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

Report Type: Public Hearing

Report ID: 2014-00598

City of SACRAMENTO **12**

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

Title: Joseph Mamie Lewis House Landmark Nomination (M14-009)
[Passed for Publication 09/23/2014; Noticed 09/19/2014; Published 09/26/2014]

Location: 1215 T Street, District 4

Recommendation: Conduct a public hearing and upon conclusion pass an Ordinance listing the Joseph Mamie Lewis House, located at 1215 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

City Attorney Review

Approved as to Form
Michael W. Voss
9/12/2014 1:55:05 PM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 9/8/2014 4:31:59 PM

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Description/Analysis

Issue Detail: The applicant requests 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 Joseph Mamie Lewis House 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.

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Background Information: The Joseph & Mamie 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 has made a 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,

1215 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.

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

1215 T Street is a fine 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 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:

Exterior -

Two-story Queen Anne vernacular two-flat house, including:

1. A moderately pitched hip roof on the primary volume.

2. Projecting bays at the front and west sides are topped by lower cross gabled roofs.
3. Fenestration is double hung wood sash.
4. Narrow horizontal painted wood clapboard siding.
5. Double hung wood sash fenestration.
6. The primary (south) façade features a partial-width integral porch, which is sheltered by the main roof.
7. The main entrance of the raised-basement house is on the second story, and is reached via a tall set of wooden stairs extending straight from the front entry and porch.
8. The paneled wood front door includes a top-glazed panel, with square stained glass edging detail.
9. The house features ornamentation borrowed from high-style Queen Anne houses.
10. The building's gables are adorned with ornamental verge boards.
11. The gables topping the porch and cutaway side bay at the west also includes fishscale shingles and decorative windows surrounds.
12. Corner-bracket spindlework, cutaway bays on the primary and west elevations.
13. Turned posts support the front porch, and the upper porch spindlework matches corner-bracket detailing.
14. The porch also features a decorative geometric balustrade.
15. The upper light of the focal window in the center of the front bay has a large pane surrounded by smaller colored panes.
16. The partially glazed door at the primary entry echoes the focal window's motif.

Site -

17. The property also has two mature camellia shrubs in the front yard. The shrubs are roughly 15 feet high, and a dominant feature of the property's front façade.

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 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 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.

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City of Sacramento, Community Development Department Geographic Information System

Miles
0.010.005 0 0.01

M14-009
Vicinity Map
Joseph & Mamie Lewis House
Landmark Nomination

N

S.Cook | 6/12/14

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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** _____

 ***Resource Name or #** (Assigned by recorder) 1215 – 1215 ½ T Street

P1. Other Identifier: 1215 – 1215 ½ T Street
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** 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 ; 631124 mE/ 4269995.1 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 009-0082-021

***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 two-flat dwelling is rectangular in plan. Its primary volume features a moderately pitched hip roof. Projecting bays at the front and west sides are topped by lower cross gabled roofs (Photograph 1). Fenestration is double hung wood sash. The building is clad in horizontal wood clapboard siding. The primary (south) façade features a partial-width integral porch, which is sheltered by the main roof. The main entrance of the raised-basement house is on the second story, and is reached via a tall set of wooden steps (Photograph 2). The door is partially glazed paneled wood. The entrance to the second unit is immediately below the main entrance, but is sheltered from view by the front steps (Photograph 3). The house rests on a brick foundation. The rear of the house features secondary entrance which is also accessed via a tall set of wooden steps.

(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: South facade of building, camera facing north, photograph taken February 16, 2014.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1906 Sacramento Assessor's Map Books

***P7. Owner and Address:**
Karen Jacques and Kenneth Wilcox
1414 26th 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) _____

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
1919 Rebuilt front porch and stairs (Building permit)
1998 Bathrooms added to both units, plumbing & wiring replace (Building permit, owner information)
1999 Porch and windows repaired (Building permit, owner information)
***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.)

Description (continued):
The house, which was constructed to be a two-flat dwelling, features ornamentation borrowed from high-style Queen Anne houses. It is also closely related to the house next door at 1209 – 1211 T Street, although its decorative features are more restrained. 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 gables are adorned with ornamental verge board (Photograph 4). The cutaway bays on the primary and west elevations feature corner-bracket spindlework (Photographs 5 and 6). Turned posts support the porch, and the porch has spindlework that matches the corner-bracket detailing. The porch also features a decorative balustrade (Photographs 2 and 7). The upper light of the focal window in the center of the front bay has a large pane surrounded by smaller colored panes. The partially glazed door at the primary entry echoes the focal window's motif (Photograph 7).

The property also has two mature camellia trees in the front yard. The trees are roughly 15 feet high, and a dominant feature of the front landscaping. They appear to have been planted between 1935 and 1960, by the Valine or Lai family (Photographs 1 and 2).

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 Southside 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.[1]

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 Southside Park, (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 this time to advocate for neighborhood improvements. The removal of a slough around south 7th Street and development of Southside Park in its place was among the club's earliest accomplishments. The city acquired the land around 1906, but the park's development was not complete until 1912. The park helped transform the area into a desirable residential neighborhood. Shortly after the park's completion, the school district built William Land School at 12th 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 as well as drawing new families to the area.[2]

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 3rd to 28th, in 1908. The T Street Line opened the following year.[3]

Largely a working class area, Southside Park was home to a large number of immigrants. Unlike other 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 community made a particularly strong mark on Southside Park.[4]

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 settled there. Because the majority of these immigrants were from the

[1] 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.
[2] 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.
[3] The Kenfield-Fairchild Publishing Company, "Electric Traction Weekly," 18 July 1908, p. 727.
[4] Burg, p. 31.

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 Sacramento Portuguese communities were closely related. People moved back and forth between Little Lisbon 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 Church at 12th 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.[5]

Property History

Joseph Lewis, who was also known as Jose Luiz and Jose Luis, was born in the Azores Islands, Portugal about 1888, and came to the United States circa 1901. In 1906, Lewis married Mamie Fernandes, who was the daughter of Portuguese immigrants. The Fernandes family farmed in the Clarksburg area. The Lewis and Fernandes families both had ties with the Portuguese farming community, as well as the Southside Portuguese community in which they built their house. The couple purchased the property and built the two-flat house at 1215 – 1215 ½ T Street shortly after their marriage. Joseph worked in the rolling mill at the railroad shops. Their first child, a son named Joseph, was born in 1906. The Lewis's daughter Lenore was born in 1912, and their son Jack in 1914. The family lived in the house until the late teens. In 1919, Lewis paid contractor M.F. Terra $100 to rebuild the porch stairs, apparently in preparation for selling the house. By 1920, they had sold 1215 – 1215 ½ T Street and were living and farming in American Township.[6]

The first occupants of the second unit, 1215½, are not known. By 1910, the Lambert family lived in the flat with a boarder. Hiram Lambert was a night watchman at a factory. His wife Mary and two young adult children did not work outside the home, while the boarder was a plumber for the railroad. The first residents of the property were typical of the demographics of its tenants over the ensuing decades. 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.[7]

Circa 1922, Mary Valine purchased the property from the Lewis family. Mary Bettencourt was born in 1863 to a family of Azorean ranchers in Clarksburg. She married neighbor Antone Valine, another Azorean immigrant, when she was about 15. The Valine and Bettencourt families were part of the first wave of Portuguese immigrants to farm in the area. The Valines went on to have 12 children, at least one of whom died in childhood. In 1921, Antone died, and Mary moved soon afterward from the Clarksburg farm into the newly purchased two-flat house on T Street. In 1930, Mary's son Manuel, who was a divorced Southern Pacific stevedore, shared the flat with her, along with grandson William Foster, a mechanic. Antone, Jr. and his wife Gloria rented the other flat. Antone, (who went by Tony), was a farm worker, while Gloria worked in a laundry.[8] In the 1930s, Mary Valine transferred title to her son Tony and his wife Gloria. Mary and Manuel continued to live in the other flat. Son Alfred had moved in as well, and grandson Joseph Valine had taken William Foster's place. Mary Valine died in 1947.[9]

After Mary Valine died, her heirs sold the house to George and Ruth Lai. George was a butcher who was born in Hawaii in 1904, and Ruth was four years younger. The couple and their six children moved into 1215 T Street in about 1952, and rented out the second flat to various tenants. They lived at the property until at least 1960.[10]

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[5] 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.

[6] U.S. Census, Sacramento, California, 1910, 1920; Sacramento County Assessor's Map Books; LusaWeb, "Pioneer Portuguese Families of the Sacramento Area," 2009, http://www.portugueseancestry.com/genresources/pioneers_ef.cfm; Carol Ann Gregory, *Sacramento's Greenhaven/Pocket Area*, Arcadia Publishing, Charlseton, South Carolina: 2001, p. 7; Sacramento Building Permit #5276, 1 December 1919.

[7] U.S. Census, Sacramento, California, 1910.

[8] LusaWeb, "Pioneer Portuguese Families of the Sacramento Area," 2009, http://www.portugueseancestry.com/genresources/pioneers_tz.cfm

[9] U.S. Census, Sacramento, California, 1940.

[10] U.S. Census, Sacramento, California, 1940; Sacramento, California, City Directories, 1947 – 1960.

In 1978, Evelyn and Jefferson Lee purchased the property. It is not known whether they lived in one of the flats. Title transferred to 13th/T Venture in 1983. The entity planned to demolish the house for a parking lot, and quickly resold when their demolition permit was denied. Current owners Karen Jacques and Kenneth Wilcox purchased it in 1984. They have used it as a rental since their purchase. Wilcox and Jacques have rehabilitated the house, replacing plumbing and wiring, adding second bathrooms to both units, and repairing wood windows and the front porch.[11]

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: 1215 – 1215 ½ 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: 1215 – 1215 ½ T Street is not significantly associated with the lives of persons important to local, state, or national history.

Criterion C/3: 1215 – 1215 ½ Street is significant under Criterion 3 as both a district contributor and an individual landmark for its architecture. It is a fine 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. 1215 – 1215 ½ 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. 1215 – 1215 ½ 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.

[11] Karen Wilcox, "History of Our Old House Rehabs.," unpublished, 3 March 2014; Sacramento Building Permit #9805916, 29 June 1998; Sacramento Building Permit #9911731, 15 October 1999.

Photographs

Photograph 2: Detail, primary façade showing staircase, camera facing northwest, February 16, 2014, Kara Brunzell

Photograph 3: Detail, primary façade showing lower entrance, camera facing east, February 16, 2014, Kara Brunzell

Photograph 4: Detail, primary façade showing front gable, camera facing northwest, February 16, 2014, Kara Brunzell

Photograph 5: West elevation, camera facing northeast, February 16, 2014, Kara Brunzell

Photograph 6: Detail, window, camera facing east, February 16, 2014, Kara Brunzell

Photograph 7: Detail, primary elevation showing focal window and door, camera facing north, February 16, 2014, Kara Brunzell

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RECOMMENDED **Ordinance**

ORDINANCE NO. _____

Adopted by the Sacramento City Council on _____

NOMINATING AND ADDING JOSEPH & MAMIE LEWIS HOUSE LOCATED AT 1215 T STREET TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK (M14-009)

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 1215 T Street as a landmark.

The property located at 1215 T Street (009-0082-021-0000) is eligible pursuant to City Code section 17.604.210(A)(1) 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",

1215 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"

1215 T Street is a fine 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 the landmark include the following:

Exterior -

Two-story Queen Anne vernacular two-flat house, including:

1. A moderately pitched hip roof on the primary volume.
2. Projecting bays at the front and west sides are topped by lower cross gabled roofs.
3. Fenestration is double hung wood sash.
4. Narrow horizontal painted wood clapboard siding.
5. Double hung wood sash fenestration.
6. The primary (south) façade features a partial-width integral porch, which is sheltered by the main roof.
7. The main entrance of the raised-basement house is on the second story, and is reached via a tall set of wooden stairs extending straight from the front entry and porch.
8. The paneled wood front door includes a top-glazed panel, with square stained glass edging detail.
9. The house features ornamentation borrowed from high-style Queen Anne houses.
10. The building's gables are adorned with ornamental verge boards.
11. The gables topping the porch and cutaway side bay at the west also includes fishscale shingles and decorative windows surrounds.
12. Corner-bracket spindlework, cutaway bays on the primary and west elevations.
13. Turned posts support the front porch, and the upper porch spindlework matches corner-bracket detailing.
14. The porch also features a decorative geometric balustrade.
15. The upper light of the focal window in the center of the front bay has a large pane surrounded by smaller colored panes.
16. The partially glazed door at the primary entry echoes the focal window's motif.

Site -

17. The property also has two mature camellia shrubs in the front yard. The shrubs are roughly 15 feet high, and a dominant feature of the property's front façade.

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 1215 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 1215 T Street (009-0082-021-0000) 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 1) ***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, Chapter 17.604, 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 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 1215 T Street (009-0082-021-0000) to the Sacramento Register of Historic and Cultural Resources as a landmark.