

## **ORDINANCE NO. 2019-0017**

Adopted by the Sacramento City Council

May 28, 2019

### **An Ordinance Listing the Properties Located at 1081 38<sup>th</sup> Street (1031 Maple Avenue), 1109 38<sup>th</sup> Street (Boitano House), 1308 38<sup>th</sup> Street (Miller House), 1315 38<sup>th</sup> Street (Lubin/Riley House) as Landmarks on the Sacramento Register of Historic and Cultural Resources**

#### **BACKGROUND**

- A. The city council has found “that significant aspects of the city’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character.” (Sacramento City Code section 17.604.100.A.)
- B. To this end, the city code provides a mechanism for listing landmarks, historic districts, and contributing resources on the Sacramento Register of Historic and Cultural Resources (“Sacramento Register”).
- C. The homes at 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street are all part of the “Maple Avenue Historic District” which was evaluated in 2015 by Historic Environment Consultants and recommended as eligible for listing in the Sacramento Register of Historic and Cultural Resources.
- D. On April 4, 2019, the Preservation Director determined that the properties located at 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street were eligible for listing on the Sacramento Register of Historical and Cultural Resources as historic landmarks. Pictures of these homes are attached as Exhibit A. On April 17, 2019, the Preservation Commission concurred with the findings of the Preservation Director and recommended the City Council list the properties at 1081 38th Street, 1109 38th Street, 1308 38th Street, and 1315 38th Street historic landmarks in the Sacramento Register.

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

**SECTION 1**

The city council hereby finds the following:

A. 1081 38<sup>th</sup> Street meets the criteria for listing on the Sacramento register as follows:

- i. 1081 38<sup>th</sup> Street is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation (17.604.210.A.1.a.i)

Built in 1912, 1081 38th Street is associated with the residential development period that occurred in Sacramento in the early 1900s. During this period, the City annexed substantial amounts of land for residential development, creating a number of suburbs which included historic Maple Avenue. The residence and neighborhood is also associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. The Longton/Nathan House was constructed in the Prairie School style, which was very popular in Sacramento during the 1912-1929 period along with other period and revival styles.

- ii. 1081 38<sup>th</sup> Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

This residence at 1081 38th Street reflects the Prairie School style of architecture, stucco-clad with many decorative elements. The Prairie style originated in Chicago, and spread widely by pattern books and popular magazines, becoming common vernacular homes built between 1905 and 1915. Essential physical features found at 1081 38th Street, representing the Prairie architectural style, include the house's two story, box shaped form, with its smooth stucco cladding, gabled shingle roof and large, open eaves with exaggerated overhangs. The building presents a strong horizontal emphasis through a symmetrical, low-pitched roof of the full-length deep porch extends over the driveway to form a porte cochere. The porch is divided into three parts by large, rectangular detailed columns of masonry. The peaked arched openings of the porch are repeated at three sides of the porte cochere. The chimney is also stucco surfaced and in the characteristic broad and flat configuration. There is a shallow bay at the north side of the entry. The wood front door is oversized, with beveled glass inserts flanked by eight-light Arts & Crafts style side lights. There are two sets of concrete stairs, as a result of the perimeter foundation and raised subfloor, a typical regional adaptation for low-lying city prone to flooding in

the early 20th Century. The fenestration consists of a large picture window with an eight-light transom over it flanked by a pair of one-over-one light double hung windows into the living room, and an identical bay window into the dining room on the main floor. The wood windows with divided lights are classic features of the early 20th Century period. The second floor has two large six-over-one light double hung windows. There are two smaller six-over-one double hung windows in the center with the common Prairie School detail of a window box below.

- iii. The nominated resource has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section (17.604.210.A.1.b)

1081 38th Street retains its historic integrity of location, setting, design, materials, workmanship, feeling, and association. The property retains its original location on 38th Street/Maple Avenue which maintains the setting of a neighborhood from the 1920s period. The Prairie design elements have been retained, such as boxed eaves, horizontal architectural elements. The materials and workmanship, such as stucco cladding, wood windows/doors, and masonry porch floor have been preserved or replaced with compatible materials. The properties' feeling associated with both the Prairie architectural style and the Better Homes Movement of the 1920s remains present.

- iv. 1081 38<sup>th</sup> Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)  
The residence at 1081 38th Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship and association. It is an important representation of the Eclectic architectural movement in Sacramento, and an excellent example of the Prairie School architectural style with regional adaptations to Sacramento.
- v. The city council has considered the factors in 17.604.210.A.2 and finds none of them applicable to the listing of 1081 38th Street.

B. 1109 38<sup>th</sup> Street meets the criteria for listing on the Sacramento register as follows:

- i. 1109 38<sup>th</sup> Street is associated with events that have made a significant contribution to the broad patterns of the history of the city and the nation (17.604.210.A.1.a.i)

Built in 1923, the residence at 1109 38th Street (Boitano House) is associated with the residential development period that occurred in Sacramento in the early 1900s. During this period, the City annexed substantial amounts of land for residential development, creating a number of suburbs which included historic Maple Avenue. The residence and neighborhood are associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. The Boitano House was constructed in the English Tudor Revival style, which was very popular in Sacramento during the 1912-1929 period along with other period revival styles.

- ii. 1109 38<sup>th</sup> Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

This residence at 1109 38th Street is an excellent Tudor Revival example of the Eclectic design movement, an architectural period that emphasized relatively pure copies of European traditions in the Americas. The Eclectic design movement began in the late 1800s with landmark residential architecture designed by architects that mimicked a variety of European styles as accurately as possible. Essential physical features of this property include elements of the Tudor architectural style, such as the steeply pitched cross gable with decorative half-timbering and stucco infill on the dominant front gable; tall, narrow windows with multi-pane glazing; brick wall cladding; and a large chimney topped by a decorative chimney pot. The grouping of windows in strings of three or more, semi-hexagonal bay window, and their location below the main gable reflect strong Tudor Revival characteristics. Gradually, Eclectic styles became more mainstream, with even modest homes channeling European design in their facades. These revivalist styles were common through the 1920s and '30s. The Boitano House is an excellent example of the English Tudor Revival style of Eclectic residential architecture in Sacramento.

- iii. 1109 38<sup>th</sup> Street has integrity of location, design, setting, materials, workmanship and association (17.604.210.A.1.b)

1109 38<sup>th</sup> Street is in its original location. The residence retains moderate to high integrity of design, materials, and workmanship. The house is located in a neighborhood that is associated with the Eclectic design movement of the late 1800s, a national movement generating interest and pride in the value of a high-quality domestic life, including pleasant neighborhoods, attractive natural landscaping, and fine quality residences. The historic Maple Avenue area surrounding the Boitano House, as well as the residence itself, retains high design quality and integrity, effectively conveying the historic time period in which it developed and leaving intact integrity of setting, feeling, and association.

- iv. 1109 38<sup>th</sup> Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter (17.604.210.A.1.c)

1109 38<sup>th</sup> Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship and association. It is an excellent example of the Tudor Revival architectural style, the work of builder Edloe Book, and is an important representation of the Eclectic architectural movement in Sacramento.

- v. The city council has considered the factors in 17.604.210.A.2 and finds none of them applicable to the listing of 1109 38<sup>th</sup> Street.

C. 1308 38<sup>th</sup> Street meets the criteria for listing on the Sacramento register as follows:

- i. 1308 38<sup>th</sup> Street is associated with events that have made a significant contribution to the broad patterns of the history of the city and the nation (17.604.210.A.1.a.i)

Built in 1922, the residence at 1308 38<sup>th</sup> Street (Miller House) is associated with the residential development period that occurred in Sacramento in the early 1900s. During this period, the City annexed substantial amounts of land for residential development, creating a number of suburbs which included historic Maple Avenue. The residence and neighborhood are also associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. The Miller House was constructed in the Colonial Revival Style, with Prairie style influences, two styles that were very popular in Sacramento during the 1912-1929 period along with other period revival styles.

- ii. 1308 38<sup>th</sup> Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

This residence is an excellent example of the Colonial Revival style of the Eclectic design movement, an architectural period that emphasized relatively pure copies of European traditions in the Americas such as the Colonial Revival, but also saw the rise of indigenous American styles such as the Prairie. This residence is unique in the way the design blends the Colonial Revival style with the Prairie style features, to create a building that is architecturally striking and unique. The Colonial Revival style was a dominant style for domestic building throughout the country during the first half of the 20<sup>th</sup> Century.

Essential physical features of this property include elements of the Colonial Revival and Prairie architectural styles, including Colonial Revival elements such as the side gable roof, symmetrical fenestration on the primary façade, centered entry portico, flanked by Doric columns and classical brackets and frieze. Prairie style elements include the low-pitched hipped roof with widely overhanging eaves and narrow horizontal wood siding. Horizontal emphasis is achieved through contrasting bands of wood trim between the first and second floors and below the eave. Period materials include the wood door flanked by wood side lights, and the fenestration, including the two sets of eight-over-one light fixed center panel windows and a pair of six-over-one-light double hung casements on either side, six-light-over-one double hung window with a pair of six-light-over-one double hung windows on either side. Multi light wood windows typical examples of this style and found on all elevations of the building.

- iii. 1308 38<sup>th</sup> Street has integrity of location, design, setting, materials, workmanship and association (17.604.210.A.1.b)

1308 38<sup>th</sup> Street retains its historic integrity of location, setting, design, materials, workmanship, feeling, and association. The property is in its original location. The residence retains high integrity of design, materials, and workmanship. The house is located in a neighborhood that is associated with the Eclectic design movement of the late 1800s, a national movement generating interest and pride in the value of a high-quality domestic life, including pleasant neighborhoods, attractive natural landscaping, and fine quality residences. The historic Maple Avenue area surrounding the Miller House, as well as the residence itself, retains high design quality and integrity, effectively conveying the historic time period in which it developed and leaving intact integrity of setting, feeling, and association.

- iv. 1308 38<sup>th</sup> Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter (17.604.210.A.1.c)

The Miller House has significant historic and architectural worth. It has been well maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship and association. It is an excellent example of the Colonial Revival style, with Prairie style influences, and is an important transitional representation of the Eclectic architectural movement in Sacramento.

- v. The city council has considered the factors in 17.604.210.A.2 and finds none of them applicable to the listing of 1308 38<sup>th</sup> Street.

D. 1315 38<sup>th</sup> Street meets the criteria for listing on the Sacramento register as follows:

- i. 1315 38<sup>th</sup> Street is associated with events that have made a significant contribution to the broad patterns of the history of the city and the nation (17.604.210.A.1.a.i)

Built in 1919, the residence at 1315 38th Street (Lubin/Riley House) is associated with the residential development period that occurred in Sacramento in the early 1900s. During this period, the City annexed substantial amounts of land for residential development, creating a number of suburbs which included historic Maple Avenue. The residence and neighborhood is also associated with the national Better Homes Movement of the 1920s, a campaign of home ownership, modernization, and beautification that grew from a critical shortage of homes in the years following World War I. The Lubin/Riley House was constructed in the Dutch Colonial Revival style, which was very popular in Sacramento during the 1912-1929 period along with other period revival styles.

- ii. 1315 38th Street is associated with the lives of persons significant in the city's past (17.604.210.A.1.a.ii)

Jess Lubin, the home's first owner, was the vice president of Weinstock, Lubin & Co., Sacramento's flagship department store during the early 20th Century. Subsequent owners include Raymond L. Riley, who served as California Controller during his residency at 1315 38th Street and co-authored the Riley-Stewart Amendment that changed the concept of taxation in California. Also, Robert Kirkwood, a former state Assemblyman (1946-1953), served as California Controller from 1953 to 1958 while residing at 1315 38th Street.

- iii. 1315 38<sup>th</sup> Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

The Lubin/Riley House is an excellent example of the Dutch Colonial Revival style of residential architecture. The essential physical features of this property include elements of the Dutch Colonial Revival architecture, such as the distinctive steep-pitched gambrel roof with a continuous dormer across the front. Throughout, windows are double hung with multi-pane glazing with multiple lights, typically eight-over-eight. First-level fenestration includes two sets of adjacent paired windows that share a common muntin. The centered wood door is flanked by side lights. Wood lap siding is found on the dormer, while the first floor is clad in smooth stucco.

- iv. 1315 38<sup>th</sup> Street has integrity of location, design, setting, materials, workmanship and association (17.604.210.A.1.b)

The Lubin/Riley House is in its original location. The residence retains moderate to high integrity of design, materials, and workmanship. The house is located in a neighborhood that is associated with the Eclectic design movement of the late 1800s, a national movement generating interest and pride in the value of a high-quality domestic life, including pleasant neighborhoods, attractive natural landscaping, and fine quality residences. The historic Maple Avenue area surrounding the Lubin/Riley house, as well as the residence itself, retains high design quality and integrity, effectively conveying the historic time period in which it developed and leaving intact integrity of setting, feeling, and association.

- v. 1315 38<sup>th</sup> Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter (17.604.210.A.1.c)

The Lubin/Riley House has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship and association. It is an excellent example of the Dutch Colonial Revival style, and is an important representation of the Eclectic architectural movement in Sacramento.

- vi. The city council has considered the factors in 17.604.210.A.2 and finds none of them applicable to the listing of 1315 38th Street.

**Table of Contents:**

Exhibit A – Landmark Properties

Adopted by the City of Sacramento City Council on May 28, 2019, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy  
Date: 2019.06.04 09:49:58  
-07'00'

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Mindy Cuppy, City Clerk

*The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.*

Passed for Publication: May 14, 2019

Published: May 17, 2019

Effective: June 27, 2019

**EXHIBIT A**



**1081 38<sup>th</sup> Street, 1031 Maple Avenue**



**1308 38<sup>th</sup> Street (Miller House)**



**1109 38<sup>th</sup> Street (Boitano House)**



**1315 38<sup>th</sup> Street (Lubin/Riley House)**