




MEMORANDUM

May 7, 1998

TO: John Meyer, City Manager
FROM: Lorin Gardner, Chief Building Official 
SUBJECT: Condemnation of the Pump House at the Hunt-Boyer

Investigation of the condition of the Pump House on May 5, 1998, showed that it was not structurally sound due to extensive rotting of the support timbers. The stairs to the second floor were also in extreme disrepair. I believe that water has been decaying the building since it was moved to this location 15 to 20 years ago.

I condemned the building for any use unless the building was made structurally sound and asked Gary Howard, Facility Superintendent, to secure the structure so it could not be used and to remove the stairs as they were an attractive nuisance. As long as these two items are accomplished, I believe that the building could remain in this condition for up to a year without becoming more of a hazard. I also asked Gary to obtain an estimate of the cost to make the building structurally sound and water tight.


The Historical Resources Commission may have some concerns on what should be done to the building.

c: Jeanie Hippler
Bob Bowen
Gary Howard
Esther Polito



MEMORANDUM

June 4, 1998

TO: Jeanie Hippler, Parks and Community Services Director
FROM: Lorin Gardner, Chief Building Official 
SUBJECT: Condemnation of the Pump House at the Hunt-Boyer

My original letter of May 8, 1998 condemned the Pump House structure based on an investigation conducted on May 5, 1998 that showed that it was not structurally sound due to extensive rotting of the support timbers and that the stairs to the second floor were in extreme disrepair.

Per your request, listed below is a more detailed description of what needs to be accomplished prior to the building being used:

1. The south and the southern half of the west wall were the only walls that had the sheet rock removed and you could see where the supporting members had been deteriorating for many years. At least half the visible supporting members have to be replaced, the plywood used for shear on the west wall was deteriorated extensively and the structural supports that it was nailed to also had extreme deterioration. Removal of the remaining sheetrock would most likely show additional areas of decay.
2. The rear stairs are very poorly supported and the handrail would not support the weight of anybody leaning against it. I feel that the stairs are an attractive nuisance and should be appropriately repaired or torn down as soon as possible.
3. The "electrical system" has been added to and changed so many times that it is impossible to determine the status of the circuits. The entire electrical system needs to be removed and redone to code. The "plumbing systems" which includes the water, waste, and gas systems are

4. also in need of a complete redo so confidence can be placed in the safety of each of the plumbing systems.
5. The building has to be made water tight. This would involve a considerable effort as the exterior siding would have to be removed, the water proofing accomplished and then the siding replaced. This would be more difficult to accomplish if the historical appearance has to be retained.

Please call me at 7214, if you have any further concerns.

c: John Meyer
Bill Emlen
Bob Bowen
Gary Howard
Esther Polito

EXPANDED DESCRIPTION:

The awnings are made of canvas. They are sized just to fit over the door and window in question (see attached drawing and pictures). The applicant states that the main reason the awnings were put up is to keep rain water from leaking inside the building through the door and window (see attached letter from Lawrence Shepard).

ZONING AND LAND USE (EXISTING):

Zoning: C-C with C-Overlay (Second Street is designated as a pedestrian oriented street).

Land Use: Commercial

All surrounding uses are commercial.

CONDITIONS (EXISTING):

Awnings have already been installed.

ENVIRONMENTAL ASSESSMENT:

The awnings are categorically exempt, Class 1 as a minor alteration to an existing structure.

GENERAL PLAN COMMENTS:

The site is shown as commercial on the Core Area Plan. Thus, the project is in conformance with the General Plan.

BACKGROUND:

August 31, 1978 - The Design Review Commission approved details of the Hunt-Boyer house renovation including the pump house.

June 6, 1979 - The Community Development Department administratively approved revised details of the pump house including: preservation of the north door and west window, moving the stairway to the south side of the structure; construction of brick paths and patio; and the installation of a 2½-3' high lath fence around the patio.

July 2, 1979 - The Community Development Department administratively approved the brick patio, 3 1/2' high white fence, and trellis adjacent to theater wall.

September 13, 1979 - The Community Development Department administratively approved a low-profile, freestanding sign for the Davis Wine Company.

STAFF COMMENTS:

1. The existing yellow awnings appear to be incompatible with the color, materials, and historic character of the pump-house and Hunt-Boyer house.