

**Meeting Date:** 9/30/2014

**Report Type:** Public Hearing

**Report ID:** 2014-00597

**Title:** King Lewis House Landmark Nomination (M14-008) [Passed for Publication 09/23/2014; Noticed 09/19/2014; Published 09/26/2014]

**Location:** 1209 T Street, District 4

**Recommendation:** Conduct a public hearing and upon conclusion pass an Ordinance listing the King Lewis House, located at 1209 T Street, in the Sacramento Register of Historic & Cultural Resources (Register) as a Landmark and specifying the property's significant features and characteristics.

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

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

**Department:** Community Development Dept

**Division:** Planning Design/Preservation

**Dept ID:** 21001226

**Attachments:**

1-Description/Analysis

2-Background

3-Vicinity Map

4-Nomination Form

5-Ordinance

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**City Attorney Review**

Approved as to Form

Michael W. Voss

9/12/2014 1:43:12 PM

**Approvals/Acknowledgements**

Department Director or Designee: Ryan Devore - 9/8/2014 4:31:41 PM

## Description/Analysis

**Issue Detail:** The applicant requested the nomination of the above-listed structure 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 structure, including an evaluation relative to the Sacramento Register eligibility criteria.

**Policy Considerations:** This proposed action is consistent with the City's Strategic Plan Focus Area of "sustainability and livability", as well as 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 May 8, 2014, the City of Sacramento's Preservation Director made a preliminary determination that the structure 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 June 18, 2014. The Commission approved a recommendation to the City Council to adopt an ordinance listing the King Lewis Home in the Sacramento Register as a Landmark and specifying the property's significant features and characteristics.

The Sacramento City Code specifies detailed procedures for the nomination of historic resources, including a total of three public hearings and a recommendation by the Preservation Commission, with no specified role for review by the City's Law and Legislation Committee. Therefore the recommendation of the Preservation Commission has been forwarded directly to the City Council.

**Rationale for Recommendation:** This nomination is consistent with processes established in the Historic Preservation sections in Title 17 of the City Code. The structure meets the eligibility criteria for listing in the Sacramento Register as a Landmark and the structure also has 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 in Title 17 of the City Code.

**Financial Considerations:** None

**Local Business Enterprise (LBE):** Not applicable.

**Background Information:** The King Lewis House was recorded and evaluated as part of a Landmark nomination application, submitted by the property owners, which recordation and evaluation was developed by Kara Brunzell, Architectural Historian. The house was originally constructed in 1906; see attached recordation/evaluation forms on the property.

**Eligibility Criteria:**

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion 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,

*It is associated with the development of the historic Southside Park neighborhood shortly after the turn of the twentieth century, and the growth of the local Portuguese-American community. The house is also associated with the T Street's development as a residential corridor in response to the T Street streetcar line's planning and construction.*

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

*1209 T Street is an excellent example of an early twentieth century Queen Anne vernacular house, and thus embodies the distinctive characteristics of that type and period 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 & Cultural Resources Element of the 2030 General Plan and the Historic Preservation chapter of the Title 17 of the City Code.

**Property's Character-Defining Features:**

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

Two-story Queen Anne vernacular house, including the following exterior features & characteristics:

1. Steeply pitched gable-on-hip roof with a large front gable.
2. Projecting volumes at the front and sides topped by their own cross gable roofs.

3. Fenestration is double hung wood sash.
4. Horizontal painted wood clapboard siding.
5. Projecting double-height porch topped with its own front gabled roof on the building's primary/south façade.
6. Wooden stairs to the primary entrance for all three flats at the ground floor.
7. Upper and lower south elevation exterior doors are partially-glazed paneled wood.
8. Large upper front gable with fishscale shingles and sunburst motif decorative circular attic vent element.
9. The gables topping the porch and cutaway side bay at the west also includes fishscale shingles and decorative windows surrounds.
10. Corner-bracket spindlework, cutaway bays on the primary and west elevations.
11. Turned posts support both levels of the porch, and the upper porch spindlework matches corner-bracket detailing.
12. A small, ganged decorative stained glass window is adjacent to upper porch door.

## **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, 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.

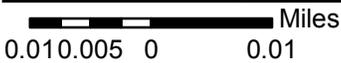
The City Council has found that placement of qualifying resources and historic districts in the Register benefits the community and the owner in numerous ways. Protecting and preserving historic resources helps to maintain and revitalize the City and its neighborhoods by stimulating economic activity, 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.

Sacramento's Planning & Development Code, Title 17, including the Historic Preservation Chapter, 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 adoption of a 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 in 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.



# M14-008 Vicinity Map King Lewis House Landmark Nomination



<b>State of California – The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
	Other Listings _____ Review Code _____ Reviewer _____ Date _____

Page 1 of 8 \*Resource Name or # (Assigned by recorder) 1209 – 1211 T Street

**P1. Other Identifier:** 1209 – 1211 T Street

**\*P2. Location:**  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County** Sacramento

**\*b. USGS 7.5' Quad** Sacramento East **Date** 2012 T; **R** \_\_\_\_\_; **¼ of Sec** \_\_\_\_\_; Diablo **B.M.**

**c. Address** \_\_\_\_\_ **City** Sacramento **Zip** 95814

**d. UTM:** (give more than one for large and/or linear resources) **Zone** 10; 631112.4 **mE/** 4269998.8 **mN**

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 007-0263-011

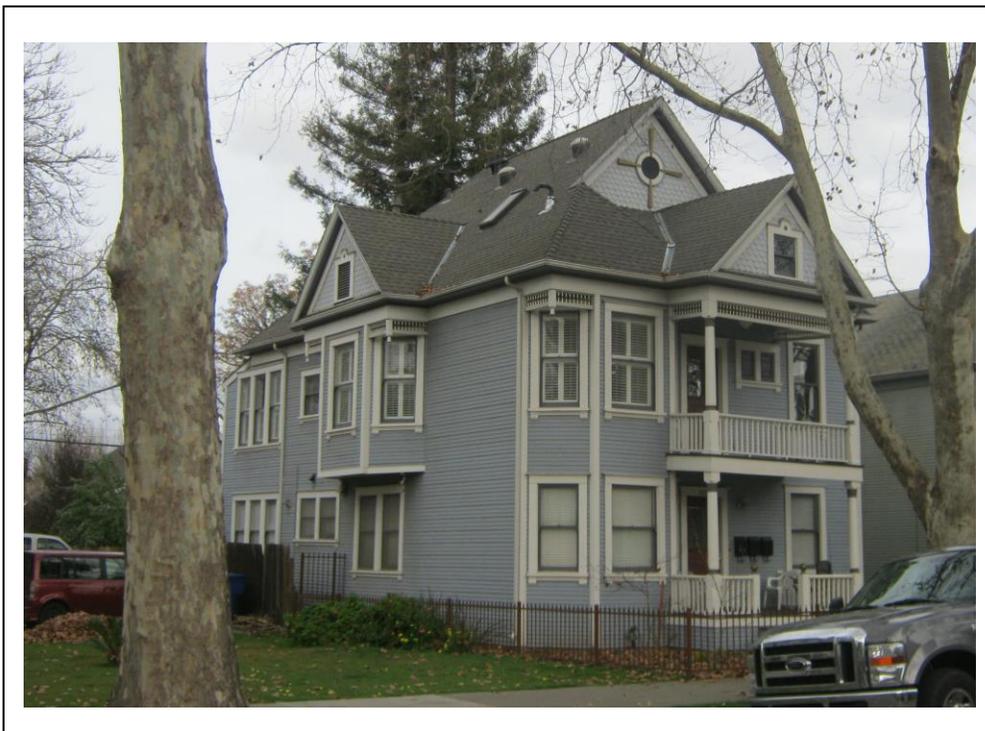
**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The two story Queen Anne vernacular house is located in Sacramento’s Southside Park neighborhood. The three-flat dwelling is rectangular in plan. The primary volume of the building features a steeply pitched gable-on-hip roof with a large front gable. Projecting volumes at the front and sides are topped by their own cross gabled roofs. Fenestration is double hung wood sash. The building is clad in horizontal wood clapboard siding. The primary (south) façade features a projecting double height porch topped with its own front gabled roof (Photograph 1). A door on the second story porch cannot be accessed from the street. The primary entrance for all three flats is on the ground floor, and is reached via a set of wooden steps. Upper and lower doors are partially glazed paneled wood. The rear of the house features two secondary entrances (Photograph 2). The house rests on a concrete foundation. A garage constructed after the historic period is located at the rear of the property (Photograph 3).

(Continued on page 3.)

**\*P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple family property

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



**P5b. Description of Photo:** (View, date, accession #) Photograph 1: west and south facades of building, camera facing southwest, photograph taken February 16, 2014.

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1906 Sacramento County Assessor’s Map Books, Sacramento City Directories

**\*P7. Owner and Address:**  
Karen Jacques and Kenneth Wilcox  
1414 26<sup>th</sup> Street  
Sacramento, California 95816

**\*P8. Recorded by:** (Name, affiliation, address)  
Kara Brunzell  
1613 B Street  
Napa, California 94559

**\*P9. Date Recorded:** Feb. 16, 2014

**\*P10. Survey Type:** (Describe) Intensive

**\*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) \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) 1209 – 1211 T Street, Sacramento

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Dwelling B4. Present Use: Dwelling

\*B5. Architectural Style: Queen Anne vernacular

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1906

1920 Conversion from 2 to 4 units, addition of east bay (Building permit)

1980 Construction of exterior staircase (Building permit)

c1999 Conversion from 4 to 3 units, rehabilitation of front gable, recreation of original doors/windows (Owner information)

c2002 Conversion of attic to habitable space, construction of concrete foundation (Building permit)

2008 Construction of garage at the rear of the property (Building permit)

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential Development, Residential Architecture Area Sacramento Southside Park

Period of Significance 1900 – 1917 Property Type Multi-family dwelling Applicable Criteria Sacramento A/1 & C/3

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

The building meets the criteria for listing on the Sacramento Register of Historic and Cultural Resources both as a district contributor and an individual landmark. It is eligible for its local historical significance and for its architecture. It is not eligible to the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) (see continuation sheet).

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

\*B12. References:

(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: February 16, 2014

(This space reserved for official comments.)



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\*Recorded by Kara Brunzell \*Date: February 16, 2014  Continuation  Update

**Description (continued):**

Although it was constructed to be a two-flat dwelling, the house features ornamentation borrowed from Queen Anne-style mansions. It is also closely related to the house next door at 1215 – 1215 ½ T Street, although it is more highly ornamented than its neighbor. The original owners appear to have been brothers or cousins, and the two dwellings were constructed the same year, probably by the same builder. The building's dominant decorative feature is its large upper front gable. It is clad in fishscale shingles, and its circular vent is adorned with a sunburst motif (Photograph 4). The gables topping the porch and cutaway side bay at the west are also clad in fishscale shingles, and feature decorative window surrounds. The cutaway bays on the primary and west elevations feature corner-bracket spindlework (Photograph 5). The east bay, which was added during the 1920 remodel, is square and lacks ornamentation. Turned posts support both levels of the porch, and the upper porch spindlework matches corner-bracket detailing. A small decorative stained glass window is adjacent to the upper porch door (Photograph 6).

**B10. Significance (continued):**

Historic Context

As Sacramento grew into a city during the last decades of the nineteenth century, development lagged in the southern portion of city limits. The R Street levee, which had railroad tracks on top of it, was a considerable barrier to development. Most people were unwilling to build outside its flood protection, so it acted as a de facto city limits. Although many blocks were subdivided in the late nineteenth century, most were held by speculators who did not live on their properties. Those who settled south of R Street were usually running industrial or agricultural operations. A Bird's Eye map from the 1890s shows large areas of open fields south of the levee.<sup>1</sup>

By 1900, scattered houses dotted the neighborhood, but it was still mostly open land. When a new levee was constructed at Y Street shortly after the turn of the century, the obsolete R Street levee was demolished. Removal of the barrier opened what would become known as the Southside Park neighborhood, (the portion of the neighborhood south of R Street), to development. The Southside Improvement Club, which is still active in the neighborhood, was formed around the turn of the century to advocate for neighborhood improvements. The removal of a slough around south 7<sup>th</sup> Street, and the development of Southside Park in its place was among the club's earliest accomplishments. The city acquired the land for the park circa 1906, but the park was not complete until 1912. The park helped transform the area into a desirable residential neighborhood. Shortly after its completion, the school district built William Land School at 12<sup>th</sup> and V Streets. (The original William Land School building was razed due to concerns about seismic safety in 1976.) Lincoln School, which had served the Southside since the nineteenth century, was located at the neighborhood's northwest edge. Completed circa 1916, the new school served neighborhood children and attracted new families to the area.<sup>2</sup>

The development of the Sacramento streetcar system also encouraged urban expansion. Although streetcars were in use during the nineteenth century, after the turn of the century the system began to expand into the Southside. Sacramento Electric, Gas, & Railway Company began work on its T Street Line, which ran from 3<sup>rd</sup> to 28<sup>th</sup>, in 1908. The T Street Line opened the following year.<sup>3</sup>

Largely a working class area, Southside Park was home to a large number of immigrants. Unlike some central Sacramento neighborhoods, the Southside had no racial covenants, and African Americans settled there along with Chinese, Poles, and Yugoslavians. Though neighborhood residents were not strictly segregated, the area featured several ethnic enclaves, including Mexican and Japanese neighborhoods. Italian and Portuguese neighborhoods were larger, and the Portuguese made a particularly strong mark on Southside Park.<sup>4</sup>

Portuguese immigrants began settling in the Sacramento area during the nineteenth century, farming in the Greenhaven/Pocket area several miles south of downtown Sacramento, which became known as the "Lisbon District." When Southside Park began growing after the turn of the century, new waves of Portuguese immigrants began settling there. Because the majority of these immigrants were from the Azores Islands, the area became known as the "Arizona District" an apparent corruption of "Azores." In addition to farming, Portuguese immigrants' diverse occupations included everything from unskilled labor to business ownership. The rural and urban

<sup>1</sup> William Burg, *Sacramento's Southside Park*, Arcadia Publishing, Charleston, SC: 2007, p. 9; "Sacramento Bird's Eye View," The Daily Record-Union and Weekly Union, 1890s.

<sup>2</sup> Burg, p. 10; Lance Armstrong, "Southside Park Established More Than a Century Ago," Valley Community News, 10 February 2011, <http://www.valcomnews.com/?tag=southside-improvement-club>.

<sup>3</sup> The Kenfield-Fairchild Publishing Company, "Electric Traction Weekly," 18 July 1908, p. 727.

<sup>4</sup> Burg, p. 31.

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\*Recorded by Kara Brunzell \*Date: February 16, 2014  Continuation  Update

Sacramento Portuguese communities were closely related. People moved back and forth between the Lisbon District and the Arizona District, and many families had branches in both locations. The Portuguese community in Southside Park was large and active enough to create its own institutions, including a cultural hall on W Street, and St. Elizabeth's Catholic Church at 12<sup>th</sup> and S Streets. The movement to build a Portuguese national church in Southside Park began about 1908. Grocery store owner Manuel S. Williams donated the lot, and in 1913 St. Elizabeth's was dedicated. The oldest Portuguese National Catholic church in the west, and one of only three in the entire United States, the church has remained a religious and cultural locus for Northern California's Portuguese community.<sup>5</sup>

#### Property History

King Lewis purchased the lot at 1209 - 1211 T Street in 1906. Lewis was a teamster, and appears to have been a member of the large Portuguese community that lived around Southside Park. He constructed the house, which was originally divided into two flats, shortly after purchasing the lot, and was living there by 1907. It is not known whether the second flat (1209 T Street) was occupied at this time. Lewis appears to have been married to a woman named Marie, and may have been a relative of Joseph Lewis, who built the house next door. Extensive review of city directories, U.S. Census rolls, and histories of Sacramento's Portuguese community, however, has not revealed definitive biographical information regarding the King Lewis family. By 1910, Manuel S. Williams had purchased the property, and both units were rented out. 1209 was occupied by the Charles Cartmill family. Cartmill was a night watchman at a gas company, and lived with his wife Isabel, three adult children, son-in-law, and granddaughter. A butcher, Albert Hyde, lived in 1211 with his wife Jennie and their daughter.<sup>6</sup>

The first residents of the property were typical of its tenants over the ensuing decades. Despite the building's rather impressive appearance, the flats were affordable and convenient for working class people. Retired people and widows also frequently rented the flats. The building's owners over the years have been demographically similar to renters. Most were people from working class backgrounds who were able to work their way up to property ownership, either by saving or pooling resources with family members.

Manuel Williams was born in the Azores Islands, Portugal, in 1850, and emigrated to the United States in 1865. By 1893, Williams had his own grocery store at 1630 11<sup>th</sup> Street. Williams married Josephine, a Portuguese-American woman 21 years his junior, and children Adeline, Arthur, and Ernest were born between 1892 and 1896. The Williams family became prominent members of the Portuguese community in the Sacramento. Manuel and Josephine Williams donated the property on which St. Elizabeth's church was constructed, and hosted the planning sessions for church construction at the store. Josephine Williams is credited with helping local people survive the Depression by offering groceries on credit to those in need.<sup>7</sup>

The Williams family did not reside at the property during their first decade of ownership, continuing to live over the store at 11<sup>th</sup> and Q Streets and renting to tenants that turned over every couple of years. Manuel Williams transferred title to his son Arthur circa 1919. In 1920, the Williams family paid contractor E. Thomas \$3500 for a remodel, converting the dwelling from two flats to four. After splitting the house into four units, Williams' son Arthur moved into 1209b. Arthur lived in the flat beginning in 1921, when he was 29 years old, until the late 1940s. Arthur, who owned a dry-cleaning business, married a woman named Emily Hagerty, and Arthur, Jr. was born shortly after the couple moved into the flat. Arthur and Emily Williams were accomplished ballroom dancers and avid amateur actors, participating in community productions both on stage and behind the scenes in the 1920s. In the 1940s, Arthur became a deputy County Auditor. At the end of the decade, Arthur and Emily moved out of the flat to the Land Park neighborhood. The Williams family owned the house until at least 1955. The renters living at the property were very stable in the 1940s and early fifties, with tenants, several of whom were widows, frequently staying a decade or more.<sup>8</sup>

The Williams family appears to have been the last owner-occupiers of the property. 1209 – 1211 T Street has been used as a rental property since the late 1940s when the Williams family moved out. After the Williams family sold, its absentee owners allowed the house to deteriorate. By 1980, Grace and George Morimoto, who did not live at the property, owned the house. The Morimotos replaced the back

<sup>5</sup> Carol Ann Gregory, *Sacramento's Greenhaven/Pocket Area*, Arcadia Publishing, Charlseton, South Carolina: 2001, p. 7; Steven M. Avella, *Sacramento and the Catholic Church: Shaping a Capital City*, University of Nevada Press, Reno, Nevada: 2008, p. 128 – 130; Lance Armstrong, "St. Elizabeth Parish has longtime connection to Sacramento Portuguese," 3 May 2012, <http://www.valcomnews.com/?p=7063>.

<sup>6</sup> Sacramento City Directories, 1907, 1909; Sacramento County Assessor's Map Books; U.S. Census, Sacramento, 1910.

<sup>7</sup> Sacramento City Directories, 1893 – 1910; LusaWeb, "Pioneer Portuguese Families of the Sacramento Area," 2009, [http://www.portugueseancestry.com/genresources/pioneers\\_tz.cfm](http://www.portugueseancestry.com/genresources/pioneers_tz.cfm);

<sup>8</sup> Sacramento City Directories, 1893 – 1953; Sacramento Building Permit 5655, 3 March 1920; LusaWeb; U.S. Census, Sacramento, California, 1910, 1940.

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\*Recorded by Kara Brunzell \*Date: February 16, 2014  Continuation  Update

stairs and added an exterior staircase to the main façade, but performed little maintenance on the house. By the 1990s, the police were frequently responding to calls involving the tenants at 1209 – 1211 T Street, and the house was in violation of the Sacramento Housing and Dangerous Building Code. In 1999, the current owners, Kenneth Wilcox and Karen Jacques, purchased the property. They converted the building from four units to three, restoring the upstairs to one unit and converting the attic into habitable space. They also undertook a major rehabilitation of the dilapidated property. Jacques and Wilcox restored the front door and bay window to their original locations, built a foundation, restored deteriorated decorative features, and removed an inappropriate exterior staircase.<sup>9</sup>

**Evaluation:**

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. The Sacramento Register requirements are similar, but are broken down into 6 categories.

Criterion A/1: 1209 – 1211 T Street is significant under the Criterion A/1 as both a district contributor and an individual landmark for its association with the broad patterns of the history of Sacramento. It is associated with the development of the historic Southside Park neighborhood shortly after the turn of the twentieth century, and the growth of the local Portuguese-American community. The house is also associated with the T Street's development as a residential corridor in response to the T Street streetcar line's planning and construction. Although eligible to the Sacramento Register for its historical significance, the house does not rise to the level of significance required for the NRHP or CRHR.

Criterion B/2: 1209 – 1211 T Street is not significantly associated with the lives of persons important to local, state, or national history. Although Manuel S. Williams was an important figure in the local Portuguese-American community, he did not live in the house, and therefore the strength of association is not sufficient for eligibility under Criterion B/2.

Criterion C/3: 1209 – 1211 T Street is significant under Criterion 3 as both a district contributor and an individual landmark for its architecture. It is an excellent example of an early twentieth century Queen Anne vernacular house, and thus embodies the distinctive characteristics of that type and period of construction. Although the house is a good example of its type and it is eligible to the Sacramento Register, its architecture is not distinguished enough to meet the higher significance requirements of the NHRP and CRHR.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1209 – 1211 T Street does not appear to be a principal source of important information in this regard.

Eligibility for listing on either the NRHP, CRHR, or Sacramento Register rests on significance and integrity. A property must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible. 1209 – 1211 T Street retains integrity, and is eligible to the Sacramento Register as an individual landmark. It has previously been listed as a Southside Park Historic District contributor.

<sup>9</sup> Karen Wilcox, "History of Our Old House Rehabs.," unpublished, 3 March 2014.

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\*Recorded by Kara Brunzell      \*Date: February 16, 2014  Continuation  Update

Photographs:



Photograph 2: North and west elevations showing rear entrances, camera facing east, February 16, 2014, Kara Brunzell



Photograph 3: Garage at rear of property, camera facing north, February 16, 2014, Kara Brunzell

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\*Recorded by Kara Brunzell \*Date: February 16, 2014  Continuation  Update



Photograph 4: Primary façade, gable detail, camera facing north, February 16, 2014, Kara Brunzell



Photograph 5: West elevation, cutaway bay and gable detail, camera facing east, February 16, 2014, Kara Brunzell

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\*Recorded by Kara Brunzell

\*Date: February 16, 2014  Continuation  Update



Photograph 6: Primary façade showing porch and doors, camera facing north, February 16, 2014, Kara Brunzell

## RECOMMENDED Ordinance

ORDINANCE NO. \_\_\_\_\_

Adopted by the Sacramento City Council on \_\_\_\_\_

### **NOMINATING AND ADDING KING LEWIS HOUSE LOCATED AT 1209 T STREET TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK (M14-008)**

**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 1209 T Street as a landmark.

The property located at 1209 T Street (009-0082-022-0000) 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”,

*1209 T Street is associated with the development of the historic Southside Park neighborhood shortly after the turn of the twentieth century, and the growth of the local Portuguese-American community. The house is also associated with the T Street’s development as a residential corridor in response to the T Street streetcar line’s planning and construction.*

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

*1209 T Street is an excellent example of an early twentieth century Queen Anne vernacular house, and thus embodies the distinctive characteristics of that type and period 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 this two-story Queen Anne vernacular house, include the following exterior features & characteristics:

1. Steeply pitched gable-on-hip roof with a large front gable.
2. Projecting volumes at the front and sides topped by their own cross gable roofs.
3. Fenestration is double hung wood sash.
4. Horizontal painted wood clapboard siding.
5. Projecting double-height porch topped with its own front gabled roof on the building's primary/south façade.
6. Wooden stairs to the primary entrance for all three flats at the ground floor.
7. Upper and lower south elevation exterior doors are partially-glazed paneled wood.
8. Large upper front gable with fishscale shingles and sunburst motif decorative circular attic vent element.
9. The gables topping the porch and cutaway side bay at the west also includes fishscale shingles and decorative windows surrounds.
10. Corner-bracket spindlework, cutaway bays on the primary and west elevations.
11. Turned posts support both levels of the porch, and the upper porch spindlework matches corner-bracket detailing.
12. A small, ganged decorative stained glass window is adjacent to upper porch door.

### **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 property located at 1209 T Street as a landmark and to place it in the Sacramento Register:

1. The properties meet 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 1209 T Street (009-0082-022-0000) 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”*** and

Criterion iii. ***“It embodies the distinctive characteristics of a type, period or method of construction.”***

- b. In addition, the nominated resource ***has integrity of location, design, setting, materials, workmanship, and association;*** and
- 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 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 of 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 historic resources of the City of Sacramento.

#### **SECTION 4**

The City Manager of the City of Sacramento is hereby directed to add the property located at 1209 T Street (009-0082-022-0000) to the Sacramento Register of Historic and Cultural Resources as a landmark.