



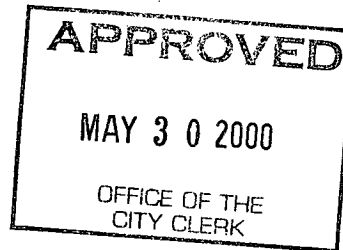
1.12

NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2904

PRESERVATION
916-264-5381
FAX 916-264-5543



May 22, 2000

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AN ORDINANCE RELATING TO THE DESIGNATION OF THE SUBJECT PROPERTY AS AN ESSENTIAL STRUCTURE, PURSUANT TO TITLE 32 OF THE SACRAMENTO CITY CODE (PB00-004) (APN: 013-0153-039)

LOCATION AND DISTRICT 3734 Broadway - District 5

RECOMMENDATION:

It is recommended that the City Council adopt the attached ordinance relating to the addition of the subject structure, known as the Broadway Victorian, to the City's Official Register.

CONTACT PERSON: Vincent Marsh, Preservation Director
Preservation Office, 264-8259

FOR COUNCIL MEETING OF: May 23, 2000

SUMMARY: The subject structure, known to the Design Review and Preservation Board (DRPB) as the Gray Victorian and currently referred to by the Sacramento Housing and Redevelopment Agency (SHRA) as the Broadway Victorian, has been recommended by the DRPB for listing as an Essential Structure on the City's Official Register. It is a prominent landmark for residents and for visitors to the Oak Park community. Once rehabilitated its architectural quality will contribute to community pride and revitalization along this portion of the Broadway Corridor. Its historic significance and architectural merit warrant its placement on the City's Official Register.

COMMITTEE/COMMISSION ACTION:

On February 16, 2000, the City Design Review and Preservation Board voted 6 ayes and no

Designation of 3734 Broadway - PB00-004
May 22, 2000

noes, with 2 absent, to recommend that the City Council adopt designation of the subject structure as an Essential Structure for inclusion into the City's Official Register.

The Board also approved plans submitted by the Sacramento Housing and Redevelopment Agency (SHRA) for the rehabilitation of the subject structure and development of site improvements.

BACKGROUND INFORMATION: Oak Park was the first suburb in Sacramento and was home to many industrial blue-collar workers. Subdivision of the area began in the mid-1880's. Residential and commercial construction increased in 1900 and by 1911 a building boom was underway. During this boom is when the Broadway Victorian was built. The attached historic survey form details the structure's architectural and historical significance. From its completion in 1910 to 1945, five different individuals or families occupied the Victorian as a residence. In 1945, the building's longest occupant, Dr. E. Blechschmidt, a chiropractor, bought the home and established both his residence and his business office, remaining at this location until 1967. Subsequent uses have included a youth center, a nightclub and a teen-counseling center. The building has been vacant for the last eight years and is now proposed for rehabilitation as Jesuit Volunteer Corps (JVC) program.

At its May 30, 2000 meeting, the City Council will also consider a Sacramento Housing and Redevelopment Agency (SHRA) proposal to enter into a Disposition and Development Agreement for the rehabilitation of the Broadway Victorian.

FINANCIAL CONSIDERATIONS:

No adverse impact.

ENVIRONMENTAL CONSIDERATIONS:

The listing of the subject structure on the City's Official Register is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15061(h)(3).

POLICY CONSIDERATIONS:

The Preservation Element of the Sacramento General Plan

The recently City Council adopted Preservation Element of the City of Sacramento General Plan contains an overarching goal which seeks "to preserve and celebrate Sacramento's heritage and recognize its importance to the City's unique character, identity, economy and quality of life."

Goal A, thereunder seeks "to maintain a comprehensive, citywide preservation program. Policy A.1 states further, "that the City shall promote the recognition, preservation, and enhancement

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May 22, 2000

of historic and cultural resources throughout the City.” Policy A.9 states that “the City shall coordinate with the Sacramento Housing and Redevelopment Agency (SHRA) in preservation and historic programs.”

Goal B, seeks to “protect and preserve important historic and cultural resources that serve as significant, visible reminders of the City’s social and architectural history.” Policy B.2 states that “the City shall review new development, alterations, and rehabilitations/remodels in design review areas, preservation areas and other areas of containing historic resources for compatibility with the surrounding historic context.”

Title 32 of the City Code

Pursuant to Section 32.04.401, The [Design Review and Preservation] Board shall promulgate specific standards and criteria for the identification of buildings, structures, or areas with the Central City for designation as essential structures, priority structures or preservation areas. The Board may use the standards and criteria for identification of buildings, structures or areas outside of the Central City but within the City... for listing on the Official Register. Pursuant to Section 32.01.101, Essential Structures are defined as one or more buildings or structures on a single lot or parcel having the most significant historic or architectural worth. Essential Structures may also be eligible for inclusion in the National Register of Historic Places.

The Broadway Victorian is the first structure in the Oak Park Design Review District to be proposed for listing on the City’s Official Register.

MBE/WBE:

No impact. No goods or services are being purchased.

Attachments

Respectfully submitted,

VINCENT MARSH

Vincent Marsh, Preservation Director
Preservation Office, 264-8259

Approved:

Gary Stonehouse

Gary Stonehouse, Planning Director
Neighborhoods, Planning & Development
Services Department

Designation of 3734 Broadway - PB00-004
May 22, 2000

FOR TRANSMITTAL TO CITY COUNCIL

ROBERT P. THOMAS
CITY MANAGER

ORDINANCE NO. 2000-221

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



AN ORDINANCE AMENDING THE OFFICIAL REGISTER, AS AMENDED, RELATING TO THE DESIGNATION OF THE PROPERTY LOCATED AT 3734 BROADWAY, AS AN ESSENTIAL STRUCTURE, PURSUANT TO TITLE 32 OF THE SACRAMENTO CITY CODE (PB00-004) (APN: 013-0153-039)

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

SECTION 1

The Official Register, as amended, is hereby amended by adding 3734 Broadway, as an Essential Structure, pursuant to Title 32 of the Sacramento City Code.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK
PB00-004

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page ____ of ____

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) _____

B1. Historic Name: Warner Residence

B2. Common Name: Gray Victorian

B3. Original Use: residential B4. Present Use: vacant

*B5. Architectural Style: Victorian

*B6. Construction History: (Construction date, alterations, and date of alterations)

The structure was built in 1910. The ground floor windows and the rear of the building have been altered. The front stairs has been removed.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme residential architecture Area Oak Park, Sacramento

Period of Significance 1880 - 1930 Property Type residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Oak Park is the first Sacramento suburb. Subdivision began in the mid-1880's. Residential and commercial construction steadily increased in 1900 and by 1911 a building boom was occurring. The first owner was Mrs. Carrie B. Warner who occupied it after construction in 1910. Mrs. Warner stayed in the house until 1916 when it became the home of Thomas C. Warner, a probable relative. After three years, Harold W. Thompson became the next occupant of the house, staying until 1927. In 1931 Arth and Margaret Wait became the house's next occupants. Mr. Wait, a toolsmith and his wife lived at the house for three years. Robert and Bertha Mitchell who lived there followed them from 1936 to 1945. In 1945 the building's longest occupant, Dr. E Blechschmidt, a chiropractor, took over title and established both residence and business office there. Dr. Blechschmidt remained until 1967. The building has been used since as a youth center, a nightclub and a teen-counseling enter. It has been vacant for approximately the last eight years. Aside from minor interior alteration, the architectural integrity remains in tact. The handsome structure is a good representative of its style and type.

B11. Additional Resource Attributes: (List attributes and codes)
single family HP2

*B12. References:

Sacramento City Directories, 1909-1982

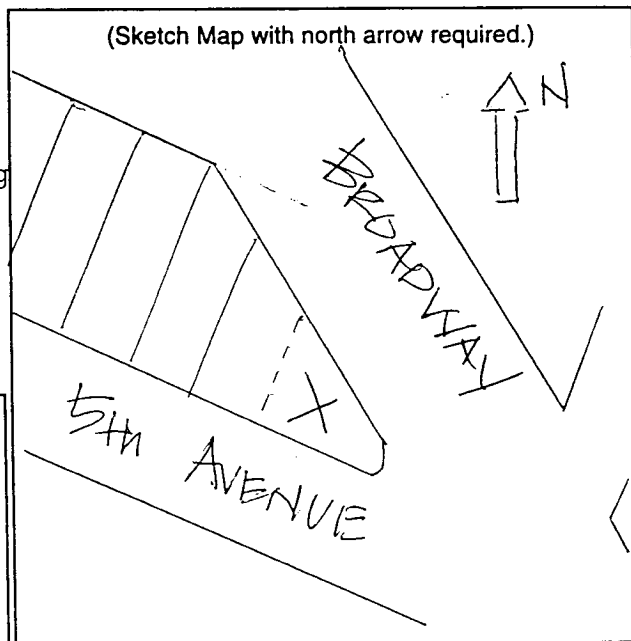
B13. Remarks:

The original documentation of the building was done by Historic Environmental Cons./ C. Caesar, 1985. No new historical information was added, this only updates it.

*B14. Evaluator: C. Caesar (1985)/C. Yniguez (1999)

*Date of Evaluation: 8/1/85 and 12/14/99

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page ___ of ___

*Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ R _____ ¼ of _____ ¼ of Sec _____; _____ B.M.

c. Address 3734 Broadway City Sacramento Zip 95817

d. UTM: (Give more than one for large and/or linear resources) Zone 10; 633800 mE/ 4267510 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 013-0153-0039

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The wood frame residential structure has two stories and an attic beneath its gabled roof. Angled gabled bays project from the second floor of the south and east elevations. The second floor entrance is gabled and supported by paneled posts. The building is surfaced with narrow clapboard. A recessed window with lattice arch balustrade lies in the main gable peak. The entry gable contains a floriated bas relief design. Other gables and frieze beneath the eaves are covered with fish scale shingles. The entry porch and stairs have been removed. The ground floor windows have been altered as well the rear of the structure. There was a fire in the attic and all the windows have been damaged. The building is vacant and boarded. The building stands on the angled lot formed by the intersection of Broadway and 5th Avenue, with some landscaping.

*P3b. Resource Attributes: (List attributes and codes) Single Family Property HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) front
September 1999

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1910, Sac. City
Directories, factual

*P7. Owner and Address:
Sac. Hsing. & Red. Agenc.
630 I St., Sac., CA
95814

*P8. Recorded by: (Name, affiliation, and address) C. Yniguez
SHRA, 630 I St. Sac.
CA 95814

*P9. Date Recorded: 12/14/99

*P10. Survey Type: (Describe)
other activity

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 1985 Sacto. Survey III: Architectural and Historical Resources Inventory Report, Historic Environmental Consultant:

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____



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NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2904

PRESERVATION
916-264-5381
FAX 916-264-5543

PASSED FOR
PUBLICATION
& CONTINUED
TO May 30, 2000

May 17, 2000

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AN ORDINANCE RELATING TO THE DESIGNATION OF THE SUBJECT PROPERTY AS AN ESSENTIAL STRUCTURE, PURSUANT TO TITLE 32 OF THE SACRAMENTO CITY CODE (PB00-004) (APN: 013-0153-039)

LOCATION AND DISTRICT: 3734 Broadway - District 5

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to May 30, 2000.

CONTACT PERSON: Vincent Marsh, Preservation Director, 264-8259

FOR COUNCIL MEETING OF: May 23, 2000

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

Designation of 3734 Broadway - PB00-004
May 17, 2000

BACKGROUND INFORMATION:

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.

Respectfully submitted,

APPROVED:

VINCENT MARSH

VINCENT MARSH
PRESERVATION DIRECTOR

Gary L. Stonehouse

GARY L. STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
CITY MANAGER

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE OFFICIAL REGISTER, AS AMENDED, RELATING TO THE DESIGNATION OF THE PROPERTY LOCATED AT 3734 BROADWAY, AS AN ESSENTIAL STRUCTURE, PURSUANT TO TITLE 32 OF THE SACRAMENTO CITY CODE (PB00-004) (APN: 013-0153-039)

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

SECTION 1

The Official Register, as amended, is hereby amended by adding 3734 Broadway, as an Essential Structure, pursuant to Title 32 of the Sacramento City Code.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK
PB00-004

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____