

ORDINANCE NO. 2013-0023

Adopted by the Sacramento City Council

October 1, 2013

ADDING THE CULVER HOUSE / ALPHA KAPPA ALPHA SORORITY HOUSE, ETA GAMMA OMEGA CHAPTER, LOCATED AT 3500 – 2ND AVENUE TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK (M13-012)

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

SECTION 1

The Sacramento Register of Historic & Cultural Resources (Sacramento Register) is amended by adding the Culver House / Alpha Kappa Alpha Sorority House, Eta Gamma Omega Chapter, as a landmark historic resource (Landmark).

The property, located at 3500 – 2nd Avenue, assessor's parcel number 010-0381-001-0000, is eligible for listing pursuant to City Code section 17.134.170(A)(1)(a) criteria:

- i. "It 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,"*
and
- iii. "It embodies the distinctive characteristics of a type, period or method of construction..."*

SECTION 2

Sacramento City Code Section 17.134.180 prescribes that the significant features or characteristics of the resources to be added to the Sacramento Register shall be identified in the designating ordinance.

The significant features and characteristics include the following:

- A. The Site and associated Rights-of-Way features:
 - 1. With the structure, primary façade facing 2nd Avenue to north, located squarely on the corner parcel.

2. Planting strips on both 2nd Avenue and 35th Street, evenly planted with date palms.
3. Diamond scoring pattern of concrete front walk from sidewalk to front stairs.

B. The Structure features Craftsman-style exterior elements, including:

1. Large two-story structure, over a partially-below-grade full basement, with a broad side-gabled roof enclosing the prominent secondary facades and extending over the entire width of the house and its full-width front porch.
2. Red, varied rectangular cut rusticated sandstone base, front porch walls, front stair walls, and chimneys, with distinctive similarly-colored grout in a raised bead joint profile, and dressed stone surrounds at openings, including the shallow arched openings under porch with dressed stone trim/keystones. Smooth stone cap at porch wall top, top of porch post bases, on curved/flaring stair walls, and at chimney in-steps and tops. Front stair walls are low, extending from porch deck level. Front stair treads/risers in terrazzo-like concrete finish with slight bullnose tread edges.
3. Side-gabled roof includes slight flare at north and south roof edges. Rafters, with decoratively detailed tails, extend beyond the eaves of the main roof (original rafter tails at the front had been cut at some earlier time for gutter,) and on the shed roofs of the centered dormers and projecting bays. Main and shed roofs have relatively large eave overhangs with outsized brackets. Original roofing would have been wood shingle.
4. East and west elevations include projecting square bays at first and second stories, centered over each other and under the peak of the gable; upper projecting bay is smaller than lower projecting bay.
5. First floor exterior siding above the stone base is painted shingle and second story is painted stucco with painted half-timbering in the gable ends. All trim is a smooth-finish painted wood.
6. Front porch extends across the full north façade supported by wooden battered posts atop the masonry porch walls. Posts have stepped

bases and caps with a wider decorative cap at the top. The porch soffit/ceiling is glazed stained wood as is the front door.

7. Windows vary, with some fixed, some double hung, some casement. Upper portions often divided into rectangular patterns of smaller lights. A bank of smaller ganged windows wraps the southwest corner of the first floor, often found in an enclosed porch configuration. All windows original.

SECTION 3

A. Pursuant to Sacramento City Code sections 17.134.170 and 17.134.180 and based on the duly noticed hearings conducted by the Preservation Commission and City Council, the staff report and nomination materials attached thereto, and the testimony presented at the hearing on the designation, the City Council makes the following findings in support of its action to designate the Culver House/Alpha Kappa Alpha Sorority House, Eta Gamma Omega Chapter, located at 3500 – 2nd Avenue, as a Landmark and to place it in the Sacramento Register:

1. The property meets the criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (1-5):
 - a. The nominated resource located at 3500 – 2nd Avenue, Assessor's Parcel Number 010-0381-001-0000, meets criterion i: *"It 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,"* and criterion iii: *"It embodies the distinctive characteristics of a type, period or method of construction."*
 - b. In addition, the nominated resource has: 1) has integrity of location, design, setting, materials, workmanship, and association; and, 2) has significant historical and architectural worth; and
 - c. The designation of the property as a Landmark is reasonable, appropriate, and necessary to protect, promote, and further the goals of this chapter, pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170(C).

2. Adoption of this ordinance adding the property to the Sacramento Register as a Landmark recognizes the historical and architectural significance of the property to the city.
3. Adoption of this ordinance adding the property to the Sacramento Register as a Landmark promotes the maintenance and enhancement of the significant features and characteristics of the Landmark pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Adoption of this ordinance adding the property to the Sacramento Register as a Landmark promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmark.
5. Adoption of this ordinance adding the property to the Sacramento Register as a Landmark is consistent with the City's Historic & Cultural Resources Element of the 2030 General Plan.
6. Adoption of this ordinance adding this property to the Sacramento Register as a Landmark will afford the property the ability to use of the California Historical Building Code and eligibility for any other preservation incentives that may be adopted for listed historic properties.
7. Addition of this property to the Sacramento Register as a Landmark helps to protect historic resources of the City of Sacramento.

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the Culver House/Alpha Kappa Alpha Sorority House, Eta Gamma Omega Chapter, located at 3500 – 2nd Avenue, assessor's parcel number 010-0381-001-0000, to the Sacramento Register of Historic and Cultural Resources as a Landmark.

Adopted by the City of Sacramento City Council on October 1, 2013 by the following vote:

Ayes: Councilmembers Ashby, Cohn, Hansen, McCarty, Pannell, Schenirer and Warren

Noes: None

Abstain: None

Absent: Councilmember Fong and Mayor Johnson

Attest:

Shirley Concolino Digitally signed by Shirley Concolino
DN: cn=Shirley Concolino, o=City of Sacramento, ou=City
Clerk, email=sconcolino@cityofsacramento.org, c=US
Date: 2013.10.04 10:25:51 -07'00'

Shirley Concolino, City Clerk

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