



CITY OF SACRAMENTO

22

CITY PRESERVATION BOARD
927 10th Street
Suite 300

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

October 14, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending Ordinance No. 3911, Fourth Series, designating 1909 Capitol Avenue as a Priority Structure on the Official Register (PB82-024)

SUMMARY

On October 6, 1982, the Design Review/Preservation Board adopted as a recommendation to Council that 1909 Capitol Avenue be designated as a Priority Structure on the Official Register. This building was found eligible for Priority status because of architectural significance. (Attachment 1)

The Design Review/Preservation Board recommends that Council approve the attached Ordinance which designates 1909 Capitol Avenue as a Priority Structure on the Official Register.

BACKGROUND INFORMATION

The Official Register is the list of historically, architecturally, and culturally significant structures within the Central City. The Register lists structures under two categories: Essential & Priority. Essential Structures are of irreplaceable significance; Priority Structures are significant but to a lesser degree.

To assure that the integrity and significance of these structures are preserved and enhanced, the Design Review/Preservation Board is charged with reviewing proposals for exterior rehabilitation, relocation and demolition of Listed Structures.

On August 18, 1982, and again on October 6, 1982, the Design Review/Preservation Board reviewed the owner initiated request to consider 1909 Capitol Avenue for inclusion on the Official Register. The Board found the building eligible for Priority status for the following reasons:

1. The pedimented portico, pedimented dormer, fluted pilasters, and swag detailing give the building major architectural significance.

CITY MANAGER'S OFFICE
RECEIVED
APPROVED 10/27/1982
BY THE CITY COUNCIL

NOV - 3 1982

OFFICE OF THE
CITY CLERK

- 2. The mass and scale of design elements make the building an important design feature of the area.
- 3. Although the building has undergone certain alterations, major design elements remain intact.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed action does not require environmental assessment because an existing City Ordinance provides procedures to protect the environment (CEQA, Section 15108).

VOTE OF BOARD

On October 6, 1982 the Board, by a vote of 7 ayes, 1 abstention, and 1 absent, found the building eligible for Priority Status.

RECOMMENDATION

It is recommended that the City Council adopt the attached Ordinance which designates 1909 Capitol Avenue as a Priority Structure on the Official Register. This recommendation is based on the following Findings of Fact:

- 1. The information and evaluation contained in the Historic Resources Inventory is found to be substantially true and correct;
- 2. Based upon the foregoing, the structure has significant historic and architectural value of sufficient importance to warrant designation as a Priority Structure and which satisfies the criteria contained in and established pursuant to Sacramento City Code 32.101, 32.401 and 32.407;
- 3. For the reasons set forth in Ordinance No. 3469, Fourth Series, in adopting the Preservation Ordinance, recognition of the historic and architectural significance of the structure through designation on the Official Register is in the public interest;
- 4. No application is pending for any of the permits set forth in Section 32.601;
- 5. The benefits which will result from recognition of the structure's historic and architectural worth through designation outweigh the detriments;
- 6. The public interest will be served by recognition of the historic and architectural significance of the structures through designation.

7. The provisions of Section 32.401 through 32.407 have been complied with.

Respectfully submitted,

RICHARD B. HASTINGS

Richard B. Hastings
Design Review/Preservation Director

Recommendation Approved:

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO COUNCIL:

Walter J. Slipe
Walter J. Slipe
City Manager

RBH:CSL:cp
Attachment
PB82-024

November 3, 1982
District No. 1 & 4

HISTORIC RESOURCES INVENTORY

ATTACHMENT 122

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

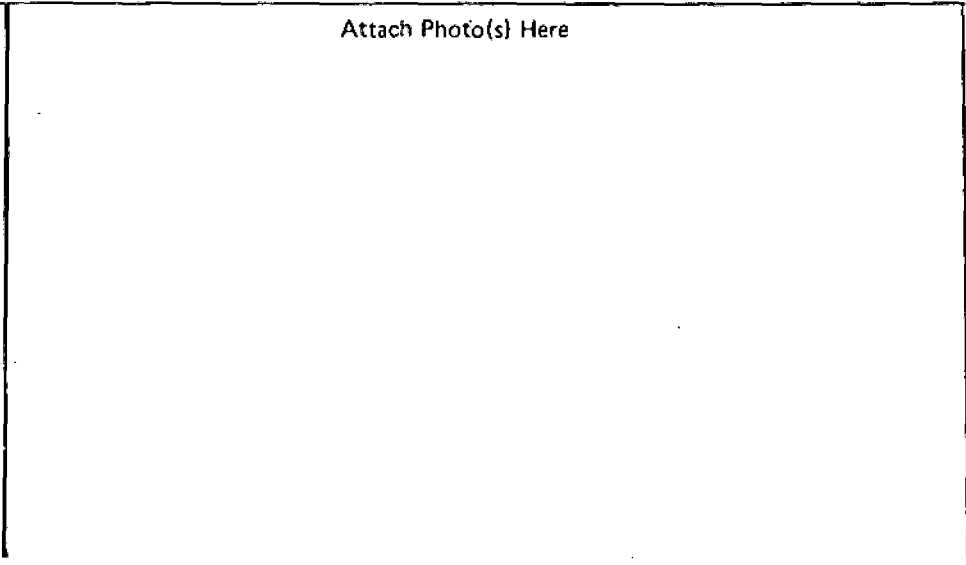
IDENTIFICATION

- 1. Common name: NONE
- 2. Historic name: Richard Watkins Residence
- 3. Street or rural address: 1909 Captiol Avenue
City Sacramento, Zip 95814 County Sacramento
- 4. Parcel number: 007-143-1200
- 5. Present Owner: Franco Colucci Address: 1540 - 53rd Street
City Sacramento Zip 95819 Ownership is: Public _____ Private XX
- 6. Present Use: Vacant apartments Original use: single family residence

DESCRIPTION

- 7a. Architectural style: Colonial Revival with some Craftsman details
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This is a two-story raised basement Colonial Revival residence with hip roof and horizontal wood siding. There are two interior chimneys. One is clinker brick with molded cap. The second chimney is regular fired brick and probably a later addition. The front elevation roof is dominated by an oversized pedimented gable dormer with a rectangular window with sixteen lights. The pediment has square shingles and a modillioned cornice and supported by two bowed unfluted columns. The rear elevation has a shed dormer with a modillioned cornice. The main entry and porch is to one side under a pedimented portico supported by three fluted columns. The abbreviated columns rest on a horizontal wood siding wall which encloses the porch. The pediment has square shingles and a modillioned cornice. The front elevation has fluted pilasters as corner boards and on the frieze there is a swag decoration, much of which has been removed. Windows are double hung & vary in size throughout the different elevations. On the west elevation, a two sided bay supported by one bracket extends at the first floor level. On the east elevation a square corner bay at the second floor level is supported by brackets. At the first floor level a bay window and a later addition sleeping porch extend. Multiple additions have occurred on the rear.



- 8. Construction date:
Estimated _____ Factual 1903
- 9. Architect unknown
- 10. Builder unknown
- 11. Approx. property size (in feet)
Frontage 20' Depth 80'
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)

- 13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated XX No longer in existence ___
- 14. Alterations: Multiple additions on east and rear elevation
- 15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up XX
Residential XX Industrial ___ Commercial ___ Other: ___
- 16. Threats to site: None known XX Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
- 17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___
- 18. Related features: None

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building was constructed in 1903 as the residence for Richard and Cecelia Watkins. Watkins was an electrician. From 1885 until 1910 he was employed by Electrical Fire Alarm, railroad shops, and the Sacramento Fire Department. Agnes Nagle acquired the property in 1925. In 1938 she converted the home into a six unit apartment house. Nagle retained ownership through 1944.

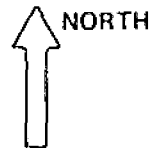
This structure is highly representative of domestic architecture in Sacramento at the turn of the century. The basic form of the structure is a "cube type" which developed in the 1890's as an economical and easily repeatable domestic idiom. As with this structure, the form was commonly overlaid with Colonial Revival details. Distinctive revivalistic elements of this structure are the enlarged dormer, massive pilasters, swag decoration and pedimented portico.

- 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture XX Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
Historical Report prepared by Plantech Associates, June, 1982.

22. Date form prepared August 11, 1982
By (name) Cynthia St. Louis
Organization City Planning Department
Address: 927 - 10th Street
City Sacramento Zip 95814
Phone: (916) 449-5604

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



ORDINANCE NO. 82-089

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING ORDINANCE NO. 3911, 4TH SERIES AS AMENDED, RELATING TO DESIGNATION OF ADDITIONAL STRUCTURES AS PRIORITY STRUCTURES AND ESSENTIAL STRUCTURES PURSUANT TO CHAPTER 32 OF THE SACRAMENTO CITY CODE (PB82-024)

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

SECTION 1

Ordinance No. 3911, 4th Series as amended, is hereby amended by designating 1909 Capitol Avenue as a Priority Structure on the Official Register.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL
NOV - 3 1982
OFFICE OF THE
CITY CLERK

PB82-024



CITY OF SACRAMENTO

22

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 18, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending Ordinance No. 3911, Fourth Series, designating 1909 Capitol Avenue as a Priority Structure on the Official Register (PB82-024)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.


BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to November 3, 1982.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-3-82

MVD:cp
Attachment
PB82-024

October 26, 1982
District No. 1,4

6

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING ORDINANCE NO. 3911, 4TH SERIES AS AMENDED, RELATING TO DESIGNATION OF ADDITIONAL STRUCTURES AS PRIORITY STRUCTURES AND ESSENTIAL STRUCTURES PURSUANT TO CHAPTER 32 OF THE SACRAMENTO CITY CODE (PB82-024)

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PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

PB82-024

6



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 8, 1982

PFP: 10/26/82
Arg: 11/3/82

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Connie Petersen
SUBJECT: Request to Set Public Hearing

PB82-024 Ordinance amending Ordinance No. 3911, Fourth Series, designating 1909 Capitol Avenue as a Priority Structure on the Official Register. (D1,4)

Att: Mailing List

November 4, 1982

Franco Colucci
1540 53rd Street
Sacramento, CA 95819

Dear Mr. Colucci:

On November 3, 1982, the Sacramento City Council took the following action(s) for property located 1909 Capitol Avenue:

Ordinance amending Ordinance 3911, 4th Series,
designating 1909 Capitol Avenue as a Priority
Structure on the Official Register (D1,4)
(PB-82024)(82-089)

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/emm/22
Enclosure

cc: Planning Department
Curtis Mackey (4215 Freeport Blvd. 95822)