

Design Review/Preservation Board
Sacramento, California

MEMBERS IN SESSION:

To: Board

From: Staff

Subject: 1520 F Street, a Supportive Structure in the Washington District Preservation Area.

BACKGROUND: This structure is located at the eastern edge of the Washington District Preservation Area. It is classed as a Supportive Structure. A Supportive Structure is one which gives a feeling of time and place to the District. This structure has been modified over time. It is a two story vernacular building. The construction date is unknown although, it has been suggested that it could be prefabricated and brought to California at an early date. Only a more in depth study can prove the age of the building. The site is zoned C-2 and has been a nonconforming residential use since the C-2 zone was put in place. The applicant wishes to remove this building in order to allow the site to be developed for a C-2 use.

In the thirteen years that staff has worked for the City on the Preservation Program, we have watched these buildings deteriorate with little or no preventive maintenance. The structure has been modified in the past with the addition of doors and windows at the ground level, and the side stairway has been added with non-architecturally correct stairs, balusters and railings. The second floor railing is also new. Even after all of the lack of maintenance on the structure, and the changes made, it still retains the character of the time and period of which it was built.

This building was reviewed by an inspector of the Community Improvement Section. No report was written up as the owner said they were going to apply for a demolition permit. The inspector has told staff that the building is in poor condition. It is vacant but squatters are living in it or around it. If the structure is an early prefabrication all effort should be made to rehabilitate the building on-site or at a relocated site or fully record the building before a demolition is approved.

PROJECT EVALUATION: Staff has the following comments and recommendations:

1. The building is a Supportive Structure on the City's Official Register.
2. Although the building has been allowed to deteriorate, the extent of the deterioration does not appear to be sufficient to require demolition of the structure. It would still appear to be capable of being rehabilitated, either on site or at a new location.

PB88-028

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3. The site is zoned C-2, which would allow for a continuation of the non-conforming use. It is allowed if no new units are added.
4. The structure has visual continuity with the other adjacent buildings. The buildings, together, present a harmonious and compatible representation of an earlier period in Sacramento's history.
5. If the applicant proposed to rehabilitate the existing building for non-residential use, the City would be required, by State Law, to utilize the State Historical Building Code in the renovation process. This could be advantages to the applicant.
6. The structure may be prefabricated and brought to California at an early date. An in depth study should be made to determine the age of the building.
7. If shown to be an early prefabricated building, a concerned effort should be made to save the building on-site or have it moved to a new site for rehabilitation.
8. If demolition is to take place, than a photo record of the building must be made.

STAFF RECOMMENDATIONS: Staff recommends the Board continue this item to the meeting of July 6, 1988 in order to allow staff time to investigate the age of the structure on-site. Staff will then return to the Board with recommendations as to the disposition of the structure at that time based on staff's findings.

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings,
Design Review/Preservation Director

RBH:vf

PB88-028

~~June 15, 1988~~

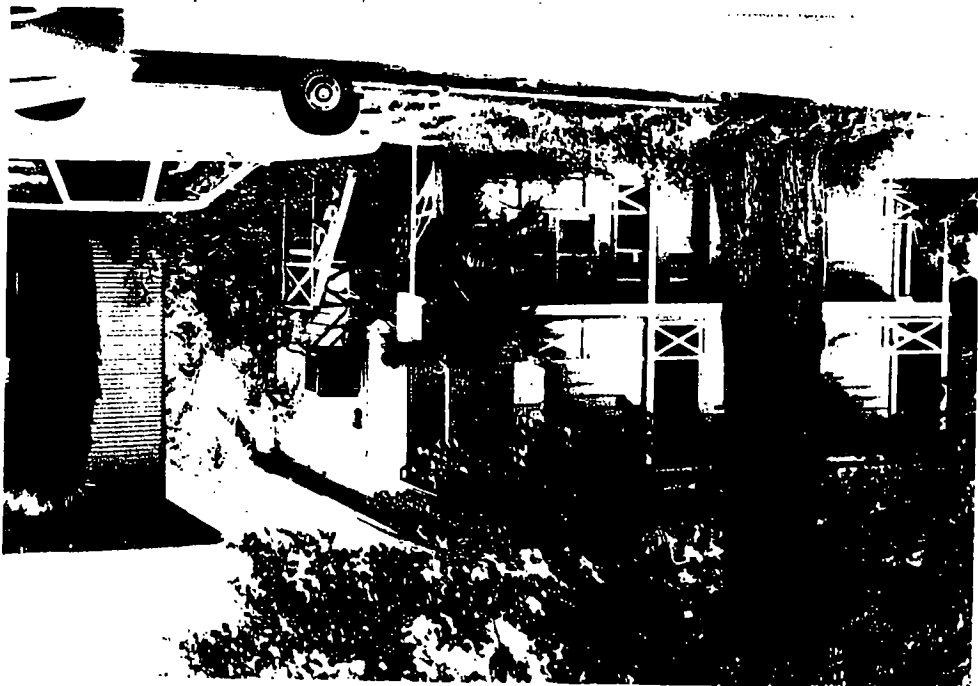
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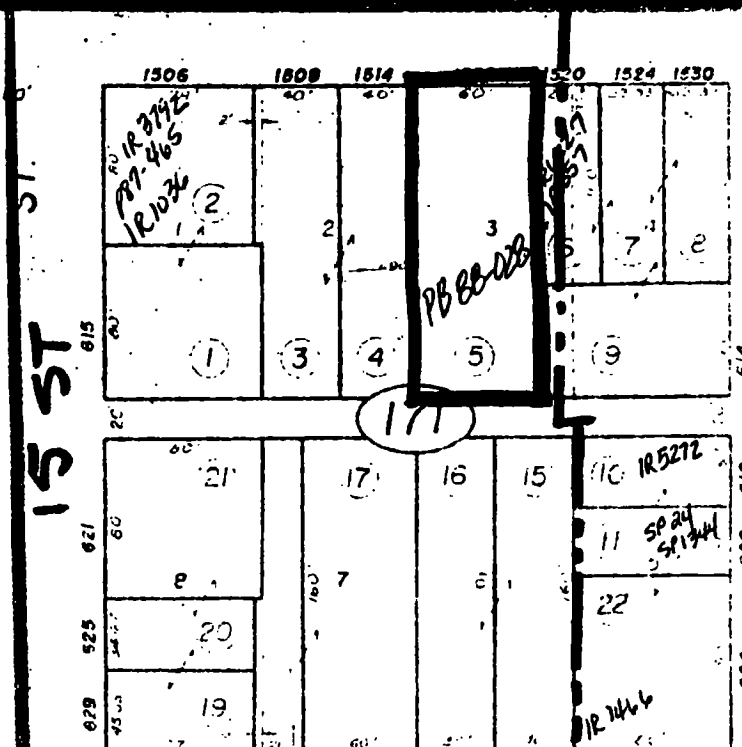
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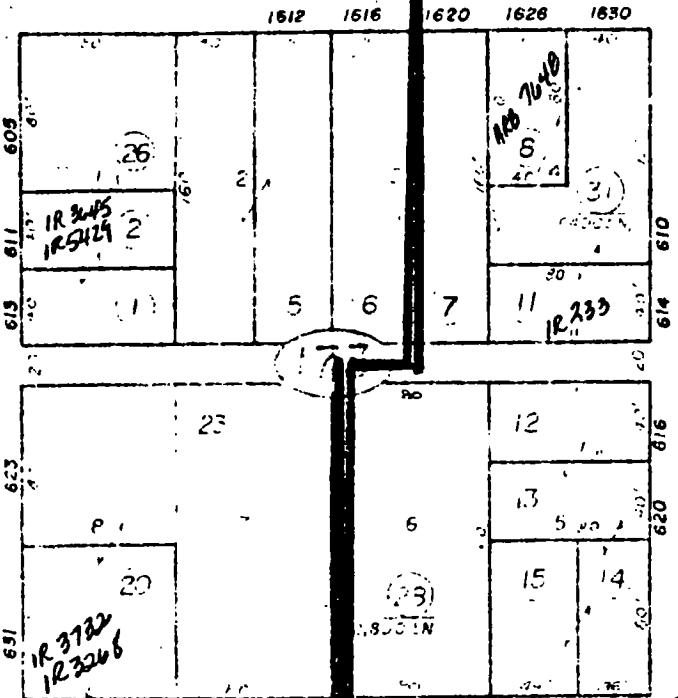
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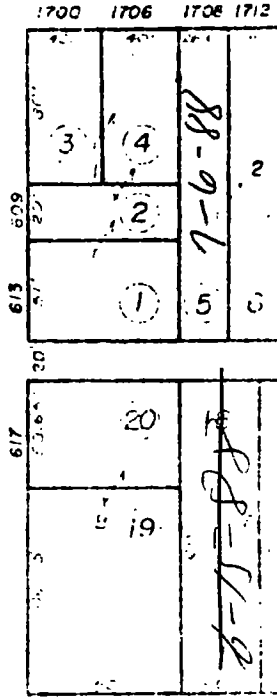
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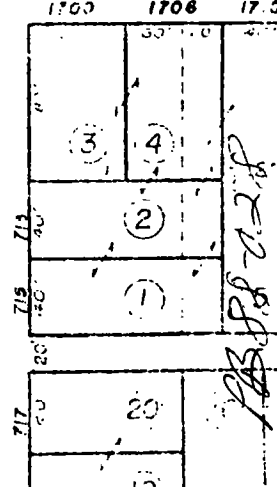
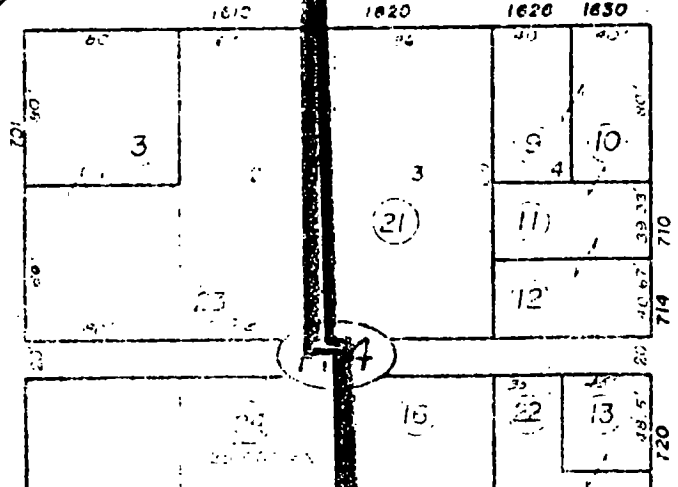
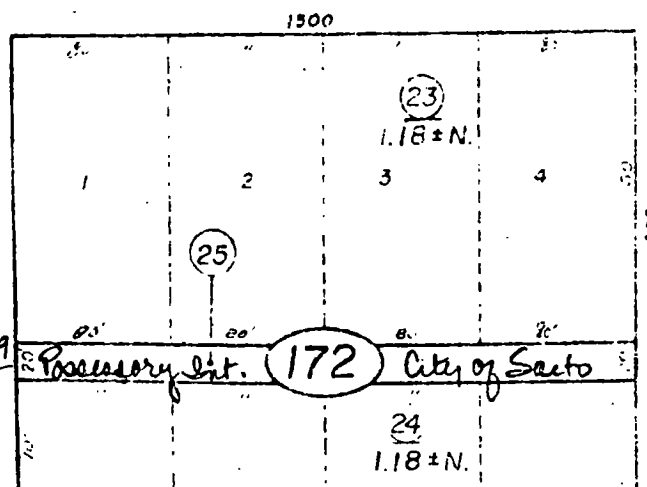
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JULY 6, 1988, APPROVED STAFF RECOMMENDATIONS

Design Review/Preservation Board
Sacramento, California

Members in Session:

Subject: 1520 F Street, demolition of a Supportive Structure in the
Washington District Preservation Area.

BACKGROUND: Staff requested that the demolition review of this building be continued to July 6, 1988, in order for a on-site inspection to be made. Staff made an on-site inspection of the building along with Mr. Roger Lathe. Mr. Lathe is a knowledgeable person in the rehabilitation and restoration of Sacramento's older structures. Both an interior and exterior inspection was made. The following conditions were found to exist.

1. Extensive structural deterioration has taken place which has allowed the interior portion of the building to subside. The exterior walls of the building are relatively level. The interior floors all slope toward the center of the building.
2. Extensive modification has taken place both to the interior and exterior of the building over time. On the exterior, a second level addition has been added on the east side which is supported by columns and extends out and over the ground level below. At the rear of the building, what had once been open rear porches appear to have been entirely enclosed. On the interior of the structure, the changes to the various room patterns that have taken place has really made the evolution of the building's construction phases difficult to identify. We were able to gain access to one interior apartment at the east half of the second floor. It was laid out in the following manner. The main entry was gained from the center entry doors at the north face of the building. That entry lead directly into a large living room. An interior bathroom was located directly off the kitchen. The kitchen area lead directly into an enclosed porch. The kitchen area, itself, had been extended out from the original wall of the building and was supported by the aforementioned wood columns. The kitchen area and rear porch area appeared to have gone through numerous alteration phases.

There was an interior door from the living room toward the opposite half of the second floor. This door was securely nailed shut and we were not able to investigate the interior of the other half of the second floor. It is assumed that it is a mirror image of the east half. A visual investigation was conducted of the two ground level units from the exterior through door and window openings. These two areas appear to have been modified and have new wall sections built in place at a date much later than the original construction of the building.

The second floor level which was reviewed on the interior did not have any space appearing to be allocated for bedroom use. Whereas, the exterior of the structure had been modified to appear as though it had always been a two to four family use. If it had originally been built as two units above and two units below, then the units that were provided were minimal in the space allotted, whereas if the structure originally been a single family or two family residence, one up and one down, the entry doors at the second level and at the ground level had been modified and changed at a earlier period. This was indicated by the use of trim material and siding material which matched other interior and exterior details of the building. The second floor expansion of the kitchen area was sheathed on the exterior with a different type of siding than that found on the rest of the building. Close inspection of the window trim at the first and second floor level, showed that earlier band sawn decorative material had been applied across the head and part way down each side of the trim. Other than this door and window trim, no other extensive interior or exterior trim was noted.

A section of drywall and plaster was removed from the interior wall of the building and the studs were found to be rough sawn two by fours with round headed nails. Also, sample shavings of trim material and stud material were examined and found to be either pine and redwood. No indications were found to support any contention that the building had been an earlier prefab or that the material had come from any location other than the West Coast. In fact, all construction details of the building indicated that its construction date was more likely to have been around 1890 to 1900. It did appear that there is salvageable material present and should demolition be approved, all salvageable material should be made available before destruction of the building.

STAFF RECOMMENDATIONS: Staff recommends should the Board approve the issuance of a demolition permit, the following action should be taken.

1. The Board ratify the Negative Declaration.
2. The Board approve demolition with the following conditions:
 - a. A photo record of the exterior and the interior will be made by a professional photographer at the expense of the applicant. Final photographs and negatives are to be provided to staff for review and approval. The City shall retain the photos and negatives in its file. No demolition permit should be issued prior to this condition having been met.

- b. The owner of the property will make the material which is salvageable available to any qualified parties which have negotiated with the owner in order to secure the material. If no salvage persons are found who wish to secure any of the salvageable material then demolition may proceed.

Approval of demolition is based on the following findings of fact:

1. The subject structure is a Supportive Structure on the City's Official Register.
2. An on-site inspection has determined that the building is not of a early construction date, but was built circa 1890 to 1900.
3. An on-site inspection of the building has determined that the structure has gone through numerous alterations during its usable life.
4. An on-site inspection of the structure has determined that extensive structural damage has taken place which makes the building reasonably infeasible for rehabilitation either on-site or at a relocated site.
5. The conditions of approval will provide a photo record of the structure and all salvageable material will be removed, if feasible.

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings,
Design Review/Preservation Director

RBH:vf









