REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Public Hearing
August 18, 2009

Honorable Mayor and
Members of the City Council

Title: Nomination of 4623 T St. (M09-011), 6125 Riverside Blvd. (M09-012), and 1210 H Street (M09-013) as Landmarks for listing in the Sacramento Register of Historic and Cultural Resources

Location/Council District: 4623 T Street, Assessor's Parcel Number 011-0043-002-0000, Council District 6; 6125 Riverside Boulevard, Assessor's Parcel Number 029-0010-008-0000, Council District 4; 1210 H Street, Assessor's Parcel Number 006-0051-003-0000, Council District 3

Recommendation: Conduct a public hearing and upon conclusion adopt an **Ordinance** placing the properties located at 4623 T St., 6125 Riverside Blvd., and 1210 H Street in the Sacramento Register of Historic and Cultural Resources (Register) as Landmarks.

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

Presenters: Roberta Deering, Senior Planner

Department: Community Development

Division: Planning

Organization No: 21001221

Description/Analysis

Issue: This proposal would add the properties located at 4623 T St., 6125 Riverside Blvd., and 1210 H Street as Landmarks to the Sacramento Register of Historic and Cultural Resources. The Elmhurst/Coloma School/Coloma Community Center (4623 T Street) was recorded and evaluated by CalTrans in 2005 as part of the U.S. Highway 50 HOV Lane Project in Sacramento, and determined to be eligible as a historic resource for the purposes of CEQA. The City of Sacramento's Department of General Services submitted the nomination for Landmark designation. Both The Trap and 1210 H Street have been recommended for Historic Places Grant awards from the City of Sacramento and were nominated for Landmark designation by the property owners. The Trap

(6125 Riverside Boulevard) was recorded by William Burg when he served as a graduate student intern for the City of Sacramento's Preservation Office. Mr. Burg prepared the history of the property and evaluated its significance using the Sacramento Register criteria. 1210 H Street was recorded and evaluated by Kathleen Forrest when she served as an Associate Planner with the City of Sacramento's Preservation Office.

Eligibility Criteria:

The Elmhurst/Coloma School/Coloma Community Center (4623 T St.): The Preservation Director made the preliminary determination that the property is eligible under Criterion iii, "embodies the distinctive characteristics of its type and period," and Criterion iv, as a representative example of the work of the prominent Sacramento architecture firm Dean and Dean. As stated in the attached evaluation, the building possesses a high degree of integrity of design, materials, workmanship, as well as location, feeling and association. The recommended period of significance is 1921-1929. The Director forwarded the nomination to the Preservation Commission for its review and recommendation, including identified features and characteristics. On May 6, 2009 the Preservation Commission voted unanimously to recommend the nomination to the City Council.

Pimentel's Ingelside Café/The Trap (6125 Riverside Boulevard): The Preservation Director made the preliminary determination that the property is eligible under Criterion i for its associations with events that have made a significant contribution to the broad patterns of the history of the city, the state or the nation. The recommended period of significance is 1924-1959, encompassing the evolution of and significant alterations to the structure. The Director forwarded the nomination to the Preservation Commission for its review and recommendation, including identified features and characteristics. On May 6, 2009 the Preservation Commission voted unanimously to recommend the nomination to the City Council.

1210 H Street: The Preservation Director made the preliminary determination that the property is eligible under Criterion iii, "embodies the distinctive characteristics of type, period or method of construction." The recommended period of significance is 1910-1959. The Director forwarded the nomination to the Preservation Commission for its review and recommendation, including identified features and characteristics. The Preservation Commission also found the property is eligible under Criterion v, "possesses high artistic values." On May 6, 2009 the Preservation Commission voted unanimously to recommend the nomination to the City Council.

Policy Considerations: This proposed action is consistent with the City's Strategic Plan Focus Area of "sustainability and livability", as well as the Historic and Cultural Resources Element of the 2030 General Plan and the Historic Preservation chapter of the City Code.

Commission Action: On May 6, 2009, the Preservation Commission unanimously adopted Resolution of Recommendations (attached), forwarding the proposed nominations to the City Council with recommendations that all three properties be added to the Sacramento Register as Landmarks. On July 21, 2009, the Law and Legislation Committee forwarded a recommendation of approval 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), because it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. In the alternative this action is exempt from environmental review per Section 15308 Actions by Regulatory Agencies for Protection of the Environment. Separate development proposals affecting the property may require environmental review.

Financial Consideration: There are no financial considerations associated with this item.

Rationale for Recommendation: This nomination is consistent with processes established in the Historic Preservation Chapter of the City Code (attachment 1, page 5). The properties meet the eligibility criteria for listing in the Sacramento Register as Landmarks.

Respectfully Submitted by: _____
David Kwong
Planning Director

Approved by: _____
William Thomas
Director of Community Development

Recommendation Approved:

_____
RAY KERRIDGE
City Manager

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Attachment 1

Background Information:

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

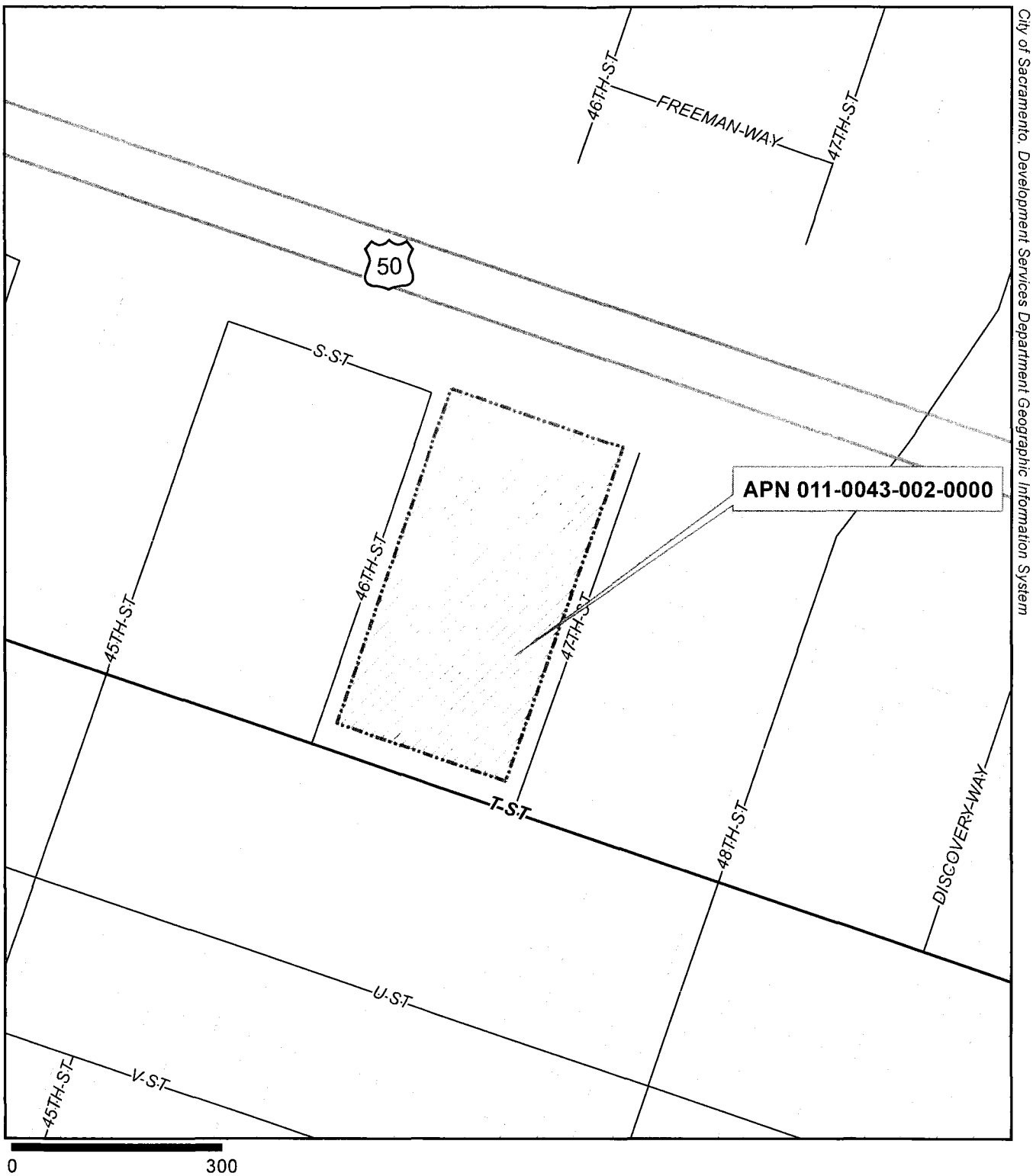
Requirements for placement on the Sacramento Register of Historic and Cultural Resources (Register) as a Landmark or as a Contributing Resource within a historic district are listed in Sacramento City Code section 17.134.170. Generally, nominated resources are noted for one or more of the following characteristics: 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 geographical 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 certain significant publicly-accessible interiors and site work; relocation of any structure; demolition or wrecking of any building or structure; sewer connection or disconnection; sign permits; and certificates of use or occupancy.

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.



City of Sacramento, Development Services Department Geographic Information System

Elmhurst/Coloma School/ Coloma Community Center 4623 T St M09-011

J Cannon | 4/23/09

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 _____

***Resource Name or #:** 4623 T Street
Map Reference No.: 8

P1. Other Identifier: Coloma Community Center

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County** Sacramento
***b. USGS 7.5' Quad** Sacramento East **Date** 1967 (Rev. 1980) T 8N; R 5E
c. Address 4623 T Street **City** Sacramento **Zip** 95819
***d. UTM:**
***e. Other Locational Data:** Assessor's parcel number 011-0043-002

***P3a. Description:**

The Coloma Community Center (formerly Coloma School and Elmhurst School) occupies the block bounded by 46th, T, and 47th Streets and the Highway 50 right-of-way. The building is U-shaped, with a south wing facing T Street and west and east wings facing 46th and 47th Streets, respectively. The building occupies the southerly portion of the site, while the northerly portion includes grass and some trees, a small children's playground, a basketball court, and a paved parking lot across the north end of the property with access from both 46th and 47th Streets. There are also parking spaces along much of the 47th Street frontage.

(See continuation sheet, page 3.)

***P3b. Resource Attributes:** HP15 – School (original); HP13 – Community center (current)

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

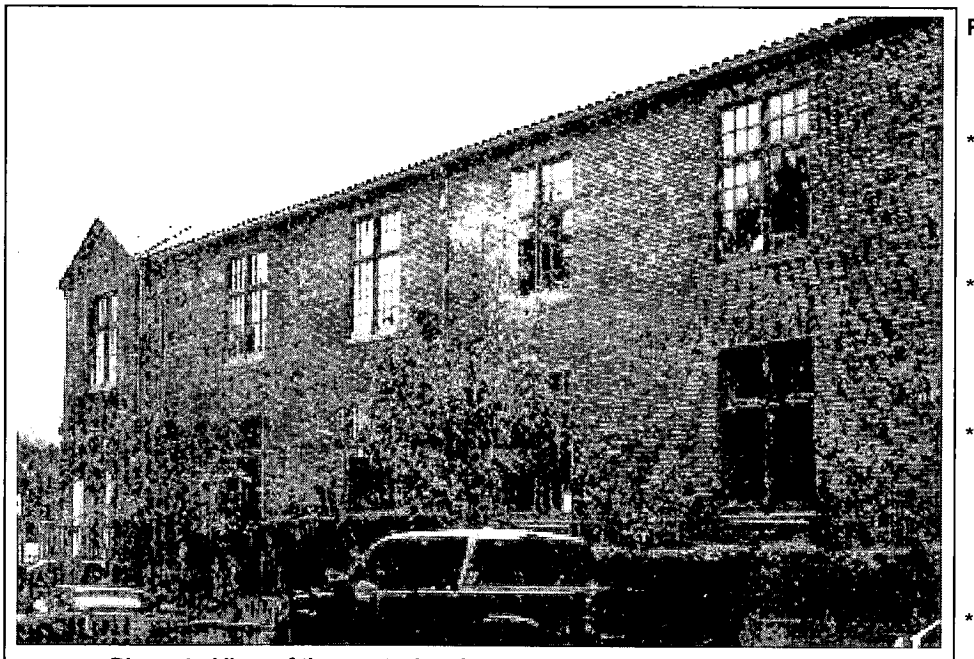


Photo 1: View of the west wing, built in 1921.

P5b. Description of Photo: View northeast October 26, 2005

***P6. Date Constructed/Age and Sources:** ■Historic 1921, with additions in 1923 and 1929

***P7. Owner and Address:** City of Sacramento
915 I Street
Sacramento, CA 95814

***P8. Recorded by:** Andrew Hope, Caltrans
1120 N Street
Sacramento, CA 95814
(916) 654-5611

***P9. Date Recorded:** Nov. 2005

***P10. Type of Survey:** Intensive

***P11. Report Citation:** *Historic Resource Evaluation Report for the U.S. Highway 50 HOV Lane Project in Sacramento.* PM L0.9/12.8, EA 03-441610. Andrew Hope, December 2005.

***Attachments:** ■ Building, Structure, and Object Record ■ Continuation Sheets

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #:
HRI#:

*NRHP Status Code:
*Resource Name or #: 4623 T Street

B1. Historic Name: Elmhurst Elementary School; Coloma Elementary School
B2. Common Name: Coloma Community Center
B3. Original Use: Elementary school B4. Present Use: Community center
*B5. Architectural Style: Spanish Eclectic
*B6. Construction History:

This building was constructed in three stages during the 1920s. The two-story west wing was the original school building, facing 46th Street with four classrooms on each floor. It was completed in August of 1921. A one-story addition, consisting of a portion of the south wing, was added in 1923. This addition includes the south-gabled end of the west wing with its bay window (originally the kindergarten classroom), and the front portion of the south wing to a point just west of the current main entrance. The east end of this addition is indicated by a break in the roofline (visible in photo 6). A second addition, completed in 1929, includes the current main entrance, auditorium, and east classroom wing. The building also had a covered walkway or arcade connecting the north ends of the east and west wings, making the building a hollow rectangle with an enclosed courtyard in the center. This covered walkway was probably constructed as part of the 1929 addition, but was later removed, leaving the building in its present, U-shaped configuration.

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: Original Location:
*B8. Related Features:

In addition to the building, the property includes paved walks, trees and other plantings, a children's playground, a basketball court, and two paved parking areas.

B9a. Architect: Hemmings-Petersen-Hudnutt (1921 building)
Dean and Dean (1923 and 1929 additions)
b. Builder: Mathews Construction (1921 building)
Unknown (1923 addition)
Henry Finnigan (1929 addition)

*B10. Significance: Theme: Architecture Area: City of Sacramento
Period of Significance: 1921-1929 Property Type: School Applicable Criteria: C

See continuation sheet, page 4.

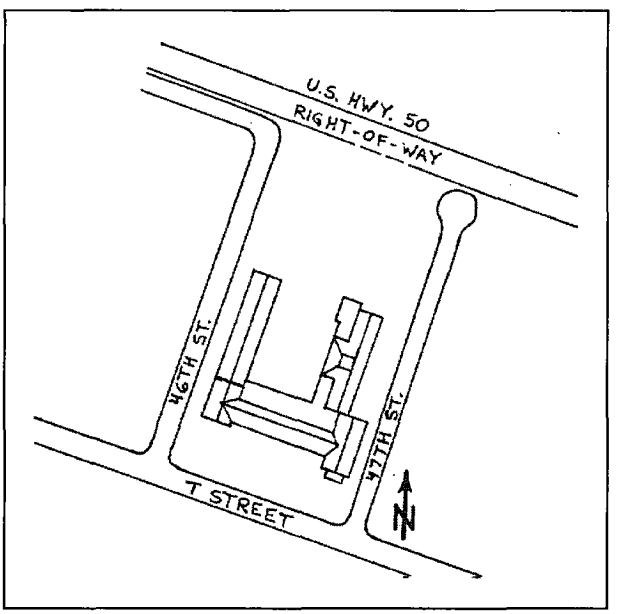
B11. Additional Resource Attributes:
*B12. References:

See continuation sheet, page 7.

B13. Remarks:

B14. Evaluator: Andrew Hope, Caltrans, Sacramento
Date of Evaluation: December 2005

(This space reserved for official comments.)



***P3a. Description (continued from page 1):**

The building is constructed of tapestry brick, with the individual bricks varying in color from pale yellow to dark reddish-brown, giving the walls a mottled appearance with an overall color of orange-brown. The bricks are laid in English bond, with alternating courses of headers and stretchers. There are also areas where some of the outer layer of bricks have been omitted, forming decorative patterns of small openings (see photo 11). The gable roofs are covered in Spanish clay tile, also exhibiting variation in color, with a larger proportion of yellow tiles giving the roof an overall color somewhat lighter than the walls.

The two story-west wing is the original portion of the building, constructed in 1921 (see photos 1 and 3). This narrow wing is only the depth of one classroom and a hallway, with four classrooms on each floor. There are small gables above the entrances at each end of the west façade. These two entrances, facing 46th Street, have limestone surrounds with pilasters and jack-arch lintels of classical design, topped by ornamental metal railings (see photo 2). Each floor has a series of evenly spaced, paired windows, with each window having twelve panes below the transom and six above.

The 1923 addition is connected to the south end of the original two-story wing, and forms most of the building's south wing. It is one story. The west end of this addition has a gable facing T Street, with a large bay window consisting of two rows of twelve-pane windows (see photo 5). The west façade has two pairs of French doors, with fifteen panes below the transom and six above, and ornamental railings (see photo 4). A classroom wing extends to the east, facing T Street. This wing features a group of six tall windows, with the same 6/12 configuration as the windows in the two-story west wing (see photo 5). All of the windows in the 1921 building and the 1923 addition have sash and frames of wood.

A second addition, constructed in 1929, includes what is now the building's main entrance as well as an auditorium and the east classroom wing. The main entrance faces T Street in an extension of the 1923 south wing. The recessed entry is framed by large quoins of white limestone, and the paired doors each have eight small panels, the top six of which are glazed (see photo 6). The 1929 addition also includes the flat-roof portion at the rear of the 1923 wing that faces T Street, transforming this wing from a single-room depth to a double-loaded interior corridor.

At the southeast corner of the building is the auditorium. It has a separate entrance on the south gable end, sheltered by a covered porch with a shed roof supported by boldly scaled brick piers (see photo 7). The auditorium doors are similar to those of the main entrance. The east façade of the auditorium has brick buttresses separating the bays, with each bay having an industrial style metal-sash window of 48 panes. Each window includes a pair of operable six-pane casements (see photo 8). The north gable end of the auditorium is blank, with no fenestration (see photo 9).

The east classroom wing is one story, with classrooms on either side of a central corridor. The windows are arranged in groups of five, separated by narrow brick piers. These windows are also metal sash, with eight panes above the transom and paired, eight-pane casements below (see photos 9 and 10). At the northwest corner of the east wing is an attached pavilion with large arched openings on three sides (see photo 12). This pavilion terminated the east end of the covered walkway, a feature that was later removed.

***B10. Significance (continued from page 2):**

History of the property

Construction of streets and sidewalks in the Elmhurst tract began in 1912, and the tract was annexed to the city of Sacramento upon completion of the work. The construction of houses immediately thereafter brought a growing need for a school. In 1913, neighborhood residents petitioned the city's Board of Education for a school building, noting that there were one hundred school-age children living within eight blocks of the proposed school site. The Board of Education responded promptly, with the construction of a small building on the east side of Fremont Avenue (now 47th Street), across from where the present school building is located. As shown on the 1915 Sanborn maps, this frame building is no larger than a typical residence, and is noted as having a stove for heating and no lights. Three separate classroom buildings of frame construction are also shown on the west side of Fremont Avenue, at the site of the present school building. These facilities quickly proved inadequate to serve the neighborhood's growing population, and the community was soon petitioning for improved school facilities.

The need for more, larger, and better school facilities was a citywide problem during the second decade of the twentieth century, as Sacramento's population grew rapidly. Many of the existing schools were of frame construction and were considered fire hazards, in addition to being overcrowded and having outdated plumbing and electrical systems. In response, the Board of Education presented to the city's voters a $2 million bond issue in 1919, for the construction of several new elementary schools, as well as a separate bond of $700,00 for a new high school. The voters approved both bond issues on October 18 of that year.

The Board then appointed an Architectural and Engineering Commission, early in 1920, to plan, design, and oversee the construction of the new elementary schools. The Commission consisted of the architects Edward Hemmings and Jens Petersen, and the structural engineer George Hudnutt. It appears that the three men collaborated only on this school commission, as they are listed under the firm name of Hemmings, Petersen, Hudnutt in Sacramento city directories only in 1921. In previous and subsequent years, Hemmings and Petersen are listed under "architects" as having separate offices, while Hudnutt is listed under "engineers." The Architectural and Engineering Commission was charged by the Board not only with design and construction oversight for the new buildings, typical responsibilities for an architectural commission, but also for assessing the district's needs and proposing to the Board the optimum number, locations, and sizes of new schools to be built with the bond funds. Their fee was to be 4-1/2 percent of the construction costs.

After a three-month study, the Commission presented its proposal for the locations and sizes of several new elementary schools on April 20, 1920. The proposal included construction of a new school in the Elmhurst neighborhood, as well as the Bret Harte, Donner, Fremont, Lincoln, and Newton Booth schools elsewhere in the city. The first of the new schools to be completed was Elmhurst. The Board accepted the preliminary plans in September of 1920, and the construction contract was awarded to Mathews Construction Company of Sacramento in January of 1921. The company's winning bid was $97,757. The plans called for a two-story building (the west wing of the present building) with eight classrooms and administration space, of concrete construction with brick walls, in a style that the *Sacramento Bee* described as "English Renaissance." Construction was completed in August of 1921, just in time for the 1921-22 school year.

(Continued on page 5.)

***B10. Significance (continued from page 4):**

The original school building was expanded just two years later, in 1923, with the addition of much of the present south wing. The name of the school had been changed from Elmhurst to Coloma by this time. A second addition in 1929 included the south-facing entrance, auditorium, and east classroom wing. These two additions, designed by the architectural firm of Dean and Dean, transformed the school's architectural style from its original restrained classicism to a more Spanish Eclectic appearance, even though the building has few overtly Spanish details.

The city's school district relinquished this and several other schools in the 1970s, due in part to new state regulations concerning seismic safety for public school buildings. The City of Sacramento acquired the building in 1979, and it has been used since 1981 as a community center and offices for the city's Department of Parks and Recreation.

Significance of the property

The Coloma Community Center (Elmhurst School) is not associated with significant events or persons in Sacramento history that would qualify it for National Register listing under Criteria A or B. Although the construction of several new schools in the 1920s was important to the residents of the growing city, this was a typical response to urban growth and the individual school buildings do not meet National Register Criterion A for this association.

The Coloma Community Center does meet National Register Criterion C, at the local level of significance, based on its architectural merit. The building is a distinctive example of its type and period, as are many of Sacramento's school buildings constructed in the 1920s. Although restrained in its use of ornament, the building's overall form and materials convey the picturesque character that was much admired in this period, and significant details include stone doorway surrounds, ornamental metal railings on the west façade, and brickwork grilles on the 1929 addition.

Dean and Dean, Architects

The building also meets National Register Criterion C as an important example of the work of the prominent Sacramento architects Charles and James Dean. The brothers were graduates of Texas Agricultural and Mechanical College, and James undertook additional study in architecture and the Massachusetts Institute of Technology. Charles began working in the office of the California State Architect in Sacramento in 1908, and was joined by his brother four years later. Both men worked in this office until the early 1920s. When the firm of Hemmings, Petersen, Hudnutt was formed to carry out the schools commission, James Dean joined the firm and acted as its chief deputy, with responsibility for the design of the school buildings and overall management of the project.

Hemmings, Petersen, and Hudnutt asked for a release from their contract with the Board of Education in March of 1922, complaining that they were not able to complete the commission profitably based on the previously agreed fee of 4-1/2 percent of the construction cost. The schools commission was then turned over to the newly formed architectural firm of Dean and Dean. The partnership lasted until 1930, when James was appointed city manager by Sacramento's city council. Charles continued the private practice of architecture in Sacramento until his death in 1956.

(Continued on page 6.)

***B10. Significance (continued from page 5):**

Throughout the 1920s, Dean and Dean designed numerous important buildings in Sacramento, favoring an eclectic use of Spanish and Mediterranean styles. In addition to the Elmhurst School, they were responsible for additions to several of the other schools that James had designed while working for Hemmings, Petersen, and Hudnutt. The firm designed many distinctive residences in the developing neighborhoods to the east and south of the central city, such as the Spanish Eclectic mansion at 1225 45th Street and the Tudor Revival house at 1341 45th Street, both in the city's "fabulous forties" neighborhood. Dean and Dean received an honor award from the California section of the American Institute of Architects in 1929, for the residence at 1341 45th Street and the Westminster Presbyterian Church at 1300 N Street. The firm's masterpiece was the Memorial Auditorium at 15th and J Streets, completed in 1927. The auditorium is much more richly embellished that the firm's schools, but the schools exhibit many of the same details, such as open brick grillwork, as well as the same favored materials – tapestry brick, clay tile roofing, and terra cotta and stone trim.

Integrity, boundaries, and contributing features

Although the Coloma Community Center (formerly the Elmhurst School) no longer retains its original use, the only major alteration has been the removal of the covered walkway (presumably dating to 1929) that connected the north ends of the east and west classroom wings. The building otherwise possesses a high degree of integrity of design, materials, and workmanship, in addition to retaining integrity of location, feeling, and association. The property's setting has changed with the introduction of many post-1929 houses on the lots facing the school on 46th and 47th Streets. However, this gradual infill of single-family houses is consistent with the original plan for the neighborhood. The other change to the property's setting was the construction of Highway 50 in the early 1970s. The boundary of the historic property includes the entire parcel, bounded by 46th Street to the west, T Street to the south, 47th Street to the east, and the Highway 50 right-of-way to the north. Contributing features include the building itself and the mature landscaping. Non-contributing features include the playground, basketball court, and paved parking areas on the north and east sides of the property, all of which were constructed well after the building's period of significance (1921-1929).

***B12. References (continued from page 2):**

Crow, Leslie. *Coloma Community Center*. California Department of Parks and Recreation inventory forms (DPR-523 forms), September 18, 2002.

Rogers, Richard C. *The First One Hundred Years of the Sacramento City Schools, 1854-1954*. Sacramento: California Retired Teachers Association, State Capital Division, 1991.

Sacramento Archives and Museum Collection Center (SAMCC). Documents examined included material related to the transfer of ownership of Elmhurst School (file: Department of Neighborhood Services, "Coloma Park," 1970s) and Minutes of the Sacramento Board of Education (Elementary Schools), March 1, 1919 through June 30, 1923.

Sacramento Directory Company. *Sacramento City Directory*. Annual, 1913-1956.

Sanborn Map Company, *City of Sacramento*, 1915, 1952, and 1952 (revised through 1970).

Snyder, Bonnie, and Paula Boghosian. *Sacramento's Memorial Auditorium: Seven Decades of Memories*. Sacramento: Memorial Auditorium Book Project, 1997.

Sacramento Bee articles:

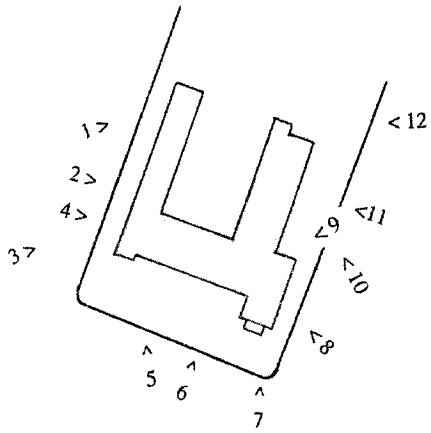
January 29, 1913. "Elmhurst Club to Plead for School." P. 2.
September 25, 1914. "Elmhurst Wants Permanent School." P. 2.
September 18, 1919. "Issue Proposed for Seven New Schools." P. 13.
November 5, 1919. "City is Urged to Start Six of New Schools." P. 1.
April 24, 1920. "School Buildings to be Planned by Special Board." P. 1.
April 28, 1920. "Architectural Board is Formally Chosen." P. 10.
June 16, 1920. "Architect's Contract for Schools is Approved." P. 1.
July 31, 1920. "Fourteen Schools of the Unit Type Planned for City." P. 1.
September 30, 1920. "Preliminary Plans for Elmhurst School Approved." P. 13.
January 6, 1921. "Elmhurst School Contract is Awarded." P. 4.
May 14, 1921. "Work Progressing on City Schools." P. 24.
August 16, 1921. "First New School is Accepted by City." P. 4.
March 7, 1922. "School Architects Ask for Release." P. 2.
April 24, 1923. "Plans for Additions to Several Schools." P. 18.
September 7, 1928. "Dean, City Architect, Resigns His Position." P. 23.
August 17, 1929. "Architectural Awards to be Given to Sacramentans." P. A3.
January 24, 1930. "City Workers to Hold Jobs Under New Management." P. 1+.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #:
HRI #

*** Resource Identifier:** 4623 T Street

*** Recorded by:** Andrew Hope, Caltrans *** Date:** November 2005 ■ Continuation ☐ Update



Key to photographs

Photo 2: Detail of entrance to the west wing, looking east. October 26, 2005.

Photo 3: Junction of the two-story west wing (1921) and the one-story addition (1923), looking northeast. October 26, 2005.

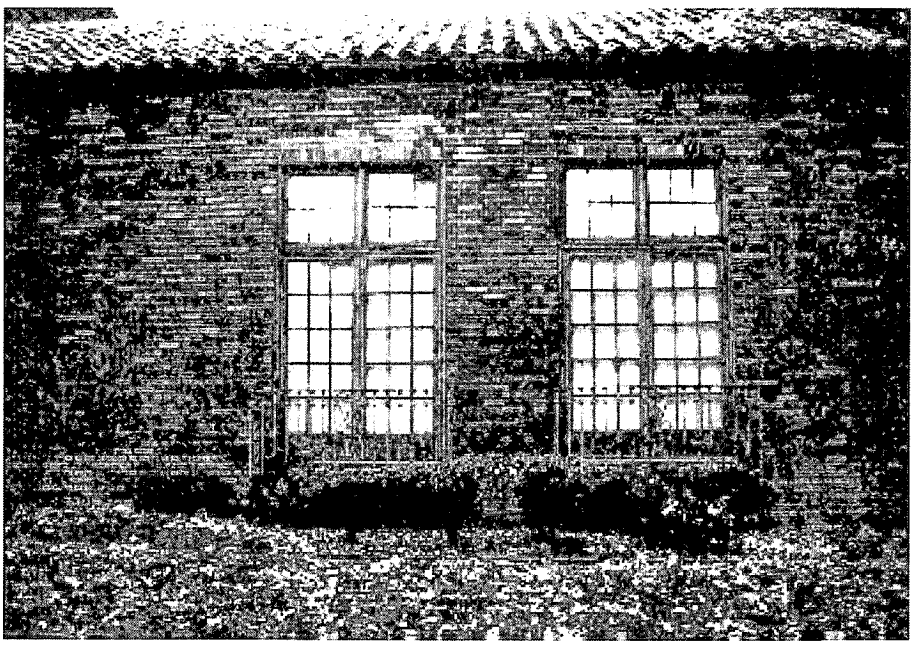


Photo 4: Detail of windows and decorative ironwork on the west façade of the kindergarten room (1923), looking east. October 26, 2005.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #:
HRI #

* **Resource Identifier:** 4623 T Street

* **Recorded by:** Andrew Hope, Caltrans * **Date:** November 2005 ■ Continuation ☐ Update

Photo 5: Western portion of the 1923 addition, looking north. October 26, 2005.

Photo 6: Detail of front entrance (1929 addition), looking north. September 29, 2005.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #:
HRI #

* **Resource Identifier:** 4623 T Street

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Photo 7: Entrance to the auditorium (1929), looking north. October 26, 2005.

Photo 8: Detail of the east wall of the auditorium, showing buttresses. Looking northwest. October 26, 2005.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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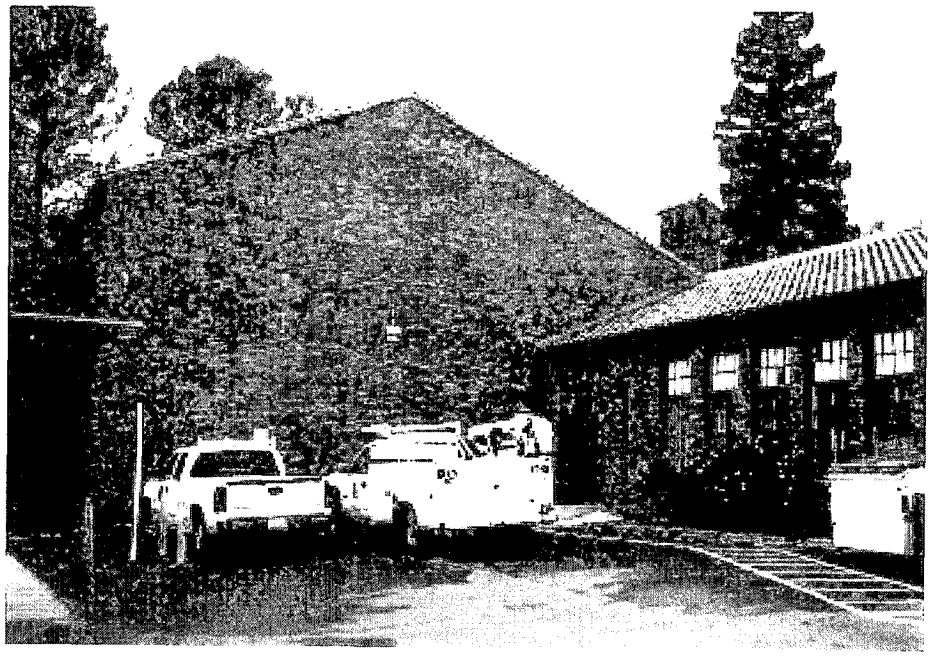


Photo 9: North wall of the auditorium, and east classroom wing (1929), looking southwest. October 26, 2005.

Photo 10: East classroom wing, looking northwest. October 26, 2005.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #:
HRI #

* **Resource Identifier:** 4623 T Street

* **Recorded by:** Andrew Hope, Caltrans * **Date:** November 2005 ■ Continuation ☐ Update

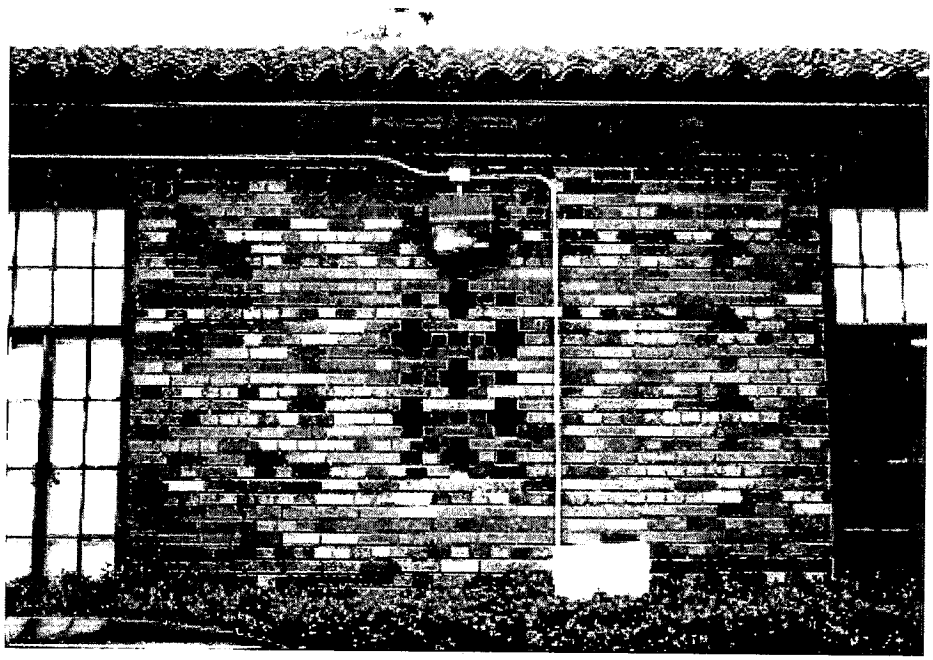


Photo 11: Detail of ornamental brickwork in the east classroom wing, looking west. October 26, 2005.

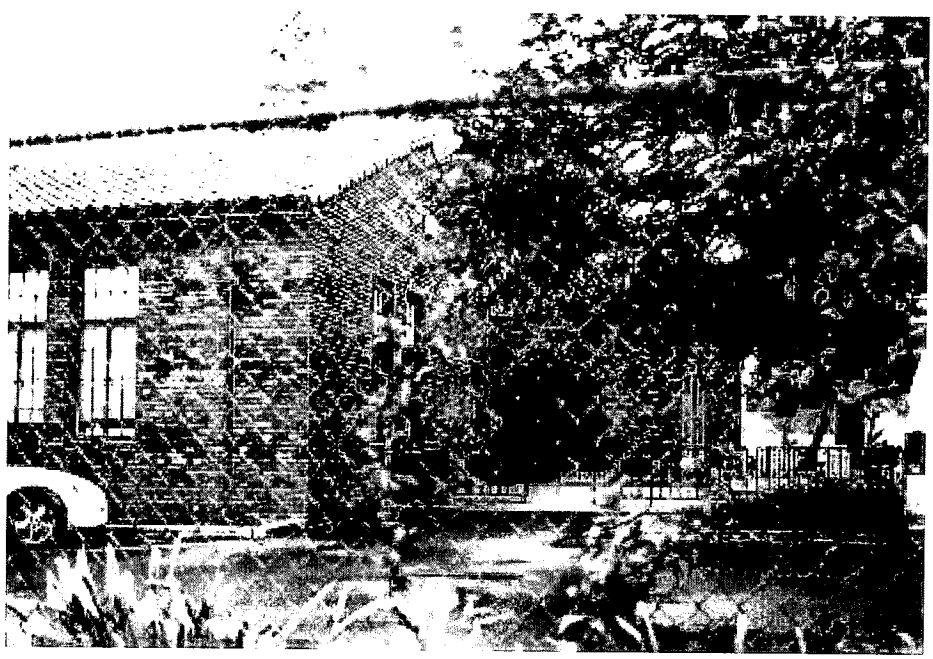


Photo 12: Rear of the east classroom wing, looking west. October 26, 2005.

M09-011

RESOLUTION NO. 09-001

ADOPTED BY THE PRESERVATION COMMISSION

ON DATE OF MAY 6, 2009

RESOLUTION TO RECOMMEND THE NOMINATION OF 4623 T STREET (001-0043-002) AS A LANDMARK AND RECOMMEND IT 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 February 12, 2009, a Landmark Nomination Form for 4623 T Street was submitted to the City's Preservation Office; and

WHEREAS, on March 25, 2009 the City's Preservation Director made a preliminary determination that the structure meets the Register eligibility criteria and considerations as a landmark; 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, the Preservation Director and the Preservation Commission have determined the property is eligible under Criterion iii, "embodies the distinctive characteristics of its type and period," and Criterion iv, as a representative example of the work of the prominent Sacramento architecture firm Dean and Dean; and

WHEREAS, on May 6, 2009, the Commission conducted a duly noticed public hearing to consider the nomination of the Elmhurst/Coloma School/Coloma Community Center (4623 T St.), and recommend to the City Council the following landmark for inclusion in the Register:

4623 T Street, Sacramento (011-0043-002-0000)

WHEREAS, the Commission has received and considered oral and documentary evidence at the hearing and has determined that the proposed landmark has special architectural character or special historical or aesthetic interest or value.

WHEREAS, the Commission identifies the Period of Significance as 1921-1929;

WHEREAS, the Commission identifies the following features and characteristics of the resource:

4623 T Street

Contributing features include but are not limited to:

- Building, including but not limited to
  - Brick façade, including color variation, English bond and decorative patterns and piers
  - Brickwork grilles on 1929 addition
  - Gable roofs with Spanish clay tile, including color variation
  - Entrances, including configuration, limestone surrounds and ornamental railings
  - Windows—including material (wood and metal), grouping and glazing patterns
  - Ornamental railings
  - Ornamental leader heads
  - Interior of auditorium space, including chandelier and rough-hewn timbers
  - Interior and Exterior Doors
  - Interior windows
  - Trim
  - Wall finishes
  - Flooring
  - Two main stairs and banisters in west wing
- Mature landscaping, including earthen pedestal and mature trees

Non-contributing features
- Playground
- Basketball court
- Paved parking areas on north and east sides

M09-011

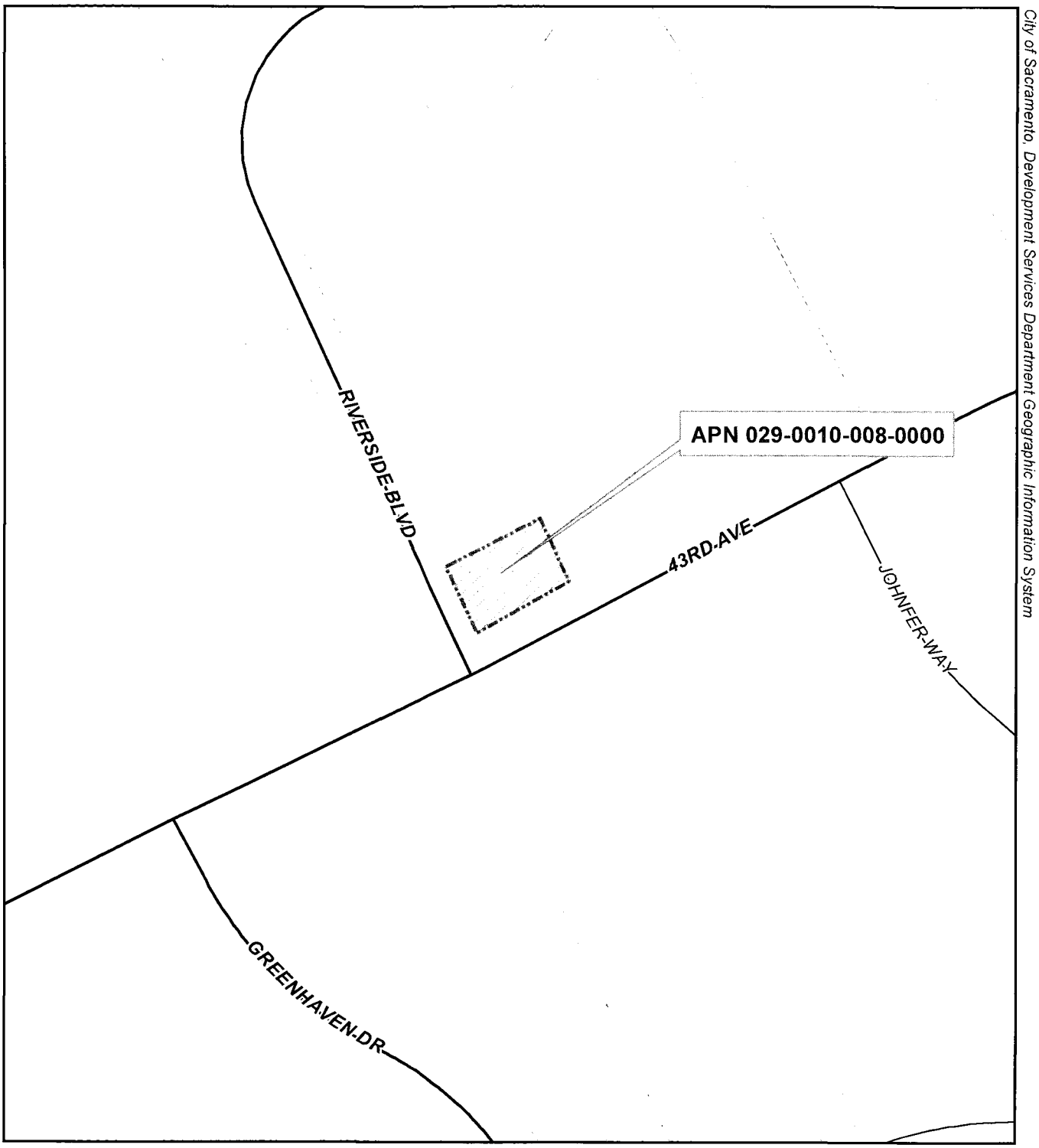
NOW, THEREFORE, BE IT RESOLVED that the Preservation Commission adopts this resolution to recommend the nominations of Elmhurst/Coloma School/Coloma Community Center (4623 T St.), as a Landmark and recommend to the City Council of the City of Sacramento that it place Elmhurst/Coloma School/Coloma Community Center (4623 T St.), in the Sacramento Register as a Landmark;

I hereby certify that the foregoing Resolution was adopted by the Preservation Commission of the City of Sacramento at its Meeting held on May 6, 2009.

Signed:

Timothy Brandt, Chair
Preservation Commission

ATTEST: _____
William Crouch, Preservation Director
Urban Design Manager



City of Sacramento, Development Services Department Geographic Information System

Pimentel's Ingelside Café/The Trap
6125 Riverside Blvd
M09-012

J Cannon | 4/23/09

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

Primary #
HRI #
Trinomial
NRHP Status Code

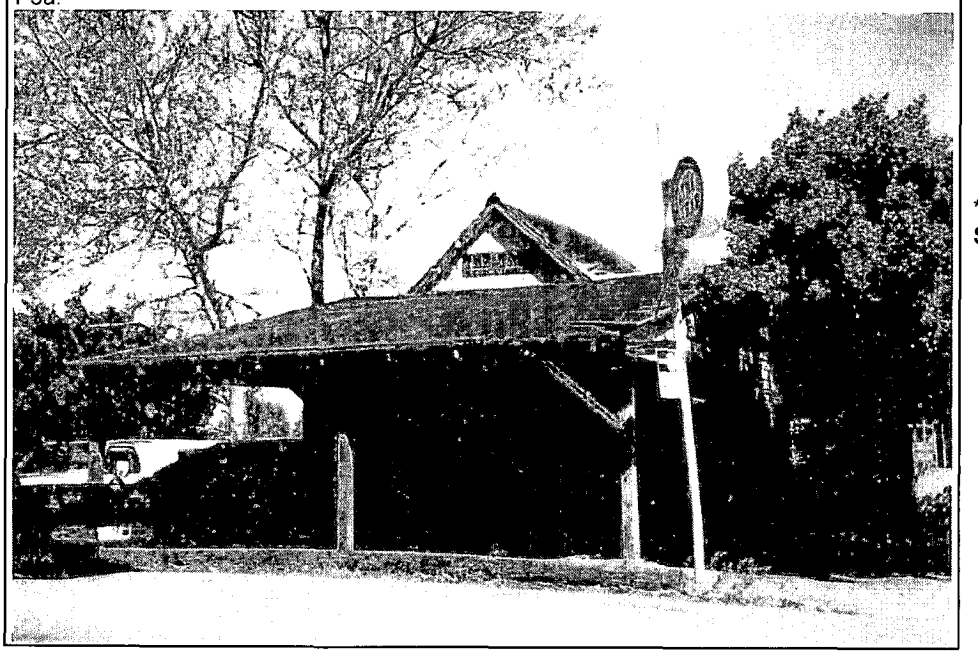
Other Listings
Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: The Trap

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** ; M.D. **B.M.**
c. Address: 6125 Riverside Boulevard City: Sacramento Zip: 95831
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The structure is a simple wooden frame building with front-gabled roof. The northern side of the roof is covered in compositon shingles, the southern side is covered in black plastic sheeting. Horizontal asphalt siding is visible in the roof gable and along the sides of the building, although there is also some wooden shingle siding and horizontal wooden drop siding in spots around the building's exterior. The building is a simple vernacular structure with no identifiable architectural style. Windows include wooden frame picture windows in front, and evidence of past wooden frame windows that have since been covered over or replaced with air conditioners. A large sliding glass patio door is located in the north wall, with a metal door behind it leading to the interior of the building. The south side has been enclosed by a small patio with a pergola. Several additions have been made to the back of the building, including restroom and kitchen areas. The front door is a wooden frame door with a wooden screen door. On the west side of the building is a prominent porch with simple wooden posts and diagonal supports. The west wall of the building has irregular shake shingle siding, is wider than the original structure, and appears to be an addition to the original structure. There is no porch floor. The porch supports terminate into small concrete pads in the ground. There is a masonry chimney in the center of the eastern wall.

***P3b. Resource Attributes:** (List attributes and codes) HP6 (Commercial building, 1-3 stories)
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a.


P5b. Description of Photo: (View, date, accession #)
Photos taken on 35mm film in March 2008, taken from Riverside Boulevard facing northeast and southeast, of western face of building including current front porch and entrance.

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
Construction date is probably between 1860 and 1880. Secondary sources mention that the building existed beween the 1880s and 1912 when it was purchased by the Pimentel family. Operator of building business claims construction dates to the 1860s. Extensions to the structure, including the front porch and additions on the west side of the building, probably date from the period of the 1924 building move.

*P7. Owner and Address:

***P8. Recorded by:** (Name, affiliation, and address)
William Burg
Intern, City of Sacramento Preservation Department
300 Richards Blvd., Sacramento CA 95811
***P9. Date Recorded:** June 4, 2008
***P10. Survey Type:** (Describe) City landmark survey
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None
***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):

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

*Resource Name or # Pimentel's Ingelside Café/The Trap

B1. Historic Name: Pimentel's Ingleside Cafe
B2. Common Name: The Trap
B3. Original Use: Bar and grocery store B4. Present Use: Bar
*B5. **Architectural Style:** Vernacular, folk Victorian
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Original construction probably between 1860-1880. Alterations including a new porch and addition of bedrooms and kitchen in approximately 1924. Addition of asphalt siding and composition roof at unknown date, probably circa 1960. Addition of window air conditioning, aluminum sliding glass door, metal doors, date unknown. Secondary sources mention that the building existed beween the 1880s and 1912 when it was purchased by the Pimentel family. Operator of building business claims construction dates to the 1860s. Extensions to the structure, including the front porch and additions on the west side of the building, probably date from the period of the 1924 building move.

Contributing features include but are not limited to:

- Orientation on site
- Massing which includes the original structure and additions
- Two entries, western and southern
- Large porch
- Shingle and horizontal wood siding
- Gable roof and roof pitch
- Chimney
- Window openings and trim, including those currently used for air conditioning units
- Exposed rafter tails
- Additions that have gained significance in their own right
- Panel wood doors and trim
- Wood wainscot
- U-shaped bar configuration
- Coved ceilings
- Ceiling-mounted, exposed bulb light fixtures

*B7. **Moved?** ☐No ☒Yes ☐Unknown **Date:** Circa 1924 **Original Location:** North of current location on Riverside Road, 6115 Riverside Boulevard.

*B8. **Related Features:**
The current orientation of the building reflects the two separate entrances of the building. The western entrance, facing Riverside Boulevard, was the bar/café entrance, for men, the south-facing entrance was the store entrance, for women and children.

B9a. Architect: Unknown b. Builder: Unknown
*B10. **Significance: Theme:** Portuguese community history **Area:** Pocket/Greenhaven neighborhood
Period of Significance: 1924-1958 **Property Type:** **Applicable Criteria:** i
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building's significance under Category 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) is due to its association with Sacramento's Portuguese community and the agricultural community of the Pocket neighborhood.

The Trap is reputed to be the oldest structure in Sacramento associated with the Portuguese agricultural community of the Pocket/Greenhaven area, and according to Dolores Silva Greenslate of the Portugese Historical and Cultural Society, it is one of the few remaining buildings left. It was a social center, market and restaurant for the surrounding community, and is the only remaining tavern of several originally located along Riverside Boulevard during the Pocket's agricultural era. The Portuguese were among the first settlers in the Pocket area. During the era of conversion of the Pocket from an

(This space reserved for official comments.)

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

agricultural area to a residential neighborhood, the Sacramento City Council urged developers to use Portuguese street names, due to the lack of surviving historic buildings or other signs of the Portuguese agricultural community in the Pocket.

Bars and cafes like Pimentel's played a significant social role for many immigrant communities, including the Portuguese of the Pocket area. "These cafes...were a very important social gathering place, especially for Portuguese men. As in Portugal, the men would come to these cafes and congregate during lunch or after work." – *The Story of the Portuguese of the Greater Sacramento Area*, Joseph D'Allesandro.

The building was relocated from its original location by the Pimentel family in 1924. The name was changed to The Trap in approximately 1960, when a new owner purchased the building.

The building was constructed as a vernacular structure with no specific architectural style. Later additions, including the western side porch added after the 1924 move, show elements of Craftsman architecture, including shingled siding and exposed roof rafters at the gable end. The building has limited integrity due to replacement of siding, doors and windows with more modern materials, but the overall dimensions of the building are unchanged from those established during the building's period of significance. Character defining features include the large porch on the western side of the building, and the shingled siding on the western facing wall.

B11. Additional Resource Attributes: (List attributes and codes) HP6

***B12. References:**

D'Allesandro, Joseph, *The Story of the Portuguese of the Greater Sacramento Area* (Unpublished manuscript, Sacramento Archives and Museum Collection Center)
Gregory, Carol Ann, *Sacramento's Greenhaven/Pocket Area* (Charleston: Arcadia Publishing, 2005) p. 39, 111
Holmes, Lionel and Joseph D'Allesandro, *Portuguese Pioneers of the Sacramento Area* (Sacramento: Portuguese Historical and Cultural Society, 1990) p. 70, 73, 281
Kirk, Bill, "A Tender Trap," *Suttertown News* Dec. 31-Jan. 7, 1993, p. 14
Watanabe, Roy, "Eat Drink and Be Merry, Down By The Riverside," *Pocket News*, Vol. 11 No. 9, May 2, 2002
Sacramento Survey No. 3, October 1984-August 1985, unpublished manuscript, City of Sacramento

B13. Remarks:

***B14. Evaluator:** William Burg, graduate intern, City of Sacramento
***Date of Evaluation:** June 18, 2008

(Sketch Map with north arrow required.)

M09-012

RESOLUTION NO. 09-002

ADOPTED BY THE PRESERVATION COMMISSION

ON DATE OF MAY 6, 2009

RESOLUTION TO RECOMMEND THE NOMINATION OF 6125 RIVERSIDE BOULEVARD (029-0010-008-0000) AS A LANDMARK AND RECOMMEND IT 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 March 25, 2009 the City's Preservation Director made a preliminary determination that the structure meets the Register eligibility criteria and considerations as a landmark; 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, the Preservation Director and the Preservation Commission have determined the property is eligible under Criterion i for its associations with events that have made a significant contribution to the broad patterns of the history of the city, the state or the nation; and

WHEREAS, on May 6, 2009, the Commission conducted a duly noticed public hearing to consider the nomination of Pimentel's Ingelside Café/The Trap (6125 Riverside Blvd.), and recommend to the City Council the following landmark for inclusion in the Register:

6125 Riverside Boulevard, Sacramento (029-0010-008-0000)

WHEREAS, the Commission has received and considered oral and documentary evidence at the hearing and has determined that the proposed landmark has special architectural character or special historical or aesthetic interest or value.

WHEREAS, the Commission identified the Period of Significance as 1924-1959;

WHEREAS, the Commission identifies the following features and characteristics of the resource:

6125 Riverside Boulevard

Contributing features include but are not limited to:

- Orientation on site
- Massing which includes the original structure and additions
- Two entries, western and southern
- Large porch
- Shingle and horizontal wood siding
- Gable roof and roof pitch
- Chimney
- Window openings and trim, including those currently used for air conditioning units
- Exposed rafter tails
- Additions that have gained significance in their own right
- Panel wood doors and trim
- Wood wainscot
- U-shaped bar configuration
- Coved ceilings
- Ceiling-mounted, exposed bulb light fixtures

NOW, THEREFORE, BE IT RESOLVED that the Preservation Commission adopts this resolution to recommend the nomination of Pimentel's Ingelside Café/The Trap (6125 Riverside Blvd.), as a Landmark and recommend to the City Council of the City of Sacramento that it place Pimentel's Ingelside Café/The Trap (6125 Riverside Blvd.), in the Sacramento Register as a Landmark;

M09-012

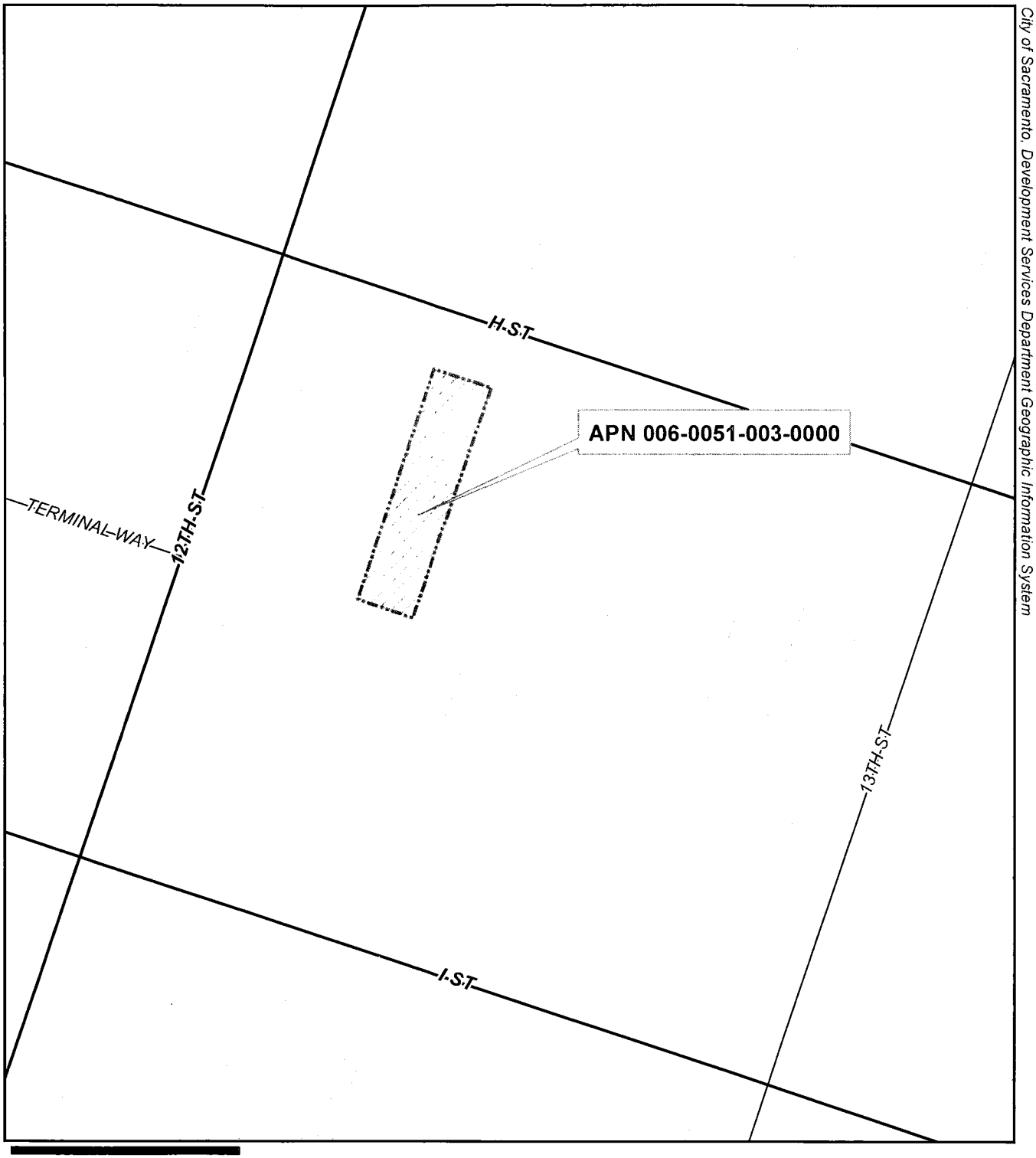
I hereby certify that the foregoing Resolution was adopted by the Preservation Commission of the City of Sacramento at its Meeting held on May 6, 2009.

Signed:

T Brandt

Timothy Brandt, Chair
Preservation Commission

ATTEST: _____
William Crouch, Preservation Director
Urban Design Manager



City of Sacramento, Development Services Department Geographic Information System

1210 H Street
M09-013

J Cannon | 4/23/09

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

 *Resource Name or #: 1210 H Street

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 ; M.D. B.M.
c. Address: 1210 H Street City: Sacramento Zip: 95814
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN 006-0051-003-0000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1210 H Street is a three story residential building clad with narrow wood shiplap siding. The hipped roof is clad with gray composition time and has a flare at the eave. There is a shingle clad center dormer with two louvered vents. The open eaves are clad with wood "v-groove" cladding and have exposed decorative rafter tails with ornamental cuts and broad, flat fascia behind. The original wood double-hung, one-lite-over-one-lite windows with stepped casing have been retained and are arranged in two outside pairs and two single windows on the second floor front elevation. The building was noted to be a duplex on the 1915 Sanborn Map; it is likely that the front door is an original entrance to the west half. The east door has been infilled to match the existing window pattern. Wrought iron security grates cover the first floor windows.

The covered porch roof mimics the configuration of the main roof with open eaves, exposed decorative rafter tails and flat fascia. The porch roof is supported by four Tuscan columns resting atop clinker brick piers. The entry stair is centered, constructed of terrazzo steps and clinker brick stair walls with a wrought iron rail on the inside. The stair curves to widen at the base. The porch balustrade consists of a wide, flat wood upper rail, molded on the sides and elaborately turned wood balusters with square tops and bases, and a bottom rail of similar profile to the top. The end balusters are taller than those in the middle, pushing the ends of the balustrade up to give the appearance of a curved balustrade.

*P3b. Resource Attributes: (List attributes and codes)
*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 #)

*P6. Date Constructed/Age and Sources: ☒Historic ☐Prehistoric ☐Both
c. 1910

*P7. Owner and Address:
Michael D/Judy K Shorten Revocable Trust
1108 Beelard Dr
Vacaville, CA 95687

*P8. Recorded by: (Name, affiliation, and address)
Kathleen Forrest, City of Sacramento, Preservation Office
300 Richards Blvd, 3rd Fl
Sacramento, CA 95811

*P9. Date Recorded: 3/16/09
*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) 1210 H Street

***Recorded by:** Kathleen Forrest ***Date:** 3/16/09 ■ Continuation ☐ Update

P3a Description Continued:

The porch ceiling is elaborately finished with an offset inlaid panel and surrounded by dentil work. The porch roof is also enclosed with a wood balustrade inside the eaves, comprised of a square top and bottom rail and square balusters. Four square pedestals with inset panels and square caps align with the columns below.

The basement level is flush with the porch above on the east side, clad with wood shiplap siding. There is one double-hung wood window. The west side of the basement is recessed below the porch and also contains one double-hung wood window. Both basement windows are covered with wrought iron security grates.

The sides of the building have projecting continuous bays on the first and second floors; the floors are delineated by a belly band on the sides and rear. The rear of the structure is much simpler, retaining the hipped roof, wide eaves, and broad fascia but not the decorative rafter tails. What was likely the original sleeping porch has been enclosed with siding to match the original, and is covered with a lower hipped roof with a flare over the eave. Three-part aluminum windows with large, fixed center panes and horizontally sliding sash have been installed in the porch. A metal spiral stair leads to a solid door at the second floor.
Three double-hung wood windows—a pair on the first floor and one on the second—are located on the main house structure.

The condition of the structure is good. The exterior has undergone recent in-kind repairs and has been painted. The front elevation has been altered over time to include the clinker brick piers and stairway, and the presumed east duplex entrance has been removed.

While there is indication that there was a large residential structure on the site in 1884, there a lack of documentation between 1900 and 1924. The structure that exists on the site today does not retain any features of an 1880s building, leading one to believe it has either been significantly altered or is a new building constructed c. 1910. Regardless of the date, 1210 H Street is a very good example of a Neo-Classical Revival "box" residence with distinctive Craftsman influences. The alterations to the front of the building have gained significance in their own right.

Character-defining features include but are not limited to:
- Wood shiplap siding
- Hipped roof with flare at eave
- Center dormer with lovered vents and shingle
- Eaves with v-groove cladding
- Exposed rafter tails with ornamental cuts
- Broad, flat fascia
- One-over-one wood windows, including placement and trim
- Front porch and all associated details, including
  - Tuscan columns
  - Clinker brick piers and stair walls
  - Terrazzo steps
  - Porch balustrade, including molded rails, turned balusters, bottom rails and curved handrail configuration
  - Offset inlaid panel on porch ceiling
  - Dentils
  - Porch roof balustrade, including square top and bottom rails and four square pedestals with inset panels and square caps
- Raised basement
- Projecting side bays
- Belly band
- Mature Camellia tree in rear

Non-contributing features include:
- Aluminum windows in rear addition
- Metal spiral stair in rear

M09-013

RESOLUTION NO. 09-003

ADOPTED BY THE PRESERVATION COMMISSION

ON DATE OF MAY 6, 2009

RESOLUTION TO RECOMMEND THE NOMINATION OF 1210 H STREET (006-0051-003-0000) AS A LANDMARK AND RECOMMEND IT 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 April 22, 2009 the City's Preservation Director made a preliminary determination that the structure meets the Register eligibility criteria and considerations as a landmark; 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, the Preservation Director and the Preservation Commission have determined the property is eligible under Criterion iii, "embodies the distinctive characteristics of its type and period," and Criterion v, "possesses high artistic values;" and

WHEREAS, on May 6, 2009, the Commission conducted a duly noticed public hearing to consider the nomination of 1210 H Street, and recommend to the City Council the following landmark for inclusion in the Register:

1210 H Street, Sacramento (006-0051-003-0000)

WHEREAS, the Commission has received and considered oral and documentary evidence at the hearing and has determined that the proposed landmark has special architectural character or special historical or aesthetic interest or value.

WHEREAS, the Commission identifies the Period of Significance as c.1910-1949;

WHEREAS, the Commission identifies the following features and characteristics of the resource:

1210 H Street

Contributing features include but are not limited to:

- Wood shiplap siding
- Hipped roof with flare at eave
- Center dormer with louvered vents and shingle cladding
- Eaves with v-groove cladding
- Exposed rafter tails with ornamental cuts
- Broad, flat fascia
- One-over-one wood windows, including placement and trim
- Front porch and all associated details, including
    - Tuscan columns
    - Clinker brick piers and stair walls
    - Terrazzo steps
    - Porch balustrade, including molded rails, turned balusters, bottom rails and curved handrail configuration
    - Offset inlaid panel on porch ceiling
    - Dentils
    - Porch roof balustrade, including square top and bottom rails and four square pedestals with inset panels and square caps
    - Porch roof with flare at eave
- Raised basement
- Projecting side bays
- Belly band
- Mature Camellia tree in rear

Non-contributing features include:
- Aluminum windows in rear addition
- Metal spiral stair in rear

M09-013

NOW, THEREFORE, BE IT RESOLVED that the Preservation Commission adopts this resolution to recommend the nomination of 1210 H Street, as a Landmark and recommend to the City Council of the City of Sacramento that it place 1210 H Street, in the Sacramento Register as a Landmark;

I hereby certify that the foregoing Resolution was adopted by the Preservation Commission of the City of Sacramento at its Meeting held on May 6, 2009.

Signed:

Timothy Brandt, Chair
Preservation Commission

ATTEST:

William Crouch, Preservation Director
Urban Design Manager

Attachment 5

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATING AND ADDING 4623 "T" STREET, 6125 RIVERSIDE BOULEVARD AND 1210 "H" STREET TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES AS LANDMARKS (M09-011, M09-012, M09-013)

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

SECTION 1

The Sacramento Register of Historic and Cultural Resources is amended by adding the properties located at 4623 "T" Street, 6125 Riverside Boulevard, and 1210 "H" Street as Landmarks.

The property located at 4623 "T" Street (011-0043-002-0000) is eligible under Criterion iii, "embodies the distinctive characteristics of its type and period," and Criterion iv, as a representative example of the work of the prominent Sacramento architecture firm Dean and Dean.

The property located at 6125 Riverside Boulevard (029-0010-008-0000) is eligible under Criterion i for its associations with events that have made a significant contribution to the broad patterns of the history of the city, the state or the nation.

The property at 1210 "H" Street (006-0051-003-0000) is eligible under Criterion iii, "embodies the distinctive characteristics of type, period or method of construction" and Criterion v, "possesses high artistic values."

SECTION 2

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 4623 "T" Street—Coloma Community Center—include the following:

Significant Features & Characteristics: All elements, materials, surfaces, and finishes, of the original design of the structures and landscape/site features shall be included. Specific features and elements include:

- Building, including but not limited to

- Brick façade, including color variation, English bond and decorative patterns and piers
- Brickwork grilles on 1929 addition
- Gable roofs with Spanish clay tile, including color variation
- Entrances, including configuration, limestone surrounds and ornamental railings
- Windows—including material, grouping and glazing patterns
- Ornamental railings
- Ornamental leader heads
- Interior of auditorium space, including chandelier and rough-hewn timbers
- Interior and Exterior Doors
- Interior windows
- Trim
- Wall finishes
- Flooring
- Two main stairs and banisters in west wing

- Mature landscaping, including setting upon earthen pedestal and mature trees

Non-contributing features
- Playground
- Basketball court
- Paved parking areas on north and east sides

The significant features and characteristics of 6125 Riverside Boulevard—The Trap—include the following:

Significant Features & Characteristics: All elements, materials, surfaces, and finishes, of the original design of the structures and landscape/site features shall be included. Specific features and elements include:

- Orientation on site
- Massing which includes the original structure and additions
- Two entries, western and southern
- Large porch at southern elevation
- Shingle and horizontal wood siding
- Gable roof and roof pitch
- Chimney
- Window openings and trim, including those former window openings currently used for air conditioning units
- Exposed rafter tails
- Additions that have gained significance in their own right
- Panel wood doors and trim
- Wood wainscot
- U-shaped bar configuration

- Coved ceilings
- Ceiling-mounted, exposed bulb light fixtures

The significant features and characteristics of 1210 "H" Street include the following:

Significant Features & Characteristics: All elements, materials, surfaces, and finishes, of the original design of the structures and landscape/site features shall be included. Specific features and elements include:

- Wood shiplap siding
- Hipped roof with flare at eave
- Center dormer with louvered vents and shingle cladding
- Eaves with v-groove cladding
- Exposed rafter tails with ornamental cuts
- Broad, flat fascia
- One-over-one wood windows, including placement and trim
- Front porch and all associated details, including
    - Tuscan columns
    - Clinker brick piers and stair walls
    - Terrazzo steps
    - Porch balustrade, including molded rails, turned balusters, bottom rails and curved handrail configuration
    - Offset inlaid panel on porch ceiling
    - Dentils
    - Porch roof balustrade, including square top and bottom rails and four square pedestals with inset panels and square caps
    - Porch roof with flare at eave
- Raised basement
- Projecting side bays
- Belly band
- Mature Camellia tree in rear

Non-contributing features include:

- Aluminum windows in rear addition
- Metal spiral stair in rear

SECTION 3

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 the properties located at 4623 "T" Street, 6125 Riverside Boulevard, and 1210 "H" Street as Landmarks and to place them in

the Sacramento Register:

The properties meet the Criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (1-5):

A. The nominated resource located at 4623 "T" Street (011-0043-002-0000) meets Criterion iii, "embodies the distinctive characteristics of its type and period," and Criterion iv, as a representative example of the work of the prominent Sacramento architecture firm Dean and Dean.;

B. The nominated resource located at 6125 Riverside Boulevard (029-0010-008-0000) meets Criterion i for its associations with events that have made a significant contribution to the broad patterns of the history of the city, the state or the nation;

C. The nominated resource located at 1210 "H" Street (006-0051-003-0000) meets Criterion iii, "embodies the distinctive characteristics of type, period or method of construction" and Criterion v, "possesses high artistic values;" and

D. In addition, the nominated resources have integrity of location, design, setting, materials, workmanship and association; and

E. The nominated resources have important historic or architectural worth, and their designation as landmarks 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 Landmarks promotes the maintenance and enhancement of the significant features and characteristics of the Landmarks pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Adoption of these Landmarks promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmarks.

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

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

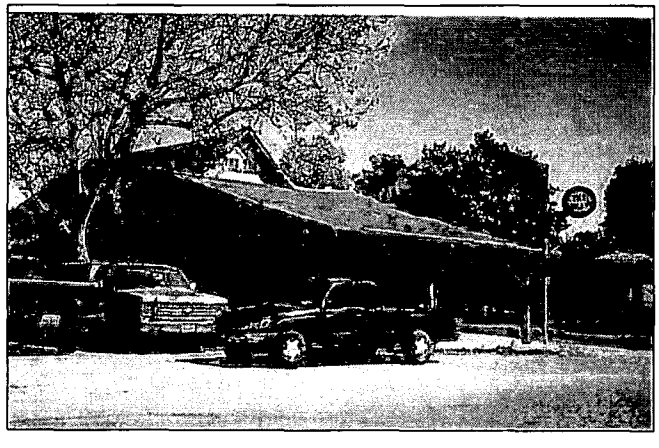
Adoption of these Landmarks helps to protect historic resources of the City of Sacramento.

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the

properties located at 4623 "T" Street (011-0043-002-0000), 6125 Riverside Boulevard (029-0010-008-0000), and 1210 "H" Street (006-0051-003-0000), as Landmarks to the Sacramento Register of Historic and Cultural Resources.

Landmark Nominations
4623 T St., 6125 Riverside Blvd., & 1210 H St.



M09-011, -012 & -013

Landmark Nominations
4623 T St., 6125 Riverside Blvd., & 1210 H St.

Background:

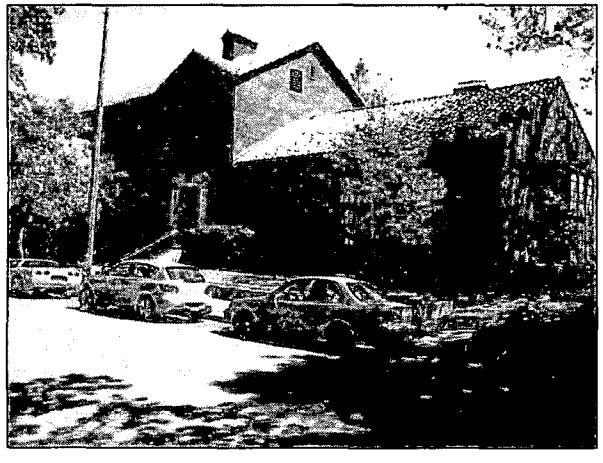
- All three properties' nominated by their respective property owners.
- Nominations reviewed by the Preservation Director and forwarded to the Preservation Commission.
- Preservation Commission reviewed the nominations and voted unanimously to recommend to the City Council that all three properties be designated as Landmarks.

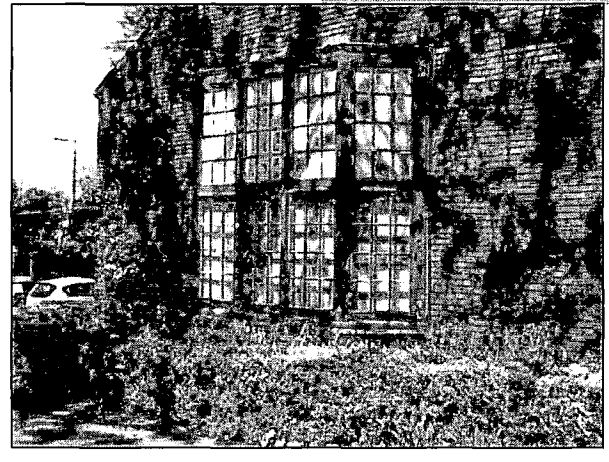
Recommendation:

- City Council adopt the ordinance designating these three properties as City Landmarks and adding them to the Sacramento Register of Historic & Cultural Resources.

M09-011, -012 & -013

4623 T Street
Coloma Community Center



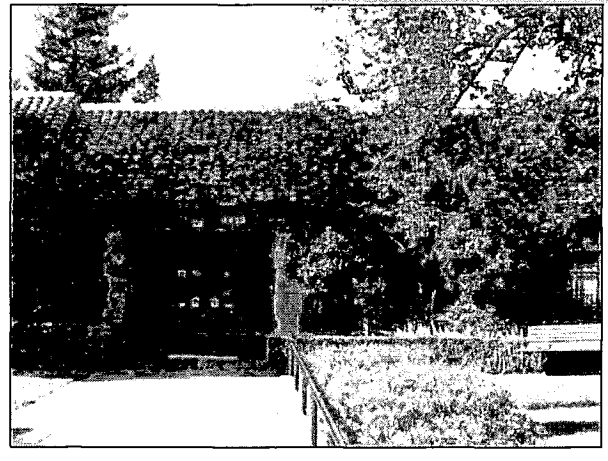


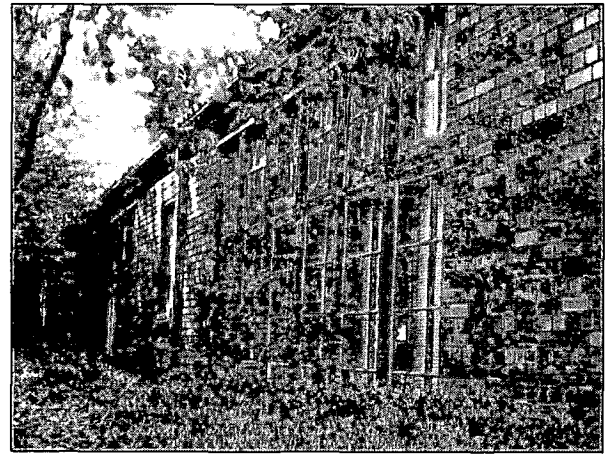
Coloma / Elmhurst School built in 3 phases:

- 1921 phase designed by Hemmings-Peterson-Hudnut
- 1923 and 1929 phases designed by Dean & Dean

M09-011, -012 & -013

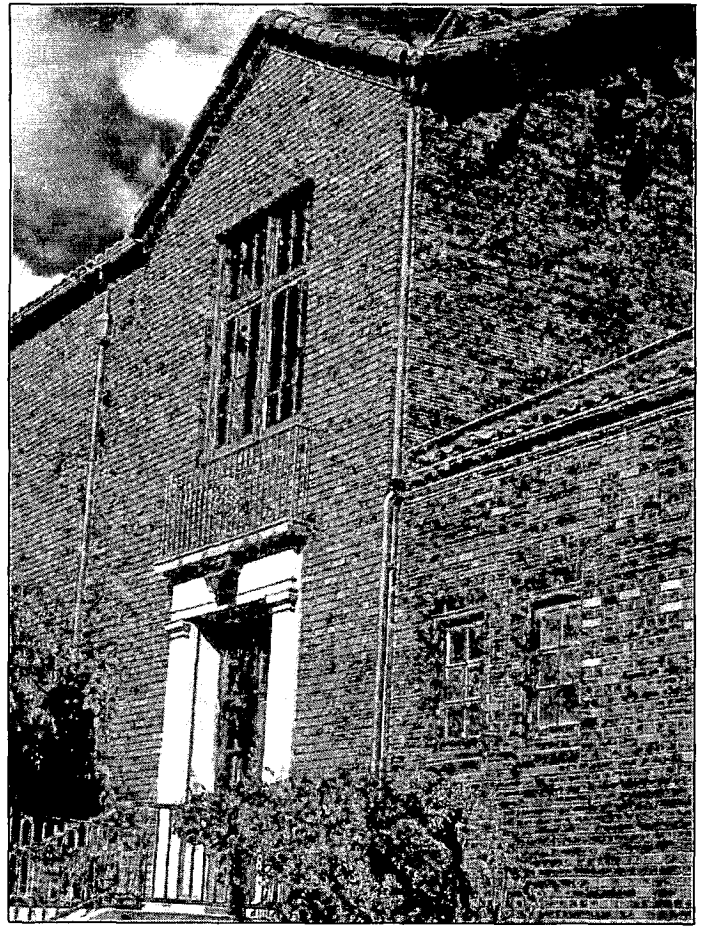
4623 T Street
Coloma Community Center

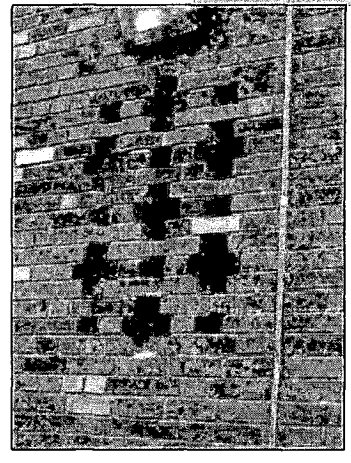


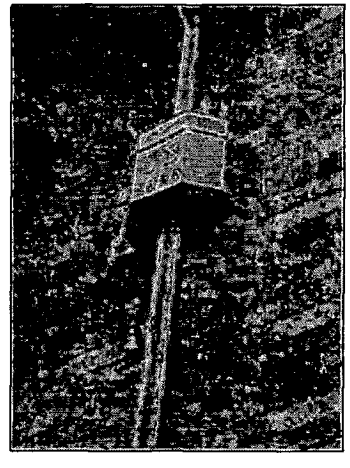


M09-011, -012 & -013

4623 T Street
Coloma Community Center

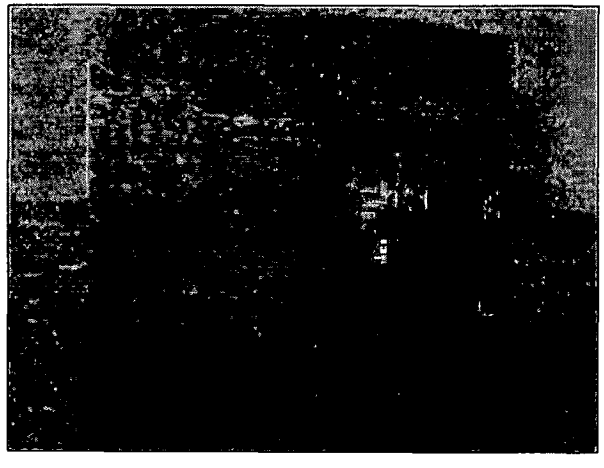






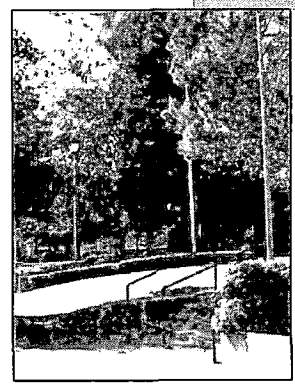
M09-011, -012 & -013

4623 T Street
Coloma Community Center



M09-011, -012 & -013

4623 T Street
Coloma Community Center



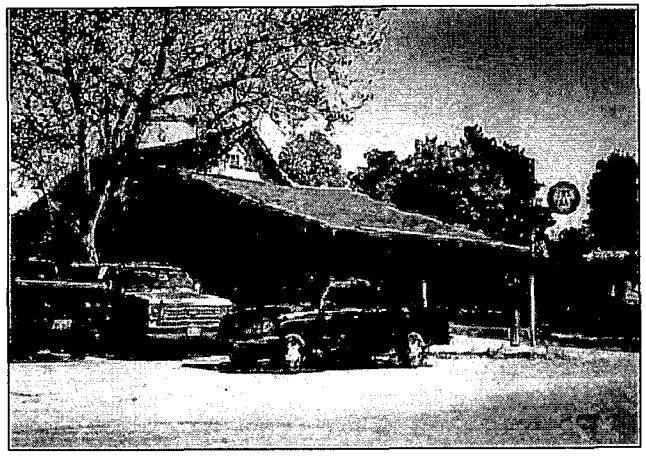
The Preservation Commission recommends that the Coloma Community Center be designated under eligibility criteria:

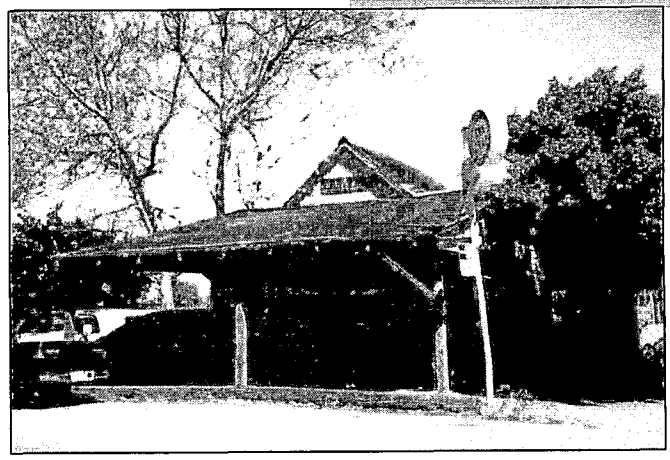
iii – Embodies the distinctive characteristics of a type, period, or method of construction

iv – Represents the work of an important creative individual or master

M09-011, -012 & -013

6125 Riverside Blvd
Pimentel's Ingelside Café / The Trap



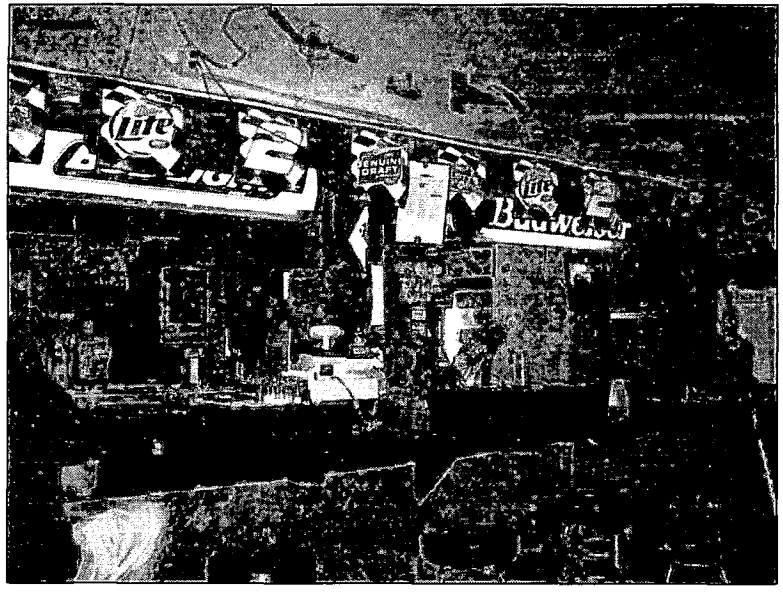


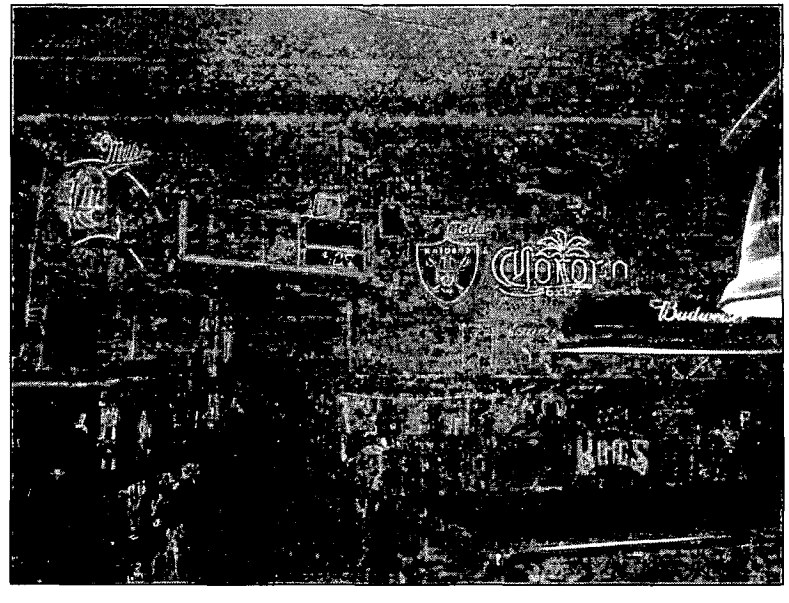
The Trap's original structure – gable roof portion – constructed ca.1860s-1880s

Possibly the only remaining commercial structure representing Sacramento's 19th century Portuguese heritage

M09-011, -012 & -013

6125 Riverside Blvd
Pimentel's Ingelside Café / The Trap





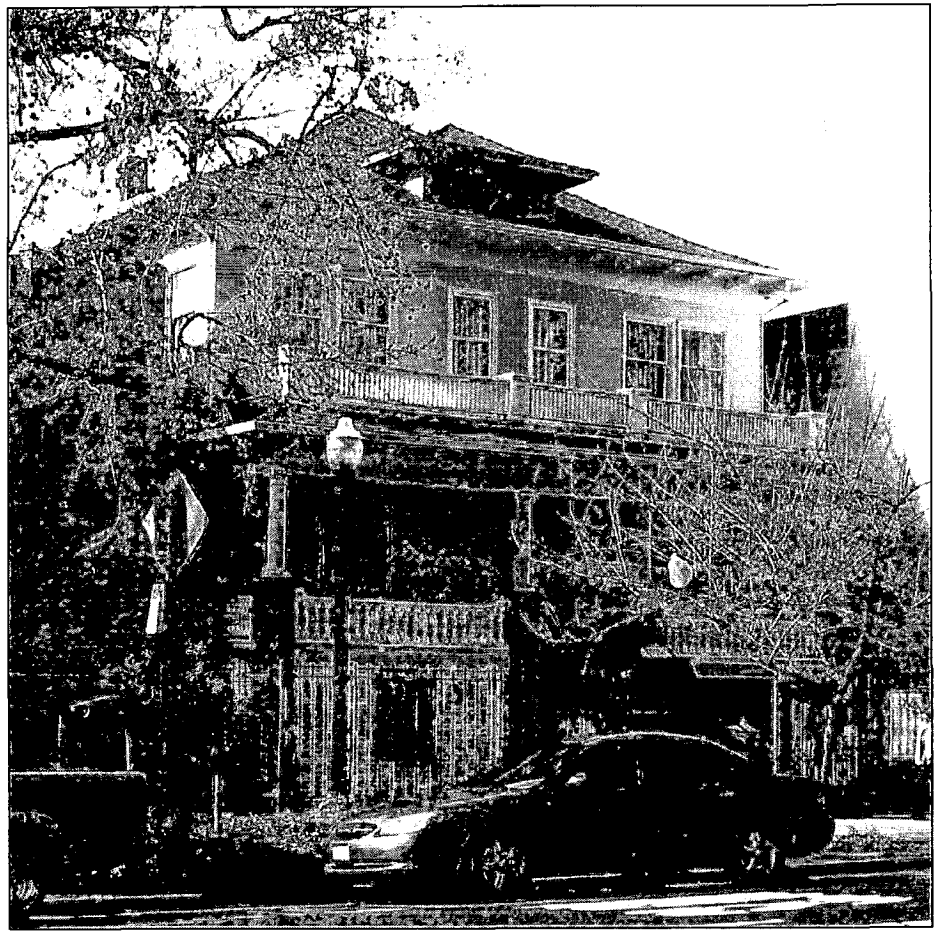
M09-011, -012 & -013

6125 Riverside Blvd
Pimentel's Ingelside Café / The Trap

The Preservation Commission recommends that The Trap be designated under eligibility criteria:

i – Association with events that have made a significant contribution to the broad patterns of the history of the city, region, state or nation

M09-011, -012 & -013



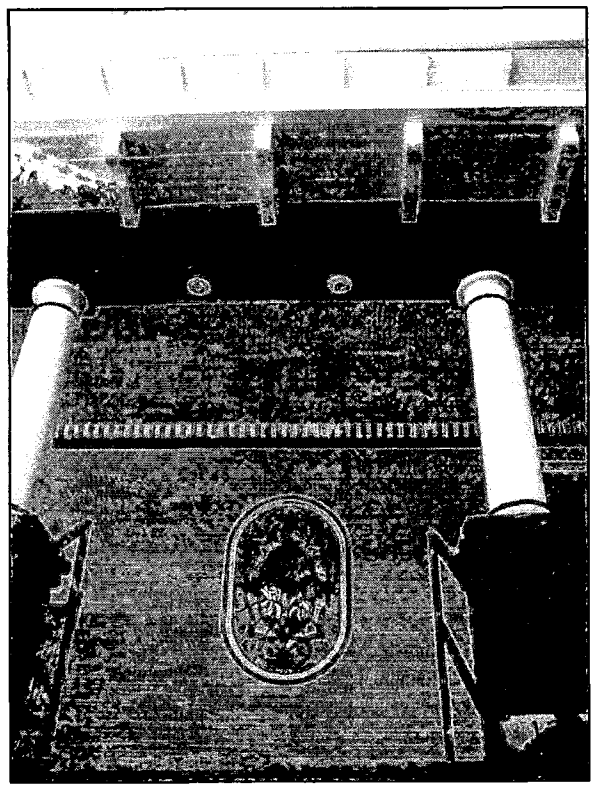
M09-011, -012 & -013

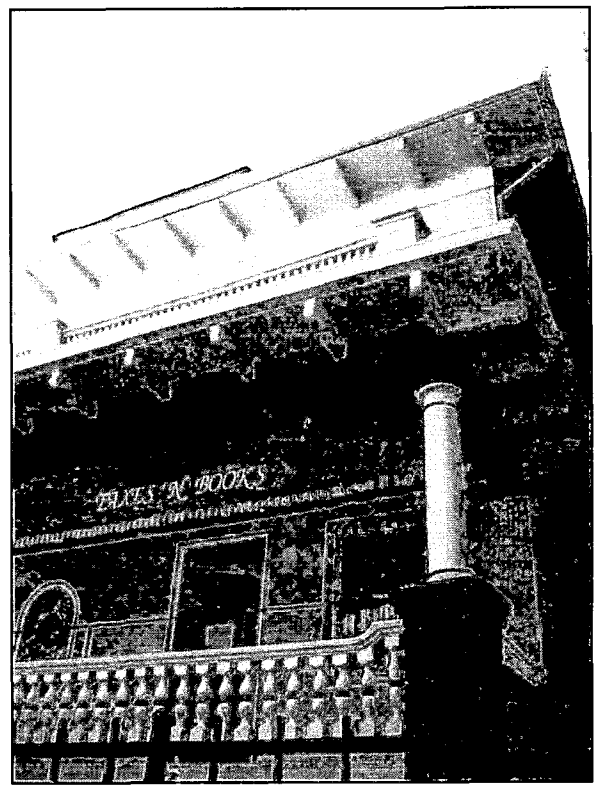
1210 "H" Street

was constructed in 1910

Exemplifies the Colonial Revival "Classic Box" architectural type

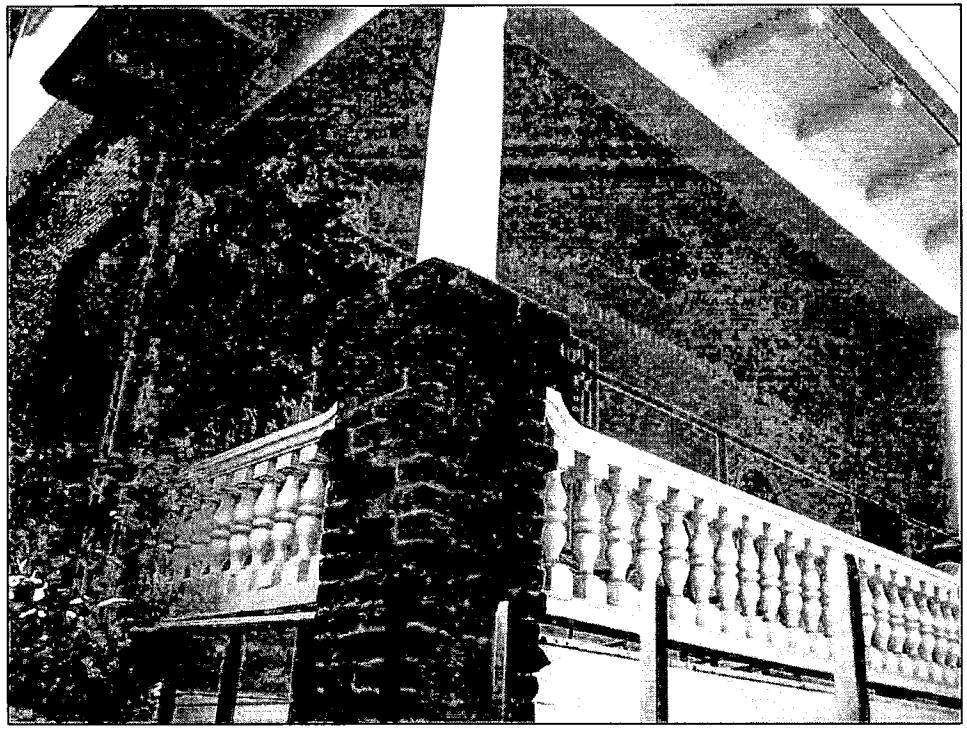
1210 H Street





M09-011, -012 & -013

1210 H Street



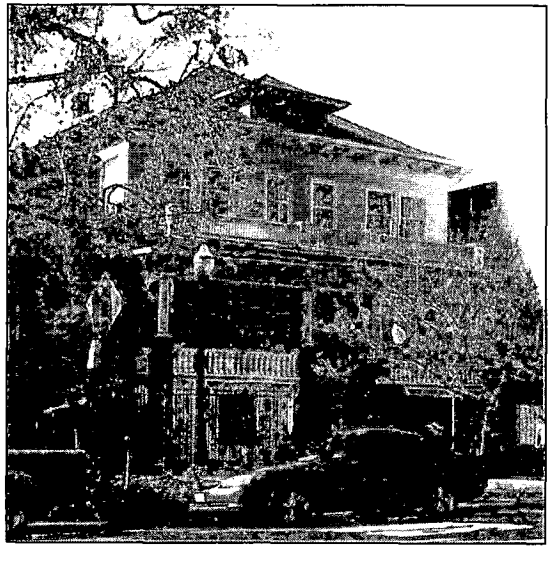
The Preservation Commission recommends designation under eligibility criteria:

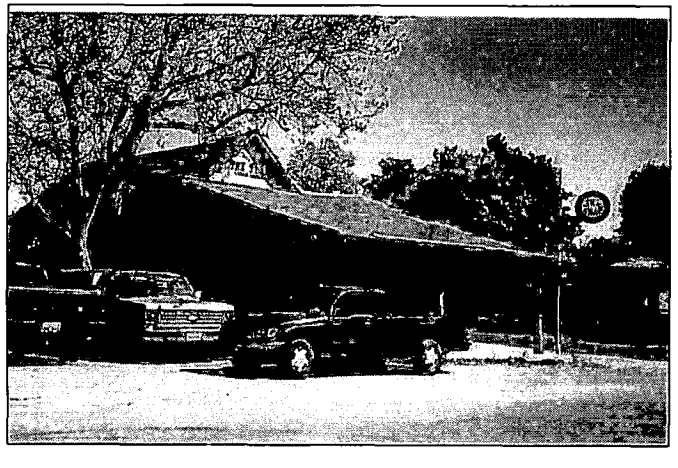
iii – embodies the distinctive characteristics of a type, period or method of construction

v – possesses high artistic values

M09-011, -012 & -013

Landmark Nominations
4623 T St., 6125 Riverside Blvd., & 1210 H St.





M09-011, -012 & -013