Meeting Date: **3/26/2013**

Report Type: Consent

Report ID: 2013-00155

City of SACRAMENTO

City Council Report
915 I Street, 1st Floor
www.CityofSacramento.org

Title: (Pass for Publication) Ridgeway Hotel Landmark Nomination (M12-016)

Location: 912 12th Street

Issue: Pursuant to City Code Section 17.134.170(A)(1)(a), property must meet eligibility criteria to be included in Sacramento Register of Historic and Cultural Resources as a landmark.

Recommendation: 1) Review an Ordinance listing the Ridgeway Hotel, 912 12th Street, in the Sacramento Register of Historic & Cultural Resources (Register) as a Landmark and specifying the property's significant features and characteristics; and 2) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted April 2, 2013.

Contact: Susanne Cook, Associate Planner, (916) 808-5375, Community Development Department

Presenter: None

Department: Community Development Dept

Division:

Dept ID:

Attachments:
1-Description/Analysis
2-Background
3-Vicinity Map
4-Nomination Forms
5-Ordinance

City Attorney Review
Approved as to Form
Gerald Hicks
3/18/2013 10:17:00 AM

City Treasurer Review
Reviewed for Impact on Cash and Debt
Russell Fehr
3/6/2013 4:05:36 PM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 3/12/2013 1:28:23 PM

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Description/Analysis

Issue: The applicant requested the nomination of the above-referenced property for listing in the Sacramento Register of Historic & Cultural Resources as a Landmark. California State Department of Parks and Recreation (DPR) forms 523A and B (attached) were prepared for the property, including an evaluation relative to the Sacramento Register eligibility criteria.

Policy Considerations: This proposed action is consistent with the Historic & Cultural Resources Element of the City's 2030 General Plan to identify and protect historic and cultural resources, including pursuing listing of qualified resources in the Sacramento Register and the City's Historic Preservation chapter of the City Code, Chapter 17.134.

Economic Impacts: None.

Environmental Considerations: The Environmental Services Manager has determined that this action is not a Project as defined in 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. Future development proposals affecting the property may require environmental review.

Sustainability: Not applicable.

Commission/Committee Action: At a December 20, 2012 public hearing, the City of Sacramento's Preservation Director: made a preliminary determination that the property is eligible for listing as a Landmark in the Sacramento Register of Historic & Cultural Resources pursuant to the City's eligibility criteria; developed recommendations for significant features and characteristics of the property for the Preservation Commission's consideration; and forwarded the nomination to the Preservation Commission.

The Preservation Commission conducted a public hearing on January 16, 2013. The Commission approved a recommendation to the City Council to adopt an ordinance listing the Ridgeway Hotel in the Sacramento Register of Historic & Cultural Resources as a Landmark and specifying the property's significant features and characteristics.

On March 12, 2013, the Law & Legislation Committee reviewed the proposed ordinance for the landmark nomination and forwarded a recommendation of approval to the City Council.

Rationale for Recommendation: This nomination is consistent with processes established in the Historic Preservation Chapter of the City Code. The property meets the eligibility criteria for listing in the Sacramento Register as a landmark, as the property retains integrity of location, design, setting, interior and workmanship, and association. It also has significant architectural worth, and its designation as a landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of the Historic Preservation Chapter of the City Code.

Financial Considerations: Not applicable.

Emerging Small Business Development (ESBD): Not applicable.

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Background Information: The Ridgeway Hotel was recorded and evaluated after Staff received a Landmark nomination application, along with considerable information on the hotel's history, from the property owners. The hotel was originally constructed in 1912 and underwent limited remodeling in 1919. The stucco application to the exterior was completed in 1927.

Eligibility Criteria:

The Preservation Director made the preliminary determination that the property is eligible pursuant to City Code Section 17.134.170(A)(1)(a) 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", and

iii. "It embodies the distinctive characteristics of a type, period or method of construction…."

In addition, the property retains integrity of location, design, setting, interior and workmanship, and association. It also has significant architectural worth, and its designation as a Landmark is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic Preservation chapter of the City Code.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement of a property on the Sacramento Register of Historic and Cultural Resources (Register) either 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 California 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 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, 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 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 and the City Attorney is authorized to take such legal actions necessary.

Property's Character-Defining Features:

The Preservation Director recommends that the property's significant features and characteristics include but are not limited to:

- Residential, mixed-use building form, four stories and built to property lines;
- First floor 12th Street facades: storefronts, with large storefront show windows and clerestory windows above, and transoms above centered storefront entries, one with a deep inset entry, and the other relatively flush; and, the original location of the centered hotel entry with the original entry canopy. (Note: none of the original entry doors on the east façade currently exist.)
- Top three floors of vertically-aligned, angled projecting bays on both the 12th Street and Alley facades, each bay filled with three double-hung windows
- Exterior stucco surfacing, noting certain areas with brick exterior.
- Roof form with large overhang supported by decorative beam ends beneath enclosed soffits

- Original interior stairway to upper levels
- Narrow interior upper floor hallways and doors to units with original transoms, now blocked; and
- Light wells.

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Feet
0 125 250

M12-016
Vicinity Map
912 12th Street
Ridgeway Hotel

N

First Initial. Last Name | Date

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

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code___5S2_____
Other Listings_____
Review Code_____Reviewer_____ Date_____

Page 1 **of** 13 ***Resource Name or #:** 912–914 12th Street
P1. Other Identifier: Hotel Ridgeway, Hotel Del Paso
***P2. Location: *a. County:** Sacramento
b. Address: 912-914 12th Street **City** Sacramento **Zip**: 95814
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 006-0047-008
***P3a. Description:**

The four story hotel structure is located in downtown Sacramento on 12th Street adjacent to an alley between I and J Streets. The building is sited on a slab on grade on a 40 x 80 foot lot. The first story is brick, and the building above is wood frame. There is no basement. The building reflects minor Craftsman Style influences with the large brackets supporting the roof overhang and the flared bases of the bays above the first floor. The prominent south and east elevations contain vertical 'columns' of angled bays that project from the walls of the building from the second floor to the roof . The bays each contain three windows, and each window is double hung with wood sash. The sides and façade of the building have been re-surfaced with stucco.
The bases of the upper floor angled bays project from the east façade above the shop canopies and shop openings.

There are two light wells on the interior that extend to the roof from the second floor. They are surfaced with thin metal sheeting impressed to imitate a brick pattern. The interior hallways are narrow and some of the doors appear to still have transom windows partially obscured by nonhistoric lowered hallway ceilings. The south wall along the alley contains window openings on the ground floor that have been infilled and fitted with smaller windows. There are slight variations in the infill patterns.

[Please see Continuation Sheet #P.3a Description]

***P3b. Resource Attributes:** HP 7 .
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: View of east façade on 12th Street and south elevation with bays on the alley, View to northwest.
***P6. Date Constructed/Age and Source:** ■ Historic ☐Prehistoric ☐ Both
1912
***P7. Owner and Address:**
Ridgeway Hotel Investor
1001 6th Street, #200
Sacramento, CA 95814
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
November 2001, November 2012
***P10. Survey Type:**
Reconnaissance with construction date research
P11. Report Citation*:
Sacramento City Historic Architecture Survey Update 2001

***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)_____

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 5S2

***Resource Address:** 912 12th Street

B1. Historic Name: Del Paso Hotel

B2. Common Name: Ridgeway Hotel

B3. Original Use: Residential, commercial on ground floor **B4. Present Use:** vacant

***B5. Architectural Style:** Craftsman, Italianate influences

***B6. Construction History:**

The hotel building was constructed in 1912 by owner W.S.Simmon(d)s.
By 1915, there was an ice cream factory on the ground floor with Del Paso Hotel on the upper floors.
In 1919, the storefront was remodeled and interior changes made.
1927: stucco was applied to the surface by owner C.Hellman.
1930: storefront was remodeled.
1931: City directories indicate the ground floor was vacant.
A Sanborn map of 1952, indicates a fire escape on the north end of the east elevation.
1971: fire sprinkler system was installed by owner Abdul Rahim.
1976: a new roof was installed by owner Yuriye Kosumoto.
1978: a metal stairway was installed in a rear stairwell.
1988: building was remodeled;
an elevator was installed at the north end of the west elevation
. Visible surface discoloration on the west end of the south wall may have been due to installation of a fire escape and its later removal. Dates unknown.

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

***B8. Related Features:** none

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

***B10. Significance: Theme: Commercial development** **Area:** Downtown Sacramento

Period of Significance: 1912 **Property Type:** residential hotel, commercial/retail **Applicable Criteria:** A; (Sacramento early 20th century urban cultural and economic expansion event) and C; (rare remaining example of an important building type in the architectural evolution of the city.)

[Please see Continuation Sheet #B10.Significance]

B11. Additional Resource Attributes: HP5

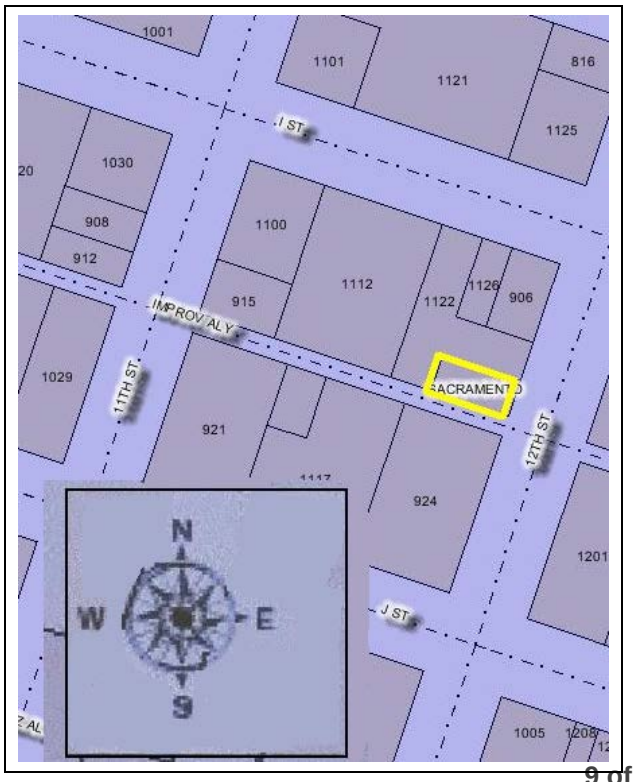
***B12. References:**

Groth, Paul, "Living Downtown: The History of Residential Hotels in the United States", University of California Press, 1994.
Historic Environment Consultants, "Sacramento Survey II: Non-Residential Buildings", 1980-81.
Historic Environment Consultants, "Downtown Infill Survey", 2005.
Malinowski, Michael, Applied Architecture, Inc., "Ridgeway Hotel Report", sketch map floor plans.
Mead & Hunt, "Historic Survey and Evaluation: Ridgeway Hotel at 912-914 12th Street, Sacramento, California", January 25, 2102.

B13. Remarks:

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

***Date of Evaluation:**
November 2012



(This space reserved for official comments.)

#3a. Description [continued]

The street level facade of the building on 12th Street currently contains two different commercial units that flank the original entry to the hotel upstairs. The northerly one contains an angled recessed entry off the sidewalk flanked by show windows beneath clerestory windows. The one on the south has show windows beneath the clerestory windows, and an entry flush with the sidewalk. The original hotel entrance was a slightly recessed doorway off the sidewalk that led to the upstairs rooms. This door, located between the two shops, has been closed off from the street with a block of concrete at sidewalk level. The main entrance to the hotel has been shifted through the shop on the south with interior stairs to the upper rooms. Each separate unit has its own entry canopy, including the hotel. The southerly shop's canopy was originally canvas or metal over an angled metal frame. The small rectangular hotel canopy is trimmed ornamentally and the frame projects from the building with divisions for small hanging colored glass panels, typical of the era. The northerly shop's canopy is a non-historic shed-roof shaped metal sheet.

Additional alterations include the re-surfacing of the building with stucco in 1927, storefront remodelings, and some wall disturbances to the south and west elevations from the second floor to the top floor.
An elevator was added to the north end of the west wall in the 1988 remodeling of the building. Evidently there was a 'notch' in the west elevation that was filled in to accommodate the elevator. The lines of the infill are visible in the cracking of the exterior stucco.

The stucco on the bays may have been overcoated at that time (1988), perhaps partly due to damage to the bases at the alley from truck impacts over time. Although there is indication that there were bollards in the alley at one time to protect the building, they were removed. There are patches in the alley floor that appear to indicate where they were once located. It appears that their removal has allowed continued damage by trucks to the bases of the bays.

On the south elevation between the westernmost two 'columns' of bays, there are disturbances in the stucco at each floor that suggest the possible earlier location of doorway openings to what may have been a fire escape. A second interior fire stair was added to the building in 1988, perhaps removing the necessity of a fire escape on that wall. The 1952 Sanborn map indicates a fire escape on the northern end of the east facade elevation. There is currently no visual evidence of that fire escape. There is an uneven small-vehicle size opening in the brick with a metal roll-up door on the south wall at the alley, near the front of the building that appears to have been added to serve as a trash collection site.

At some unknown time, the street entrance to the upstairs hotel rooms was closed off by a large hunk of poorly formed concrete placed in the doorway to block the entrance. The date is unknown and no permit dates have been determined. This closure appears to have re-routed hotel room access through the ground floor business(es), and was perhaps associated with its change from apartments to residential hotel rooms. There is a recessed opening under the stairs facing the southern ground floor retail area that may have served as a check in point for the hotel.

The physical condition of the building is poor, with deterioration at the bases of the angled bays along the alley, due to damage from impacts of trucks using the alley. There is damage due to heavy use, weather, water intrusion from wall and roof leaks, lack of ongoing maintenance, vandalism, and possible metal salvage damage to equipment, etc.

The date of the installation of the stucco surface was not required in the former Primary 523 form. Additional research to prepare the BSO 523 form revealed the stucco is over 50 years old. A new form has been prepared providing this updated information.

#*B. 10 Significance: [continued**]**

The Ridgeway Hotel played the dual role of housing both residential and small retail activities, a traditional one in urban settings, and particularly early to mid-century 20th century Sacramento, and portraying an important downtown architectural tradition.

A number of multi-residential apartment dwellings and hotels were constructed before 1959 in the Sacramento downtown area. These structures were vital to the successful evolution and growth of the city and its downtown at a time when the city had limited transportation opportunities. Construction of these types of buildings followed the contours of the economy over time, with more buildings of a popular general style constructed during periods of expansion, and fewer of another style during recessions.

These dwelling units are generally located around the downtown core, to allow people who worked there to walk to work. Many buildings in the central area of the city had rooms and apartments on the upper floors, and shops at street level. People had to walk or take a horse and carriage to market and to work until electric trolleys and autos came along.

Most of the principal markets, shops and work places were located within the central city, and before the automobile, public transportation was critical. As public transportation options expanded, people moved further from the center of the city and walked to the streetcar lines. The first such system was powered by horses that pulled the trolleys. After the city became 'electrified' in 1895, electric-powered streetcars took over, again allowing further expansion, primarily to the east and south.

During the first and second decades of the century, apartment and residential hotel buildings began to appear around the city core, and along transportation lines. They were affordable for most blue and white-collar workers and provided a good housing solution up to and through World War I. The street level of the buildings most often contained various businesses, from markets to offices, repair and various services, barbers, coffee shops and restaurants and shops, while the upstairs areas were largely devoted to residential uses, both long and short term.

During the height of Sacramento's downtown activity and energy, the city was alive with activity. People both lived and worked there – went to market, school, restaurants and the movies. People in offices and apartments could connect with the street and the outside world through their projecting windows. Photographs of these years show busy streets, cars, people, streetcars –and many of the buildings with projecting bay windows above the street. There were signs and life activities everywhere.

During World War II, housing became a premium since the war precluded the construction of new housing. Many older apartments and single-family houses were divided into smaller units, and additions were made - often without the benefit of any building permits or code inspections. After the War, the "flight to the suburbs" began, and downtown demographics began to reflect the exodus. Some multi-residential units in the downtown fringes, needing residents, became inhabited by lower income residents, contributing in some areas to a downward slide of neighborhood quality. New or remodeled buildings often lacked any efforts regarding design or the retention of existing ornament or comfort, particularly if that increased the costs of the work.

The "International Style" of architecture became popular at that time, and endorsed smooth and unadorned building surfaces and sophisticated balances and proportions of primarily rectangular forms. Reflecting, but not understanding the concepts behind the style, buildings were stripped-down, ornament removed, and facades covered or resurfaced to "modernize" them. The multitude of projecting second-floor bays of inhabited rooms and flats above the street were removed, as tenants flocked from such changes to the comfort and space of the suburbs. Consequently, the least attractive, even stark versions of the International and 'modern' style prevailed throughout

much of the downtown core. The "modernization" of the downtown was meant to update it and attract business, when in fact the 'dehumanization' of familiar older buildings tended to drive it away. The bays have been a victim of progress reflecting both design and architectural evolution, but also the great demographic and social changes of the city with the loss of downtown residents.

Over time, due in part due to deterioration, remodeling and new development, the number of buildings retaining their original projecting bay windows has greatly diminished, dramatically changing the look of the downtown and its earlier character. Only a handful of buildings currently remain that have retained this important feature. Potential "alley" districts have retained projecting angled bay windows in the alleys behind principal facades for addresses on J and K Streets: 908 J - 926 J/911 K - 923 K Street; and 1018 J - 1027-31 K Street. An additional potential alley district has recently been demolished, further diminishing the number of buildings that still reflect this character-defining feature of downtown Sacramento.

The *Downtown Infill Survey* (Historic Environment Consultants) of 2006 focuses on the construction and architecture of infill structures during the early 20th century through the 1950s, its image and evolution.

Character-Defining Features of Downtown Historic Sacramento

In order to retain some of the original character of the downtown city, those features that provide that character as well as a sense of a different era should be identified. (Downtown Infill Survey, p.8)

- Relatively consistent original grid format of numbered and lettered streets.
- Mixture of building ages and styles, reflecting continuing uses from 1848 beginnings to the present.
- Alleys between east-west streets dividing north and south half blocks, are consistently lower in the middle, reflecting the original ground level of the city.
- Remaining vestiges of angled bays on the upper floors of buildings. The facades of many buildings formerly had projecting angled bays on the upper floors for apartments above ground floor retail. Most of these bays were removed after World War II in an effort to 'modernize' a receding downtown. These remodelings made dwelling units less desirable due to flat building fronts and less visible street activity, further changing the upper floor occupancy of downtown building from residential to office/commercial. There are some remaining vestiges of this design feature in the alley facades of buildings facing the streets, mostly in some locations between 9th and 12th Streets, J and K.
- Remaining two and three story building heights along major historic downtown streets, associated with original 20' or 40' x 160' building parcels, and creating a sense of original scale dependent on both the height and width of nineteenth or early twentieth century buildings. These remnants occur generally between 7th-12th Streets along J and K Streets.
- Vestiges of hollow underground areas beneath sidewalks reflecting the original level of the city
- Remaining granite curbstones in some locations.
- Remaining iron rings embedded in granite curbs for tying horse reins; along 8th Street between I and J, for example.

Significance:

The Ridgeway Hotel is significant as a rare early 20th century remnant of an important downtown era that reflects the city's surge of economic growth and sense of self that evolved at that time. It was part of the emerging "City Beautiful" movement that occurred in many cities of this era, and communities strongly supported public demonstrations of their pride with the construction of beautiful buildings and evident symbols of prosperity. At that time, the popularity of the city generated a need for additional housing both for residents and visitors. New residential buildings met the needs of many who worked and lived in the downtown area in a variety of jobs with varied financial compensation. Housing for those responding to this growth was needed in various economic ranges, and was provided with apartments above store fronts, hotels and a variety of residential hotel and rooming house offerings. As such, they were a response to a "golden age" of Sacramento's history, when its 'heart' was the downtown area.

The Hotel is also an increasingly rare example of a type of urban residential architecture popular with downtown residents at that time. The building was designed with a number of projecting angled bays that originally reflected Italianate styles of the 19th century, but in a later urban setting provided tenants with a vital visual contact with the community and city below. The building is one of the very few remaining downtown structures to have retained its projecting window bays – an architectural feature once predominant in the downtown area which contained a number of apartments and offices above the commercial ground floor establishments. This feature embodies distinctive characteristics of a period of architectural design in downtown Sacramento, once prominent and now rare.

During the late 1940s and early 1950s, architectural styles turned toward Modern and International Style styles which celebrated simple designs, plain surfaces, and no decorative ornamentation. In order to stay current with then contemporaneous society updated styles, and efforts to slow down the loss of business to the suburbs, many property owners removed the bay windows and building ornamentation. This resulted in less attractive places to live in and increased the loss of residents. Over time, those buildings that had retained bay windows found them difficult to maintain and not a strong enough attribute to stem the exodus to the suburbs. In a city whose buildings once contained many projecting bay windows, there are now very few such examples of that era and its phenomenon. The Ridgeway Hotel is a rare representative of the architectural design of that era and its cultural and social expression. It represents a building type that was very prominent in the city's past, and is an important remnant that provides an understanding to the public of the visual character of Sacramento during most of the twentieth century, and its cultural and social counterpart.

History

The building was constructed by W.S.Simmon(d)s in 1912, and in 1913 opened as the Del Paso Apartments. By 1915, there was an ice cream factory on the first floor. In 1924-1926, a cleaners business occupied the 912 12TH Street storefront. In 1926, a delicatessen moved into 914 12th, but by 1931-32, the storefront was vacant . In 1933, the name of the hotel changed to the Hotel Ridgeway, and the Generator Exchange and Supply Co. , and F.G.Meilike Insurance agent became storefront tenants. During the early 1940s, there was a succession of minor tenants such as Brazel Auto Parts, an insurance agent, Jacuzzi Bros. Pumps, and cleaners. However by 1947, a music company moved in, the C & H Music Store, with varied related products, and it remained until the 1980s. In 1988, the building was remodeled and an elevator added. A tattoo shop was installed in the northern retail space.

The interior of the building that is accessible to the public includes the street level business/commercial areas below the upper residential units. This space, currently divided into two segments, is the only publicly accessible space in the building. It has been much altered but the store front windows and clerestory windows remain. A large piece of concrete still closes off the original access to the upstairs units between the two shop areas.

While the building has been re-surfaced with a stucco coating, that surface has been in place for 85 years. It is the image that has been in public view and modification of its character could be considered an impact to its evolutionary character. Since the stucco texture has become associated with the image of the building by the public for 85 years, removing it may not be advised as it has become a character-defining feature. It reflects the life of an urban place and the changes that take place over time in a living city.

Character-defining features of the Ridgeway Hotel building include the following elements.
These features constitute elements of the building that contribute importantly to the character and appearance that create its significance.

Residential building type with units above street level businesses at ground level
Projecting angled bays in upper units, a derivation of Italianate design of the 19th century then common in Sacramento
Roof form with overhang supported by decorative beam ends beneath enclosed soffits
Storefront business show windows with clerestory windows above
Stucco surfacing and resulting changes in the visual definition of architectural features of the building; texture
Interior stairway to upper level visible within store front
Narrow interior upper floor hallways, and doors with original transoms, now blocked
Distinctive alley elevation with projecting angled bays
Two interior light wells (not visible by public)

Summary:

The Ridgeway Hotel appears to be eligible to the Sacramento Register of Historic and Cultural Resources under

Criteria a; it is associated with events that have made a significant contribution to the broad patterns of history of the city, region, state or nation; and

Criteria c; it embodies the distinctive characteristics of a type, period of construction, or method of construction.

Additionally, the property retains:

A: integrity of location, design, setting, interior workmanship and association,

B: significant architectural worth, and its designation as a landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of the Historic Preservation Chapter of the City Code.

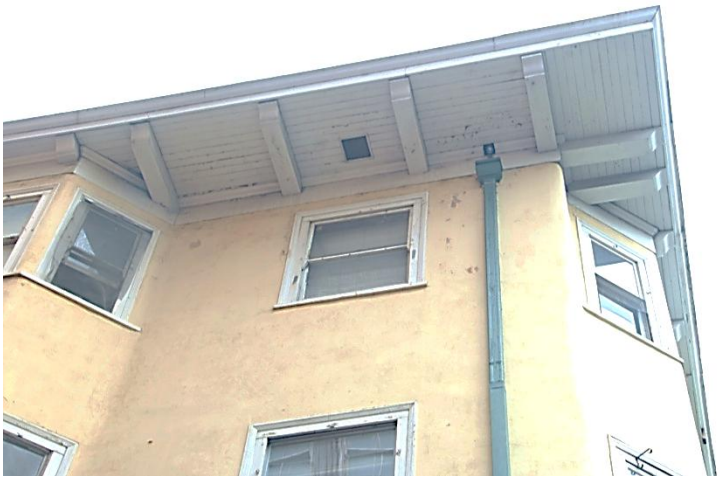
The Ridgeway Hotel is a rare remaining representative of a significant architectural expression of the "golden" era of Sacramento's downtown vitality and its cultural and social expression. It represents a building type that was very prominent in the city's past, and is an important remnant that provides an understanding to the public of the visual character of Sacramento during most of the twentieth century. Significantly visually, the building type also provided the basis for the active life that drove the city, providing both critical and appealing living opportunities and a vital economic base.

The Hotel is also an increasingly rare example of a type of urban residential architecture popular with downtown residents at that time. The building was designed with a number of projecting angled bays that originally reflected Italianate styles of the 19th century, but in a later urban setting provided tenants with a vital visual contact with the community and city below. The building is one of the very few remaining downtown structures to have retained its projecting window bays – an architectural feature once predominant in the thriving downtown hub of the early to mid-century era in Sacramento and significant character-defining element of that core.

Retail store front on ground level, north side. View to the west.

Retail storefront on south side. View to northwest.

Alley elevation showing ground floor openings and banks of bay windows on upper floors. View to the northwest.

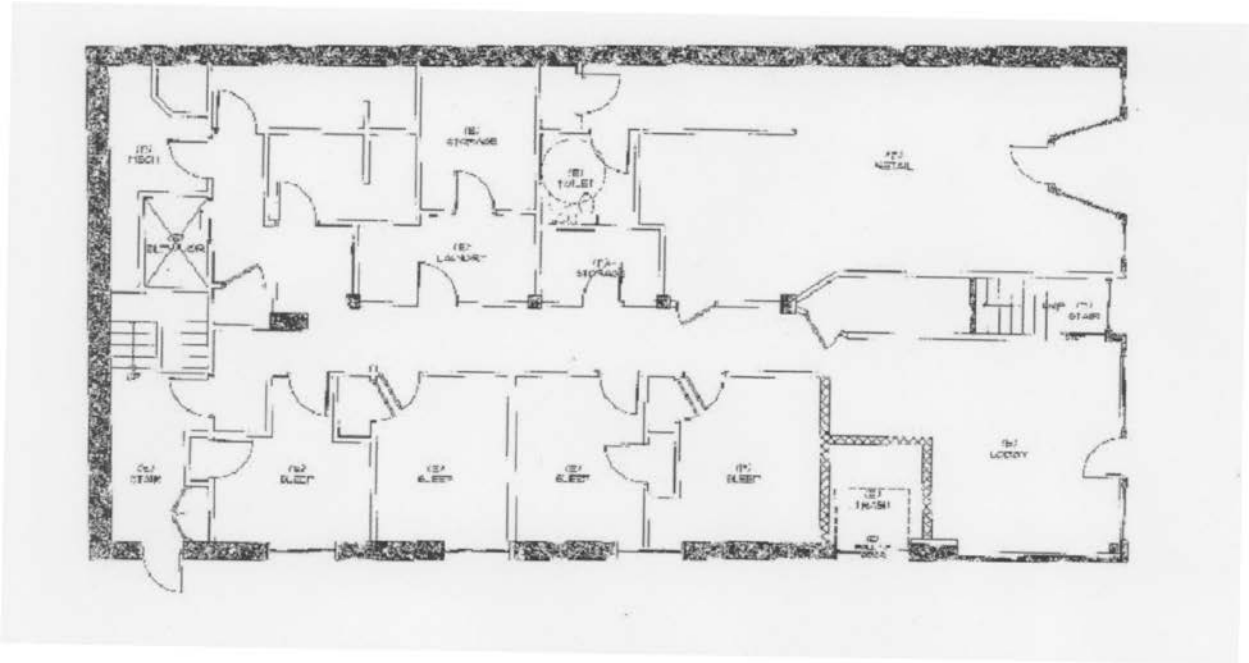


View of mean detail in soffit.

Rear building elevation. View to the east.

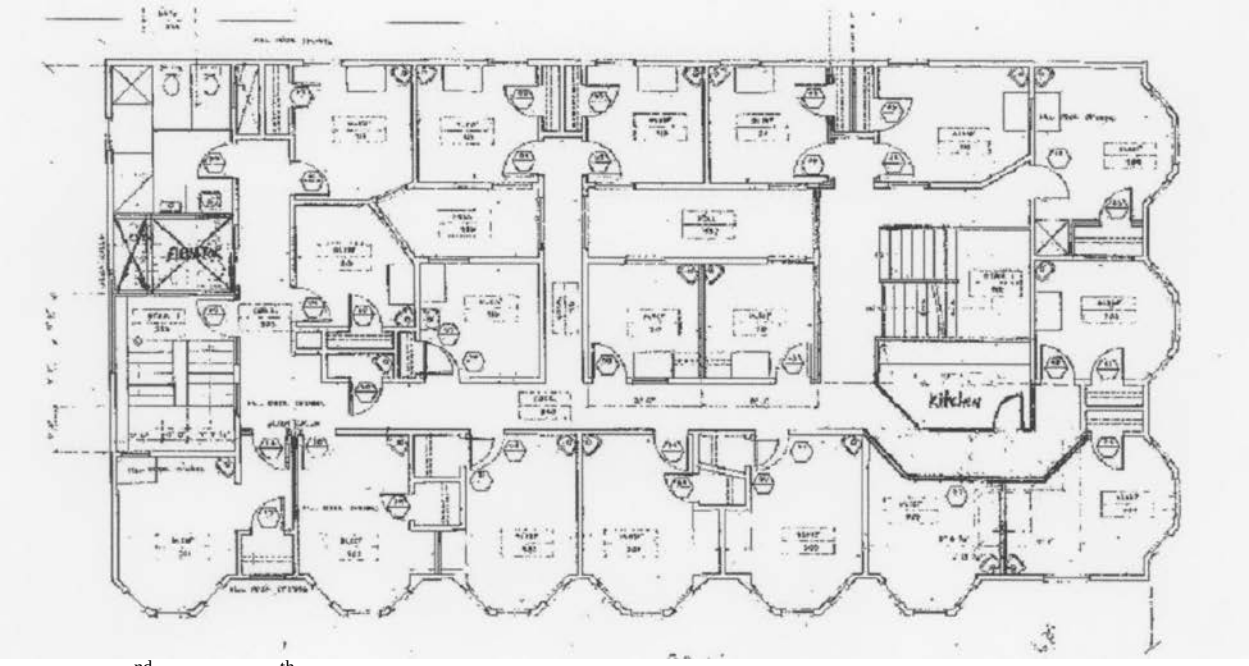
Typical hallway view. The door on left shows a partial view of the original transom molding.

View of lightwell with pressed metal siding.



Sketch of ground floor plan.

Recorded by : Paula Boghosian



Sketch of 2nd through 4th floor plan.

Appendix A

EARLY 20TH CENTURY APARTMENT BUILDING IN SACRAMENTO

by Paula Boghosian and Don Cox

A number of multi-residential apartment dwellings of varying ages were constructed before 1959 in the Sacramento Old City area. While there were also a number of hotels built within that time range, they were geared to a more transient population that didn't necessarily become part of the community. Construction of these types of buildings followed the contours of the economy over time, with more buildings of a popular general style constructed during periods of expansion, and fewer of another style during recessions.

Multi-residential dwellings in the city generally divided themselves into three groups according to style and age:· 1) 1900 to the early 1920s; building styles borrowed from Classical Revival, Colonial Revival, Craftsman or, rarely, Mission Revival statements; 2) 1920-1940; buildings commonly employed Period Revival designs; and 3) 1940-1950; buildings that expressed Moderne, International styles.

The oldest of these groups is that ranging from 1900 to 1920s. Popular styles in Sacramento for apartments during this era were versions of Classical/Colonial designs, Craftsman, Prairie School and Mission Revival. The Classical and Colonial Revival styled buildings often assumed a box-like form with generally simple, classically-derived ornament. Many of this type of multi residential unit were not large buildings, but appear to have been derived from the concept of a larger single-family dwelling often divided into upper and lower floor apartments, or divided down the middle. Some of the Craftsman-styled multi-residential units appear to be larger, with units downstairs, on the second, and sometimes third, floors. Basement/ground floor units have been installed in a number of these buildings. These dwelling units are generally located around the periphery of the downtown core, to allow people who worked there to walk to work. Many buildings in the central area of the city had rooms and apartments on the upper floors, and shops at street level. People had to walk or take a horse and carriage to market and to work until electric trolleys and autos came along.

Most of the principal markets, shops and work places were located within the central city, and before the automobile, public transportation was critical. As public transportation options expanded, people moved further from the center of the city and walked to the streetcar lines. The first such system was powered by horses that pulled the trolleys. After the city became 'electrified' in 1895, electric-powered streetcars took over, again allowing further expansion to the east and south.

During the first and second decades of the century, apartment buildings began to appear around the city core, and along transportation lines. They were affordable for most blue and white-collar workers and provided a good housing solution up to and through World War I. They were inviting and comfortable, resembling mostly larger versions of the single-family houses dwellers may have lived in as children. The 'bungalow courts' that were collections of small individual units gathered along or around an interior path or space, were particularly charming. Street-car lines that extended clear to Oak Park, one of the city's first annexations, allowed a new community to grow and develop a secondary Sacramento shopping and entertainment core.

During the 1920s and 1930s, the country seemed to be enthralled with fantasies of the past, at least partially spurred by popular publications of the era, and an exposure to European buildings as a result of World War I. Architectural styles were largely affected by a wish to revisit styles of the past, and apartment dwellings reflected the housing market with versions of Tudor Revival, French Revival, Spanish Revival, Dutch influences, Colonial variations, rustic imagery, English cottages and many combinations and variations thereof. Sacramento has its share of apartment buildings of this era as well, particularly within Boulevard Park, New Era, and areas to the east and south. Within groupings and mature landscaped settings, they largely blend into single family neighborhoods.

During the late 1930s and early 1940s, Moderne and Art Deco styles began to emerge as choices for apartment design and multi-residential dwellings. Sacramento appears to possess more of a concentration of these buildings to the east and south of Capital Park, since the area on the north of Capital Avenue had been built-up earlier. These apartments appeared to appeal to a growing population of single employees working at the Capital, for the State government, or downtown.

During World War II, housing became a premium since the war precluded the construction of new housing. Many older apartments and single-family houses were divided into smaller units, and additions were made - often without the benefit of any building permits or code inspections.

After the War, the "flight to the suburbs" began, and downtown demographics began to reflect the exodus. Some multi-residential units in the downtown fringes, needing residents, became inhabited by lower income residents, contributing in some areas to a downward slide of neighborhood quality. New or remodeled buildings often lacked any efforts regarding design or the retention of existing ornament, particularly if that increased the costs of the work. The "International Style" was popular at that time, and endorsed smooth and unadorned building surfaces and sophisticated balances and proportions of primarily rectangular forms. Reflecting, but not understanding the concepts behind the style, buildings were stripped-down, ornament removed, and facades covered or resurfaced. The multitude of projecting second-floor bays of inhabited rooms and flats above the street were removed, as tenants flocked from the changes to the comfort and space of the suburbs. Consequently, the least attractive, even stark versions of the International style prevailed throughout much of the downtown core. The "modernization" of the

downtown was meant to update it and attract business, when in fact the dehumanization of familiar older buildings tended to drive it away.

The city has continually worked in recent years to revitalize the central city through special programs, building owner assistance, promotion of new activities and downtown development, instigation of numerous events to attract an audience, and has been largely successful in its efforts. One of its goals is to re-attract residents to the downtown area, so that people can walk to work or entertainment as they once did during the era of central city apartment house construction.

Central Business District

Apartment Buildings 1910-1919 That Still Exist

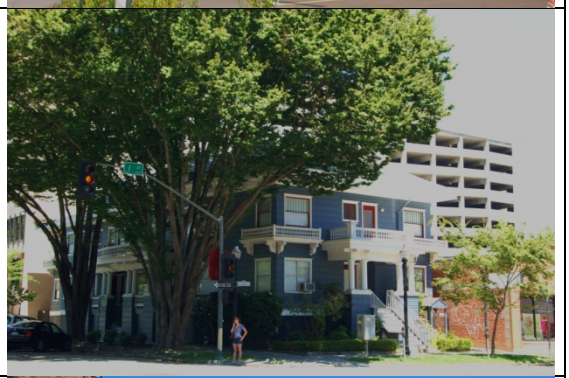
- Are not extensively altered
- Are still used for residential purposes

Address	Historic/Name	Listed?	Description
404 12th St.	The Dee	L	2-Sty, 1910-11
515 9th St.			3-Sty, 1911-12, Brook Bros., 6 Flats
600-606 11th St.	Elmwood		3-Sty, 8 Flats, 1913-14
625-29 23rd St.			2-Sty, 8 Apts, 1915, T.S. Spaulding
728-30 E St.	Del Mar	L	3-Sty, 12 Apts. 1913, Christian Weisel
729-31 E St.	Glenwood	L	2-Sty 1911, 8 Apts., Christian Weisel
801 F St.	Nokomis Apts.		3-Sty, 12 Apts, 223-2775 Rod Rose
805 F St.			3-sty, 6 Apts., 1915-16
826 17th St.	Casa Del Rey		3-Sty, 16 Apts., 1913-14
827-31 14th St.			1912 3-sty
914 12th St.	Del Paso		4-Sty, Hotel Ridgeway, Currently vacant, stucco, poor condition
1001 15th St.	Maydestone	L	4-Sty, 26 Apt., vacant, good cond. 1910
1112 11th St.	Howe/El Cortez	L	5-Sty, 30 Apts. 1913-14, Mrs. Bertha Howe
1123 8th St.	American Cash Apt	L	1910, George Sellon Architect, 24 Apts.
1228 N St.	Thayer	L	3-Sty, 36 Apts, 1910-15
1325 H St.	Hopkins House		1323 H St., Alta Mira Apts. (1914), 6 Units, 1909 3-sty
1617-23 17th St.	La Villa		2-Sty, 8 Apts, 1914
1701 Q St. & 1727 17th St.	La Verne	L	2-Sty, 14 Apts, 1917, W.H. McMorry
2200 P St.			2-Sty, 1915, 4-plex

2425-31 P St.	1915-1920?, Newell R. Blair, 4 Flats

Address	Name	Photo
404 12th St.	The Dee	
519 9th St.		
600-619 11th St.	Elmwood	
625-29 23rd St.		

Address	Name	Photo
728-30 E St.	Del Mar	
729-31 E St.	Glenwood	
801 F St.	Nokomis Apts.	
805 F St.		

Address	Name	Photo
826 17th St.	Casa Del Rey	
827-31 14th St.		
914 12th St.	Del Paso (Ridgeway)	
1001 15th St.	Maydestone	

Address	Name	Photo
1112 11th St.	Howe (El Cortez)	
1123 8th St.	American Cash Apt. (Bel Vue)	
1228 N St.	Thayer	
1325 H St.	Hopkins House	

Address	Name	Photo
1617-23 17th St.	La Villa	
1701 S St. & 1717 17th St.	La Verne	
2200 P St.		
2425-31 P St.		

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RECOMMENDED **Ordinance**

ORDINANCE NO. _____

Adopted by the Sacramento City Council on _____

NOMINATING AND ADDING RIDGEWAY HOTEL LOCATED AT 912 - 12TH STREET TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK (M12-016)

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

SECTION 1.

The Sacramento Register of Historic & Cultural Resources (Sacramento Register) is amended by adding the property located at 912 -12th Street as a Landmark.

The property located at 912 -12th Street (006-0047-008-0000) is eligible pursuant to City Code Section 17.134.170(A)(1)(a) 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", and

iii. "It embodies the distinctive characteristics of a type, period or method of construction…."

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 include the following:

- Residential, mixed-use building form, four stories and built to property lines;
- First floor 12th Street facades: storefronts, with large storefront show windows and clerestory windows above, and transoms above centered storefront entries, one with a deep inset entry, and the other relatively flush; and the original location of the centered hotel entry with the original entry canopy. (Note: none of the original entry doors on the east façade currently exist.);
- Top three floors of vertically-aligned, angled projecting bays on both the 12th Street and Alley facades, each bay filled with three double-hung windows;
- Exterior stucco surfacing, noting certain areas with brick exterior;

- Roof form with large overhang supported by decorative beam ends beneath enclosed soffits;
- Original interior stairway to upper levels;
- Narrow interior upper floor hallways and doors to units with original transoms, now blocked; and
- Light wells.

SECTION 3.

A. Pursuant to Sacramento City Code Sections 17.134.170 and 17.134.180 and based on the duly noticed hearings conducted by the Preservation Commission and City Council, 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 property located at 912 - 12th Street as a Landmark and to place it in the Sacramento Register:

1. The property meets the Criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170(A):

a. The nominated resource located at 912 - 12th Street (006-0047-008-0000) meets 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" and iii. "It embodies the distinctive characteristics of a type, period or method of construction."

b. In addition, the nominated resource has: 1) has integrity of location, design, setting, materials, workmanship, and association; and 2) has significant historic or architectural worth; and

c. The nominated resource has important historic or architectural worth, and its designation as a landmark 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(A)(1)(b-c).

2. Adoption of this Landmark promotes the maintenance and enhancement of the significant features and characteristics of the Landmark pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

3. Adoption of this Landmark promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmark.

4. Adoption of this Landmark is consistent with the City's Historic & Cultural Resources Element of the 2030 General Plan.

5. Adoption of this ordinance adding this property to the Sacramento Register as a Landmark will afford the property the ability to use the California Historical Building Code and eligibility for any other preservation incentives that may be adopted for listed properties.

6. Addition of this property to the Sacramento Register as a Landmark 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 property located at 912 - 12th Street (006-0047-008-0000) to the Sacramento Register of Historic and Cultural Resources as a Landmark.