REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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PUBLIC HEARING
March 4, 2008

Honorable Mayor and
Members of the City Council

Title: Oak Park Historic District Amendment: Nomination of 3333 3rd Avenue, 3414 4th Avenue, and 3623 4th Avenue to the Sacramento Register as Contributing Resources (M07-083)

Location/Council District: Oak Park Historic District, Council District 5; APNs: 010-0373-017, 013-0142-041, and 010-0385-013.

Recommendation: Conduct a public hearing and upon conclusion 1) adopt an **Ordinance** designating and adding three structures at 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue as Contributing Resources to the Oak Park Downtown Historic District in the Sacramento Register of Historic and Cultural Resources (Sacramento Register).

Contact: Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259; William Crouch, Urban Design Manager, (916) 808-8013

Presenters: Roberta Deering, Senior Planner for Historic Preservation

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: This proposal would add three structures - 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue - as contributing resources to the Oak Park Historic District. Due to a noticing error, these properties were not included in the original District's adoption. The three properties had been previously identified as potential contributing resources to the Oak Park Historic District as part of the Oak Park Historic Architectural Survey prepared by Historic Environment Consultants. The Oak Park Historic District nomination was heard by the City Council on December 4, 2007 and unanimously adopted (Ordinance 2007-094).

On September 26, 2007, the Preservation Director held a Hearing and made the preliminary determination that the Oak Park Historic District and Contributing Resources, comprised of the properties identified by the consultant, were eligible for listing in the Sacramento Register as a Historic District per the Historic

Preservation Chapter of the City Code, Chapter 17.134. The owners of 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue were not noticed per the requirements set out in Chapter 17.200 of the City Code regulating hearings. As a result, they could not be included in the initial nomination.

Please see the attached evaluation, which includes the history and significance of the proposed district (attachment 2), in which the consultant concludes that the district is eligible for listing as a Historic District in the Sacramento Register under Criterion i of the Criteria for Sacramento Register eligibility, "It is associated with events that have made significant contributions to the broad patterns of the history of the city, the region, the state or the nation," and Criterion ii, "It is associated with the lives of persons significant in the city's past." It also meets the requirements and factors for consideration for listing Historic Districts as defined in the Historic Preservation Chapter of the City Code (17.134.170(B)). Also included in Attachment 2 are the individual survey forms for 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue.

The Preservation Commission heard the nomination of the three proposed contributing resources additions to the Oak Park Historic District on January 8, 2008. The Preservation Commission unanimously recommended that the City Council adopt the attached ordinance, comprised of an amended boundary map, eligibility criteria, addition of the three proposed contributing resources and list of character defining features.

Policy Considerations: This proposed action is consistent with the City's Strategic Plan Focus Area of "sustainability and livability", as well as the Preservation Element of the General Plan and the City's Historic Preservation chapter of the City Code.

Committee/Commission Action: At the November 20, 2007, Law & Legislation Committee hearing on the original Oak Park Historic District nomination, the Committee was apprised of the noticing error on these three properties and that an amendment to the Historic District would be forthcoming. The Committee offered at that hearing that this amendment to the Historic District, to include the three additional properties, would not require Law & Legislation Committee review. On December 17, 2007, the Preservation Director made a preliminary determination that the three additional properties are eligible for listing in the Sacramento Register to be added as contributing resources to the Oak Park Historic District. The Preservation Commission heard the proposed nomination for the additional three properties on January 8, 2008, and forwarded their recommendation in support to the City Council.

Environmental Considerations: The Environmental Services Manager has determined that this action is not a Project per Section 15378 of the California Environmental Quality Act (CEQA) Guidelines, because it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. This action is exempt from environmental

review per Section 15308 Actions by Regulatory Agencies for Protection of the Environment. Separate development proposals affecting the properties may require environmental review.

Rationale for Recommendation: This nomination is consistent with processes established in the Historic Preservation Chapter of the City Code (attachment 1, page 4). The property meets the eligibility criteria for listing in the Sacramento Register as a Historic District (attachment 4, page 89).

Financial Considerations: Not applicable.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: _____
David Kwong
Planning Manager

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

_____
for Ray Kerridge
City Manager

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Attachment 1

Background Information:

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement on the Sacramento Register of Historic and Cultural Resources (Sacramento Register) as a Landmark or as a Contributing Resource within a historic district are listed in Sacramento City Code section 17.134.170. Generally, nominated resources are noted for one or more of the following characteristics: they are associated with the history of the city and/or the lives of persons significant to its past; they embody distinctive characteristics of a type, period, or method of construction, have high artistic value, and/or have significant historic or architectural worth; and concerning historic districts, they have a geographically definable area with a significant concentration or continuity of resources unified by past events or aesthetically by plan or physical development.

The City Council has found that placement of qualifying resources and historic districts in the Register benefits the community and the owner in numerous ways. Protecting and preserving historic resources helps to maintain and revitalize the City and its neighborhoods by stimulating economic activity, encouraging the use and reuse of historic buildings, and protecting buildings and neighborhoods from deterioration and inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing. The Preservation Commission is authorized to develop and implement preservation incentives, including the use of the State Historical Building Code, which may provide flexibility in means to meet Building Code standards to retain historic fabric and preserve historic structures.

Sacramento's Historic Preservation Chapter of the City Code, Chapter 17.134, regulates the approval and issuance of permits and entitlements involving resources included in the Register, including building permits for new construction; exterior alterations of existing buildings or structures, including work on windows; work affecting significant publicly-accessible interiors and site work; relocation of any structure; demolition or wrecking of any building or structure; and sign permits.

Resources nominated by the Preservation Commission by adoption of a Resolution of Recommendation to the City Council are regulated under Chapter 17.134 for a period of 180 days in the same manner as if they were on the Sacramento Register. After 180 days has elapsed, if the City Council has not adopted an ordinance placing the resource on the Sacramento Register, these restrictions will no longer apply, unless the City Council extends the time period for an additional 180 days.

In addition, Chapter 17.134.490 sets forth minimum maintenance requirements for the purpose of protecting Listed Historic Resources from deliberate or inadvertent neglect.

Prompt correction of structural defects is required. The Code Enforcement Manager and Building Official are authorized to enforce the provisions of this Chapter and utilize provisions of Chapter 1.28 of Title 1 of the Sacramento City Code. The City Attorney is authorized to take such legal actions as are legally available.

Attachment 2

History of the Oak Park Downtown District

The history of the Oak Park Business Core as we have defined it really didn't begin until after annexation (1911) and construction of the permanent fire house (1915). Before that time Oak Park had a lively commercial district, but most of the buildings were wood-frame. The buildings that now represent the commercial core are mostly brick and most of them were built in the teens and 1920s.

The development of the Joyland entertainment park added some economic energy to the growth of business in Oak Park. It was no accident that most of the more important businesses and business structures in Oak Park were located alongside the streetcar tracks that came down Sacramento Boulevard from 31st to 35th and then turned south down 35th Street and into the park. The money that flowed into this strip was largely from residents in other parts of the city coming to Oak Park. The buildings along 35th Street from Sacramento to 5th Avenue gave Oak Park a look similar to many of California's Main Street towns from the 1920s.

The movement of employment opportunities in the area around Oak Park also aided growth and stability. However, as this economic opportunity fed growth in Oak Park, the eventual loss of these jobs over time led to its stagnation and blight.

ANNEXATION

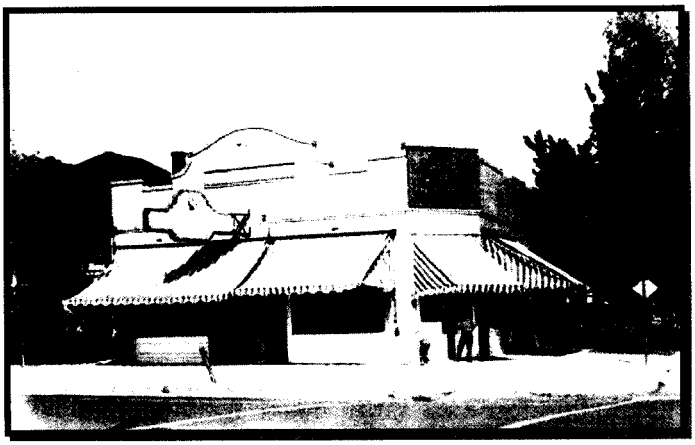
In 1911, when it was annexed to the City of Sacramento, Oak Park had several thousand residents and a thriving business district. The Oak Park annexation was the first expansion of the boundaries of Sacramento since the city was first laid out in 1848. The Sacramento City Council moved immediately on improvements for Oak Park.

An interim code of sewerage regulation was passed in December of 1911. In the following year, construction bonds were issued and work began. Street improvement became an important goal in 1914 and another round of bonds was issued. By 1915 streets in Oak Park were widened, paved and had storm drains installed.

Oak Park's fire problem was also resolved. The business district had suffered two devastating fires in 1911 and 1912. More fire alarms and hydrants were installed and in 1915 the city replaced the volunteer fire company with a full-time operation housed in the newly completed Fire House Number 6 (3414 4th Avenue-which is now listed on the National Register of Historic Places).

The prompt response by the City of Sacramento to Oak Park's needs was instrumental in laying the foundation for growth in the years to come. One organization that helped keep the district's needs in front of the City Council was the Oak Park Business Men's Association. This organization was an effective lobbying organization that was organized in 1911 to support a three-day spring fiesta in the business district. They decided to keep the organization together to promote civic interests. They had success with the City, achieved improved mail delivery, obtained increased street lighting, secured adequate quarters for a branch library and gained improvements in banking facilities.

While the largest single year for residential growth occurred in 1910 as annex-ation was being planned, in the years that followed Oak Park would experi-ence steady construction of new homes. After annex-ation, the business district of Oak Park would see the replacement of older wood frame buildings with sub-stantial brick buildings. A 1912 headline in the *Sacramento Bee* declared, **"Oak Park Flourishes Into Real Commercial Center"**, as it announced the completion of a number of brick business buildings. In 1913 the City's Building Inspector reported that Oak Park was the fastest growing residential district in the City and the 1914 City Directory listed almost 800 homes in Oak Park.



The Gostic Brothers had been in business in Oak Park since 1905. They built this permanent brick building to house their meat market in 1912. Their homes were located immediately to the rear of the market.

EMPLOYMENT OPPORTUNITIES

There were also large sources of employment located nearby. The State Fair moved from Boulevard Park to its site on the east side of Stockton Boulevard, north of Fifth Avenue. The Western Pacific railroad built its maintenance and fabrication shops in 1913. They were located just to the west in Curtis Park and they employed about 300-400 well paid mechanics. (At that time, access between Oak Park and Curtis Park was not interrupted by Highway 99.) Across Stockton Boulevard to the east were the State Fair grounds that provided both full time and seasonal work. The Libby, McNeil & Libby cannery on Alhambra and Stockton Boulevard was built in 1912, providing hundreds of seasonal jobs. In 1924 the California Highway Commission (now Caltrans) opened its vehicle and equipment repair shops buildings nearby at 34th & R Streets employing more than 100 skilled mechanics.

As the automobile came into general use, Stockton Boulevard became the north-south link of the Lincoln Highway. It eventually became Highway 99. (Highway 99 freeway was built in 1962.) Businesses grew up along both sides of Stockton Boulevard that purveyed to the Highway traffic, such as motels, restaurants, service stations, etc. Grocery stores and many other businesses that relied on local residents, also prospered due to the local traffic generated by Stockton Blvd. as a major north-south arterial.

Growth in Oak Park occurred in a pattern similar to that of other areas of Sacramento. From 1910-1915 growth was fast paced, but then slowed considerably during the years of the First World War. Growth resumed in the late teens and continued throughout the 1920s. Oak Park became a mature neighborhood, with most of its lots occupied, by the end of the 1920s. During the Great Depression the number of new residences slowed to trickle. New construction started up again in the late 1930s and early 1940s, but was not as vigorous as it was in the teens and 20s. Residential construction took a break during the years of the Second World War, but then resumed in the late 1940s and early 1950s.

One project that was supported by the Oak Park Businessmen's Association was the purchase of the amusement park by the City of Sacramento. In 1911 there was growing dissatisfaction with the management and maintenance at the park. The electric company that owned the park had become part of the Pacific Gas & Electric Company and the park was still operated by a franchisee. It was apparent that PG&E had no real interest in keeping the park and the facilities needed improvement. However, the city could not purchase the park, at the $80,000 asking price, within ordinary budget funds. The matter was put to a ballot measure asking for approval to sell bonds. In the summer before the 1913 election, PG&E had turned over the park franchise to the Ingersol family and they began a vigorous program of renovation and improvements. They also fenced the grounds and charged admission and changed the name to Joyland. They had a grand opening in June of 1913 that attracted an estimated 10,000 people to the park. Joyland's success helped give the business distinct a distinct character as a popular entertainment center. As Joyland flourished however, its new popularity did not help at the polls later that year, as voters narrowly rejected the bond measure to purchase the park.

The joy went out of Joyland in June of 1920 when a fire destroyed most of the park buildings and rides. Over the next two years the park's attractions were partially restored, buy by the mid 1920s Joyland had lost much of its earlier popularity. A series of changes had taken place in the 1920s that eroded Joyland's audience and led to its eventual demise. During the two-year period in which the park was never completely restored, the automobile had continued to give many families wider access to other parks and amusements. There was competition from the nearby William Land Park that was being developed by the City of Sacramento and some writers [Owens, et al] have theorized that the changing ethnicity of the Oak Park working class may have made the park less of a draw for the middle class and white collar crowd.

Joyland came to an end in 1927 when Mr. and Mrs. Valentine McClatchy purchased the park property from PG&E and made it a gift to the city of Sacramento. As a condition of the gift, the park was renamed James McClatchy Park, honoring the founding editor of the *Sacramento Bee* and the father of Valentine and C.K. McClatchy. Another intention

of the donors was a request to have the animals in the zoo moved to the more spacious Land Park.

Later that year Oak Park business leaders organized a celebration to thank the McClatchy family for their generous gift. However, while the City gained ownership of the park at last, the business community of Oak Park lost an important drawing card that used to bring people from all over the community on weekends and for special events. From 1927 onward, McClatchy would serve as a neighborhood park. However, the loss of Joyland caused some businesses to close and weakened the cash flow of others. This was the first blow to Oak Park's business district in a series of blows that would eventually destroy much of it.

THE CHANGING ECONOMIC LANDSCAPE

The onset of World War II created resulted in a number of impacts to Oak Park's residential and business districts. The onset of the war led to severe housing shortages throughout the country due to the moratorium on building construction. This caused a ripple effect in local housing in that many single family residences were then modified to accommodate additional units. The result of this was that many houses became occupied by renters rather than owner occupants. The rationing of gas and tires resulted in a greater need for housing in areas that provided work opportunities independent of extensive circulation needs. The area became very dependent on the work opportunities in the Oak Park vicinity, and the businesses followed the profile of Oak Park resident economic health. In addition, businesses were affected by a diminishing body of shoppers whose mobility was also affected.

Additionally, the impact of absentee owners and the lack of materials available or affordable for maintenance and repairs during war years affected moderate income areas like Oak Park severely, creating the beginning of the dereliction and decay of older buildings in that area.

Two subsequent economic trends took place between 1960 and 1980 that would devastate the business district in Oak Park and depress property values: 1) the flight to the *new* suburbs; and 2) the loss of working class jobs in the vicinity.

There was a steady loss of working class jobs in the immediate vicinity. In 1962 the Highway 99 freeway was opened on the west side of the historic Oak Park. A fair number of houses were lost to the freeway right-of-way, however the biggest impact was the rerouting of traffic off of Stockton Blvd. and onto the new freeway. Business along Stockton and Broadway that had relied on transient traffic and overnight visitors went into a state of decline and many closed. Many jobs were lost and the vacant business buildings became a source of blight.

The construction of the freeway also resulted in the physical separation of Oak Park and Curtis Park. The loss of interaction between Curtis Park and Oak Park neighborhoods tended to further isolate and "segregate" Oak Park

In 1968 the California State Fair moved from its Stockton Boulevard site to the Cal Expo site. Once again, local jobs were lost, business suffered and some failed and commercial buildings became vacant. The same cycle repeated itself again in 1980 when the Libby, McNeil & Libby cannery ceased operation.

In 1983 the good paying blue collar jobs at the Western Pacific Shops were lost as that operation closed. At the same time, during the 1980s and 1990s there was a steady loss of jobs at the Southern Pacific Railroad Shops. The jobs at these shops, which had once been Sacramento's largest employer, with up to 5,000 working class jobs, steadily decreased until the shops ceased operations altogether at the turn of the century.

This series of economic hits eliminated a good many of the businesses along Stockton Boulevard, 35th Street and Broadway. The loss of jobs also caused a depression in the housing market, some houses also became vacant, some were turned into rentals, others on large lots were razed to make way for apartment buildings and property values slumped. As owner occupants left, a succession of renters moved in and neighborhoods lost some of their consistency and community involvement. Gradually, the area became less safe and criminal activity increased.

In the 1970s and 1980s the Redevelopment Agency began to buy up vacant business buildings as a means of fighting blight and crime. Many business buildings were demolished, particularly those in the 35th Street corridor south of 4th Avenue and those on the north side of Broadway. The Business District that has been delineated for Oak Park is just a remnant of its once vital business core. However, its remaining members evoke a sense of the original business district's character, and several of its buildings are fine examples of their era.

The Oak Park Downtown District appears eligible for listing as a Historic District in the Sacramento Register.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ **Reviewer**_____ **Date**_____

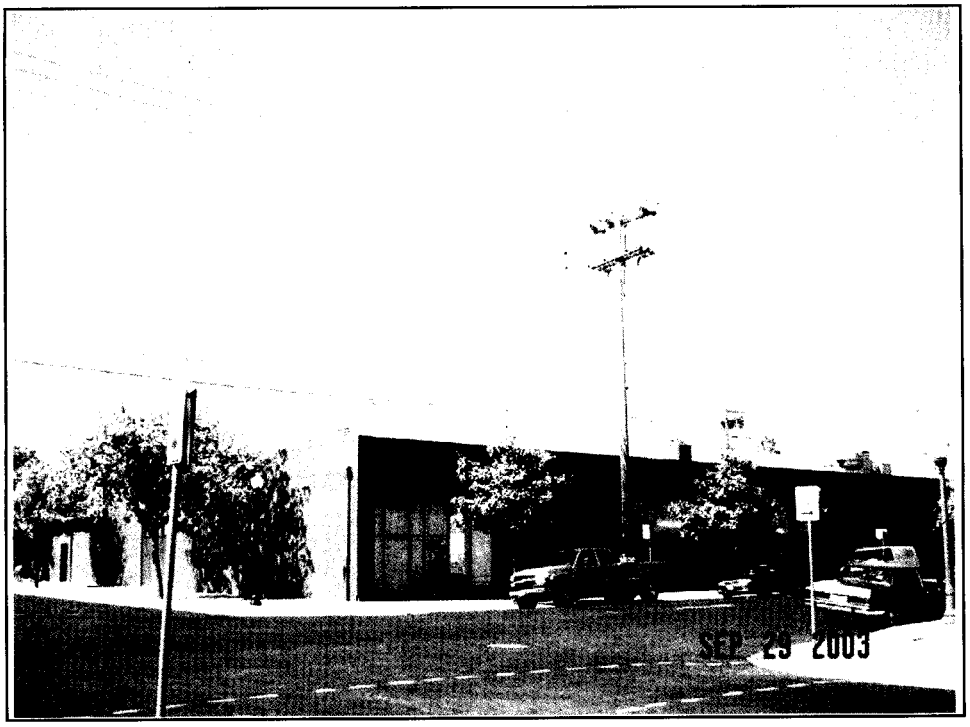
Page 1 **of** 1 **Resource Name or #:** 3333 3rd Ave.
P1. Other Identifier: Sacramento Food Bank
***P2. Location: *a. County** Sacramento
b. Address: 3333 3rd Ave. **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0373-017

***P3a. Description:**

The large rectangular one story building is surfaced with brick. Its roof form is obscured behind a horizontal parapet that encircles the building. The main façade, the eastern elevation, contains a large entry opening with glass panels in aluminum sash and an entrance. Large glass panes framed in aluminum above tan brick infill panels extend across most of the façade indicating former retail show windows. The south elevation is a solid brick wall with second floor window openings of industrial metal sash, double metal doors and a standard entry.

The original show windows have been modified, as has the entrance. Modifications have eliminated any particular architectural stylistic references.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the northwest
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1926
***P7. Owner and Address:**
Roman Catholic Bishop of Sacramento
c/o Sacramento Food Bank
3333 3rd Avenue
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency **Primary #**_____
DEPARTMENT OF PARKS AND RECREATION **HRI#**_____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code** 3D

***Resource Address:** 3333 3rd Avenue

B1. Historic Name: Arata Brothers Grocery facility; warehouse and retail

B2. Common Name: Sacramento Food Bank

B3. Original Use: Grocery retail and warehouse **B4. Present Use:** Food Distribution to needy

***B5. Architectural Style:** altered, no specific references to an architectural style

***B6. Construction History:** The building was constructed in 1926. Date of alterations to its current image is unknown but may have occurred when it became Sacramento Food Bank, sometime after 1982.

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

***B8. Related Features:** none

B9a. Architect: Arata Brothers **b. Builder:** T. Schluckebrier

***B10. Significance: Theme** Commercial Development **Area** Oak Park

Period of Significance 1890-1940 **Property Type** Grocery **Applicable Criteria** C

This building was constructed for $25,000 for the Arata Brothers Grocery business in 1926. It continued in that use until about 1971 when it was occupied by the Eagle Thrifty Shopping World. It was vacant in 1975 and in 1982 it was occupied by Matsui Wholesale Florist. It now serves as the Sacramento Food Bank and has a meeting room on the southeast corner for the use of various community groups.

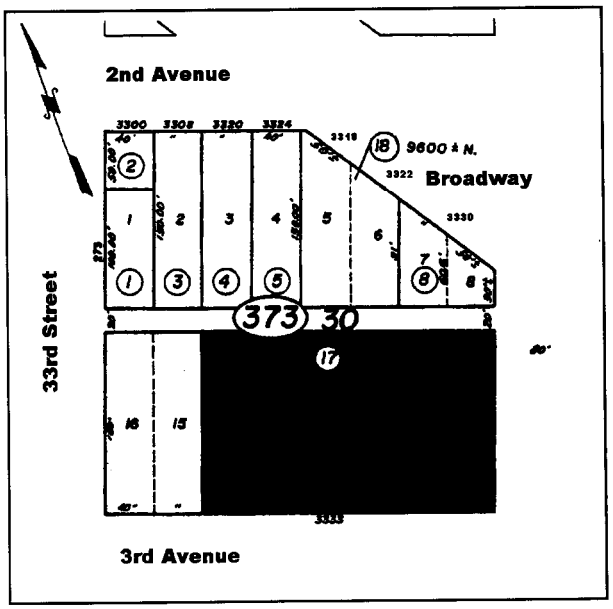
Though substantially altered, the building has a long history of service to the Oak Park community. Arata Brothers Grocery was a major market in Sacramento for many years, providing Italian specialty and some ethnic foods at a time when they were a rarity in other markets.

It is significant as a surviving brick building in the central business district, which contains several brick buildings, and for its long and continuing service to the Oak Park community. It is a contributor to the Oak Park Downtown District. As such, it is eligible for listing in the Sacramento Register and the California Register as part of an adopted Survey.

B11. Additional Resource Attributes: H13

***B12. References:**

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 7/11/1926, p. A-4; 7/18/1926, A-2.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants



13. Remarks:

***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.

***Date of Evaluation:** March 2005

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code **Reviewer** **Date**

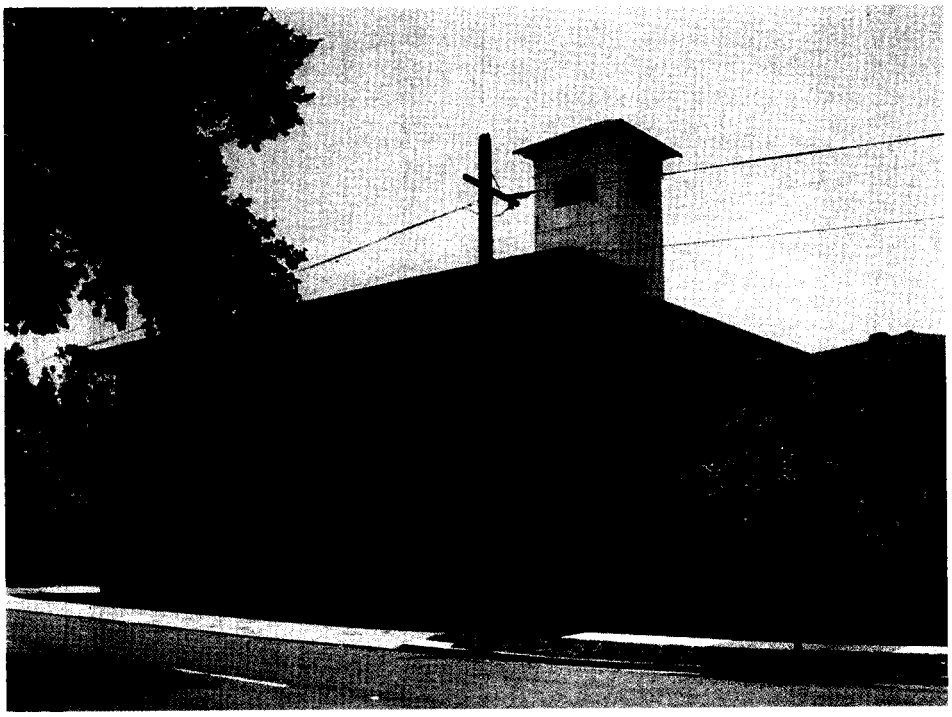
Page 1 **of** 1 **Resource Name or #:** 3414 4th Avenue
P1. Other Identifier: Oak Park Fire Station
***P2. Location: *a. County:** Sacramento
b. Address: 3414 4th Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 013-0142-0031

***P3a. Description:**

The two-story concrete building is box-like in form, with a horizontal projecting cornice trimmed by a patterned metal fascia. The façade carries the building's primary design features, with a series of windows above four large truck doors. Two sets of paired metal sash, casement widows are flanked by rectangular panels, and a single window on each end. The whole composition is organized into a long horizontal element by linear surface divisions. A projecting horizontal band carrying an egg and dart motif beneath it, divides first and second floors above the four wood-paneled truck doors and openings. A hip-roofed hose tower projects approximately four stories at the rear. A row of square windows penetrates the second floor of the east elevation above other small openings. Similar windows extend along the rear, above both standard and truck doors. The tower contains three-part louvered vents below the eave overhang and simple frieze. Rectangular openings occur on two levels beneath that. The west elevation has not been finished on the lower half. The concrete building surface appears to have been lightly stuccoed.

The truck doors on each end of the rear do not appear original and some minor windows changes have occurred. It stands on a residential block near the old commercial core of Oak Park.

***P3b. Resource Attributes:** HP9
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the southeast.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both 1915
***P7. Owner and Address:** Wellspring Women's Center P.O. Box 5728 Sacramento, CA 95817
***P8. Recorded by:** Paula Boghosian, Historic Environment Consultants 5420 Home Court Carmichael, CA 95608
***P9. Date Recorded:** September 2004
***P10. Survey Type:** Intensive
P11. Report Citation Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency **Primary #**_____
DEPARTMENT OF PARKS AND RECREATION **HRI#**_____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code** 1S

***Resource Address:** 3414 4th Avenue

B1. Historic Name: Engine House #6

B2. Common Name: Oak Park Fire House

B3. Original Use: Public Fire House **B4. Present Use:** Public Fire House

***B5. Architectural Style:** Prairie School

***B6. Construction History:** Constructed in 1915

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

***B8. Related Features:** None

B9a. Architect: City Engineer, Albert Givens **b. Builder:** C.J. Guth

***B10. Significance: Theme:** Public Building Architecture **Area:** Oak Park

Period of Significance: 1915-1954 **Property Type:** Fire House **Applicable Criteria:** C

Designed by City Engineer Albert Givens and constructed by C.J. Guth, this fire house was dedicated on May 22, 1915. The Sacramento Fire Department's Engine #6 stationed in Oak Park was the largest firehouse in Sacramento and the second largest on the West Coast at the time of construction. The building contained four large truck doors, second floor sleeping quarters, a reading room, locker room, small gymnasium and a kitchenette. A large hose tower, complete with a fire bell, was also a feature. The entire building was steam heated. It became one of Oak Park's most recognizable buildings and was one of the earliest symbols of Oak Park's newfound status as an area of the city of Sacramento

The Prairie School inspired design of the structure was highly unusual for government in Sacramento in an era which had seen the *Beaux Arts* City Hall building only a few years previously. The avant garde design of the public structure reflected the City's concept of Oak Park as a separate suburb of the city with its own character. The façade has been carefully composed, and reflects Frank Lloyd Wright design concepts that incorporate individual elements into the whole. The structure is also highly significant historically due to its size and design at the time of construction. The Fire House #6 is listed in the National Register of Historic Places. The current owner and occupant is Women's Wellspring Services.

The building is important for its prominent place in the firefighting history of Sacramento, and role in the early establishment of the City's first suburb annexation. It is significant as well as for its architectural values and unusual stylistic representation in Sacramento. It contributes to the Oak Park Downtown District, and is eligible for listing in the Sacramento Register. It is already listed in the National Register of Historic Places.

B11. Additional Resource Attributes: None

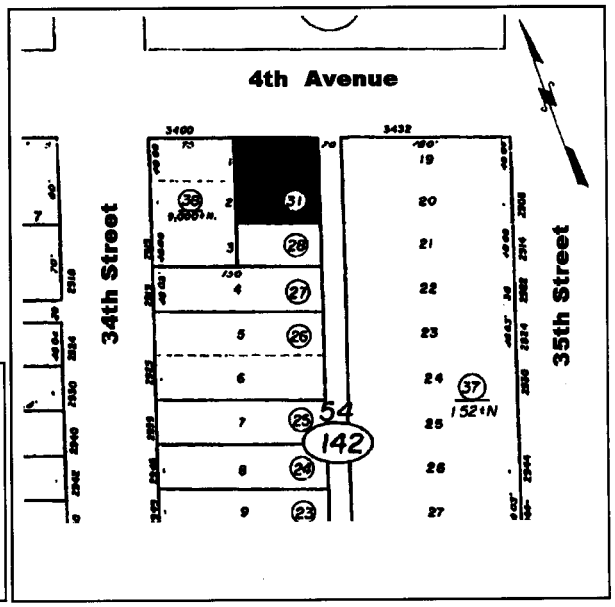
***B12. References:**

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Book
Sacramento Bee: 5/10/1913, p. 24; 2/4/1915, p. 5; 11/20/1914; 8/04/1915, p. 5; 5/18/1915, p. 3
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic

B13. Remarks:

***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.

***Date of Evaluation:** February 2005



(This space reserved for official comments.)

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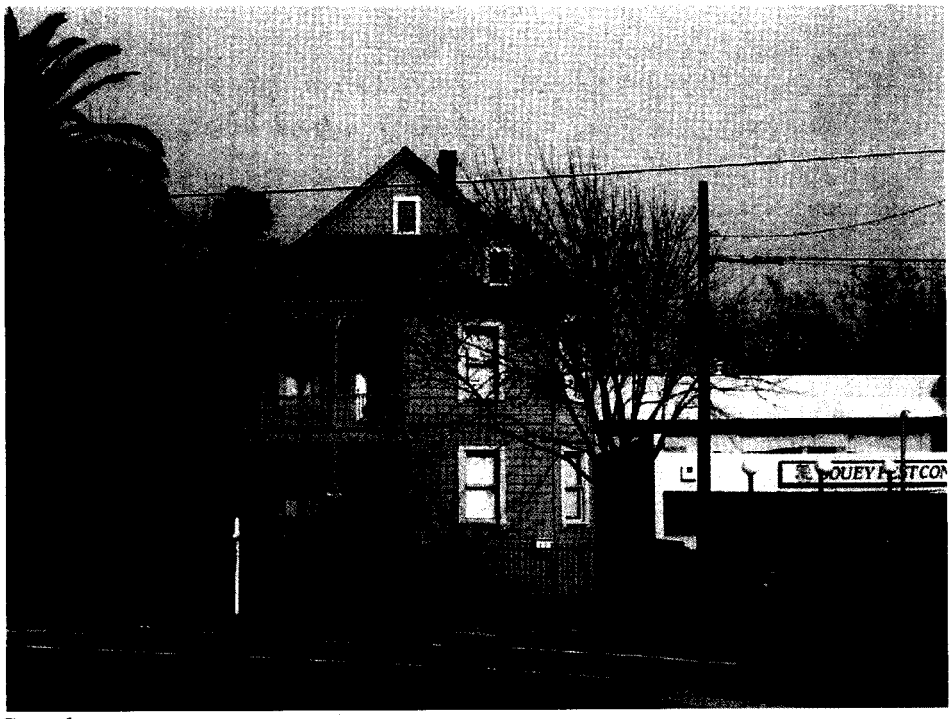
Trinomial
NRHP Status Code
Other Listings
Review Code **Reviewer** **Date**

Page of Resource Name or #: 3623-25 4th Avenue
P1. Other Identifier: Nagel House
***P2. Location: *a. County:** Sacramento
b. Address: 3623-25 4th Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0385-014
***P3a. Description:**
The wood frame building is two stories in height. Both the main portion of the building and the front bay are gabled with fish scale shingles and louvered vents in the gable ends. The building is surfaced with wood shiplap siding. The western portion of the building contains an open balustraded porch on each level. The second floor porch contains turned posts supporting the roof overhang that appear to be original. First floor supports for the porch above are simple posts. Balustrades are wood slats mounted vertically between the rail and subrail, and extend across the fronts of the two porches and down the entry stairs. The eastern portion of the façade contains a bay that is square on the west and angled on the east with brackets and a drop above the angled surface.The building is elevated somewhat and may or may not have a below-ground basement.

Windows are double hung and enframed with a shallow crown molding above the window and enhanced with small wood ornaments below the corners of the bottom sills. Landscaping is limited to shrubs and nearby trees.

The building was altered in 1926 to accommodate three more units.

***P3b. Resource Attributes:** HP3
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the north
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1907
***P7. Owner and Address:**
Eric & Aidelina Sargeson
P.O. Box 414
Benicia, CA 94510
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
January 2004
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey 2004, Historic Environment Consultants, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code** 3D

***Resource Address:** 3623-25 4th Avenue

B1. Historic Name: Nagel House

B2. Common Name: n/a

B3. Original Use: Residence with two flats **B4. Present Use:** Residence with two flats

***B5. Architectural Style:** Queen Anne

***B6. Construction History:**

Relatively intact. Front door changed. On 6/21/26 Nagel had contractor E.W. Fidler take out a building permit for $3,000 to raise the house and install three apartments.

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

***B8. Related Features:** none

B9a. Architect: unknown **b. Builder:** unknown

***B10. Significance: Theme:** Commercial Development **Area:** Oak Park

Period of Significance: 1890-1857 **Property Type:** Mixed commercial and residential **Applicable Criteria:** C

Herman A. Nagel was first listed here in 1907 and the house was numbered 3607. He was the proprietor of a grocery business at 3601 4th Avenue (located in the adjacent parcel to the west) which he operated until about 1913. In 1914 Nagel was listed as a janitor for the Great Western Power Co. By 1926 Nagel was listed as a Car Repairer and the house number was given as 3621. In 1928 he was listed as a Carpenter for the Western Pacific Railroad. Nagel may have started taking in boarders as early as 1918. A *Sacramento Bee* article of 1918 indicated that Mrs. Mayme Hastings lived at this address. In 1926 Nagel had the house modified to add three apartments. The house was purchased by Manuel Victorino and Manuel Paulino in January of 1939 from H.A. Nagel. Nagel lived in the house for some 31 years.

While the building does not appear to possess associations with individuals or events of noteworthy significance in the history of the community or region, it represents well the modest scale and working class character of the Oak Park neighborhood. As a competent example of its type and lifestyle context of the area, the property appears eligible for listing as a Landmark in the Sacramento Register.

B11. Additional Resource Attributes: none

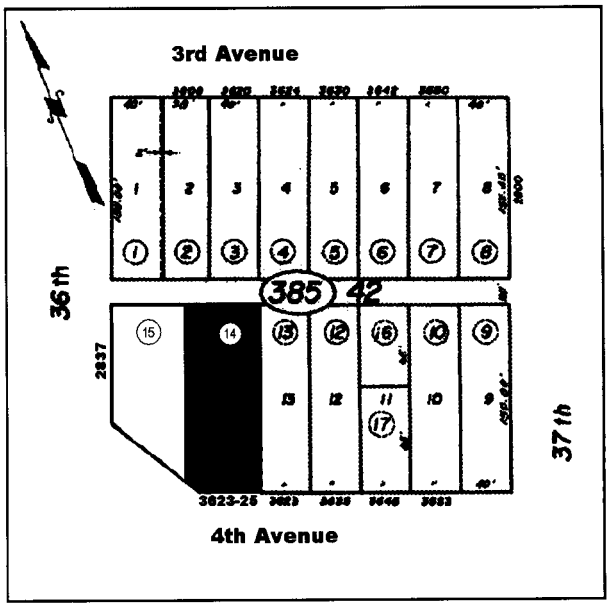
***B12. References:**

California Death Records
Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 3/20/1912, p. 3; 11/29/1918, p. 2.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Metro Scan
Sacramento Survey III, 1984-85, Historic Environment Consultants
Thomas Brothers Map Book, 1937-40

B13. Remarks:

***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.

***Date of Evaluation:** December, 2004



(This space reserved for official comments.)

Attachment 3

M07-083

RESOLUTION NO. 08-001

ADOPTED BY THE PRESERVATION COMMISSION

ON DATE OF JANUARY 8, 2007

RESOLUTION TO RECOMMEND THE ADDITION OF 3333 3RD AVENUE, 3414 4TH AVENUE, AND 3623 4TH AVENUE TO THE OAK PARK DOWNTOWN HISTORIC DISTRICT AS CONTRIBUTING RESOURCES AND RECOMMEND THEY BE ADDED TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

WHEREAS, the Sacramento City Council, in adopting Chapter 17.134 of the Sacramento City Code, has found that placement of qualifying structures, resources and historic districts on the Sacramento Register of Historic and Cultural Resources (Register) benefits both the community and property owners, because protecting and preserving historic resources help to maintain and revitalize the City and its neighborhoods by stimulating economic activity, encouraging the use and reuse of historic buildings, and protecting buildings and neighborhoods from deterioration and inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing; and

WHEREAS, on December 17, 2007 the City's Preservation Director made a preliminary determination that the structures meet the Register eligibility criteria and considerations as contributing resources in a historic district; and

WHEREAS, the Preservation Commission (Commission) has the authority under Chapter 17.134 to consider Landmark, Contributing Resources and Historic District nominations for inclusion in the Register by adoption of a resolution of recommendation after holding a noticed public hearing; and

WHEREAS, on January 8, 2007, the Commission conducted a duly noticed public hearing to consider the addition of 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue as Contributing Resources to the Oak Park Downtown Historic District and recommend to the City Council the following amendment to the Historic District:

3333 3rd Avenue (010-0373-017), Sacramento
3414 4th Avenue (013-0142-041), Sacramento
3623 4th Avenue (010-0385-013), Sacramento

WHEREAS, the Commission has received and considered oral and documentary

evidence at the hearing and has determined that the proposed resources have special architectural character or special historical or aesthetic interest or value, and meets Sacramento Register **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;

ii. It is associated with the lives of persons significant in the city's past; and

WHEREAS, the Commission identifies the following Historic District **Boundaries** in the attached map, Exhibit 1, which are consistent with Chapter 17.134.170(B) pertaining to Historic District boundaries;

WHEREAS, the Commission identifies the following **Contributing Resources**:

Street Address	Parcel Address	APN	C/NC	Date
3623-25 4th Avenue	3623 4th Ave.	010-0385-013	C	1907est
3414 4th Avenue	3414 4th Avenue	013-0142-041	C	1915
3333 3rd Avenue	3333 3rd Avenue	010-0373-17	C	1926

WHEREAS, the Commission identifies the following **features and characteristics** of the resources in the attached Exhibit 2;

NOW, THEREFORE, BE IT RESOLVED that the Preservation Commission adopts this resolution to recommend the addition of 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue as Contributing Resources to the Oak Park Downtown Historic District based on the identified eligibility criteria, and recommend to the City Council of the City of Sacramento that it adopt an ordinance to place 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue as Contributing Resources in the Sacramento Register as a Contributing Resources, and specifying the identified character-defining features.

I hereby certify that the foregoing Resolution was adopted by the Preservation Commission of the City of Sacramento at its Meeting held on December 5, 2007.

Signed:

Bruce Booher, Chair
Preservation Commission

ATTEST:
William Crouch, Preservation Director
Urban Design Manager

Exhibit 1: Map of Boundaries
Exhibit 2: Character-Defining Features

M07-083

Exhibit 1
Map of Amended Boundaries

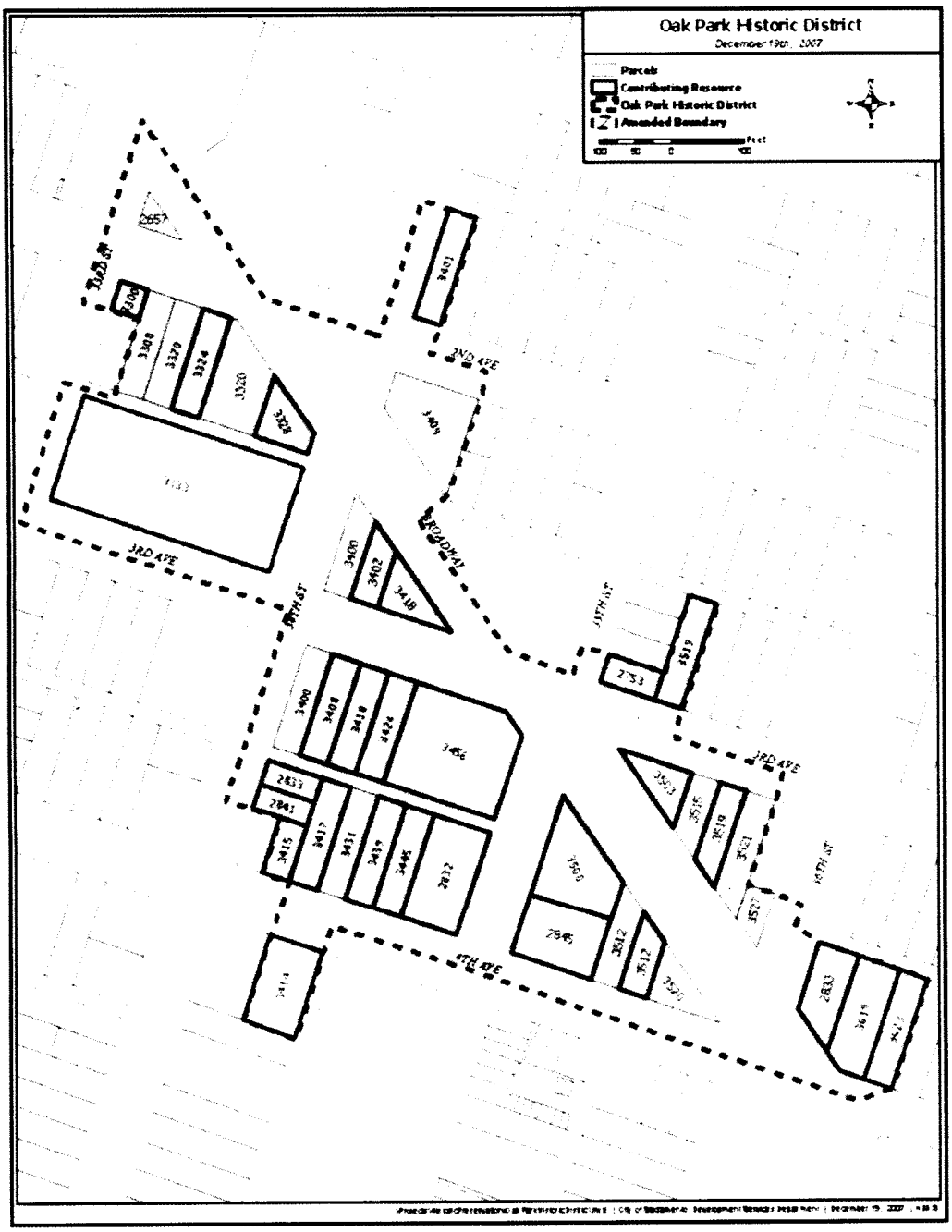


Exhibit 2

Character-Defining Features

Commercial Buildings

- One and two story buildings
- Brick commercial buildings with decorative treatments, typical from 1910-1932; some with only brick 1st floor storefronts and other materials above
- Brick Civic structures
- Brick buildings with stucco
- Various architectural styles, including but not limited to Mediterranean and Mission
- Prairie school-inspired motifs, particularly deep overhanging eaves on certain structures
- Late 19th and early 20th century mixed use corner stores with residences above
- Storefronts with transoms above
- Centered, recessed entries
- Corner entries on the corner buildings
- Decorative parapets
- Bay windows on upper floors on certain structures
- Punched double hung wood windows on upper floors

Residential Buildings

- Variety of architectural styles, with the character-defining features appropriate to each, including:
  - Craftsman
  - Queen Anne (both "pedestrian" and "high style")
  - Classic Cube
  - Colonial Revival
  - Stick style and/or Eastlake Style
  - Airplane Bungalows

Site Features

- Broadway: cuts through grid at an angle, which became a character-defining site element
  - Opened the opportunity for "Flatiron" style corner buildings. Opportunity was taken
  - Residential component north and south of Broadway
  - Median down center
  - Palm trees in median
- Trolley tracks along 2nd Avenue under asphalt
- North-South streets with canopy street trees

Attachment 4

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATING AND ADDING 3333 3RD AVENUE, 3414 4TH AVENUE AND 3623 4TH AVENUE AS CONTRIBUTING RESOURCES TO THE OAK PARK HISTORIC DISTRICT (M07-083)

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

SECTION 1

The Sacramento Register of Historic and Cultural Resources ("Sacramento Register") is amended by adding the properties at 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue as Contributing Resources to the Oak Park Historic District.

Pursuant to Sacramento City Code Sections 17.134.170 and 17.134.180 and based on the duly noticed hearing conducted by the City Council, and the recommendation from the Preservation Commission, the staff reports and nomination materials attached thereto, and the testimony presented at the hearing on the nomination, the City Council makes the following findings in support of its action to designate 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue as Contributing Resources to the Oak Park Historic District and to place them in the Sacramento Register:

The property meets Criteria i and ii of 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 resources meet Criterion i for listing on the Sacramento Register: "It is associated with events that have made a significant contribution to the broad patters of the history of the city, the region, the state or the nation";

B. The nominated resources meet Criterion ii for listing on the Sacramento Register: "It is associated with the lives of persons significant in the city's past";

C. The nominated resources have important historic or architectural worth, and their designation as contributing resources 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 (b-c).

Adoption of these Contributing Resources promotes the maintenance and enhancement of the significant features and characteristics of the Historic District pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Adoption of these Contributing Resources promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Historic District.

Adoption of these Contributing Resources is consistent with the City's Preservation Element of the General Plan.

Adoption of these Contributing Resources will afford the property the use of the California Historical Building Code and eligibility for any preservation incentives that may be adopted for listed properties.

Adoption of these Contributing Resources helps to protect historic resources of the City of Sacramento.

The Oak Park Historic District represents the commercial core of Oak Park, and is comprised mostly brick buildings constructed in the teens and 1920s. In 1911, when it was annexed to the City of Sacramento, Oak Park had several thousand residents and a thriving business district. The Oak Park annexation was the first expansion of the boundaries of Sacramento since the city was first laid out in 1848. The prompt response by the City of Sacramento to Oak Park's needs was instrumental in laying the foundation for growth in the years to come. In 1913 the City's Building Inspector reported that Oak Park was the fastest growing residential district in the City and the 1914 City Directory listed almost 800 homes in Oak Park.

Most of the more important businesses and business structures in Oak Park were located alongside the streetcar tracks that came down Sacramento Boulevard from 31st to 35th and then turned south down 35th Street and into the park. The money that flowed into this strip was largely from residents in other parts of the city coming to Oak Park. The buildings along 35th Street from Sacramento to 5th Avenue gave Oak Park a look similar to many of California's Main Street towns from the 1920s.

The movement of employment opportunities in the area around Oak Park also aided growth and stability. Across Stockton Boulevard to the east were the State Fair grounds that provided both full time and seasonal work. The Libby, McNeil & Libby cannery on Alhambra and Stockton Boulevard was built in 1912, providing hundreds of seasonal jobs. In 1924 the California Highway Commission (now Caltrans) opened its vehicle

and equipment repair shops buildings nearby at 34th & R Streets employing more than 100 skilled mechanics.

The Business District that has been delineated for Oak Park is just a remnant of its once vital business core. However, its remaining members evoke a sense of the original business district's character, and several of its buildings are fine examples of their era.

SECTION 2

Sacramento City Code Section 17.134.180 prescribes that the Contributing Resources of the Historic District to be added to the Sacramento Register shall be identified in the designating Ordinance. The **Contributing Resources (C)** and **Non-Contributing (NC)** resources of the Oak Park Historic District include the following:

Street Address	Parcel Address	APN	C/NC	Date
3623-25 4th Avenue	3623 4th Ave.	010-0385-013	C	1907est
3414 4th Avenue	3414 4th Avenue	013-0142-041	C	1915
3333 3rd Avenue	3333 3rd Avenue	010-0373-17	C	1926

SECTION 3

Sacramento City Code Section 17.134.180 prescribes that the Significant Feature(s) or Characteristic(s) of the resources to be added to the Sacramento Register shall be identified in the designating Ordinance. The significant features and characteristics of the Oak Park Historic District which pertain to these properties include the following:

Commercial Buildings

- One and two story buildings
- Brick commercial buildings with decorative treatments, typical from 1910-1932; some with only brick 1st floor storefronts and other materials above
- Brick Civic structures
- Brick buildings with stucco
- Various architectural styles, including but not limited to Mediterranean and Mission
- Prairie school-inspired motifs, particularly deep overhanging eaves on certain structures
- Late 19th and early 20th century mixed use corner stores with residences above
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- Punched double hung wood windows on upper floors

Residential Buildings

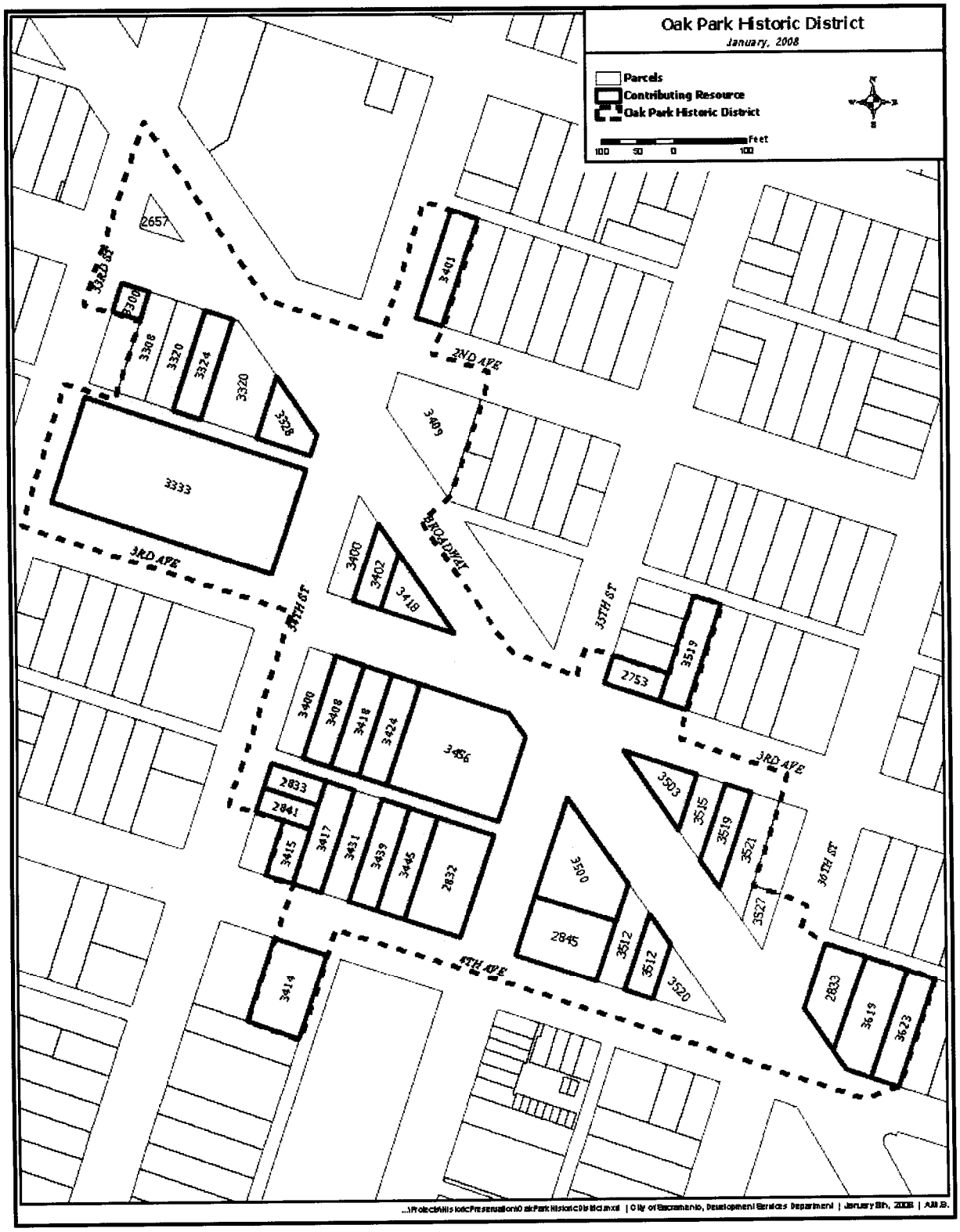
- Variety of architectural styles, with the character-defining features appropriate to each, including:
  - Craftsman
  - Queen Anne (both "pedestrian" and "high style")
  - Classic Cube
  - Colonial Revival
  - Stick style and/or Eastlake Style
  - Airplane Bungalows

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add 3333 3rd Avenue, 3414 4th Avenue and 3623 4th Avenue as Contributing Resources to the Oak Park Historic District and to place them in the Sacramento Register, per the Map (Exhibit 1).

Table of Contents:

Exhibit 1: Map of Boundaries

Exhibit 1

Map of Boundaries