



# CITY OF SACRAMENTO

# 20

## CITY PRESERVATION BOARD

725 "J" Street

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

November 25, 1980

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** 180 Day Council Extension of the Demolition Suspension on 2315 Capitol Avenue (Diepenbrock House) an Essential Structure on the City's Official Register.

### SUMMARY

2315 Capitol Avenue, the Diepenbrock House, is an Essential Structure on the Official Register and is located within proposed Preservation Area No. 8. The building is owned by the First Baptist Church. The demolition suspension on the Diepenbrock house is to expire on December 4, 1980. Staff has been working with the First Baptist Church Board of Directors in an attempt to achieve a solution to meet the church's needs and at the same time satisfy the City's preservation goals. We are now at a midpoint in the negotiation process. The Planning Commission has reviewed a report on the church's development plans and has recommended that the City Council extend the suspension of the demolition permit for an additional 180 days. The Preservation Board has reviewed the demolition suspension and has recommended City Council extend the demolition suspension for an additional 180 days. The Sacramento Lions Club is negotiating with the church for a long-term lease on the Diepenbrock property. The Lions Club proposes to rehabilitate the building on-site for club use. Other offers have been put forward for rehabilitation of the building on-site but have not been accepted by the church. The Baptist Church has stated that they would be willing to keep the Diepenbrock building on-site if the church was allowed to expand their facilities along "L" Street.

The retention of the Diepenbrock on-site is clearly more than a Preservation matter. It affects both the City's Preservation Program and the adopted Central City Plan land use goals. It is felt that an extension of the demolition suspension will benefit both the City and the Church. Therefore, Staff recommends that the Council adopt a resolution extending the demolition suspension for an additional 180 days as provided for in Section 32.801 of Chapter 32 of the City Code.

APPROVED  
BY THE CITY COUNCIL

DEC 2 1980

OFFICE OF THE  
CITY CLERK

BACKGROUND INFORMATION

The church has long intended in their development plans to utilize all of their property holdings along Capitol Avenue for expansion of their parking facilities. For full expansion of the parking area it required the removal of one Essential structure and one Supportive building. The Supportive building has been demolished, the Essential structure, the Diepenbrock building, remains on site.

The Diepenbrock was first brought to the Council's attention in February 1975 when the Council overruled the church's appeal of a demolition suspension. The suspension remained in force until August 1975. The Council was asked in August 1975 to extend the demolition suspension for 180 days. The church stated they would not demolish the building before January 1976 if the Council would not take any official action. The Council felt the church's word was sufficient and did not extend the demolition suspension.

No further action was taken by the church until February 1977. At this time, the church had entered negotiation with a developer concerning the building. The developer proposed to move the building to a nearby site and convert it to office use. When the Planning Commission reviewed the Special Permit for office use at the new site, the commission granted the permit but concern was voiced by two commission members as to parking expansion along Capitol Avenue at the site to be vacated by the removal of the Diepenbrock building. The developer's moving project fell through and the moving permit and Special Permit expired.

The church then presented a master plan to the Planning Commission in October 1977. This plan provided for expansion of the church by the construction of a social hall on the north half of the block along "L" Street. This new construction would have eliminated one Priority structure and three Supportive structures. The church wished to remove the Diepenbrock house and one Supportive structure along Capitol Avenue on the south half of the block so as to expand their parking facilities. The Planning Commission denied approval of expansion along the North half of the block and the church withdrew that portion of the master plan. Parking expansion along the south half of the block which required the removal of the Supportive structure and placed additional conditions on the Special Permit was approved. The conditions stated that the Diepenbrock house was to remain on site and that the parking lot was to be landscaped along Capitol Avenue.

The Preservation Board then reviewed the issuance of a demolition permit on the Supportive structure on Capitol Avenue. The Board was now under the impression that the retention of the Diepenbrock house on site was assured because of the conditions in the Special Permit for the church's parking facilities expansion. The Board was willing to compromise with the church and realized that the Supportive building could not remain on site. The Board felt that an effort should be made to attempt to relocate the structure. Therefore, the Board suspended the issuance of a demolition permit on the Supportive structure for 90 days in order to advertise the building's availability for relocation. No one could be found to move the building, so at the end

of 90 days a demolition permit was granted. The building was demolished and the ground was cleared but no blacktop was put down nor was any landscaping placed along Capitol Avenue. Persons began using the area for parking but the conditions of the Special Permit were never completed. The Special Permit has since expired.

The church has again requested a demolition permit on the Diepenbrock house. During the first 180 days of demolition suspension, staff has met with the church to try and work out a compromise that would satisfy both sides in question. Staff has suggested a new lay out of the parking around the Diepenbrock house which would provide for approximately 76 of the 86 parking spaces the church would have had under their old master plan.

At this point staff informed the Preservation Board of the status of the negotiations with the church and the board voted to request the council extend the demolition suspension for an additional 180 days.

At the request of Planning Commissioner Larson, staff brought the development information to the Planning Commission. The Commission discussed the total church development program and recommended Council extend the demolition suspension for an additional 180 days, so as to allow time for a master plan to be developed which would meet church and City needs.

Many parties have shown interest in this building. All inquiries have been forwarded to the church board for review. The latest proposal is by the Sacramento Lions Club to lease the building on a long-term basis. The building would be rehabilitated to preservation standards and would eventually return back to church ownership. In addition The Sacramento Old City Association and many persons who live in the neighborhood wish the Diepenbrock to remain and do not wish parking expanded along Capitol Avenue. With this background and potential for a mutually accepted agreement, Staff recommends that the Council extend the demolition suspension on the Diepenbrock building for an additional 180 days.

#### FINANCIAL DATA

No financial obligations are imposed on the City by this action.

#### VOTE OF COMMISSION AND BOARD

Planning Commission recommends the Council extend the demolition suspension for an additional 180 days in order to provide for a master plan to be prepared which would meet the City and the church's needs. VOTE: 8 ayes, 1 absent (November 20, 1980). Preservation Board recommends Council extend the demolition permit for an additional 180 days to allow Staff and the church to work out a solution. VOTE: 7 ayes, 2 absent. (October 27, 1980)

RECOMMENDATION.

Staff recommends that Council adopt a resolution extending the demolition suspension for an additional 180 days. In the event that Council continues this item, staff has attached an alternate resolution which allows for a provisional demolition suspension, pending final council action.

Respectfully submitted,

*RICHARD B. HASTINGS*

Richard B. Hastings  
Preservation Director

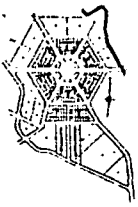
Recommendation Approved:

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO COUNCIL  
WALTER J. SLIPE  
CITY MANAGER

RBH:kk  
Attachment  
File No.s SP7904  
DP8455  
SP B45  
SP3116  
IR8273  
SP3539

November 25, 1980  
District 4



# CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

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

## HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 2315 M Street

File Number:

Name of Structure:

Date of Construction: 1906

Present Owner:

Building Type: 2 1/2 story wood frame

Original Owner: Henry C. Keyes

Building Material: Shingles, narrow clapboard

Present Use: Thrift shop

Builder: probably Philip Wolf

Original Use: Res., single family

Architect:

Occupant(s):

Style: Craftsman/Colonial Revival

Additions & Alterations: Additions to rear,  
brickwork removed from  
porch base

Significant Architectural Features:  
Shingled second floor, arched windows, gable  
dormers with Palladian motif, clinker brick  
porch, pattern on tile porch floor, elegant  
detailing, probably same architect as 2131 H.

Ancillary Structures:

None

Adjacent Land Uses: Res., parking,  
modern apartments  
opposite

Intrusion on Neighborhood?:

### EVALUATION

#### Historical/Cultural Significance

Exceptional	—	—
Major	—	—
Contributing	X	—
Non-Contributing	—	—

#### Architectural Significance

Exceptional	X	—
Major	—	—
Contributing	—	—
Non-Contributing	—	—

#### Environmental Significance

Exceptional	X	—
Major	—	—
Contributing	—	—
Non-Contributing	—	—

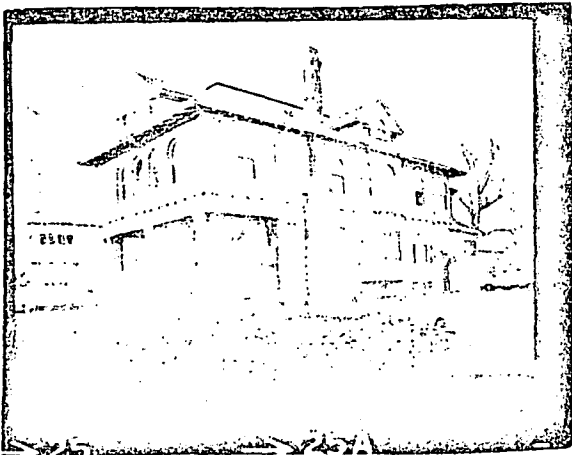
#### Design Integrity: Alterations

None or Little	—	—
Moderate	X	—
Considerable	—	—

#### Physical Condition

Good, or Minor Repairs	—	—
Major Repairs	X	—
Dilapidated	—	—

Essential



96325-25

Date: 1/13/76 By: MV

Checked: MC Mapped: X

Architectural Analysis:

A very distinctively styled house in what might be described as a blend of the Craftsman and Colonial Revival Styles. With a hip roof, and gabled dormers with Palladian windows, a shingled overhanging second floor with round arched windows, and a massive clinker brick front porch recessed under the second floor. This is the most prominent house in an impressive block.

Historical Information:

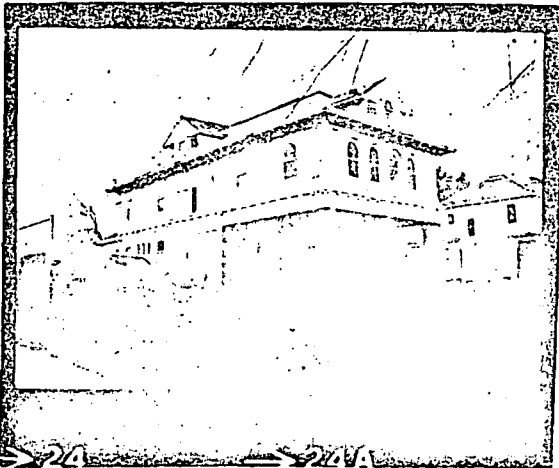
Built 1906. Owner Henry C. Keyes, secretary and manager of Sacramento Natural Gas Co. Later occupied by Melchior H. Diepenbrock. Research suggested.

Present Zoning:

Assessed Value - Land:  
Improvements:  
Total:

Lot Size:

Additional Comments:

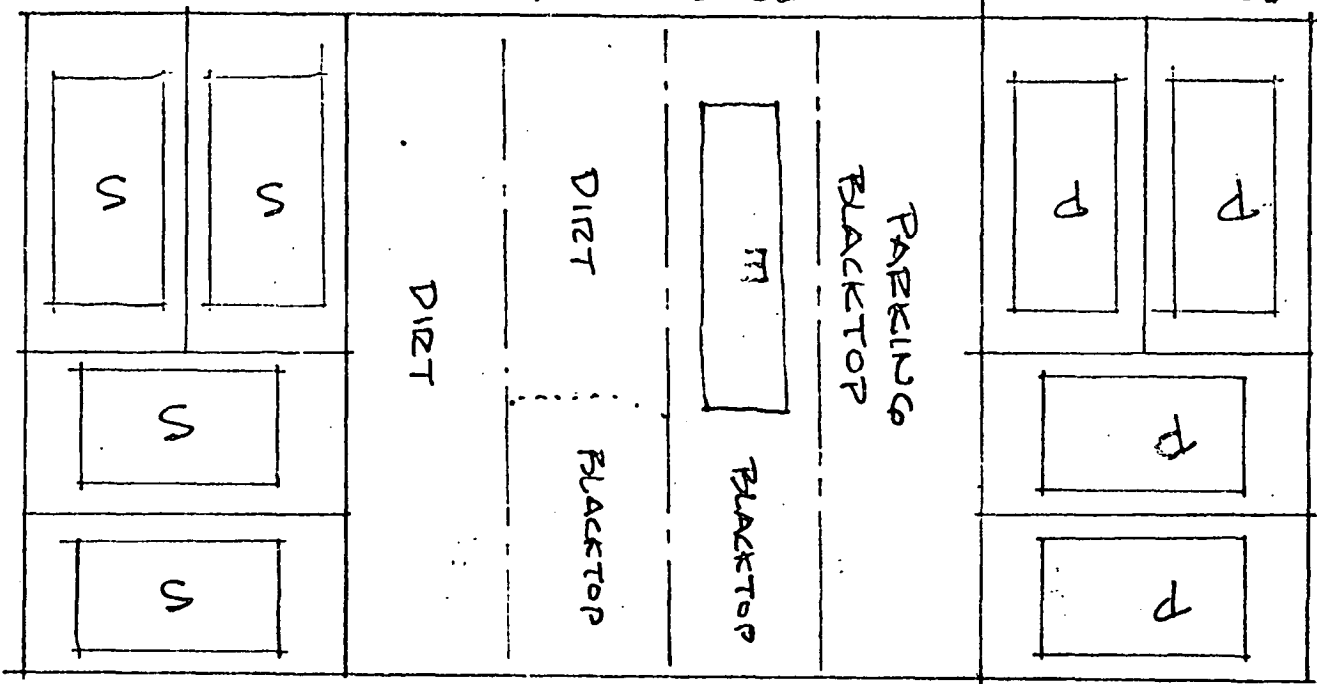


23 St.

1227 1217

2301

2305



2315

PARKING  
BLACKTOP

M

BLACKTOP

DIRT

BLACKTOP

DIRT

S

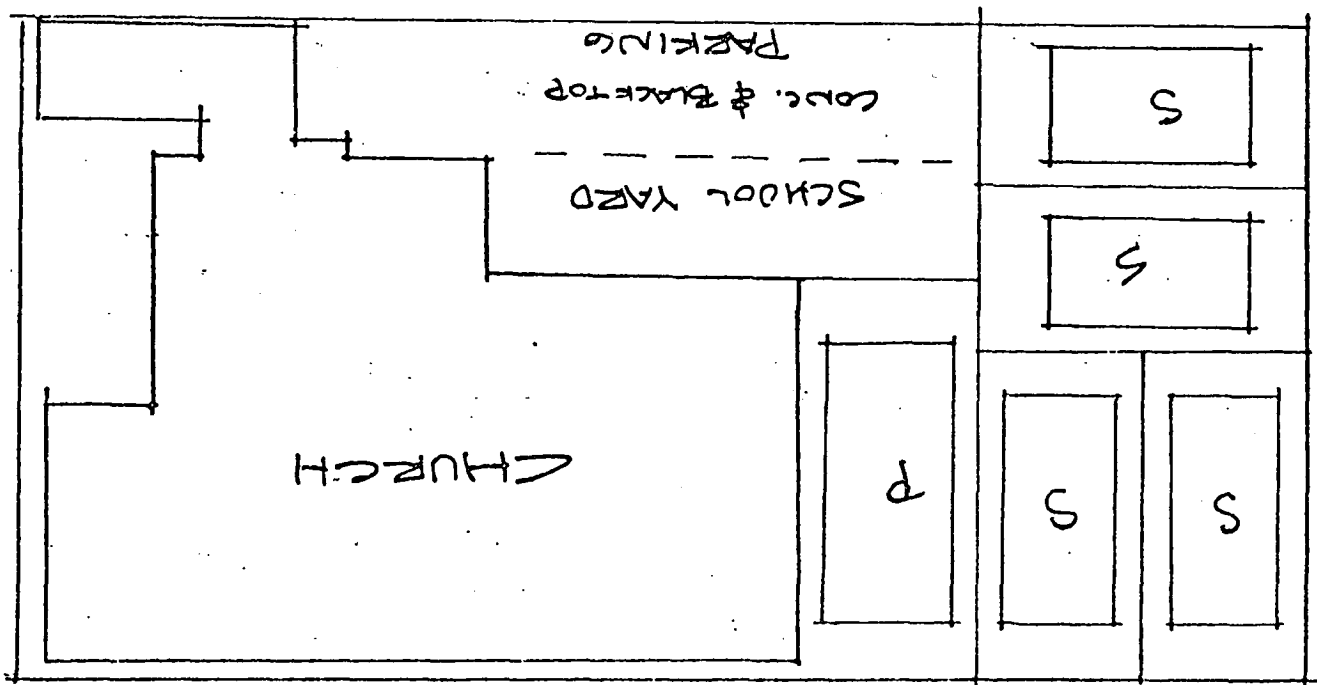
S

S

S

2310

"L" St.



S

S

S

S

P

SCHOOL YARD

COND. & BLACKTOP

PARKING

CHURCH

S: SUPPORTIVE P: PRIORITY E: ESSENTIAL

CAPITOL AVE.

NORTH



24 St.

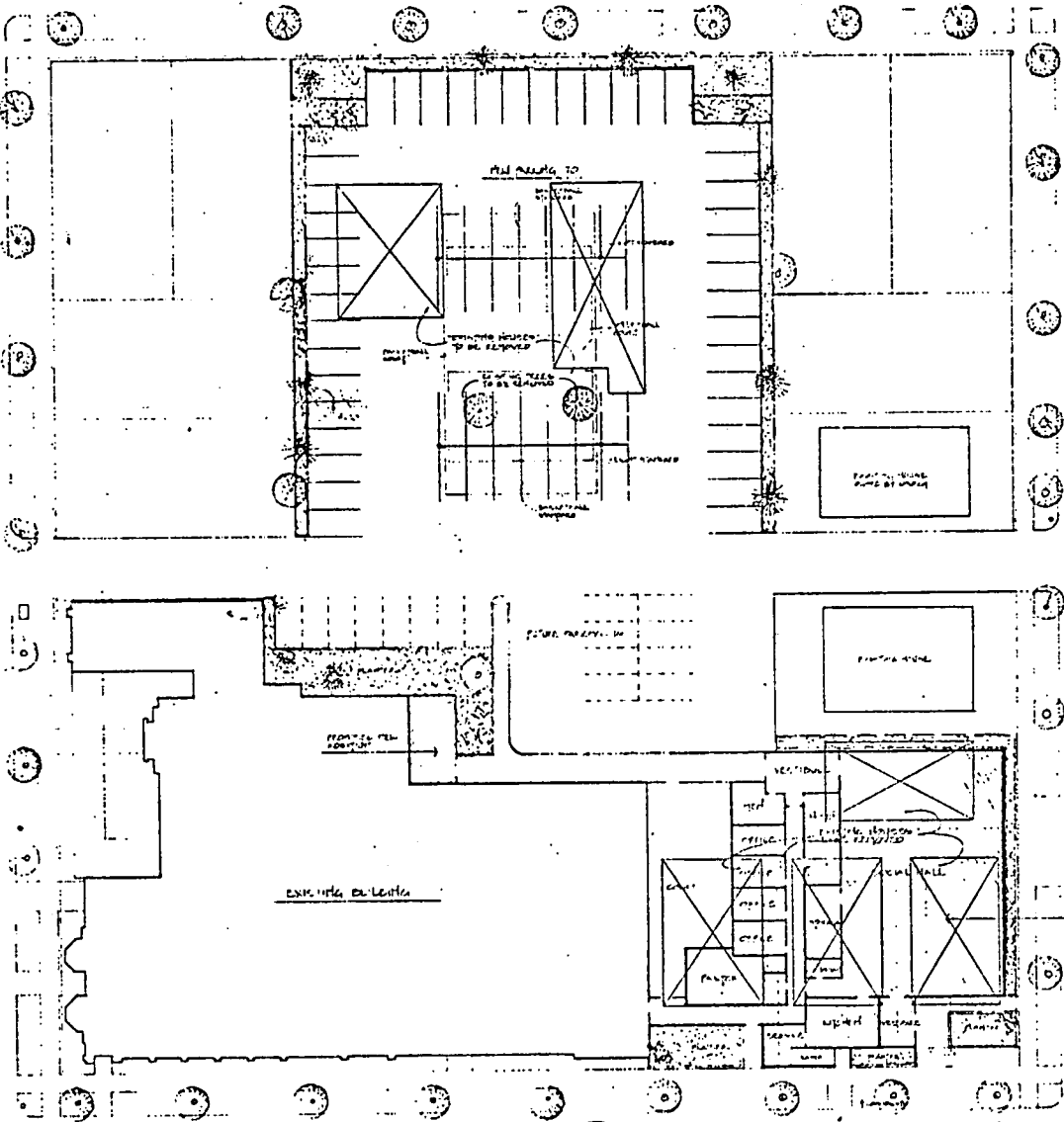
NORTH



CAPITOL AVE

24TH STREET

23RD STREET



"L" STREET

N SITE PLAN 1-27

FILED IN THE OFFICE OF THE COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA

TOMICH AND YEE ARCHITECTS AND PLANNERS, INC. 1011 WEST SACRAMENTO, CALIF. 95811-1011

PROJECT NO. 1011

DATE: 10/1/88

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## SACRAMENTO OLD CITY ASSOCIATION

P.O. Box 2288 • Sacramento, California 95811

November 25, 1980

Sacramento City Council  
915 "I" Street  
Sacramento CA 95814

Dear Members of the Council:

The Sacramento Old City Association (SOCA) urges you to approve the Preservation Board's request for a stay of demolition for the Diepenbrock Mansion on Capitol Avenue.

We are certain that you are aware of SOCA's long-standing interest in this historic and architecturally significant structure. We have been informed that several interested parties are in negotiation with the owners for either purchase-rehabilitation or lease-rehabilitation of this structure. It appears that we are very close to the advent of a renewed life for a building which many Sacramentans have shown interest in.

A second 180-day stay at this time would go far toward guaranteeing that negotiations continue. We ask that you give the building the full chance at continued life.

Sincerely,

Karolyn W. Simon  
President

November 24, 1980

To whom it may concern:

As a property holder in the neighborhood of the Diepenbrock Mansion, I am strongly opposed to the demolition of this historic structure. I feel that the Diepenbrock Mansion enriches the cultural character of the neighborhood, and the demolition of that building would be an irreparable loss to the Central City at large. I urge that some alternative to demolition be sought and honestly believe that it is economically possible to find support for the preservation of the building.

Very truly yours,



Bonnie R. Fitzpatrick

*Property owned: 1215 24<sup>th</sup> St.*

1012 V Street  
Sacramento CA  
November 24, 1980

Mr. Richard Hastings  
Environmental Analysis  
and Preservation Board  
Sacramento, California

Dear Mr. Hastings,

As a resident of downtown Sacramento, I wish to add my support to the Preservation Boards's opposition to granting the First Baptist Church a permit to destroy the Deipenbrock house to build a parking lot et al. After all that that old home has gone through , its destruction seems a needless act. That neighborhood maintains an historical integrity that would be degraded considerably if the block became a sheet of asphalt. I hope the church can be persuaded to think of community they are a part of. Providing more parking spaces will only encourage more autos in the downtown area, adding to pollution and congestion.

To a peaceful city,

*Juanita J. Self*

1212 22nd Street  
Sacramento, Calif  
November 24, 1980

To: Preservation Board  
City of Sacramento

Subject: Denial of demolition permit to the Baptist  
Church

Dear Mr. Hastings:

As a resident and property owner of the Capitol Park area of Sacramento, I encourage the city council to deny the demolition permit requested by the First Baptist Church.

I feel that the real issues are the preservation of one of our city's significant architectural buildings, maintaining the quality of life of fulltime residents in the neighborhood, and the adverse impact of changing the use of this property from a neighborhood church serving the immediate community into a church serving the needs of greater Sacramento County, at the expense of the neighborhood!!!

Sincerely yours,



G.L. HESS

NOVEMBER 24, 1980

RICHARD HASTINGS  
ENVIRONMENTAL ANALYSIS  
AND PRESERVATION BOARD  
CITY OF SACRAMENTO  
CITY HALL  
SACRAMENTO, CA 95814

DEAR MR. HASTINGS:

I AM WRITING TO EXPRESS MY CONCERN THAT THE PRESERVATION BOARD MAY WEAKEN ITS COMMITMENT TO PRESERVE THE HISTORIC STRUCTURES OF DOWNTOWN BY FAILING TO DEMAND THAT THE OWNERS OF THE DIEPENBROCK HOME AND SURROUNDING PROPERTIES ACT IN GOOD FAITH TO HALT THE DILAPIDATION OF THEIR PROPERTIES.

THE PRECEDENT ESTABLISHED BY THIS SITUATION IS A VERY UNFORTUNATE ONE. IT IS CLEAR THAT IF OTHER OWNERS OF HISTORIC PROPERTIES SEE THAT UNWANTED HISTORIC STRUCTURES MAY BE DISPOSED OF BY THE NEGLECT AND ENCROACHMENT METHOD, THAT EVENTUALLY ALL BUT THE MOST FAMED STRUCTURES WILL BE ENDANGERED.

A VARIETY OF FORCES, MOSTLY MONETARY, ARE FACING THE REMAINING DOWNTOWN NEIGHBORHOODS. CENTRALLY LOCATED LAND WILL CONTINUE TO APPRECIATE IN VALUE AND CAUSE PRESSURES FOR REMOVAL OF HISTORIC STRUCTURES. IF THE PRESERVATION BOARD FAILS TO DEMAND STRICT CONFORMANCE TO ITS MANDATE — ON SUCH AN IMPORTANT AND VALUABLE STRUCTURE AS THE DIEPENBROCK HOME — MORE SUCH ATTEMPTS TO DILAPIDATE UNWANTED HISTORIC PROPERTIES WILL CERTAINLY FOLLOW.

SINCERELY,

Richard Tolmach

RICHARD TOLMACH  
1730 13TH ST  
SACRAMENTO CA 95814

2322 Q Street, #19  
Sacramento, CA 95816  
November 25, 1980

City Council  
City Hall  
I Street  
Sacramento, California 95814

Dear Councilmembers:

It has come to my attention that the First Baptist Church is planning to demolish important pieces of our town's architectural heritage, in order to build, of all things, a parking lot. It is my understanding that the parking lot will be used to bring people in from the suburbs, only one day a week - although adequate and empty parking is readily available in the neighborhood.

To allow destruction of the outstanding Diepenbrock mansion, and other registered houses for an unnecessary project would harm the character of the midtown area, be in direct conflict with the philosophy of the hard fought Central City Plan and constitute a general travesty of poor planning. I urge you to use the full extent of your powers to oppose the demolition.

Yours sincerely,



Dennis Eugene Gilliam

2322 Q Street  
Sacramento, Ca  
November 24, 1980

To: Richard Hastings  
Director  
Preservation Board  
City of Sacramento

Dear Mr. Hastings:

I heartily applaud the Preservation Board's efforts to prevent the Baptist Church from using its permit to demolish the Deipenbrock home on Capitol Avenue. Since the house is listed as a priority structure on the city's list of buildings to be saved for their historical significance, it seems very shortsighted to allow it to be destroyed for another parking lot and/or new structure. Other alternatives have been offered to the church, so it doesn't seem out of line to use a few more months to implement a plan. After all the house has survived almost one hundred years.

Yours hopefully,

*John Adolphson*

November 24, 1980

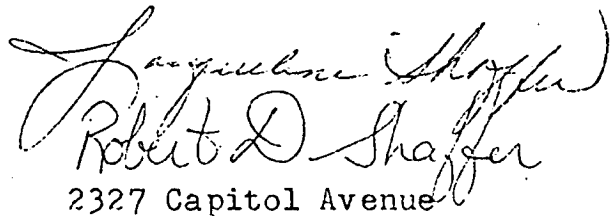
To The Sacramento City Council,

We are writing to voice our opinions about the intended actions of the First Baptist Church in regards to the various properties they own in the 2300 block of L Street and Capitol Avenue, in particular the Diepenbrock Mansion, located in the middle of the block on Capitol Avenue.

We feel the demolition of the structure in question is a totally unacceptable course of action. The lose of this house would leave a gaping hole in the community, further destroying the beauty and continuity given to the downtown area by the old houses, while replacing them with parking lots and huge modern structures.

As area owner-residents, we ask you to deny this and any further requests to demolish the downtown area and to fight to maintain the integrity and charm that makes Sacramento a unique and special place.

Sincerely,

  
Robert D. Shaffer

2327 Capitol Avenue

Sacramento, California



November 25, 1980

Sacramento City Council  
City Hall  
915 I Street  
Sacramento, CA 95814

Dear Members of the City Council:

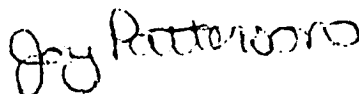
I am writing in support of an extension on the 180-day stay-of-demolition for the Diepenbrock Mansion.

The Diepenbrock is of architectural and historical interest to our community. The preservation of this building to be used as offices or as a private residence would add to the revitalization of our downtown area. Tearing the mansion down, however, would only detract from the neighborhood where it is situated and add another parking lot, the need for which is questioned.

To quote Dr. Ernest Connally, associate director of the Department of the Interior's Heritage Conservation and Recreation Service, "We're the only people in the world who've thrown away so many buildings in such a short period of time --nobody else on earth ever thought they could afford it. Now we can't either. After all, our physical stock is a valuable asset. We can't afford either socially or economically to rebuild that stock every so often. This rebuilding process keeps neighborhoods torn up constantly so that people are never really living in a humane environment. The neighborhoods either seem to be in a state of blight, construction, or demolition." I believe that Dr. Connally's remarks can be applied to the Diepenbrock situation.

I hope that this letter and others will be helpful to you as you make your decision on this matter.

Sincerely,



Joy Patterson  
P.O. Box 2288  
Sacramento, CA 95811

November 24, 1980

Sacramento city council:

as a member of the immediate neighborhood, I strongly support the extension of the suspension of demolition for the Diepenbroek mansion. The reason for my support is the mansion's historical significance as well as its architectural contribution to this neighborhood and the city of Sacramento.

once again, you face a decision which I urge you to make for Sacramento's heritage.

most sincerely,  
Margaret Davis  
Margaret Davis, owners

2412 I Street  
Sacramento, CA 95816

Each day holds its beauty of its own.

Olga Cinos  
2810 11 St  
Sacramento, Ca 95816

Nov. 24, 1980

Members of the City Council,

As a resident of  
Downtown Sacramento, and  
a concerned member of the  
community, I am writing

this letter as a protest  
to the proposed demolition



of the properties  
surrounding the First  
Baptist Church at  
22nd and L Streets.

Sincerely,  
Olga Cinos

**RESOLUTION No. 80-799**

**Adopted by The Sacramento City Council on date of**

RESOLUTION APPROVING EXTENSION OF DEMOLITION  
'SUSPENSION AT 2315 CAPITOL AVENUE

WHEREAS, the structure located at 2315 Capitol Avenue is an Essential structure on the City's Official Register.

WHEREAS, 2315 Capitol Avenue is within the boundaries of proposed Preservation Area No. 8.

WHEREAS, the demolition suspension on 2315 Capitol Avenue is due to expire on December 4, 1980.

WHEREAS, staff is working with the Board of Directors of the First Baptist Church to develop solutions to meet the church's parking needs.

WHEREAS, the Planning Commission has recommended that the Council extend the demolition suspension for an additional 180 days in order to provide time for total planning review of the church's expansion plans.

WHEREAS, the Preservation Board has recommended that the Council extend the demolition suspension for 180 days in order for staff to work out alternatives with the church which will avoid demolition of the Essential structure.

WHEREAS, outside developers have been negotiating with the church for long-term lease for rehabilitation of the structure on site.

WHEREAS, the Sacramento Old City Association and property owners and residents in the neighborhood support the retention of 2315 Capitol Avenue on site.

WHEREAS, a 180-day extension of the aforementioned suspension of a demolition permit for this structure is necessary in order to provide for further Preservation staff and Planning staff assistance to the church in developing a master plan for all church owned property between L Street and Capitol Avenue and 23rd and 24th Streets.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the suspension of the demolition permit at 2315 Capitol Avenue is hereby extended for 180 days.

.....  
\_\_\_\_\_  
MAYOR.

ATTEST:

.....  
\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

DEC 2 1980

OFFICE OF THE  
CITY CLERK

**McDONOUGH, HOLLAND & ALLEN**

A PROFESSIONAL CORPORATION  
**ATTORNEYS**

555 CAPITOL MALL, SUITE 950  
SACRAMENTO, CALIFORNIA 95814  
(916) 444-3900

FELIX S. WAHRHAFTIG  
(1909-1969)

NEWPORT BEACH OFFICE  
4041 MACARTHUR BOULEVARD, SUITE 190  
NEWPORT BEACH, CALIFORNIA 92660  
(714) 833-2304

IN REPLY REFER TO:

MARTIN McDONOUGH  
ALFRED E. HOLLAND  
BRUCE F. ALLEN  
V. BARLOW GOFF  
JOSEPH E. COOMES, JR.  
WILLIAM G. HOLLIMAN, JR.  
DAVID J. SPOTTISWOOD  
ELMER R. MALAKOFF  
RICHARD W. NICHOLS  
DONALD C. POOLE  
RICHARD W. OSEN  
RICHARD E. BRANDT  
GARY F. LOVERIDGE  
G. RICHARD BROWN

DENNIS D. O'NEIL  
DAVID W. POST  
SUSAN K. EDLING  
BRUCE McDONOUGH  
ALICE A. WOODYARD  
MICHAEL T. FOGARTY  
D. WILLIAM DENTINO  
ANN H. MORRIS  
DAVID F. BEATTY  
HARRY E. HULL, JR.  
RICHARD L. DECOSKY, JR.  
JEFFRY R. JONES  
WILLIAM L. OWEN  
DAVID R. BAADE

December 1, 1980

City Council  
City of Sacramento  
City Hall  
915 I Street  
Sacramento, CA 95814

Re: Diepenbrock home  
(180-day wrecking permit extension)

Dear Mayor and Members of the Council:

On December 2, 1980, Preservation Director Richard Hastings will request a 180-day extension of the pending wrecking permit for the Diepenbrock home (2315 Capitol Avenue).

This office represents the First Baptist Church. As you know, the Church owns several parcels in the block bounded by 23rd and 24th Streets between Capitol Avenue and L Street. The Diepenbrock home is located upon one of the parcels owned by the Church.

The Church first applied for permission to demolish the Diepenbrock home in 1974, but has voluntarily delayed pursuit of a demolition permit since mid-1975. During this lengthy delay the Church has actively pursued alternative methods of preserving the home. To date, preservation alternatives have proved unworkable in light of the Church's need for additional building and parking space. In June of 1980, the Church renewed its request for demolition permission and at the same time initiated discussions with the City staff concerning alternative methods of preserving the home. These discussions of preservation alternatives are continuing at the present time.

Central to the Church's decision with regard to preservation of the Diepenbrock home is the question of what use the Church may make of its surrounding parcels. The Church has a need for additional parking and building space to serve its congregation. In order to resolve the conflict

4

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY

REPORT OF THE COMMITTEE ON THE  
PROGRESS OF THE DEPARTMENT OF CHEMISTRY  
DURING THE YEAR 1954

Presented to the Board of Trustees at the meeting held on  
November 10, 1954, at the University of Chicago

By the Committee on the Progress of the Department of Chemistry,  
consisting of the following members:

Chairman: *[Name]*  
Members: *[Names]*

The Committee on the Progress of the Department of Chemistry  
has the honor to submit to the Board of Trustees the following  
report on the progress of the department during the year 1954.

The department has been fortunate in receiving a number of  
new appointments during the year, and the progress of the  
department is being maintained at a high level.

The following is a summary of the progress of the department  
during the year 1954:

*[Detailed summary of departmental progress, including research highlights, publications, and administrative matters.]*

The progress of the department during the year 1954 has been  
most satisfactory, and the Board of Trustees is confident that  
the department will continue to make significant contributions  
to the field of chemistry in the future.

City Council  
City of Sacramento  
December 1, 1980  
Page 2

between the Church's need for additional building and parking space and the City's desire to preserve the Diepenbrock home, the Church has agreed to initiate a proposed master plan for all of its properties. The plan that will be proposed will provide for preservation of the Diepenbrock home in its present location and will call for Church building and parking development on other parcels presently owned by the Church. Some of these parcels do involve existing structures which will be proposed for removal in order to accommodate the Church's needs. The plan will be presented to the Planning Commission for special permit review together with any other City reviews that may be required. We are hopeful that the plan which is ultimately approved by the City will be acceptable to both the City and to the Church. In such event, we propose that the City and the Church enter into a development agreement (pursuant to Government Code Sections 65864-65869.5) which will give assurance to both the Church and to the City of the long term commitment toward accomplishing the approved plan and preservation of the Diepenbrock home.

We are hopeful that the Church's proposed master plan can be reviewed within the 180-day demolition permit extension presently being recommended by the Historic Preservation staff.

Very truly yours,



William L. Owen

WLO:tf



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

December 4, 1980

City Preservation Board  
725 "J" Street  
Sacramento, CA 95814  
Attn: Richard Hastings, Director

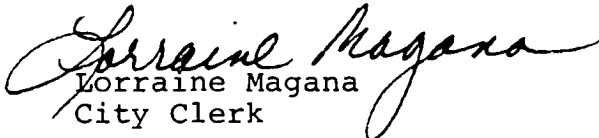
Dear Richard:

On December 2, 1980, the City Council considered various matters regarding the extension of demolition suspension for property located at 2315 Capitol Avenue (Diepenbrock House).

The Council adopted Resolution 80-799, which approves extension of demolition suspension for 180 days.

Enclosed, for your records, is a certified copy of the above referenced resolution.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/20  
Encl.

cc: Old City Association  
Building Inspections  
McDonough, Holland & Allen



