

ORDINANCE NO. 2018-0051

Adopted by the Sacramento City Council

December 4, 2018

An Ordinance Listing 2640 Montgomery Way (Fallon/Kimberlin House) and 2672 Montgomery Way (“Barr-Wixson House”) as Individual 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. On October 25, 2018, the Preservation Director reviewed a statement of nomination and determined that the properties located at 2640 Montgomery Way and 2672 Montgomery Way are eligible for listing on the Sacramento Register of Historic and Cultural Resources as individual landmarks. On November 7, 2018, the Preservation Commission concurred with the findings of the Preservation Director and recommended the City Council list the properties at 2640 Montgomery Way and 2672 Montgomery Way as individual landmarks in the Sacramento register.

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

SECTION 1

- A. 2640 Montgomery Way (Fallon/Kimberlin House) meets the criteria for listing on the Sacramento register provided within City Code section 17.604.210.A.1.i, 17.604.210.A.1.iii, and 17.604.210.A.1.iv. In addition, the city has considered City Code Section 17.604.210.A.1.b-c in determining the resource is eligible for listing.

- i. 2640 Montgomery Way 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)

2640 Montgomery Way 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 Curtis Park. 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 Fallon/Kimberlin House was constructed in the English Tudor Revival style, which was very popular in Sacramento during the 1920-1940 period along with other period revival styles.

- ii. 2640 Montgomery Way embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

This residence at 2640 Montgomery Way is an excellent 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. Gradually, Eclectic styles became more mainstream, with even modest homes channeling European design in their facades if not in their masonry. These revivalist styles were common through the 1920s and '30s. The Fallon/Kimberlin House is an excellent example of the English Tudor Revival style of residential architecture. Notable features of this building include, but are not limited to, the wood shingle, steeply-pitched, side-gable hipped roof with rounded "eyebrow" undulations above the second-floor multi-light casement windows; and exterior cladding, including "half-timbered beams dividing white stucco inset sections. Wood casement windows, and paneled entry door with a small upper sidelight windows to either side of the doorway.

- iii. 2640 Montgomery Way represents the work of an important creative individual or master (17.604.210.A.1.a.iv)

2640 Montgomery Way is one of three model homes designed by the important architecture firm Dean & Dean. Dean & Dean were prolific residential designers who influenced residential and public building designs throughout Sacramento. They designed several imposing residences in South Curtis Oaks and East Sacramento. Their residential designs, in addition to appearing in feature articles in the Architect and Engineer in 1922 and 1927, were also featured in a pattern book published by House and Garden Magazine. Other notable Sacramento buildings designed by Dean & Dean include the Sutter Lawn and Tennis Club, Sacramento Junior College buildings, the Municipal Water Filtration Plant, the Sacramento Orphanage and Children's Home, the

Golf Club House at Land Park, the Sutter Club, Westminster Presbyterian Church and the Sacramento Memorial Auditorium, among others. One of the firm's founders, James Dean eventually became City Architect.

- iv. 2640 Montgomery Way 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)

2640 Montgomery Way is in its original location. The house has undergone several renovations; however, the additions are not visible from the street and the finishing is consistent with the original house. Overall the additions are compatible with the character of the building and the original materials that convey the historical significance of the building remain; therefore, the residence retains moderate to high historic integrity of design, materials, and workmanship. The house is located in a neighborhood that is associated with the Better Homes Movement of the 1920s, 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 Curtis Park neighborhood, 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 design, setting, feeling, and association.

- v. 2640 Montgomery Way 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 2640 Montgomery Way 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 master architects Dean & Dean, and is an important representation of the Eclectic architectural movement in Sacramento.

- B. 2672 Montgomery Way (Barr-Wixson House) meets the criteria for listing on the Sacramento register. Specifically, the building satisfies the historical significance criteria for listing within City Code section 17.604.210.A.1.i, 17.604.210.A.1.iii, and 17.604.210.A.1.iv. In addition, the city has considered City Code Section 17.604.210.A.1.b-c in determining the resource is eligible for listing.

- i. The building 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)

The residence at 2672 Montgomery Way ("Barr-Wixson 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, including Curtis Park. The Barr-Wixson house 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 Barr-Wixson house was constructed in the English Tudor Revival style, which was very popular in Sacramento during the 1920-1940 period along with other period revival styles.

- ii. 2672 Montgomery Way 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 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. Gradually, Eclectic styles became more mainstream, with even modest homes channeling European design in their facades if not in their masonry. These revivalist styles were common through the 1920s and '30s. The Barr-Wixson House is an excellent example of the English Tudor Revival style of residential architecture. Notable features of this building include, but are not limited to, a shingle roof, tall battered chimney, tall front gable and shorter side gable, diamond-shaped leaded glass window panes, and a half-timbered detail adjacent to the front doorway (a feature especially characteristic of English Tudor Revival style).

- iii. 2672 Montgomery Way represents the work of an important creative individual or master (17.604.210.A.1.a.iv)

2672 Montgomery Way is one of three model homes designed by the important architecture firm Dean & Dean. Dean & Dean were prolific residential designers who influenced residential and public building designs throughout Sacramento. They designed several imposing residences in South Curtis Oaks and East Sacramento. Their residential designs, in addition to appearing in feature articles in the Architect and Engineer in 1922 and 1927, were also featured in a pattern book published by House and Garden Magazine. Other notable Sacramento buildings designed by Dean & Dean include the Sutter Lawn and Tennis Club, Sacramento Junior College buildings, the Municipal Water Filtration Plant, the Sacramento Orphanage and Children's Home, the Golf Club House at Land Park, the Sutter Club, Westminster Presbyterian Church and the Sacramento Memorial Auditorium, among others. One of the firm's founders, James Dean eventually became City Architect.

- iv. 2672 Montgomery Way has integrity of location, design, setting, materials, workmanship and association (17.604.210.A.1.b)

The Barr-Wixson house is in its original location. The house has received additions to the rear that include a cantilevered three-sided wing with a second-floor room extended to the

southeast, a second-floor bedroom added on the rear, and a studio added to the garage. The additions are not visible from the street and the finishing is consistent with the original house. Overall the additions are compatible with the character of the building and the original materials that convey the historical significance of the building remain; therefore, the residence retains moderate to high integrity of design, materials, and workmanship. The house is located in a neighborhood that is associated with the Better Homes Movement of the 1920s, 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 Curtis Park neighborhood surrounding the Barr-Wixson 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 design, setting, feeling, and association.

- v. 2672 Montgomery Way 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 Barr-Wixson 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 Tudor Revival architectural style, the work of master architects Dean & Dean, and is an important representation of the Eclectic architectural movement in Sacramento.

Adopted by the City of Sacramento City Council on December 4, 2018, by the following vote:

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

Noes: None

Abstain: None

Absent: Members Ashby and Warren

Attest:

Mindy Cuppy
Digitally signed by Mindy Cuppy
Date: 2018.12.20 09:43:35
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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.