

PRESERVATION BOARD

PROJECT LOCATION	1806 "N" Street		
APPLICANT	City of Sacramento		
OWNER	Mr. Arthur Hagens, Jr. 2704 - 14th Street, Sacramento, CA 95818		
PLANS BY	NA		
FILING DATE	12-15-80	ACTION DATE	12-29-80
		REPORT BY:	RBH:kk
EQ CC No.	8505 12-1-80	ASSESSOR'S PCL. NO.	007-241-04

PROPOSAL: To demolish a Priority Structure in proposed Preservation Area 10.

LOCATION: 1806 "N" Street

BACKGROUND INFORMATION: The structure is a two story wood frame Italianate. The significant architectural features are the original doors, bracketed eaves, hip roof, and columned front porch. Asbestos shingles have been placed over the original horizontal wood siding. The Community Improvement section of the Building Department has had a case report on the structure for a considerable time. Numerous complaints have been filed by the neighbors concerning the condition of the structure.

It is assumed that the structure was relocated to the east of its original site to its present location. It appears that the original brick foundation which supported the east side of the structure originally, now supports the west side. New concrete foundations were built to support the east side at the buildings new location. The original brick foundations had settled to a point of stabilization, whereas the new concrete foundations experienced some settlement after construction. This differential settlement caused the building to tilt slightly toward the east. The Building Department feels that this tilt causes the building to be in an unsafe condition. The tilt along with the deteriorated condition of the structure has caused it to be unsafe for habitation. The building was vacated and secured by the City. No rehabilitation schedule has been worked out with the owner and the building has continued to be vandalized and continued to deteriorate. The Building Department has filed a Negative Declaration to demolish the structure.

STAFF EVALUATION: Staff agrees with the Building Department that the building is deteriorated and if left in this state is a health and safety hazard. Staff is concerned with demolition as the only alternative to abate this hazard. Staff feels that a rigidly adhered to rehabilitation schedule and securing of the building would abate the health and safety hazard.

It is important that every alternative is considered prior to demolition of a Priority Structure. Because of the building's environmental significance, it is also important that every attempt be made to retain the building at its present location.

Museum and History Commission Recommendations: The Museum and History Commission recommendation will be presented at the night of the meeting.

Recommendations: Staff recommends suspension of the demolition permit for 180 days so that the following mitigation measures may be attempted:

1. The building to be secured using CDBG Funds to meet City requirements for safety.
2. A rehabilitation schedule be approved by the City and the owner of the property and the schedule be rigidly adhered to.
3. Should the owner not choose to rehabilitate the building then the staff will aid the owner in advertising the property for sale.
4. Should the owner choose not to rehabilitate or sell the property then staff recommends council approve City acquisition of the property for auction to a new owner for rehabilitation on site.
5. Should Council choose not to acquire the property then structure to be given to anyone for relocation within the central city.
6. If all the above fail then demolition to take place.

Finding of Fact:

1. The building is a Priority Structure on the Official Register.
2. The building is located in proposed Preservation Area No. 10
3. Chapter 32, Section 806 requires the Board to take such steps as it determines are necessary to preserve the structure concerned.
4. Chapter 32, Section 903 requires the Board to submit an advisory report to the Housing Code Advisory and Appeals Board within 30 days stating whether the Board deems the structure to be of sufficient merit for an order that it be repaired or secured instead of demolished.

Should the Board suspend the issuance of a demolition permit for an 180 days then the appropriate action would be to ratify the Negative Declaration and to adopt a motion to suspend demolition based on the findings of fact.

RECEIVED

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administrative Code and pursuant to the Procedures and Guidelines for preparation and processing of Environmental Impact Reports (Resolution 78-172) adopted by the City of Sacramento, pursuant to Sacramento City Code Chapter 63, the Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California this Negative Declaration regarding the project described as follows:

## 1. Title and Short Description of Project:

Demolition of Structure at 1806 N Street

The project consists of demolishing a two story wood frame structure.

## 2. Location of Project:

1806 N Street, Sacramento, California

## 3. The Proponent of the Project: City of Sacramento

## 4. It is found that the project will not have a significant effect on the environment. A copy of the initial study is attached, which documents the reasons supporting the above finding and any mitigation measures included in the project to avoid any potentially significant effects identified in the initial study.

5. The Initial Study was Prepared by Bill French

## 6. A copy of the Initial Study and this Negative Declaration may be obtained at 915 - I Street, Room 207, Sacramento, California 95814.


DATED: December 8, 1980

**ENDORSED:**  
Filed

DEC 11 1980

J.A. Sims - <sup>OR</sup> AL WOODS  
BY \_\_\_\_\_  
LEADY

Environmental Coordinator of  
the City of Sacramento,  
California, a municipal  
corporation

By   
R. H. PARKER, City Engineer

## CITY OF SACRAMENTO

## INITIAL STUDY

References are to California Administrative Code, Title 14, Division 6, Chapter 3, Article 7, Section 15080.

## 1. Title and Description of Project (15080(c)(1))

Demolition of Structure at 1806 N Street

The project consists of demolishing a two story wood frame structure.

## 2. Environmental Setting (15080(c)(2))

An established residential neighborhood.

## 3. Environmental Effects - Attached checklist must be completed by person conducting initial study (15080(c)(3)).

## 4. Mitigation Measures - Attached list of mitigation measures must be completed by person conducting initial study (15080(c)(4)).

## 5. Compatibility with Existing Zoning and Plans (15080(c)(5))

This project is not in conflict with the zoning and community plan for the area; however, the structure is located in Preservation Area 10.

Date December 8, 1980

  
(Signature)

Title Building Inspector III

CITY OF SACRAMENTO  
 INITIAL STUDY  
 ENVIRONMENTAL CHECKLIST FORM

C.C. No. 8505  
 Date: 12/1/80

I. BACKGROUND

1. Name of Project Demolition of Structure at 1806 N Street
2. City Department Initiating Project Engineering, Building Inspections Division
3. Name of Individual Preparing Checklist Bill French
4. Is Checklist Being Prepared for CEQA X or NEPA   ?
5. Source of Funding of Project Property Lien

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required under Item III.)

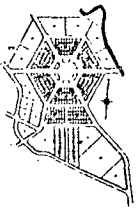
	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. <u>Earth</u> . Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	—	—	<u>X</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	<u>X</u>	—	—
c. Change in topography or ground surface relief features?	—	—	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	—	—	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	—	—	<u>X</u>
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?	—	—	<u>X</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	<u>X</u>
2. <u>Air</u> . Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	—	—	<u>X</u>
b. The creation of objectionable odors?	—	—	<u>X</u>
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	—	—	<u>X</u>
3. <u>Water</u> . Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	—	—	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	—	—	<u>X</u>
c. Alterations to the course or flow of flood waters?	—	—	<u>X</u>
d. Change in the amount of surface water in any water body?	—	—	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	—	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters.	—	—	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	—	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	—	—	<u>X</u>

	Yes	Maybe	No
1. Exposure of people or property to water related hazards such as flooding or tidal wave?	—	—	X
4. <u>Plant Life.</u> 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)?	—	—	X
b. Reduction of the numbers of any unique, rare or endangered species of plants?	—	—	X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	—	—	X
d. Reduction in acreage of any agricultural crop?	—	—	X
5. <u>Animal Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	—	—	X
b. Reduction of the numbers of any unique, rare or endangered species of animals?	—	—	X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	X
d. Deterioration to existing fish or wildlife habitat?	—	—	X
6. <u>Noise.</u> Will the proposal result in:			
a. Increase in existing noise levels?	X	—	—
b. Exposure of people to severe noise levels?	—	—	X
7. <u>Light and Glare.</u> Will the proposal produce new light or glare?	—	—	X
8. <u>Land Use.</u> Will the proposal result in a substantial alteration of the present or planned use of an area?	—	—	X
9. <u>Natural Resources.</u> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	—	X
b. Substantial depletion of any nonrenewable natural resource?	—	—	X
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?	—	—	X
11. <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	—	—	X
12. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing?	X	—	—
13. <u>Transportation/Circulation.</u> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	—	X
b. Effects on existing parking facilities, or demand for new parking?	—	—	X
c. Substantial impact upon existing transportation systems?	—	—	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X
e. Alterations to waterborne, rail or air traffic?	—	—	X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X
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. Fire protection?	—	—	X
b. Police protection?	—	—	X
c. Schools?	—	—	X

	Yes	Maybe	No
d. Parks or other recreational facilities?	—	—	X
e. Maintenance of public facilities, including roads?	—	—	X
f. Other governmental services?	—	—	X
15. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	X
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	—	—	X
b. Communications systems?	—	—	X
c. Water?	—	—	X
d. Sewer or septic tanks?	—	—	X
e. Storm water drainage?	—	—	X
f. Solid waste and disposal?	—	—	X
17. <u>Human Health</u> . Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	X
b. Exposure of people to potential health hazards?	—	—	X
18. <u>Aesthetics</u> . 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?	—	—	X
19. <u>Recreation</u> . Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	X
20. <u>Archeological/Historical</u> . Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	—	X	—
21. <u>Mandatory Findings of Significance</u> .			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause 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?	—	—	X
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.)	—	—	X
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.	—	—	X
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	X







# CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

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

## HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 1806 N Street

File Number:

Name of Structure:

Date of Construction: 1871

Present Owner:

Building Type: Two story wood frame

Original Owner: Milan M. Odell

Building Material: Asbestos shingles

Present Use: Res.

Builder:

Original Use: Res., single family

Architect:

Occupant(s):

Style: Italianate

Additions & Alterations:

Asbestos shingles

Significant Architectural Features:

Original door, bracketed eaves, hip roof, columned front porch

Ancillary Structures:

None

Adjacent Land Uses:

Modern Apt. opposite, res.

Intrusion on Neighborhood?:

### EVALUATION

Historical/Cultural Significance

Exceptional	—	—
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

Architectural Significance

Exceptional	—	—
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

Environmental Significance

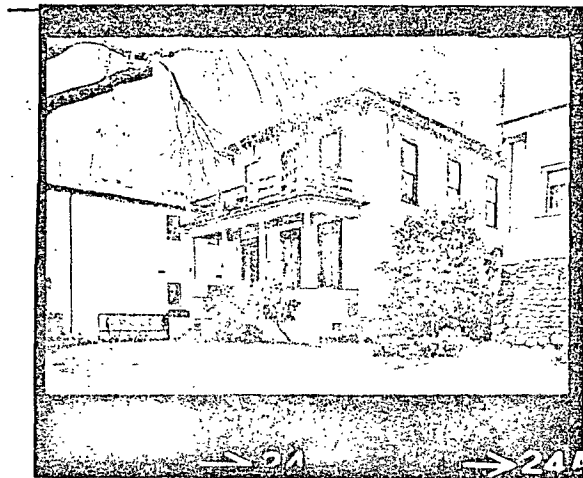
Exceptional	—	—
Major	—	—
Contributing	<u>X</u>	—
Non-Contributing	—	—

Design Integrity: Alterations

None or Little	—	—
Moderate	—	—
Considerable	<u>X</u>	—

Physical Condition

Good, or Minor Repairs	—	—
Major Repairs	<u>X</u>	—
Dilapidated	—	—



— 96387-24

Date: 1/15/76 By: MW

Checked: MC Mapped: X

Priority - 10

Architectural Analysis:

A flat front Italianate with a hip roof and bracketed eaves, and a full porch with a deck and elegant columns. The house has been resurfaced in asbestos.

Historical Information:

Built approximately 1871. Owner Milan M. Odell, butcher (M.F. Odell & Co.). He came overland with his father in 1861 from Indiana. Learned the cattle business from his father and later ran the New York Mean Market.

Present Zoning:

Assessed Value - Land:  
Improvements:  
Total:

Lot Size:

Additional Comments:

9/27/76

CHECK LIST FOR 1806 N St

DATE 8/14/76 INSPECTOR E.B. Aubery

- Articles checked are deficiencies     See remarks below
- Unable to inspect                             No Action required

LIST APPLIES TO ALL LIVING UNITS UNLESS OTHERWISE NOTED

SEVERE

1.  HAZARDOUS OR UNSANITARY PREMISES Scattered debris on property

EXTERIOR REQUIREMENTS

- 2.  Foundation Bricks det on portions of West Side. East Side is conc.
- 3.  Foundation vents 2 sq. ft. per 25 lin. ft.
- 4.  Floor supports
- 5.  Roof Covering Overhang
- 6.  Rafters
- 7.  Exterior walls Some of exterior shakes missing.
- 8.  Windows Repair, putty and paint. Doors
- 9.  Faulty weather protection Thru broken shakes.
- 10.  Fireplace Chimney Loose Bricks
- 11.  Porches Det. Stairs Det. Handrails Det.
- 12.  Wood lacks 6" from soil Around portions of perimeter of structure.
- 13.  Pest damage or dry rot Front porch structure.
- 14.  Gutter and downspouts
- 15.  PUBLIC NUISANCE General Condition.
- 16.  YARD REQUIREMENTS
- 17.  ELECTRICAL Basic wiring Service entrance Ext. cords

SANITATION

INTERIOR NOT INSPECTED.

- 18.  No complete plumbing facilities for each living unit
- 19.  Hot and cold running water
- 20.  Broken or leaking plumbing
- 21.  Absorbent or deteriorated materials around sink Water closet compartment Shower
- 22.  Appliances improperly installed Heating device Venting Vent on West Side Det. Hot water tank

INTERIOR REQUIREMENTS

INTERIOR NOT INSPECTED.

- 23.  Occupancy overloaded
- 24.  Ceiling heights -- rooms affected
- 25.  Below minimum size rooms
- 26.  Below minimum window area
- 27.  Wall covering
- 28.  Painting Structural deficiencies
- 29.  Deteriorated floor Floor covering
- 30.  Interior stairs Handrails
- 31.  Fire proofing required
- 32.  Dampness habitable rooms
- 33.  ACCESSORY BUILDING: Attached None Detached Electrical  
Deteriorated Remove or Repair
- 34.  PERMITS REQUIRED: BUILDING  ELECTRICAL  PLUMBING  OR WRECKING
- 35.  Check with Community Improvement Area Inspector before obtaining permits.
- 35.  Check list must be presented when applying for required permits.

REMARKS: Any deficiencies exposed after inspection must be corrected to comply with local codes.

# Building appears to have movement toward the East. A Licensed Engineers

Report to be obtained before any repair permits are issued.

No repairs to be made until an interior inspection is made.

Case No.