Sacramento Housing & Redevelopment Agency

REPORT TO REDEVELOPMENT AGENCY
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
May 22, 2007

Honorable Chair and Members of the Redevelopment Agency

Title: Purchase Authority for the Acquisition of 1210 D Street

Location/Council District: 1210 D Street; Alkali Flat Redevelopment Area, Council District 3

Recommendation: Adopt a **Redevelopment Agency Resolution** 1) setting just compensation for the property located at 1210 D Street as the fair market value as established by appraisal; and, 2) amending the 2007 Sacramento Housing and Redevelopment Agency (SHRA) budget to allocate $400,000 of Alkali Flat Project Area Tax Exempt bond funds to the 1210 D Street project to fund all actions necessary to purchase this property.

Contact: Lisa Bates, Director, Community Development, 440-1322; Chris Pahule, Assistant Community Development Director, 440-1350

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: This report requests authority to acquire a dilapidated single family home at 1210 D Street in the Alkali Flat Redevelopment Area (Attachment 1 – Location Map). The property is adjacent to Redevelopment Agency (Agency) owned parcels which are planned for a mixed-use, transit friendly development. The blighted property has been boarded-up and vacant for over three years and is a magnet for crime, vagrancy, and loitering within the immediate area. The report recommends the home be purchased and demolished. The vacant site would then be developed along with adjacent Agency-owned properties. Earlier this year, the property owners volunteered the sale of their property once staff received purchase authority. Attachment 2 contains additional background information on the site.

Policy Considerations: The actions recommended in this report are consistent with redevelopment strategies outlined in the Alkali Flat Redevelopment Area 2005-2009 Implementation Plan, which focus on prioritizing the 12th Street corridor gateway as a way to enhance the neighborhood.

Environmental Considerations: As the action contemplated is property acquisition and demolition of a property within a registered historic district, the Agency commissioned a historical assessment of the property. The assessment concluded that the property was not eligible for listing in the California Register of Historical Resources (Public Resources Code § 5024.1) because it did not meet one or more of the criteria set forth in the Public Resources Code and the California Code of Regulations (CCR Title 14, Chapter 11.5, § 4850 et seq.). Attachment 3 contains the evaluation of the historic structure. In addition, the assessment found the demolition and removal of the building would not have an effect on the environment as set forth in Public Resources Code § 21084.1 This action is exempt from further California Environmental Quality Act (CEQA) review under CEQA Guidelines Section 15301(l)(1) - demolition of a small residential structure.

Committee/Commission Action: At its meeting on April 5, 2007, the Alkali Flat Redevelopment Advisory Committee adopted a motion recommending approval of the attached resolution.

The votes were as follows:

AYES: Camacho, Delgado, Prosser, Williams, Poe, Miller

NOES: None

ABSENT: Kivela, Valle

Sacramento Housing and Redevelopment Commission: At its meeting of May 2, 2007, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Fowler, Gore, Hoag, Piatkowski, Shah, Stivers

NOES: None

ABSTAIN: None

ABSENT: Burns, Coriano

Rationale for Recommendation: The property recommended for acquisition is strategically located less than a block from Regional Transit's Alkali Flat / La Valentina Light Rail Station and immediately adjacent to SHRA-owned properties awaiting redevelopment. The property is currently in a state of disrepair and would be detrimental to the planned mixed-use development on the SHRA-owned properties. The acquisition, demolition and eventual development of the site will ensure that a consistent revitalization effort takes hold at the Alkali Flat / La Valentina Light Rail Station area.

Financial Considerations: This report recommends the Executive Director amend the Sacramento Housing and Redevelopment Agency budget to allocate $400,000 in Alkali Flat Tax Exempt bond funds to cover all costs associated with the acquisition, relocation, and demolition of property located at 1210 D Street.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore M/WBE considerations do not apply.

Respectfully Submitted by:_____
ANNE M. MOORE
Executive Director

Recommendation Approved:

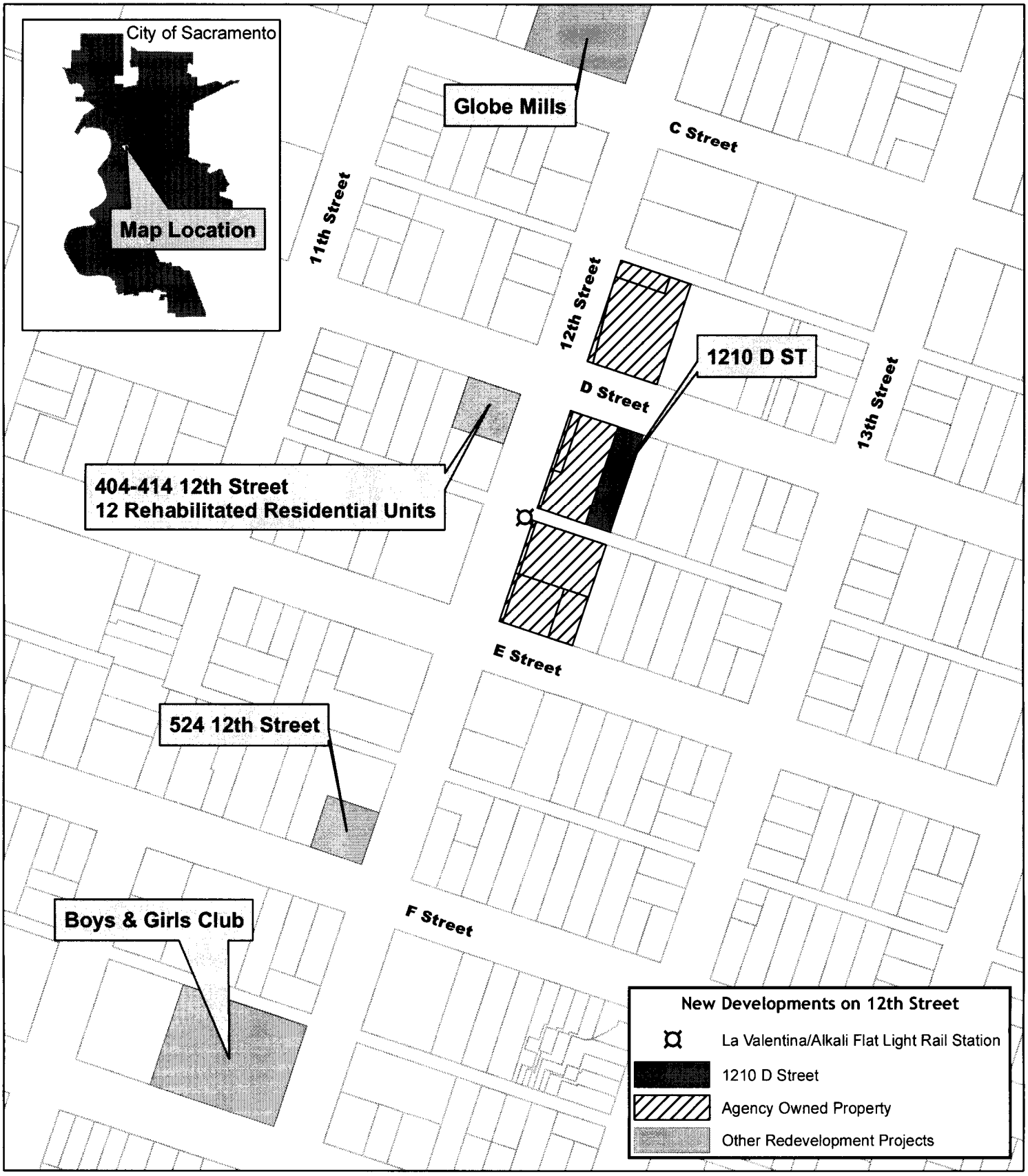
Cassandra H.B. Jennings
for RAY KERRIDGE
City Manager

Table of Contents

	Report	pg. 1
Attachments		
1	Location Map	pg. 4
2	Background	pg. 5
3	Historic Evaluation	pg. 6
4	Redevelopment Agency Resolution	pg. 12

Sacramento Housing & Redevelopment Agency

1210 D STREET
Alkali Flat Redevelopment Area



ACQUISITION AND DEMOLITION OF 1210 D STREET

BACKGROUND

The residential property located at 1210 D Street has been vacant for over three years. During this time, Redevelopment Agency (Agency) staff have been made aware of the various social nuisance issues caused by this property due to its dilapidated state.

Seven Agency-owned parcels next to the home are currently being considered for future development. The current property owner is aware of the condition and the problems associated with his residential property. He has been unable to make many of the improvements needed to bring the property up to a standard consistent with the type of investment contemplated for the Agency- owned site. Staff believes the current state of the property may continue to worsen and the condition of the property may deter future development in the immediate area.

As part of Staff's due diligence in preparing for the acquisition of this property, the cost of rehabilitating the home and the cost associated with relocating the home were researched. HMR Architects, an independent architectural firm, conducted a structural evaluation of the home and also provided rehabilitation and relocation cost estimates. HMR's evaluation concluded the house had severe structural damage and the cost of improvements greatly exceed the appraised value of the home post rehabilitation. Staff also commissioned a report which evaluated the historical integrity of the property. The historical evaluation, conducted by Roland-Nawi Associates, concluded the home had no historical value to the neighborhood. Their analysis is attached to this report as Attachment 3.

ROLAND-NAWI ASSOCIATES
Preservation Consultants

4829 Crestwood Way Sacramento, Ca 95822 916.441-6063

Review and Evaluation Cultural Resources
1210 D Street
Sacramento, CA 95818

February 28, 2007

Description:

The residence at 1210 D Street is sited on a standard city lot. It was built in a working class neighborhood that was close to the industrial corridor west of 12th Street along the Southern Pacific Railroad levee. The builder and original tenant was a tinner who worked for the Southern Pacific Railroad. This residence is a one and one-half story hipped bungalow. Set on an elevated foundation, it is rectangular in plan. The roof is modestly hipped with a low hip roof dormer on the front elevation. The dormer has a small replacement window which is flanked by louvered vents. Eaves are flared with a wide overhang and exposed rafters. The roof is covered with composition shingle. The porch is cut-in and is covered by the principal roof. A plain cornice extends across the front of the porch. The front porch roof is supported by Tuscan columns set on a closed porch rail. The porch and entry are accessed via a long wooden stair with a closed balustrade. Fenestration consists of double hung one-over-one windows arranged singly and in pairs. A canted bay projects a little over the basement story forming an L with the porch on the front elevation. A canted bay is also found on the west façade. A sliding aluminum frame window has replaced the original on the east side of the front façade. The basement is clad with lap siding. The house is clad with wooden novelty siding. There is a small gable roofed enclosed back porch or utility space at the rear of the house.

Evaluation:

An historical property is significant under California law if it is eligible for listing in the California Register of Historical Resources (Public Resources Code § 5024.1). A property is eligible for listing, either individually, or as a contributing element in a historic district, if it meets one or more of the criteria set forth in the Public Resources Code and the California Code of Regulations (CCR Title 14, chapter 11.5, § 4850 et seq). Criteria for listing include 1) association with events that have made a significant contribution to broad patterns of local or regional history; 2) association with the lives of persons important to local, California or national history; 3) embodies the distinctive characteristics of a type, period or region; 4) had potential to yield information important to prehistory or history (CCR § 4852 (b), CEQA Guidelines § 15064.5(a)(3). In addition to meeting one or more of the criteria for listing, the property must retain its integrity; that is its ability to convey its historic significance. Integrity is defined by the National Park Service as consisting of seven elements including location, design, setting, materials, workmanship, feeling and association. The Public Resource Code § 21084.1 and the CEQA Guidelines §15064.5 (D)(4) give lead agencies the authority to evaluate the significance of an historical resource even if that resource is not listed in the California Register, or listed in a location register of historical resources.

The building is a typical example of a hip-roof bungalow cottage. It was constructed between 1900 and 1915 by Antonio King. King was a , who occupied the house until the late teens, after which it had several owners. King does not appear to have been associated with events or patterns important in the history and development of the city or region.

The house is an architectural type that was popular throughout the county from the late 1880s through the 1920s. It is contemporaneous with the two-story four-square house with which it shares a number of stylistic similarities. A large number of both types of houses were constructed in Sacramento in the late 19th and early 20th centuries. Ornamentation was a minor design consideration with this type of residence. 1210 D Street is typical in this regard relying on a few simple elements such as the Tuscan porch posts and the canted front bay to add architectural interest.

The house is not associated with anyone of historical significance. It does not exhibit evidence of design merit or workmanship that would qualify it for individual listing in the California Register of Historical Resources. Although it retains its historic integrity, it is not part of a continuity of buildings that are united historically or aesthetically by plan or physical development to form a historic district. D Street between 12th and 13th Streets has undergone substantial change over time with a number of new infill houses and apartments. The building is not historically significant under either criterion 1/A or 3/C.

Potential Effect:

The standard for assessing the effects of a project on historical resources is set forth in the Public Resources Code § 21084.1: "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Substantial adverse change is defined as "demolition, destruction, relocation or alteration such that the significance of an historical resource is impaired" (PRC § 5021.1(q).

The alteration, demolition or removal of the buildings would not have an effect on the environment.

***Resource Name or #:** 1210 D Street
P1. Other Identifier: None
***P2. .Location: *a. County**...Sacramento.
b. Address : 1210 D Street
***c. City: e. USGS Quad:** Sacramento East Quadrangle 7.5
***f. Other Locational Data (APN #):** 002-121-002
***P3a. Description:**
This residence is a one and one-half story hipped bungalow. Set on an elevated foundation, it is rectangular in plan. The roof is modestly hipped with a low hip roof dormer on the front elevation. The dormer has a small window which is flanked by louvered vents. Eaves are flared with a wide overhang and exposed rafters. The roof is covered with composition shingle. The porch is cut-in and is covered by the principal roof. A plain cornice extends across the front of the porch. The front porch roof is supported by Tuscan columns set on a closed porch rail. The porch and entry are accessed via a long wooden stair with a closed balustrade. Fenestration consists of double hung one-over-one windows arranged singly and in pairs. A canted bay projects a little over the basement story forming an L with the porch. A canted bay is also found on the west façade. A sliding aluminum frame window has replaced the original on the east side of the front façade. The basement is clad with lap siding. The house is clad with novelty siding. There is a small gable roofed enclosed porch or utility space at the rear of the house.
P3b. Resource Attributes: HP2
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District
P5b. Description of Photo Front façade view south.
***P6. Date Constructed/Age:** ☐ Prehistoric ■Historic ☐ Both
***P7. Owner and Address:**

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P8. Recorded by:**
Carol Roland
Roland-Nawi Associates
956 Fremont Way
Sacramento, CA 95818
P9. Date Recorded:
February 27, 2007
P10. Type of Survey: ■ Intensive ☐ Reconnaissance ☐ Other
Describe Eligibility Evaluation
***P11. Report Citation:**
***Attachments:** ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ■ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

***Resource Identifier:** 1210 D Street ***NRHP Status Code:** 6Z
B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Residence **B4. Present Use:** Vacant
***B5. Architectural Style:** Hip-Roof Bungalow
***B6. Construction History**: The house was constructed between 1900 and 1915. A Garage was added in 1922 and interior remodeling was done in 1951.
***B7. Moved?** ■ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** same
***B8. Related Features**: None

B9a. Architect: None **B9b. Builder:** Unknown
***B10. Significance: Theme:** Residential Development City of Sacramento **Period of Significance**:
Property Type: Single family Residence **Applicable Criteria:** 1/A and 3/C

The building is a typical example of a hip-roof bungalow cottage. It was constructed in between 1900 and 1915 by Antonio King. The house does not appear on the 1899 Sanborn Fire Insurance Map, but is on the 1915 revised Sanborn map. King was a tinner employed by Southern Pacific Railroad, and occupied the house until the late teens. He does not appear to have been associated with events or patterns important in the development of the city or region.

The house is an architectural type that was popular throughout the county from the late 1880s through the 1920s. It is contemporaneous with the two-story four-square house with which it shares a number of stylistic similarities. A large number of both types of houses were constructed in Sacramento in the late 19th and early 20th centuries. Ornamentation was a minor design consideration with this type of residence. 1210 D Street is typical in this regard relying on a few simple elements such as the Tuscan porch posts and the canted front bay to add architectural interest.

The house is not associated with anyone of historical significance in the history of the city or the region. It does not exhibit evidence of design merit or workmanship that would qualify it for individual listing in the California Register of Historical Resources. Although it retains its historic integrity, it is not part of a continuity of buildings that are united historically or aesthetically by plan or physical development to form a historic district. D Street between 12th and 13th Streets has undergone substantial change over time with a number of new infill houses and apartments. The building is not historically significant under either criterion 1/A or 3/C.

B11. Additional Resource Attributes: N/A
B12. References: City of Sacramento Building Permit Records; City of Sacramento City Assessor Maps 1895,1900, 1910. Hepting Photographic Collection. All of the previous sources are in the collections of the Sacramento Archives and Museum Collection Center. Sanborn Fire Insurance Maps 1899, 1915;, City of Sacramento Directory, 1895- 1915.

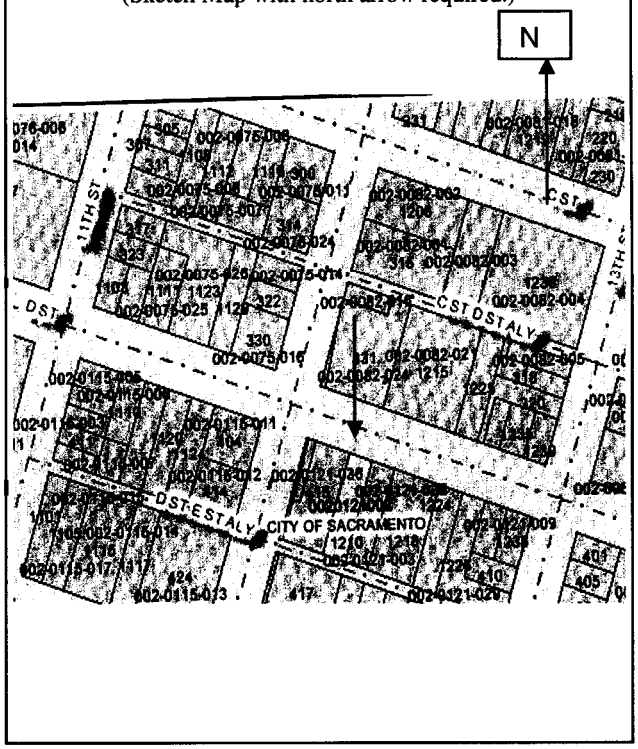
Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants
956 Fremont Way
Sacramento, CA 95818

B 15. Date of Evaluation: 2-26-07

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

Resource Identifier: 1210 D Street, Sacramento, CA

X Continuation O **Update**

Figure 1. West Façade

85/24/53

The northeast corner of 12th & D street...
Widening of 12th street...June 22nd, 1949.

Figure 2. Corner of 12th and D Street,1953. 1210 D Street appears behind the corner store. Photograph courtesy of Sacramento Archives and Museum Collections Center, Eugene Hepting Collection.

RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

PURCHASE AUTHORITY TO ACQUIRE 1210 D STREET

BACKGROUND

A. Acquisition of property at 1210 D Street (Property) in the Alkali Flat Redevelopment Project Area (Project Area), boarded-up and vacant for over three years, would eliminate blighting conditions, help subdue crime in the immediate area and foster future development within Project Area.

B. The property owner is willing to negotiate the sale of Property for not less than fair market value.

C. A budget of $400,000 in Alkali Flat Project Area Tax Increment Funds for 1210 D Street Acquisition Project will provide the anticipated funding needed for the demolition and maintenance of Property.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1. It is found and determined that the acquisition of the Property does not commit the Agency to proceed with a specific development project, that the acquisition does not limit the choice of alternatives or mitigation measures for compliance with the California Environmental Quality Act (CEQA), and when the scope of development of the Property has been defined, that the environmental review of the proposed project must then be conducted; and therefore, pursuant to CEQA Guidelines Section 15004(b)(2)(A) and (B), acquisition of the Property is not subject to environmental review.

Section 2. The Executive Director is authorized to take all actions as may be reasonably necessary to purchase the following parcel in the City of Sacramento ("Property") for not less than fair market value, within the available budgeted funds:

1210 D. Street (APN 002 0121 002)

Section 3. The Executive Director is authorized to allocate $400,000 in Alkali Flat Project Area Tax Increment Funds to the 1210 D Street Acquisition Project, to amend the budget accordingly, and take such actions as are reasonably necessary to complete the Property acquisition.