

Conditional extension up to 180 days recommended by Board on 4-7-99

DESIGN REVIEW AND PRESERVATION BOARD

ITEM NO.4

SACRAMENTO, CALIFORNIA

April 7, 1999

MEMBERS IN SESSION:

PB98-056 1500 Q Street Demolition Suspension

REQUEST: Consideration of Board recommending that the City Council approve a time extension of the demolition suspension for a Listed Structure in the Fremont Park Preservation Area.

LOCATION: 1500 Q Street (SE cor. 15th & Q)
(APN: 006-0292-001)
Fremont Park Preservation Area
Council District 4

OWNER: Intra-Pacific Commercial, Inc.
c/o Richard Ortiz (916) 989-6700
9254 Madison Avenue, Orangevale, CA 95662

STAFF CONTACT: Randolph Lum, ph: 916-264-5896; fax:916-264-7046;
e-mail address: rlum@gw.sacto.org

SUMMARY: The current demolition suspension approved by the Board on February 17, 1999, has an effective period of November 6, 1998, through May 5, 1999 (incorrectly indicated in the previous staff report as ending May 4). The City Council may by resolution extend the suspension up to another 180 days.

BACKGROUND INFORMATION: Staff had miscalculated when the 180 day suspension would end, indicating a final effective date of May 4, rather than May 5, 1999.

STAFF EVALUATION: Staff has the following comments:

1. At the hearing of February 17, 1999, the vote to approve the demolition suspension was 6 in favor, one abstention, and two absent. The attached staff report for that meeting outlined the Board's preceding actions related to the subject property.
2. Historic Resources, the group of Central City residents that is wanting to acquire the property for the purpose of rehabilitating the historic structure, continues to work on financing the project. Kay Knepprath, a participant in that group, reports that CADA has completed its appraisal of the property and will take it to the CADA Board for its consideration on April 23.
3. Mr. Richard Ortiz, representative of the current owners, indicates that they have

had willing buyers for the property, but only as a vacant site.

4. Josh Pino, Chief of the Code Action Team, indicates his concern "with the continued deterioration of the structure and the danger that it poses to the public's health, safety and welfare. Further extension of time would prevent the immediate resolve of this case which magnifies the above mentioned concerns."

When posting the site with the public notice for the hearing, preservation staff noted that the protective fencing around the property seemed intact.

5. Due to the historic value of this structure and in spite of any further deterioration in the condition of the building, staff supports the continued effort of Historic Resource to put together the financing for rehabilitating the property.

RECOMMENDATION: Consistent with the objectives of the City's Preservation Program, staff recommends that the Board recommend that the City Council extend the demolition suspension an additional for 180 days, as allowed per Title 32 of the City Code.

Report Prepared By,

Report Reviewed By,



Associate Planner



Assistant Planning Director

Attachments

Board Suspended Demolition for 180 days
DESIGN REVIEW AND PRESERVATION BOARD
SACRAMENTO, CALIFORNIA

ITEM NO. ⁴ +
~~February 17, 1999~~
April 4

MEMBERS IN SESSION:

PB98-056 1500 Q Street Demolition

REQUEST: Demolition of Listed Structure

LOCATION: 1500 Q Street (SE cor. 15th & Q)
 (APN: 006-0292-001)
 Fremont Park Preservation Area
 Council District 4

APPLICANT:	Intra-Pacific Commercial, Inc., c/o Richard Ortiz (916) 989-6700 9254 Madison Avenue, Orangevale, CA 95662
OWNER:	Intra-Pacific Commercial, Inc.
APPLICATION FILED:	October 9, 1998
STAFF CONTACT:	Randolph Lum, ph: 916-264-5896; fax:916-264-7046; e-mail address: rlum@gw.sacto.org

SUMMARY: The fire-damage structure, highly visible to the surrounding neighbors and to passing motorists, continues to be a center of controversy. In the one year since the last Board hearing regarding this property, ownership has defaulted from Runway Ranch, Inc., to Intra-Pacific Commercial, Inc., the applicant in this case today. Thus far, a group of Central City residents' attempts to acquire the property for the purpose of restoring the historic structure have unsuccessful. The new ownership proposes demolition of the structure.

RECOMMENDATION: Consistent with the objectives of the City's Preservation Program, staff recommends the Board suspend demolition for 180 days, as allowed per Title 32 of the City Code.

PROJECT INFORMATION:

Existing Land Use of Site: Vacant, fire-damaged commercial structure, previously occupied by grocery store on first floor and living unit above.

Existing Zoning of Site: RMX-SPD

Surrounding Land Use and Zoning:

North: Fremont Park (across Q St.); RMX-SPD
South: Major office building and Light-rail stop (across alley and light-rail line); C-3
East: Single-family residential (adjacent); RMX-SPD
West: Gasoline station (across 15th St.); RMX-SPD

Property Dimensions: 40 x 160
Property Area: 6400 s.f.
Height of Building: Originally 2-1/2 Stories
Significant Features of the Site: Individually Listed Structure within Fremont Park Preservation Area; Key corner location opposite Fremont Park and at beginning of an intact historic blockface on south side of Q Street between 15th and 16th Streets.
Street Improvements: Q Street- one-way eastbound; 15th Street- one-way southbound.

BACKGROUND INFORMATION:

Previous Board activity related to the subject property:

1. June 5, 1991- Evaluation for possible demolition of a substandard structure. Per provisions in the City Code the Board held a public hearing and transmitted comments to the Housing Code Advisory and Appeals Board for that body's consideration of the City's Notice and Order to Repair or Demolish the subject structure (PB91-014). The Board made a determination that the subject structure has sufficient merit for the owner to be required to secure and repair the building rather than allow its further deterioration and possibly its ultimate demolition.
2. July 26, 1995 - Approval of plans for the rehabilitation of the priority structure and construction of two new structures (PB95-020). The project would have included the rehabilitation of the priority structure with continuation of ground floor use as retail and a residential unit above and construction of two new buildings of similar size and appearance that would have ground floor retail and offices above.
3. January 7, 1998 - Recommendations for stabilization, repair, or demolition of the listed structure (PB97-046). After the fire that aborted the approved rehabilitation of the historic structure, the condition of the property was once again an issue and the subject of a Notice and Order to Repair or Demolish. At that time it appears that a group of preservation minded citizens, Historic Properties, who had joined together with the intention of acquiring the property and rehabilitating the historic structure, had come to an agreement with the then-owner of the property to acquire the portion of the site occupied by the historic structure. Per the direction of the Board, a memorandum, dated January 14, 1998, was transmitted to

Housing Code Advisory and Appeals Board (see Attachment A). Indicated was intent of the property owner, the City, and Historic Properties to work together, "to protect the structure from further deterioration," and, "fully plan both properties as integral to the historic fabric of the Fremont Park neighborhood..."

STAFF EVALUATION: Staff has the following comments:

1. Historic Properties continues its effort to acquire the property for the purpose of rehabilitating the historic structure. Preservation staff is supportive of such citizens group efforts to preserve the City's historic resources. Also, Preservation staff finds that the property, due to its value as a historic resource, continues to merit protection to the extent afforded by Title 32 of the City Code—through Board suspension of demolition for a period of 180 days.
2. The development options for the site in terms of percentage of residential development required and non-residential development permitted differs greatly between a project that incorporates the existing historic structure and one that involves the removal of the structure. Per Section 2.99 of the Zoning Ordinance, rehabilitation of the historic structure and construction of any additional structure may permit the exclusion of any residential component. However, development of the site with the historic structure having been removed would require the project to include 80% residential. In either case, development would be subjected to approval of any necessary planning entitlements, such as parking variances, etc.
3. Preparation of an environmental document, in conformance with the California Environmental Quality Act (CEQA), is necessary in order for the Board to take an action to approve the demolition request. However, the property owner/applicant for the proposed demolition has chosen not to prepare such a document, apparently on account of the expense.
4. On the basis of the above, an appropriate action by the Board would be to suspend demolition for a period of 180 days, beginning November 6, 1998, and ending May 4, 1999. Toward the end of that period the Board could recommend that the City Council suspend demolition for an additional 180 days. Under CEQA an application may be denied, but not approved without preparing a CEQA document (CEQA Guidelines, Section 15270).

PROJECT APPROVAL PROCESS: For demolition applications, the Board may approve the demolition, approve the demolition with conditions, or suspend the demolition. Per Title 32 of the City Code, the Board's action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Design Review/Preservation Board action.

RECOMMENDATION: Staff recommends the Design Review and Preservation Board suspend demolition for the period between November 6, 1998, and May 4, 1999.

Report Prepared By,

Report Reviewed By,

R. Lim
Associate Planner

P. T. Deering 12 Feb. '99
Preservation Director

Attachments

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT 1500 Q STREET
SACRAMENTO, CALIFORNIA (PB98-056)**

At the regular meeting of February 17, 1999, the City Design Review and Preservation Board considered evidence in the above matter.

Based on verbal and documentary evidence at said hearing, the Board took the following action for the location listed above.

- Suspended demolition of the Listed Structure for a period of 180 days, beginning November 6, 1998, and ending May 4, 1999.

This action was made based on the following Findings of Fact and subject to the following conditions.

FINDINGS OF FACT

1. The demolition of any Listed Structure is contrary to the principles of the Preservation Program.
2. Demolition, without exercising every opportunity preserve the Listed Structure, would not serve to maintain the integrity of the Fremont Park Preservation Area.
3. Suspension of demolition will allow the owner and the City time to consider alternatives to demolition. If no feasible alternatives are found, a demolition permit will be granted upon the expiration of the suspension period(s).

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 10-631660-4270010
C _____ D _____

IDENTIFICATION

1. Common name: Expresso Groceries
2. Historic name: Manuel Enos - Grocer
3. Street or rural address: 1500 Q Street
City Sacramento Zip 95814 County Sacramento
4. Parcel number: 006-292-01
5. Present Owner: William Enos Address: 1500 Q Street
City Sacramento Zip 95814 Ownership is: Public _____ Private X
6. Present Use: grocery/residential Original use: grocery/residential

DESCRIPTION

- 7a. Architectural style: Eastlake
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The two and a half story wood frame building has a gabled roof and is surfaced with shiplap siding. The gable contains fish scale shingles and a double-hung window. The bracketed frieze with floral cutout patterns encircles the building at the eaves and the second floor contains several double-hung windows with simple moldings and corner projections. A balcony with a sunburst pattern in the balustrade projects over the recessed ground floor entry and store. Show windows, enframed with wood molding, wraps around the corner above a base of wood siding.

The show windows and entry have been altered. Some doors have been cut into the facades, and other openings have been boarded. There have been additions to the rear.

The building stands at the sidewalk while adjacent residence are set back, but it is compatible to neighboring buildings in terms of height, scale, material and style.



8. Construction date:
Estimated _____ Factual 1894
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 40 Depth 160
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1980

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: ground floor remodeling
- Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
 Residential X Industrial ___ Commercial ___ Other: park
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Mary Enos had this building constructed in approximately 1894 as a grocery store and residence for Manuel Enos. The building continues as a grocery store today.

The vernacular structure is a fine 19th century example of the neighborhood grocery with residence above that allowed the owning family to efficiently live in their place of business. It has operated as a small retail grocery or food supplier since its construction in 1894. The structure has retained a high degree of integrity, and is an important cultural as well as architectural representative of its type. Its integrity of design and setting evoke an unusually strong sense of the past.

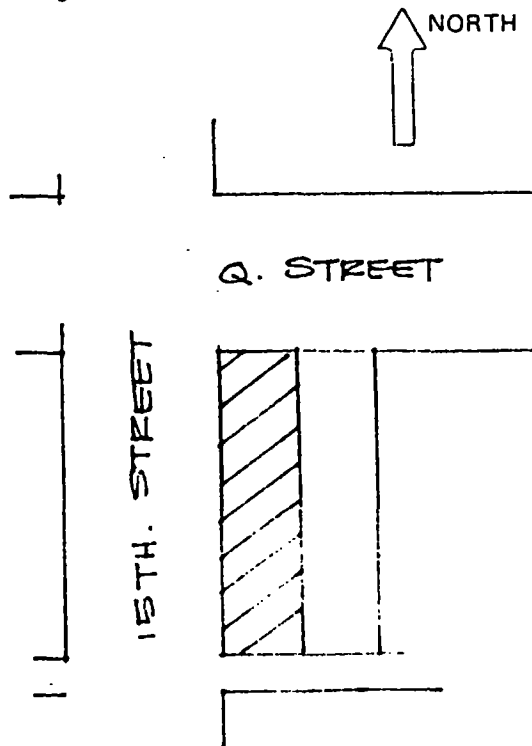
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure _____
 Economic/Industrial 2 Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sacramento Business Directories,
 1896, 1910, 1921, 1930, 1935, 1940
 Sacramento Map & Assessment Rolls,
 1895

22. Date form prepared 1981
 By (name) HEC
 Organization S.C.P.I.D.
 Address: 915 I Street
 City Sacramento Zip 95814
 Phone: 449-5381

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





WORLD
PEOPLE
FOR
PEACE

WORLD
PEOPLE
FOR
PEACE

WORLD
PEOPLE
FOR
PEACE

PB98-056



Page 2

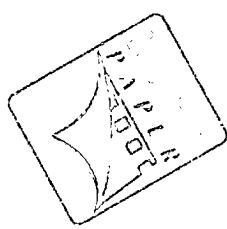


P
I
R

P
I
R



P
A



P
I
R

P



PB98-056

P

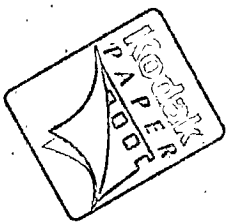
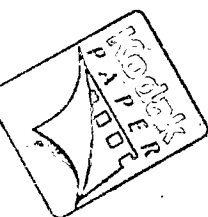
U.S. LICENSE
CLASSIC & USED
BANK OF
COMMERCIAL
JOHN SPATOLA
800-303-4722

SEE THE LIST OF ALL THE
BEST DEALERS IN THE AREA

1992

P
A
P
E
R

Kodak
P
A
P
E
R



P
A
P
E
R
Kodak

Kodak
P
A
P
E
R

PB 98-056