Meeting Date: **11/19/2013**

Report Type: Public Hearing

Report ID: 2013-00747

City of SACRAMENTO

11

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

Title: Azevedo/Fargo-Moll House & Tank House Landmark Nomination (Passed for Publication 11/12/2013; Published 11/08/2013 and 11/14/2013)

Location: 1911 Bannon Creek Drive, District 3

Issue: Owner of property at 1911 Bannon Creek Drive requests listing of the property as a Landmark in the Sacramento Register of Historic & Cultural Resources. Listing requires City Council passage of an ordinance identifying the property's significant features and characteristics and directing the Preservation Director to add the property to the Sacramento Register.

Recommendation: Pass an Ordinance adding the property at 1911 Bannon Creek Drive to the Sacramento Register of Historic & Cultural Resources as a Landmark.

Contact: Susanne Cook, Associate Planner, (916) 808-5375; Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department

Presenter: None

Department: Community Development Dept

Division: Planning Design/Preservation

Dept ID:

Attachments:

1-Description/Analysis
2-Background
3-Vicinity Map
4-Photos
5-Nomination Forms
6-Ordinance

City Attorney Review

Approved as to Form
Michael W. Voss
11/4/2013 4:24:18 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
10/29/2013 3:31:26 PM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 11/1/2013 2:44:48 PM

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Description/Analysis

Issue Detail: The applicant requested the nomination of the above-listed structures for listing in the Sacramento Register of Historic & Cultural Resources as a Landmark. California State Department of Parks and Recreation (DPR) 523A and B forms (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 2030 General Plan and the Historic Preservation sections in Title 17 of the City Code.

Economic Impacts: None.

Environmental Considerations: The Environmental Planning 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. Future development proposals affecting the property may require environmental review.

Sustainability: Not applicable.

Commission/Committee Action: At a Public Hearing held on September 26, 2013, 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, and developed preliminary recommendations on significant features and characteristics of the property, and forwarded the nomination to the Preservation Commission for hearing and its recommendation to the City Council.

The Preservation Commission then held a Public Hearing on October 16, 2013. The Commission approved a recommendation to the City Council to adopt an ordinance listing the Azevedo/Fargo-Moll House & Tank House in the Sacramento Register as a Landmark and specifying the property's significant features and characteristics.

Note that, while past practice included a review of ordinances designating historic landmarks and historic districts by the City Council's Law and Legislation Committee, since these ordinances are uncodified and since this nomination was requested by the property owner, it has been determined that such review is not required.

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. The property retains integrity of location, design, setting, interior and workmanship, and association, noting that, while the structures are not in their original location, the current location was part of the Azevedo farm and the siting relationship between the house and tank house is similar to their relationship in the original location. The structures also have significant architectural worth, and the property's designation as a landmark is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic Preservation sections of Title 17 of the City Code.

Financial Considerations: None.

Emerging Small Business Development (ESBD): Not applicable.

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Background Information: The Azevedo/Fargo-Moll House & Tank House were recorded and evaluated as part of a Landmark nomination application submitted by the property owners. The evaluation forms were developed by Historic Environment Consultants. The house and tank house were originally constructed in 1917, moved to their current location in 1978, when the tank house's top and the house's porte-cochere trellis were removed, and after the move, the house had limited remodeling in 1978.

Eligibility Criteria:

The Preservation Director made the preliminary determination that the property is eligible under the following Criteria pursuant to the Historic Preservation Chapter, Chapter 17.604, section 210A, Planning & Development Code, Title 17 of the City Code:

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

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

In addition, the structures retain integrity of location, design, setting, workmanship and association, noting that while the structures are not in their original location, the current location was part of the Azevedo farm and the siting relationship between the house and tank house is similar to their relationship in the original location. The structures also have significant architectural worth, and the property's designation as a Landmark is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic & Cultural Resources Element of the 2030 General Plan and the Historic Preservation sections in Title 17 of the City Code.

Property's Character-Defining Features:

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

- House and Tank House siting relationship – though both structure's orientations (originally facing west and now facing south) changed when moved, the relationship of the tank house and the house to each other is generally the same as before the move.
- Tank House – Outstanding example, albeit missing the top section where the water tank was located, of early 20th century tank house, and now very rare in the Sacramento area, with the following features,

    - Wood frame, multiple-story tank house, with “battered” (tapering) support walls with narrow tear-drop wood lap siding, likely with the original whitewash on the siding.
    - Double-hung wood sash windows (single windows on all façades except north façade has two windows, one over the other) centered on each façade of the tower portion, and placed in a vertical plane against sloped walls, resulting in unusual dormer-like projections from the face of the walls, with short shingled shed roofs over each dormer;
    - Ground floor with double sliding wood doors facing south, and the 2nd story tower section entry pedestrian door on west elevation.
- House – Outstanding Craftsman Stylistic elements, including,
    - Multiple, wide shallow gable roofs with decorative rafter tails, beams, and gable end vents;
    - Large two-sided corner porch with oversized decorative supporting posts with brick bases and wood above including Prairie School style ornamentation, and noting that on the east side of porch, the original porte-cochere trellis feature is missing.
    - Base, porch, and stair walls (stairs on both the south and east elevations and both with slight curve outward at the base) of rustic clinker brick, with simple Prairie School decorative elements at top of walls, and rustic wood three-tiered drop siding on first and second story walls, and shingles in the gable ends;
    - Wood sash divided-light windows, double-hung one-over-one on the side walls, windows on the façade and beneath the porch overhang with larger central pane flanked by smaller double hung windows, with decorative band of smaller wood-framed panes across the top of each window unit.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement in 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, Title 17, Planning & Development Code, Section 17.604.210. 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.

The Historic Preservation sections of Title 17 of the City Code, Chapter 17.604, 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 certain 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 approval of a designation recommendation to the City Council are regulated under Chapter 17.604 for a period of 180 days in the same manner as if they were listed in 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 17.604.800 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.

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M13-013
Vicinity Map
Azevedo/Fargo-Moll House & Tank House Landmark Nomination

N

S. Cook | 9.19.13

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Photo 1: Azevedo House & Tank House

Photo 2: Azevedo House

Photo 3: Tank House

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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** 7 **Resource Name or #:** Azevedo/Shimada House
P1. Other Identifier: Fargo-Moll House
***P2. Location: *a. County:** Sacramento
b. Address: 1911 Bannon Creek Road **City:** Sacramento **Zip:** 95833
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 225-0622-008

***P3a. Description:**

The Azevedo House and tank house are located in the Natomas area north of downtown Sacramento. The 2 ½ story wood frame house reflects Craftsman architectural styling with its expansive gabled roof forms, shaped rafters, brick and shingle materials and rustic character. The large L-shaped porch is covered by a large side-gabled roof preceding three successively taller front-gabled roofs. The dominant roof forms are varied in height according to portions of the house they cover and their particular orientations. The roofs are covered with composition shingles.

Exterior materials include a rustic clinker brick base, rustic wood 3 tiered drop siding on 1st and 2nd story walls, and shingles in the gable ends. There are 5 brick piers that extend about 3 feet above the porch floor around the porch, holding 5 large, almost square posts that support the porch roof. An applied wood or plaster Prairie School style ornamentation highlights the upper portion of the posts, and is echoed in a similar design created with darker brickwork embedded in the brick of the porch, pier, and stair walls. The stairways with brick sidewalls on the east and south side entries curve gently outward at the base.

(Please see Continuation Sheet)

***P3b. Resource Attributes:** H2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to northeast
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1917
***P7. Owner and Address:**
Heather Fargo, Alan Moll
1911 Bannon Creek Road
Sacramento, CA 95833
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:** July 2013
***P10. Survey Type:** Intensive

P11. Report Citation*: none
***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** 3S

***Resource Address:** 1911 Bannon Creek Road

B1. Historic Name: Azevedo House

B2. Common Name: Azevedo/Fargo-Moll House

B3. Original Use: Residence **B4. Present Use:** Residence

***B5. Architectural Style:** Craftsman

***B6. Construction History:** The house was constructed in 1917. It was relocated to its current site in 1978 due to city plans to construct a parkway on part of the land.

***B7. Moved?** ☐No ■Yes ☐Unknown **Date: 1978** **Original Location:** About ¼ mile south of current location

***B8. Related Features:** Water tank structure

B9a. Architect: unknown **b. Builder:** M.F. Terra & Sons

***B10. Significance: Theme:** Architecture **Area:** Natomas District

Period of Significance: 1917 **Property Type:** Residential **Applicable Criteria:** C

The Craftsman style house and associated water tank building are outstanding architectural examples of early twentieth century agricultural settlement images and design in Sacramento. The house and its surrounding land was one of the first agricultural complexes to have been established in this area after the land was reclaimed from flooding during the mid-teens.

Until that time, the area that held the Azevedo property had been swamp land as part of the American River drainage basin and the proximity of two major rivers. Prior to construction of the East Main Drainage Canal, the growth of the entire area north of the American River area was limited due to yearly flooding. Landowners of the area led by Natomas Consolidated of California formed Reclamation District 1000 whose jurisdiction governs the west bank of the Natomas East Main Drainage Canal with the purpose of draining the land and turning it into viable agricultural property. The construction of the new levee system began in 1912. The levees, cross canal, drainage and irrigation canals and ditches were completed between 1914 and 1915. The drainage system consisted of 125 miles of ditches and canals and two large pumping plants. It was the largest private enterprise of its kind in the United States up to that time.

(Please see Continuation Sheet)

B11. Additional Resource Attributes: n/a

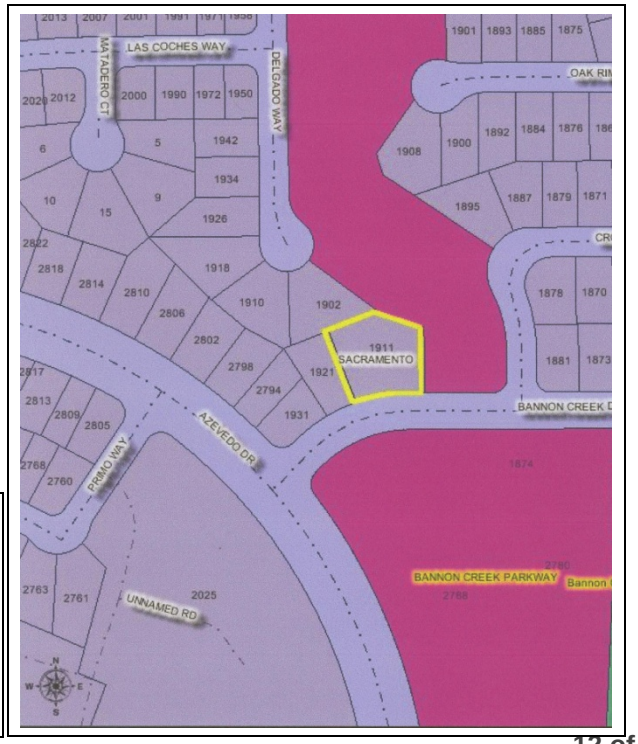
***B12. References:**

Boghosian, Paula, Natomas Report Reclamation District 1000
Boghosian, Paula and Cox, Donald, *Cranston-Geary House National Register Of Historic Places Nomination*, 1997
Boghosian, Paula and Cox, Donald, Cippa Ranch Report, 1994
Holmes, Lionel and D'Allessandro, Joseph, *Portuguese Pioneers of the Sacramento Area*, Portuggese Historical and Cultural Society, Sacramento, 1990
Interview with Heather Fargo and Allan Moll
McAlester, Virginia and Lee – A Field Guide to American Houses 1984
Willis,William, History of Sacramento Country, Historic Resources Publishing Company, Los Angeles, 1923.

B13. Remarks:

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

***Date of Evaluation:** July 2013



(This space reserved for official comments.)

3a. Description: (continued)

Windows on side walls are wood framed and double hung, one light over one. There are windows on the façade and beneath the porch overhang that contain a larger central pane flanked by smaller double hung windows. Across the top of the window unit there is a decorative band of smaller wood-framed panes that also occurs on the smaller double hung windows. The same window pattern occurs on the first floor of the main middle portion of the house.

A wood frame 2 story tank house with "battered" (slanted) walls stands near the residence on the northeast. There are window openings, a garage opening and door with a landing at the second floor on the west. The double hung windows are vertical so they project like dormers from the face of the slanted walls, shaded by short shingled shed roofs. There is one on each elevation except the north which has two projecting windows, one above the other. The roof is a shallow pyramidal hipped roof covered with shingles. The ground floor garage door slides across its opening.

Alterations include the 1978 relocation of the building and tank house from their nearby lot when that land was designated for the construction of the Bannon Creek Parkway. The buildings were moved to 1911 Bannon Creek Drive at that time and then repositioned to the west a bit that same year, away from a nearby slough. The porte cochere was not included in the move but the tank house was also relocated adjacent to the house on the northeast. One story was removed for the relocation and current plans are to restore it to its original height.

Other modifications include the replacement of some casement windows on the back (north) and northeast by double hung windows. A light wood horizontal framework containing slender strips of wood supported by angled wood brackets has been placed above two sets of windows, one east and one south, to provide a limited sun screen. They are minimally noticeable and reversible.

10. Significance: (continued)

The success of flood control spurred the sale of residential lots and growth of population in and around North Sacramento. The Portuguese were among the first to settle there, and helped to reclaim the land by trimming trees and moving rocks. Sometimes agreements with the Natomas Company were made allowing potential residents to live there rent free for five years in exchange for their reclamation labor. There was almost unlimited available land compared to the crowded area and small farms of the Pocket/Riverside area, so densely settled by Portuguese immigrants earlier in the century.

The first crop planted in Natomas was mostly beans. Manuel Machado became known as the "Bean King" due to the amount of beans that he grew. By 1917, one of the early available properties was that purchased by Joe Azevedo, an immigrant from the Azores. After the reclaimed land in Natomas became available, and in search of a less populated area than that in the Pocket/Riverside area, Joe decided to settle in the newly reclaimed area and built his home about ¼ mile south of its current location. Lost to the bank in the early 1920s, the property was purchased by Antone Frates, another Portuguese immigrant. Instead of moving in, however, Frates chose to build his family home on the Garden Highway. It is assumed that the property was rented out during the years between the wars.

After World War II, three Japanese family members returned from internment to settle in Natomas and farm; Paul and Amy Shimada and Paul's brother, George. Paul became a partner in Frates and Shimada farms which operated in the area for a number of years.

Over time, the available reclaimed land became attractive and South Natomas developed, generating a plan in 1978 to create a Parkway that required the removal of the Azevedo house. Paul and Amy Shimada were allowed to

10. Significance: (continued)

purchase the house for a low price if they would move it off the land needed for the Parkway. The house and tank house were thus moved in 1978 and occupied by the Shimada family who continued to farm the land between subdivisions. The house became vacant between 1998 and 2000, at which time it was purchased by then Mayor Heather Fargo and husband Alan Moll.

As one of the first houses in the newly reclaimed Natomas area, the house has appeared amid open fields in historic photographs, providing it with an iconic 'pioneer settlement' image for the area. It is an outstanding representative of the Craftsman Style of architecture in Sacramento. Its rustic image and careful massing with intersecting gables, deep overhanging eaves, projecting dormers, and shaped rafter tails is characteristic of the mode. Relocated once, it still stands on the same property.

It is eligible to the Sacramento Register of Historic and Cultural Resources based upon its fine architectural qualities and as an example of the style and its character. It is also significant as a prominent symbol of the early settlement of this area of Sacramento, when its agricultural opportunities were opened by the Reclamation District's interventions, speaking to the passion of its new residents for exploring and stabilizing new boundaries for the city. It proudly stood almost alone in handsome elegance surrounded by its' lush agricultural fields for many years. While the house is no longer in its original location, its' current site was part of the original Azevedo property.

The design of the house reflects Arts and Crafts architectural themes popular in England and the U.S. from about 1901 to 1916. The Arts and Crafts style which began as the English version of Craftsman design, was popular in England and the United States during the end of the nineteenth and early twentieth centuries. Art Nouveau design evolved at the end of the 19th century, and both movements, inspired by the works of John Ruskin and William Morris, developed partially as a rebuttal to the Industrial Revolution. A movement heralding a return to the appreciation of nature, along with individual creative works of artists and craftsmen evolved and grew. Rustic and natural materials were prized, while manufactured products from an assembly line were eschewed. Known primarily as the Arts and Crafts movement in England, the focus on such products and their philosophy became known in the United States as the Craftsman movement or style. This name was derived from a popular publication of the era generated by Gustav Stickley, entitled *The Craftsman*. The publication was issued on a regular basis and exhibited model interiors of the times as well as an extensive line of furniture designed and produced by Stickley.

The movement coincided with a general philosophy of that time geared to a love of nature, natural beauty and materials, and an appreciation of rustic qualities. The years between 1901 and 1916, between the Pan-American Exposition and the outbreak of World War I, are often referred to as those of the "Craftsman Movement", since *The Craftsman* magazine was the chief spokesman for the new designers who established a distinctive geometric and linear style of furniture and ornamentation. With the rise of the Prairie School, a new American architecture was born. The decorative designs of the Prairie School architects were an outgrowth of the Arts and Crafts movement. The emphasis on unity of exterior and interior, the respect for natural materials, a desire for simplicity, the interest in Japanese art, and a geometric, rectilinear style also related to the work and writings of Gustav Stickley and other East coast designers. However, Charles and Henry Greene of Pasadena were primary designer-initiators of the Craftsman style in the United States. Their work exemplified the craftsmanship and design quality that became associated with the Craftsman Movement, and elevated the style and its image to the major place it holds in California's architectural development.

The house appears eligible for listing as a Landmark in the Sacramento Register of Historic and Cultural Resources due to its architectural qualities. It is a fine example of Craftsman styling and a visual icon of the area in which it has stood for 96 years.

Page 5 of 7 **Resource Name or #:** Azevedo/Fargo-Moll House
Recorded by : Paula Boghosian

East elevation, view to west

South elevation, view to northwest

Page 6 of 7 **Resource Name or #:** Azevedo/Fargo-Moll House
Recorded by : Paula Boghosian

North elevation (rear), view to southwest

Tankhouse, view to northwest

Page 7 of 7 **Resource Name or #:** Azevedo/Fargo-Moll House
Recorded by : Paula Boghosian

Historic Photo

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RECOMMENDED **Ordinance**

ORDINANCE NO. _____

Adopted by the Sacramento City Council on _____

DESIGNATING AND ADDING THE AZEVEDO/FARGO-MOLL HOUSE & TANK HOUSE LOCATED AT 1911 BANNON CREEK DRIVE TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK (M13-013)

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 Azevedo/Fargo-Moll House and Tank House as a landmark.

The property, located at 1911 Bannon Creek Drive (225-0622-008-0000), is eligible pursuant to City Code section 17.604.210(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 17.604.220 prescribes that the significant features or characteristics of the resources to be added to the Sacramento Register shall be identified in the designating ordinance.

The significant features and characteristics of the landmark include the following:

- House and Tank House siting relationship – though both structure's orientations (originally facing west and now facing south) changed when moved, the relationship of the tank house and the house to each other is generally the same as before the move.

- Tank House – Outstanding example, albeit missing the top section where the water tank was located, of early 20th century tank house, and now very rare in the Sacramento area, with the following features.

- Wood frame, multiple-story tank house, with “battered” (tapering) support walls with narrow tear-drop wood lap siding, likely with the original whitewash on the siding.
- Double-hung wood sash windows (single windows on all façades except north façade has two windows, one over the other) centered on each façade of the tower portion, and placed in a vertical plane against sloped walls, resulting in unusual dormer-like projections from the face of the walls, with short shingled shed roofs over each dormer.
- Ground floor with double sliding wood doors facing south, and the second story tower section entry pedestrian door on west elevation.

- House – Outstanding Craftsman Stylistic elements, including:

  - Multiple, wide shallow gable roofs with decorative rafter tails, beams, and gable end vents.
  - Large two-sided corner porch with oversized decorative supporting posts with brick bases and wood above including Prairie School style ornamentation, and noting that on the east side of porch, the original porte-cochere trellis feature is missing.
  - Base, porch and stair walls (stairs on both the south and east elevations and both with slight curve outward at the base) of rustic clinker brick, with simple Prairie School decorative elements at top of walls, and, rustic wood three-tiered drop siding on first and second story walls, and shingles in the gable ends.
  - Wood sash divided-light windows, double-hung one-over-one on the side walls, windows on the façade and beneath the porch overhang with larger central pane flanked by smaller double hung windows, with decorative band of smaller wood-framed panes across the top of each window unit.

SECTION 3

A. Pursuant to Sacramento City Code sections 17.604.210 and 17.604.220 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 Azevedo/Fargo-Moll House and Tank House, located at 1911 Bannon Creek Drive, 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 17.604, Section 17.604.210(A)(1):

a. The nominated resource located at 1911 Bannon Creek Drive (225-0622-008-0000) meets

Criterion 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**,' due to its significant associations with early farming in Natomas made possible through the infrastructure improvements within Reclamation District 1000; and

Criterion iii. '**It embodies the distinctive characteristics of a type, period or method of construction**,' as significant examples of Craftsman house stylistic elements and tank house building types.

b. In addition, the nominated resource has integrity of location, design, setting, materials, workmanship and association; and noting that while the structures have been moved from their original location, their current location was part of the Azevedo farmstead, and per Title 17, section 17.604.201 (A)(2)(a) relative to the structures moved from their original locations, the siting relationships between the house and tank house are generally the same as their original relationship; and the house and tank house are significant for their architectural values.

c. The nominated resource has significant 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, section 17.604.210(C).

2. Adoption of this ordinance 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 ordinance promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the landmark.

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

5. Adoption of this ordinance designating and adding this property to the Sacramento Register as a landmark will afford the property the ability to use the California Historical Building Code and provide 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 the historic resources of the City of Sacramento.

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the Azevedo/Fargo-Moll House and Tank House, located at 1911 Bannon Creek Drive, (225-0622-008-0000) to the Sacramento Register of Historic and Cultural Resources as a landmark.