

Name of Structure:

Date of Construction: 1895-1900

Present Owner:

Building Type: One story wood frame

Original Owner: Philip Steiner

Building Material: Clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Delta Type Vernacular

Additions & Alterations:

None

Significant Architectural Features:

Gable roof, segmental arches over windows with molded architraves, L-shaped porch with columns under hip porch in front and side porch under main roof.

Ancillary Structures:

None

Adjacent Land Uses:

Res., empty lot

Intrusion on Neighborhood?:

### EVALUATION

Historical/Cultural Significance

Exceptional —

Major —

Contributing —

Non-Contributing X

Architectural Significance

Exceptional —

Major X

Contributing —

Non-Contributing —

Environmental Significance

Exceptional —

Major —

Contributing X

Non-Contributing —

Design Integrity: Alterations

None or Little X

Moderate —

Considerable —

Physical Condition

Good, or Minor Repairs X

Major Repairs —

Dilapidated —



98912-3

Date:

5/12/76

By:

MC

Checked:

MC

Mapped:

X

P83 015

Priority - 15

11-2-83

#5

Architectural Analysis:

A Simple Delta Type Cottage with a gable roof that overhangs a front and side gallery on turned columns. A contributing member of a neighborhood of simple workingman's cottages.

Historical Information:

House built 1895-1900 by Philip Steiner, apparently as rental property, as there is no record that any of its owners lived at this address. In 1920 the tenant of the house was E.B. Perkins, a barber.

Present Zoning:

Assessed Value - Land:  
Improvements:  
Total:

Lot Size:

Additional Comments:

jr  
2/75

P83-015

11-2-83

#5



CITY OF SACRAMENTO

Planning Department
927 10th Street, Ste. 300
Sacramento, CA 95814
(916) 449-5604

INITIAL STUDY

BACKGROUND

- 1. Name of Proponent City of Sacramento - Building Division
2. Address and Phone Number of Proponent: 927 10th Street #100 SAC CA 95814
3. Date of Checklist Submitted 10-3-83
4. Agency Requiring Checklist Sacramento City Plan. Dept.
5. Name of Proposal, if applicable PB 83 015 - Demo

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" are provided)

- 1. Earth. Will the proposal result in:
a. Unstable earth conditions or in changes in geologic substructures? YES MAYBE NO
b. Disruptions, displacements, compaction or overcovering of the soil?
c. Change in topography or ground surface relief features?
d. The destruction, covering or modification of any unique geologic or physical features?
e. Any increase in wind or water erosion of soils, either on or off the site?
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?
2. Air. Will the proposal result in:
a. Substantial air emissions or deterioration of ambient air quality?
b. The creation of objectionable odors?
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

- 3. Water. Will the proposal result in:
a. Changes in currents, or the course or direction movements, in either marine or fresh waters?
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?
c. Alterations to the course of flow of flood waters?
d. Change in the amount of surface water in any water body?
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?
f. Alteration of the direction or rate of flow of ground waters?
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?
h. Substantial reduction in the amount of water otherwise available for public water supplies?
i. Exposure of people or property to water related hazards such as flooding or tidal waves?
4. Plant Life. Will the proposal result in:
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?
b. Reduction of the numbers of any unique, rare or endangered species of plants?
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?
d. Reduction in acreage of any agricultural crop?
5. Animal Life. Will the proposal result in:
a. Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?
b. Reduction of the numbers of any unique, rare or endangered species of animals?

	YES	MAYBE	NO		YES	MAYBE	NO
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	✓	e. Alterations to waterborne, rail or air traffic?	—	—	✓
d. Deterioration to existing fish or wildlife habitat?	—	—	✓	f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	✓
6. <u>Noise</u> . Will the proposal result in:				14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Increases in existing noise levels?	—	—	✓	a. Fire protection?	—	—	✓
b. Exposure of people to severe noise levels?	—	—	✓	b. Police protection?	—	—	✓
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	—	—	✓	c. Schools?	—	—	✓
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	—	✓	d. Parks or other recreational facilities?	—	—	✓
9. <u>Natural Resources</u> . Will the proposal result in:				e. Maintenance of public facilities, including roads?	—	—	✓
a. Increase in the rate of use of any natural resources?	—	—	✓	f. Other governmental services?	—	—	✓
b. Substantial depletion of any nonrenewable natural resource?	—	—	✓	15. <u>Energy</u> . Will the proposal result in:			
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	✓	a. Use of substantial amounts of fuel or energy?	—	—	✓
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population?	—	—	✓	b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	✓
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	—	—	✓	16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
13. <u>Transportation/Circulation</u> . Will the proposal result in:				a. Power or natural gas?	—	—	✓
a. Generation of substantial additional vehicular movement?	—	—	✓	b. Communications systems?	—	—	✓
b. Effects on existing parking facilities, or demand for new parking?	—	—	✓	c. Water?	—	—	✓
c. Substantial impact upon existing transportation systems?	—	—	✓	d. Sewer or septic tanks?	—	—	✓
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	✓	e. Storm water drainage?	—	—	✓
				f. Solid waste and disposal?	—	—	✓
				17. <u>Human Health</u> . Will the proposal result in:			
				a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	✓	—
				b. Exposure of people to potential health hazards?	—	—	✓

YES    MAYBE    NO

- Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? —    ↓    —
- Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? —    —    ✓
- Archaeological/Historical. Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building? —    —    ✓
- 1. Mandatory Findings of Significance.
  - a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? —    —    ✓
  - b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) —    —    ✓
  - c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) —    —    ✓
  - d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? —    —    ✓

DISCUSSION OF ENVIRONMENTAL EVALUATION

The applicant's Environmental Questionnaire is attached as supplemental information.

- 17a. Demolition could create health hazards; however, if the structure is eventually removed it will be done pursuant to City Building Division Guidelines thereby minimizing potential environmental impacts. Interior security measures prior to rehabilitation will preclude entry by vagrants or transients.
18. Rehabilitation of the two-story structure and litter/weed control will minimize the adverse aesthetic effect on the environment. Rehabilitation time tables will be subject to approval by the Directors of the Building Division and Preservation Board.

DETERMINATION

On the basis of this initial evaluation:

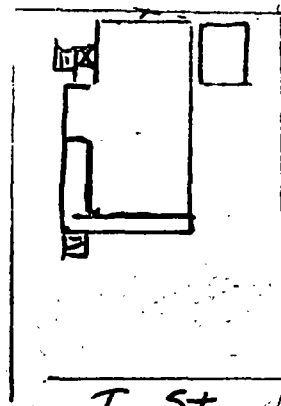
- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date 10-5-83

[Signature]  
(Signature)

# CASE SHEET

## PROPERTY RECORD



PROPERTY ADDRESS 504 T St.

DESCRIPTION E 1/2 of N 1/2 Lot 1, Block T,U, 5th and 6th Sts.

PARCEL No. 009-115-04

OWNER Teang W. and Toy D. Kwock

PLOT PLAN

Res. Phone \_\_\_\_\_

OWNER'S ADDRESS 5050 Hilliard Way Bus. Phone \_\_\_\_\_

Sacramento, Ca. 95822

PERSON CONTACTED AT INSPECTION John Wong <sup>Hm. 442-3916</sup> <sub>WK. 421-9999</sub> RELATIONSHIP Owners' son

RENTAL Yes OWNER OCCUPIED No VACANT Yes

NO. UNITS One NO. OF BLDGS Two TOTAL OCCUPANTS Tenants moved

STRUCTURE: Bdrms. TWO Dwelling Single Multi Unit \_\_\_\_\_ Commercial \_\_\_\_\_

## INSPECTION RECORD

CONSTRUCTION: Foundation Concrete Ext. Walls Rustic Roof Comp.

ACCESSORY BUILDING: There is an extremely deteriorated detached garage built without permits and should be demolished.

Routine County Health Complaint Complaint \_\_\_\_\_

Building Interior Poor Building Exterior Poor Yard Fair

CONDITION over 50% Dilapidated \_\_\_\_\_ Poor X Fair \_\_\_\_\_ Good \_\_\_\_\_ New \_\_\_\_\_

DATE OF PICTURE 12/8/82 ROLL NO. Polaroid

PROGRESSIVE CASE HISTORY: Staff Estimate To: Repair Incomplete.

Located in Preservation Area #15 and listed as a Priority Structure, this one story single family dwelling, approximately 700 sq.ft. is vacant, locked and substandard. Its major deficiencies are: 1. Unsafe electrical service and inadequate basic wiring, 2. Sloping floors and inadequate floor support system, 3. Deteriorated porches and stairs, 4. Unsanitary kitchen counter, 5. cockroach and flea infested throughout, 6. Inadequate framing of rear portion of building. 7. NO HEATING DEVICE

DATE 12-8-82 CT.# \_\_\_\_\_ CASE NO. 4668 RS/\*F





## CITY OF SACRAMENTO

DIVISION OF BUILDING INSPECTIONS  
927-10TH STREET SACRAMENTO, CALIFORNIA 95814  
ROOM 100

December 21, 1982

Mr. Teang W. Kwock and  
Mrs. Toy D. Kwock  
5050 Hilliard Way  
Sacramento, CA. 95822

Dear Mr. & Mrs. Kwock:

The City of Sacramento is currently engaged in a program whereby structure(s) which are found to be substandard or unsafe may be required to be cleaned, repaired or secured. If requested to demolish, the structure(s) shall be subject to the review procedures of Article VIII, of Chapter 32, of the City Code.

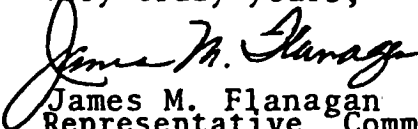
As part of this program, your property located at 504 T Street (E ½ of N ½ Lot 1, Block T, U, 5th and 6th Streets --- 009-115-04) was inspected by a Representative of the Community Improvement Section of the City of Sacramento. His inspection reveals the structure(s) on your property is/are substandard and as such come(s) within the provisions of the City Housing Code which requires you to take those steps necessary to eliminate the problem.

You are hereby requested to call or write the undersigned within thirty (30) days to discuss the matter. The telephone number is 449-5404.

It is very important that you call within the specified time period because, if you fail to do so, the City must take action which may ultimately lead to the abatement of the nuisance with the cost of action assessed against the property as a lien.

Your prompt attention to this matter will be appreciated.

Very truly yours,

  
James M. Flanagan  
Representative, Community Improvement

Enc: Check list

4668 RS/\*D/F













