

**DESIGN REVIEW AND PRESERVATION BOARD
SACRAMENTO, CALIFORNIA**

**ITEM NO. 7
September 20, 2000**

MEMBERS IN SESSION:

PB00-055 1210 D Street Evaluation

REQUEST: Determination, in accordance with Ordinance 00-031, as to whether the subject structure should be nominated for placement on the City's Official Register.

LOCATION: 1210 D Street
(APN: 002-0121-002)
Central City Design Review District
Council District 1

APPLICANT:	Dennis Greenbaum, ph: 916-442-9275 700 Alhambra Blvd., Sacramento, CA 95814
OWNER:	Jesus Alfonso Gonzales 2217 Gerber Avenue, Sacramento, CA 95817
APPLICATION FILED:	September 8, 2000
STAFF CONTACT:	Randolph Lum, ph: 916-264-5896; fax:916-264-7046; e-mail address: rlum@cityofsacramento.org

SUMMARY: The structure is proposed to be relocated. Interim Ordinance 2000-031, adopted August 3, 2000, as an emergency ordinance, requires that applications for permits to demolish or relocate buildings or structures located within the Central City and constructed prior to January 1, 1950 be reviewed by the Design Review and Preservation Board to consider nominating such buildings or structures for placement on the City's Official Register as Essential or Priority structures pursuant to Chapter 15.124 of Title 15 of the City Code, and restricting demolition or relocation pending the decision on whether to nominate the building or structure for placement on the register.

The subject structure does not meet any of the criteria upon which a nomination to the Official Register must be based.

RECOMMENDATION: Preservation staff recommends that the DRPB determine that the subject structure does not qualify for listing on the Official Register and the DRPB not nominate the structure for listing.

PROJECT INFORMATION:

Existing Land Use of Site: Two-family Residential
Existing Zoning of Site: R-3A

Surrounding Land Use and Zoning:

North: Vacant, multi-family residential; C-2, R-3A
South: Vacant, residential; C-2, R-3A
East: Residential; R-3A
West: Vacant; C-2

Property Dimensions: 40 x 160
Square Footage of Building: 2400 s.f.
Height of Building: One-story and a raised basement (21'-6")
Exterior Building Materials: Horizontal wood siding
Significant Features of the Site: Site is located in area

BACKGROUND INFORMATION: The parcel on which the structure is located is one of several that comprise the proposed development site of La Valentina School (P99-156; DR00-128). The other parcels are owned by the Sacramento Housing and Redevelopment Agency (SHRA). This parcel is in the process of being acquired. Once acquired, clearance of the site is intended by means of building relocation as a preferred alternative to demolition. The "building move" application (DR00-153) will be reviewed and acted upon by Design Review staff. The proposed new location is a vacant SHRA owned parcel that is three doors to east and abuts the existing Washington District Preservation Area.

STAFF EVALUATION: Staff has the following comments:

1. In of itself, an approval of a building move application by Design Review staff does not assure that the project proponents will not seek demolition of the structure at some future date. To the knowledge of Preservation staff, neither the La Valentina School applicant nor SHRA has provided an iron-clad guarantee that the building will be moved and rehabilitated.

The current and proposed sites are located in the gap between three adopted preservation areas and within the boundaries of the area proposed for addition to the Washington District Preservation Area, per the 1996 Central City Preservation Area Update (Napoli, July 1996). The 1210 D Street structure was proposed to be classified as a Supportive Structure. It is not included on the Sac Heritage Evaluation Committee's list of structures to be considered for listing. Currently, the City Preservation Ordinance is not applicable and therefore cannot serve as a means for forestalling any future demolition request, unless the property on which this building is currently located, or on which it may be located in the future, becomes a part of an existing or new Preservation Area, or the structure is placed on the City's Official Register.

2. On April 16, 1997, the Board adopted the "Criteria for Inclusion of Properties in the City of Sacramento's Official Register of Historic Structures." (see attached.) The criteria, considerations, integrity tests and levels of significance, which are currently in place for listing properties in the National Register of Historic Places was adopted by the Board

as its principle criteria for evaluating properties proposed or nominated for listing in the City's Official Register.

The structure must meet one or more of the National Register Criteria to be recommended to the Official Register (one or more for listing as a Priority Structure; two or more for listing as an Essential Structure).

The structures (a dwelling unit and an accessory structure) on the subject property do not meet any of the following:

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
 - B. It is associated with the lives of persons significant in our past;
 - C. Each of the following is considered a single criterion:
 - (1) It embodies the distinctive characteristics of a type, period, or method of construction; OR
 - (2) It represents the work of a master; OR
 - (3) It possesses high artistic values; OR
 - (4) It represents a significant and distinguishable entity whose components may lack individual distinction;
 - D. It has yielded, or may be likely to yield, information important in prehistory or history.
3. For the sake of comparison, staff took note of the classification of nearby structures located nearby within the Washington District Preservation Area. Priority Structures are located at 1317, 1320, and 1331 D Street; and 317, 401, 409, 411, and 423 13th Street. Supportive Structures are located at 1232, 1239, 1301, 1314, 1315, 1321, 1322, and 1324 D Street; and 316, 318, 320 13th Street. A Retrievable Structure is located at 1238 D Street. Photographs of some of these structures are attached.

PROCESS FOR BOARD ACTION: In accordance to the Emergency Ordinance (Ord. 2000-031), the Board may nominate or choose not to nominate the subject property to the City's Official Register. If the Board chooses to nominate the structure, either as an Essential or as a Priority Structure, the Board should direct staff to forward the Board's recommendation to City Hall for consideration by the City Council. Should the Board choose not to nominate the structure, that action is final, per the emergency ordinance.

RECOMMENDATION: In that the subject structure does not appear to meet any of the criteria for nomination, Preservation staff recommends that the Design Review and Preservation Board

not nominate the subject property for placement on the City's Official Register.

Report Prepared By,

Report Reviewed By,

Associate Planner

Preservation Director

Attachments

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT 1210 D STREET
SACRAMENTO, CALIFORNIA (PB00-055)**

At the regular meeting of September 20, 2000, 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.

- Declined to nominate the subject building to the Official Register, either as an essential or as a priority structure.

This action was made based on the following Findings of Fact

FINDINGS OF FACT

The structure on the subject property does not satisfy the requirements for nomination to the City's Official Register.