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

Report Type: Public Hearing

Report ID: 2014-00599

City of SACRAMENTO 13

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

Title: Meyer/Jacques-Wilcox House Landmark Nomination (M14-010)
[Passed for Publication 09/23/2014; Noticed 09/19/2014; Published 09/26/2014]

Location: 1414 26th Street, District 4

Recommendation: Conduct a public hearing and upon conclusion pass an Ordinance listing the Meyer/Jacques-Wilcox House, located at 1414 26th 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
9/15/2014 11:00:36 AM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 9/8/2014 4:32:17 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 Meyer/Jacques-Wilcox 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 Meyer/Jacques-Wilcox 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 1911; 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,

This structure is significant for its association with the broad patterns of Sacramento's history. It is a major property associated with the development of the historic Winn Park neighborhood shortly after the turn of the twentieth century. The house was part of the rapid development of the area as a residential neighborhood after the streetcar lines were extended through the neighborhood.

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

This structure is significant for its architecture. It is an unusual and impressive example of an early twentieth century vernacular house, with English Arts & Crafts Movement influences, and thus embodies distinctive characteristics of that type and period of construction. Its most important architectural features are found in its interior. It features lavish interior ornamental detail including built-in cabinetry, natural wood paneling, decorative fireplaces, and built-in tapestries that date from the original construction of the house.

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:

Note that the applicant has requested the protection of the house's significant private interior features, not only its' exterior and site. The Preservation Director recommends that the property's significant features and characteristics include but are not limited to:

The building's exterior and interior design and features generally evoke English Arts & Crafts movement elements, including:

Exterior Elements -

1. English Arts & Crafts movement design elements with features of the American Foursquare, Prairie, Craftsman, and Queen Anne styles.
2. Hipped roof structure with dormer, two stories, and symmetrical primary façade.
3. Siding and trim elements are smooth-finish painted wood with narrow tear-drop lap siding. The roofing, which would originally have been wood shingle, is now composition shingle.
4. The modillions at the eaves, the front door and door surround, and focal windows on the main façade are all typical of both Prairie and Craftsman style houses.
5. Square pilasters topped by decorative scrolled brackets adorn the corners of the front façade on either side of the entryway, and are reminiscent of Queen Anne ornamentation.
6. Overhanging second story bay, in combination with enclosed eaves and applied modillions.
7. The primary entryway is centered in an integral porch, the roof of which is formed by the projecting second story bay and features a stained wood soffit and fully-glazed stained wood front door, flanked by decorative rectangular sidelights with diamond-shaped leaded-glass panes. Metal hardware and fixtures are original. The front door is reached via a set of terrazzo stairs, which have concrete railings. Decorative groupings of front windows on both sides of the entry porch feature a nearly square picture window flanked by narrow rectangular windows with wood sashes. The three windows are topped by a long rectangular window with decorative diamond-and oblong-shaped leaded glass panes.
8. The south elevation features the remnants of a historic solar water heating system on the roof, which appears to be original to the house, and a plain brick chimney.
9. A projecting single-story enclosed sun-room bay on the south elevation is topped by a shallow pitched shed roof with decorative overhanging eave, which features modillions that match those on the primary and dormer roofs. Windows enclose all three sides of this bay and are multiple-light wood sash flanking an ornate stained glass window, and are fixed.

10. Ornate stained glass window located on the west elevation near the “L” formed by the north wing of the house.

11. Decorative “piano” window near the east end of the north elevation.

Interior Elements –

12. The interior fixtures, materials and architectural details of the house are strongly associated with the Craftsman style, which was inspired by the English Arts and Crafts movement.
13. The entire house features wood floors and natural wood trim, and many original sconces and light fixtures.
14. Wood and brick detailing are used lavishly in the primary spaces on the first floor.
15. The foyer and staircase area feature wood wainscoting and double wood doors, (originally pocket doors) leading to the dining room.
16. A built-in tapestry, original to the house, adorns the foyer wall to the left of the dining room doors. A second tapestry, also original, is above the wainscoting on the north wall at the staircase landing.
17. The window that lights the landing was originally an ordinary wood sash, but is now an ornate stained glass window, apparently installed by the original owner.
18. Foyer and parlor are separated by heavy battered columns.
19. The parlor features a coped plaster ceiling, natural wood picture molding, and an oak floor. The fireplace on the west wall features a decorative natural wood surround. The west wall features a built-in natural wood cabinet with glazed doors.
20. The dining room is completely paneled in natural fir. The room features a coffered ceiling, picture molding, and shelf at wainscot height. French doors that lead to the south side sunroom are centered on the south wall. A window near the west end of the south wall is fitted with an ornate stained glass window. A built-in china cabinet on the west wall features natural wood, glazed doors, and miniature battered columns. The fireplace adjacent to the china cabinet is constructed of yellow brick and original to the house. It features egg-and-dart molding, unglazed accent bricks, and a copper hood. A built-in mirror over the mantel is flanked by built-in picture frames.
21. Although the kitchen has been modernized with contemporary appliances, its original natural wood cabinetry has been retained. Glazed and unglazed upper cabinets, as well as the original icebox, which has been converted to a cabinet, remain in use.
22. An upstairs sitting room in the hallway at the head of the stairs features fittings with strong craftsman associations. A wood-paneled, mirrored Murphy bed and battered wood columns are among the room’s decorative elements.

23. The fittings of the front bedroom are inspired by high-style Victorian period interiors rather than the Arts and Crafts movement that informs the remainder of the house. The fireplace, in particular, gives the room a more formal appearance. The coal-burning fireplace is glazed tile, and the decorative oak mantel and surround features Doric columns.
24. Later addition stained glass windows:
    a. Sunroom/side porch on the south elevation
    b. West elevation near the “L” formed by the north wing of the house
    c. Interior stairwell in the landing
    d. South elevation near the west end

Site –

25. Holly tree on north side of house.

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

M14-010
Vicinity Map
Meyer/Jacques-Wilcox 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) 1414 26th Street

P1. Other Identifier: 1414 26th 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 95816
d. UTM: (give more than one for large and/or linear resources) Zone 10 ; 632916.1 mE/ 4270137.2 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 vernacular house is located in Sacramento's Winn Park neighborhood. The building is L-shaped in plan with a symmetrical façade. Primary fenestration is double hung wood sash. Cladding is horizontal wood clapboard siding. The east elevation is the primary façade (Photograph 1). The building's moderately pitched hipped roof features a wide overhang. The decorative treatment of the eaves is an unusual combination of an enclosed soffit with applied shaped rafter tails. A hipped roof dormer on the primary elevation features a similar decorative treatment at its eaves on a smaller scale. The dormer's three square windows, which are grouped horizontally, are fixed wood sash. A central bay projects from the second story beneath the dormer. It features a centered pair of double hung windows with an angled double hung window at each side. It is flanked by pairs of double hung windows on the second story (Photograph 2).

(Continued on page 3.)

***P3b. Resource Attributes:** (List attributes and codes) HP2: Single 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: East and north facades of building, camera facing southwest, photograph taken February 16, 2014.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c1911 Surveyor's Certificate, Sacramento City Directories

***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:** Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations) c1911
c1914 side porch enclosed (Sanborn Maps, 1915)
c1920 back porch extended and enclosed (Sacramento Building Permit 6452)
1921 water line added to garage at rear of parcel (Sacramento Building Permit 7605)
1970s salvaged stained glass windows installed (owner information)
c1990 rear deck installed, framing & plumbing replaced, kitchen rehabilitated (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 Winn Park
Period of Significance 1900 – 1917 **Property Type** Single 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 as an individual landmark. It is eligible for its local historical significance and for its architecture. It is also eligible to the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) for its architectural significance (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 primary entrance is centered in an integral porch, the roof of which is formed by the projecting second story bay. The fully glazed wood door is flanked by decorative rectangular sidelights with diamond-shaped panes. The entry also features a wood screen door. Square pilasters, which are topped with large scrolled brackets, adorn the corners of the front façade on either side of the entryway (Photograph 3). The door is reached via a set of terrazzo steps, which have concrete railings. Decorative groupings of windows on either side of the entry porch feature a nearly square picture window flanked by narrow rectangular windows. The three windows are topped by a long rectangular window with decorative diamond-shaped panes (Photograph 4).[1]

The south elevation features the remnants of a historic solar water heating system on the roof, which appears to be original to the house (Photograph 5, upper left of frame). A plain brick chimney also projects from the roof. A projecting single story bay on the south elevation is topped by a shallow pitched shed roof. It features rafter tails that match those on the primary and dormer roofs (Photograph 5). Windows in this bay are multiple light wood sash flanking an ornate stained glass window, and are fixed (Photograph 6). A small single story volume projects from the southwest corner of the building. It is topped by a gabled roof (Photograph 7).[2]

A front-gabled single car garage is situated at the rear of the parcel along the alley. It is original to the house, but its door has been replaced and other changes have been made over the years. It is a utilitarian structure without decorative features (Photograph 8).

A tall, square chimney is fixed to the exterior of the rear (west) elevation, and projects through the eaves. Two secondary entrances are located at the rear (west and north facades) of the house. The only decorative feature of note on the rear elevation is an ornate stained glass window located on the west elevation near the "L" formed by the north wing of the house. The window is between the first and second floors (Photograph 9).

The side (north) elevation has no entryways, and no decorative features of particular note except those found throughout the house and a decorative "piano" window near the east end of the elevation (Photograph 10).

The unique building does not fit neatly into any architectural category. Its hipped roof with dormer, two stories, and symmetrical primary façade closely resemble features of the American Foursquare style, which was popular in Sacramento during the early twentieth century. (American Foursquare is an interpretation of the Prairie style.) The decorative rafter tails at the eaves, door and door surround, and focal windows on the main façade are all typical of both Prairie and Craftsman style houses. The house does not have the cube-shaped massing of an American Foursquare house, however, and the pilasters topped by decorative scrolled brackets are reminiscent of Queen Anne ornamentation. The overhanging second story bay is a very unusual feature, and the combination of enclosed eaves and applied rafter tails is virtually unique.

The interior fixtures and architectural details of the house, by contrast, are strongly associated with the Craftsman style, which was inspired by the English Arts and Crafts movement. The entire house features wood floors and natural wood trim, and many original sconces and light fixtures have been preserved. Wood and brick detailing are used lavishly in the primary spaces on the first floor. The foyer and staircase area feature wood wainscoting and double wood doors, (originally pocket doors), leading to the dining room (Photograph 11). A built-in tapestry, original to the house, adorns the foyer wall to the left of the dining room doors (Photograph 12). A second tapestry, also original, is above the wainscoting on the north wall at the staircase landing (Photograph 13). The window that lights the landing was originally an ordinary wood sash, but is now an ornate stained glass window (Photograph 14).[3]

Foyer and parlor are separated by heavy battered columns (Photograph 15). The parlor features a coped plaster ceiling, natural wood picture molding, and an oak floor (Photograph 16).[4] The fireplace on the west wall features a decorative natural wood surround. Fireplace tiles are reproduction, and replaced a remodel to the original fireplace that occurred at an unknown date (Photograph 17). The west wall features a built-in natural wood cabinet with glazed doors (Photograph 18).

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[1] Photograph 34 shows portions of the front elevation of the house, including porch pilasters, in the early 1930s.

[2] Photograph 31 shows this portion of the house in 1917 – 1918, before the original back porch was enclosed and extended to form a breakfast nook c1920.The stained glass window in the side porch is not original to the house. The second owner, Allie Morris, salvaged the stained glass window from a building that was demolished in the 1970s. Photographs 32 and 33 show this portion of the house in the early 1930s.

[3] This stained glass window was installed by the first owner after the house was constructed and replaced a simple double hung window. The date of this alteration is unknown, but was probably prior to 1940.

[4] According to the current owner, the oak floor covers an older mahogany floor. The date of the second floor's installation is unknown, but the children of the original owners told the current owners that the oak floor was installed by Bertie Meyer for dancing shortly after the house was constructed.

The dining room is completely paneled in natural fir. The room features a coffered ceiling, picture molding, and shelf at wainscot height (Photograph 19). French doors that lead to the side porch are centered on the south wall (Photograph 20). A window near the west end of the south wall is fitted with an ornate stained glass window (Photograph 21).[5] A built in china cabinet on the west wall features natural wood, glazed doors, and miniature battered columns (Photograph 22). The fireplace adjacent to the china cabinet is constructed of yellow brick and original to the house. It features egg-and-dart molding, unglazed accent bricks, and a copper hood. A built-in mirror over the mantel is flanked by built-in picture frames (Photograph 23).[6]

Although the kitchen has been modernized with contemporary appliances, its original natural wood cabinetry has been retained. Glazed and unglazed upper cabinets, as well as the original icebox, which has been converted to a cabinet, remain in use (Photograph 24).

An upstairs sitting room in the hallway at the head of the stairs also features fittings with strong craftsman associations. A wood-paneled, mirrored Murphy bed and battered wood columns are among the room's decorative elements. The fittings of the front bedroom are inspired by high-style Victorian period interiors rather than the Arts and Crafts movement that informs the remainder of the house. The fireplace, in particular, gives the room a more formal appearance. The coal-burning fireplace is glazed tile, and the decorative oak mantel and surround features Doric columns (Photograph 25).

B10. Significance (continued):

Historic Context

During Sacramento's first decades, development was clustered along the waterfront at the city's western edge. As the nineteenth century progressed, residential areas expanded to the east. Through the 1880s, the area that would become the Winn Park neighborhood was still mostly open land. Residential development was gradually spreading east, however, and in 1881 a new school, (later named "Fremont School"), opened at the corner of 24th and N Streets. By 1895, over half the lots in the neighborhood were developed, mostly with houses. There were still blocks that were completely undeveloped, however, as well as many empty lots scattered through the neighborhood. Remnants of the neighborhood's agricultural past remained in the form of a nursery and a blacksmith/wagon shop.[7]

Although streetcars were in local use beginning in the late 1860s, they did not reach the eastern edges of city limits until late in the nineteenth century. After the turn of the century, Sacramento began expanding spatially as well as economically. The expanded streetcar system allowed Sacramento to add suburbs. This growth raised property values in the undeveloped portions of city limits, spurring infill on Sacramento's southern and eastern edges, including the Winn Park neighborhood. By the early twentieth century, the streetcars passing through the Winn Park neighborhood on P and 28th Streets, and the line near its northern border at Capitol Avenue (M Street), made the neighborhood a desirable location for middle-class residences. Trinity Episcopal Cathedral was constructed on M Street between 26th and 27th Streets in 1902.[8]

By 1915, the Winn Park neighborhood was almost completely built out. Primarily a residential area, the dwellings included expansive houses built by the upper middle class as well as 2 – 4 flat dwellings and boarding houses for the working class. Three churches, in addition to the Episcopal Cathedral, served neighborhood residents. Scattered offices and retail operations were located among the residences, usually on corner lots, and the P G & E carbarns at 28th and N Streets provided nearby employment for working class residents. The park, which had been set aside when John Sutter, Jr. laid out the original city grid, was a significant amenity. In 1917, it was dedicated to Sacramento pioneer and Native Sons of the Golden West founder A.W. Winn as part of Sacramento's celebration of California's admission to the United States.[9]

Property History

Bertie and Johann Gerhardt (J.G.) Meyer purchased the lot at 1414 26th Street at the end of 1906 as the neighborhood development was accelerating. J.G. Meyer was born in 1869 in Leer, Germany, and emigrated with his family to the United States in 1881. The family may have lived briefly in Seattle, and by the early 1890s lived in San Francisco, where they became American citizens in 1892. By 1896, the

[5] The stained glass window is not original to the house, but like the one in the side porch was salvaged from a downtown mansion demolished in the 1970s.
[6] According to information provided by the current owner, the prints above the fireplace were installed there by the property's first owners.
[7] Sacramento Bird's Eye View," The Daily Record-Union and Weekly Union, 1890s; Sacramento Daily Union, 6 October 1881, p. 3 col.1; Sanborn Insurance Maps, Sacramento, California, 1895.
[8] " Steven M. Avella, *Sacramento, Indomitable City,* Arcadia Publishing, Charleston, South Carolina: 2003, p. 80.
[9] C.G. Brown, "Map of the City of Sacramento," 1923; Clarence Hunt, "Sacramento's Splendid Celebration," The Grizzly Bear, Volume 22, October, 1917.

Meyer family was living in Sacramento. J. G. Meyer worked as a letter carrier in San Francisco, and continued in this occupation after the move to Sacramento. Meyer was an active member of the Masons, and was elected a steward in 1898 (Photographs 26 and 27).[10]

Bertie Lila Stanton was born in Sacramento in 1868, the daughter of Alivia Stevens and Perrin Stanton, who was prominent Sacramento businessman. Stanton came to Sacramento from Massachusetts in 1852, and Alivia followed a short time later. He established a drayage company and later became a partner in a farm implements firm. Stanton was also a Mason, serving as Worshipful Master of the Tehama lodge in the 1880s. Bertie Stanton lived a life of some privilege and prominence as a young adult, enjoying retreats to hot springs resorts and months-long trips to the East Coast with her family. She also worked in the community service organizations favored by Sacramento's elite women. She became a member of the Eastern Star, a fraternal order associated with the Masons, in 1898 (Photograph 28).[11]

J. G. Meyer married Bertie Lila Stanton in 1901, when he was 33 and she was 34. The couple may have met through Masonic social activities. Bertie's mother Alivia Stanton died a few weeks after the wedding, and the couple moved into the family home 1309 6th Street with Perrin Stanton. Their two oldest sons, Stanton and Herman, were born in 1902 and 1903 while the family lived on 6th Street. During this period, J.G. Meyer continued to work as a letter carrier. Around 1908, he was promoted to postal clerk. Meyer continued to rise through the ranks at the Post office, and by 1917 was listing his occupation as "Assistant Superintendent." By the time he retired, J.G. Meyer was Superintendent of the Mails in Sacramento. The Meyers also purchased a house at 2530 N Street about 1907, where they lived until 1911 while building 1414 26th Street. Perrin Stanton lived there with them briefly before his death in 1908. J.G.'s elderly father Hermann also lived with the family in 1910. The Meyers' third son, Jack, was born in 1910, while the family was living on N Street. About 1911, Bertie and J.G. Meyer constructed the house at 1414 26th Street for their growing family. According to family lore, Bertie was closely involved with the design of the house. 1912 was the first year the family lived at 1414 26th Street.[12]

Perrin Stanton sold his share of the farm implements company around 1900 in order to secure an inheritance for his two daughters. The money acquired in this transaction probably constituted the main part of the funds used to acquire the lot on 26th Street, which was in Bertie Meyer's name. In addition to their property acquisitions, the family enjoyed a lifestyle that is unlikely to have been financed by J.G. Meyer's postal salary alone. In the winter of 1908 – 1909, the Meyers took an international trip that included a visit to the pyramids (Photograph 30).[13]

Helen Marian Meyer was born in Solano County in 1912. The daughter of Emma Louise Lange Walz and German immigrant Fred Walz, her birth name was Helen Walz. Fred Walz was a laborer, and the family appears to have moved to Sacramento about 1915. Emma Walz died in August, 1916 at the age of 28, and Fred Walz died the following winter at the age of 30. The four Walz children were separated, with Helen going to the Meyer family. Bertie had wanted a daughter and a companion for Jack, who was much younger than his brothers. Helen, who is listed as a "roomer" in the 1920 census, was not formally adopted by the Meyer family until she was in her late teens.[14]

In 1915, the Meyers purchased a vacation cabin in the Al Tahoe neighborhood at Lake Tahoe, where Bertie and the children began spending summers. Bertie also remained active in Sacramento social life, and was a member of the ladies' Tuesday Club in Midtown. All four Meyer children remained living at home through the end of the 1910s.[15]

In about 1921, Hermann and Stanton Meyer left Sacramento to attend UC Berkeley, Hermann studying law and Stanton chemistry. The brothers were members and probably founders of Delta Sigma Lambda, a fraternity based on Masonic principles. Hermann graduated about 1924, and returned to Sacramento, living with the family on 26th Street. He worked as a teller at the Bank of Italy in the mid-1920s, becoming a lawyer by 1928. He eventually worked for the Bank of Italy in San Jose, and married a woman named Margaret Kammerer. He also served as a Lieutenant Colonel in World War II, participating in the investigation of Buchenwald. Stanton Meyer graduated in 1924, working at a sugar refinery in Crockett before returning to Sacramento and living in the family home. He worked as a chemist for a

[10] Deed, J.H. Wiseman and H.F.G. Wulff to Bertie L. Meyer, October, 1906; U.S. Census, Sacramento, California, 1910; California Great Register of Voters, 1892 – 1896; Sacramento Daily Union, "Masonic Elections," 8 December 1898, p. 4 col. 3.

[11] Sacramento Daily Union, "Members of the Masonic Lodges," 17 December 1881, p. 2 col.6; Jack A. Meyer, "Johann Gerhard Meyer and Bertie Lila Stanton," unpublished, 1 August 1997; SDU, "Social and Personal," 13 November 1889, p. 3 col. 4; SDU, "Sanitary Commission," 10 May 1898, p. 3 col. 1; SDU, "Eastern Star," 24 November 1898, p. 6 col. 5.

[12] Meyer, 1997; Sacramento City Directories, 1901 – 1931.

[13] Kara Brunzell, Personal communication with Jack Meyer, 14 March, 2014; Deed, J.H. Wiseman and H.F.G. Wulff to Bertie L. Meyer, October, 1906.

[14] Marian McGaw, Personal communication, 3 March 2013; California Death Index, 1905 – 1939; U.S. Census, Sacramento, 1920.

[15] Meyer, 1997; "Tuesday Club, Sacramento," 1929 – 1930, http://freepages.genealogy.rootsweb.ancestry.com/~npmelton/sactue29.htm, Accessed 3 March 2014.

year before taking a position as a PG & E draftsman. He taught high school in Hamilton City, where he met Melicent Golda Ostland. The couple married in 1929.[16]

By the early 1930s, the Bertie and J.G's younger children had grown up, and Hermann and Jack had both moved out of the 26th Street house. During the first years of their marriage, Stanton and Golda lived on 26th Street with his parents and sister while he worked for the State Division of Criminology. In 1933, the couple purchased a summer resort in Tahoe near Bertie and J.G.'s vacation cabin. They relocated there and they operated a resort. From 1933 – 1940, Meyer served in the chemical warfare division of the Army Reserve. In 1940, he was promoted to Major and volunteered for full-time duty for the war, and his wife took over management of the cabins. Stanton Meyer was a founding member of the 101st Airborne Division.[17]

After the mid-1930s, Bertie and J.G. mostly lived alone in the house on 26th Street (Photograph 29). Stanton and Golda's sons Jack and Robert lived with their grandparents during the school year in the 1940s, however, since Lake Tahoe did not have a high school. J.G. died in 1947 and Bertie died in 1949. The house was briefly rented, and the Meyer descendants sold it in 1950.[18]

Allie Bell and Thomas Morris purchased 1414 26th Street in February, 1950. Allie, (who is referred to as Alebell and Alice as well as Allie on various official documents), was born in Texas in 1912. Thomas Morris was also from Texas, and was born about 1901. Thomas worked as a civil engineer for the California Department of Transportation, and Allie was a housewife. Their daughter Marlys Ann was born about 1936. The family lived in New Orleans and Tuscaloosa Alabama, (where Morris also worked as a transportation engineer), before relocating to California in the 1940s. Around 1956, daughter Marlys married Carl Schrieve and moved to Arcata, California, where she worked as a pharmacist. Although the Morris family made few changes to the residence over the years, Allie installed two ornate stained glass windows that she salvaged from downtown Victorian-period mansions that were demolished in the 1970s. Allie and Thomas Morris continued to live at 1414 26th Street until his death in 1975. Allie added Marlys to the deed after Thomas's death, and stayed on alone until March, 1987, when she moved to Arcata.[19]

In 1986, Kenneth Wilcox and Karen Jacques purchased the house from the Morris family. Karen Jacques, whose career was in clinical psychology, studied cultural anthropology and then earned a Ph.D. in psychology. Kenneth Wilcox studied energy policy before receiving a Ph.D. in Nuclear Chemistry. He worked for the California Energy Commission as a fossil fuel expert. In 1982, the couple bought and rehabilitated a turn-of-the-century house in the Newton Booth neighborhood. Although neither was trained in architectural design, historic preservation, or the building trades, it was the first of nine historic-period houses they purchased over the decades. The couple performed most restoration and rehabilitation themselves, learning as they went. Several of their properties had been certified as dangerous or condemned at the time of purchase. Wilcox and Jacques became neighborhood activists in the course of working to improve their own properties. Jacques founded the Winn Park Capitol Avenue Neighborhood Association in 1991, (which later became the Midtown Neighborhood Association), has served on the Sacramento Old City Association (SOCA) board from the mid-1990s to the present, and founded and organized an architectural tour designed to raise community awareness of endangered historic buildings. She also served on the City Preservation Commission and the Sacramento Heritage Board from 2007 – 2011, including chairing the Preservation Commission in 2010 – 2011. Wilcox is currently the SOCA representative to ECOS (Environmental Council of Sacramento). In addition, the couple were pioneers in "trap-neuter-release," a humane method of reducing feral cat populations. Jacques and Wilcox moved into 1414 26th Street shortly after purchase, and have lived there until the present.[20]

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.

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[16] Register, University of California, Berkeley, 1921, p. 192; 1924 Blue and Gold, Published by the Junior Class of the University of California, Berkeley, 1923, p. 482; Belton Meyer, 26 May 2005, http://members4.boardhost.com/clanhall/msg/489.html, accessed 3 March 2014; Sacramento California City Directories, 1920 – 1929.
[17] Sacramento California City Directories, 1930 – 1939; Lake Tahoe News, "History: Formation of the LTUSD, What fire protection used to be," 7 April 2011, http://www.laketahoenews.net/2011/04/history-formation-of-ltusd-what-fire-protection-used-to-be/, accessed 3 March 2014; The Mountain Democrat, Placerville, "Resort Man is Army Major," 27 August 1942, p. 4 col. 3; Kara Brunzell, Personal communication with Jack Meyer, 20 March, 2014.
[18] Meyer, 1997.
[19] Floyd County Texas, Birth Certificate, Allie Bell Cooper, 1912; U.S. Census, Tuscaloosa, Alabama, 1940; Karen Jacques, "1414 Historic Summary," 3 February 2014; Deeds on file with Sacramento County Recorder's Office.
[20] Karen Wilcox, "History of House Rehab.," unpublished, 3 March 2014.

Criterion A/1: 1414 26th Street is significant under the Sacramento Register's Criterion 1 as both a district contributor and an individual landmark for its association with the broad patterns of Sacramento's history. It is associated with the development of the historic Winn Park neighborhood shortly after the turn of the twentieth century. The house was part of the rapid development of the area as a residential neighborhood after the streetcar lines were extended through the neighborhood. 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: 1414 26th Street is not associated with the lives of persons important to local, state, or national history.

Criterion C/3: 1414 26th Street is significant under Criterion 3 as both a district contributor and an individual landmark for its architecture. It is an unusual example of an early twentieth century vernacular house, and thus embodies the distinctive characteristics of that type and period of construction. Its most important architectural features, however, are found in its interior. The house is significant as a distinguished example of a house with interior fixtures and features inspired by the Arts and Crafts movement. It features lavish interior ornamental detail including built-in cabinetry, natural wood paneling, decorative fireplaces, and built-in tapestries that date from the original construction of the house.

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. 1414 26th 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. 1414 26th Street has been owned by only three families, and remains virtually unaltered from its original condition. Its interior fixtures and finishes are remarkably unaltered. The resource therefore retains integrity, and is eligible to the NRHP, CRHR, and Sacramento Register as an individual landmark. It has previously been listed as a Winn Park Historic District contributor.

Photographs:

Photograph 2: Detail, primary façade, camera facing west, February 16, 2014, Kara Brunzell

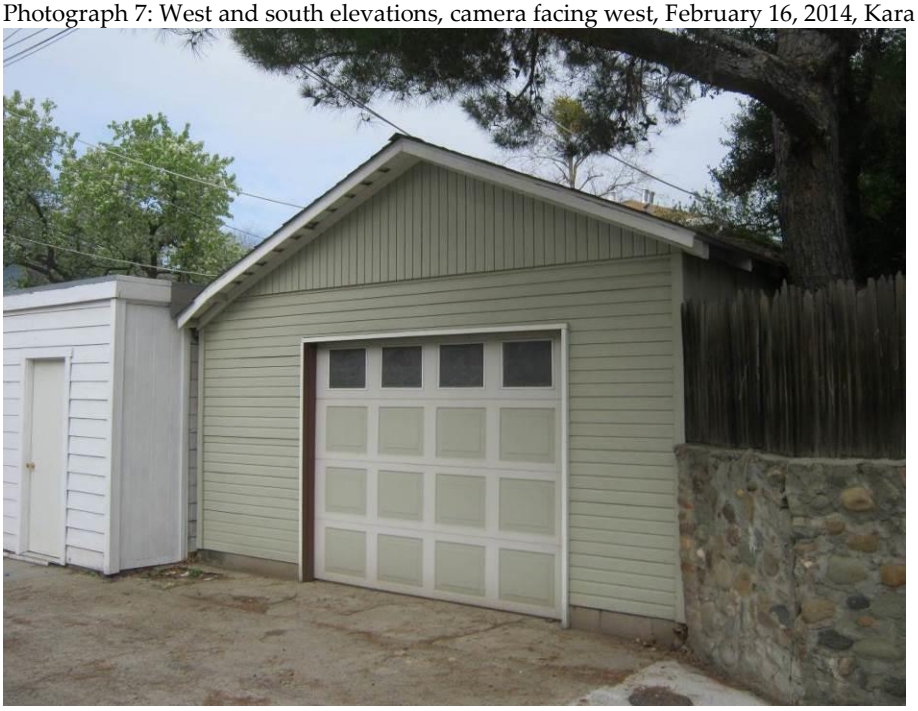
Photograph 3: Detail, entryway, camera facing west, February 16, 2014, Kara Brunzell

Photograph 4: Detail, window, camera facing west, February 16, 2014, Kara Brunzell

Photograph 5: South and east elevations, camera facing north, February 16, 2014, Kara Brunzell

Photograph 6: Side porch stained glass window from interior, March 14, 2014, Kenneth Wilcox

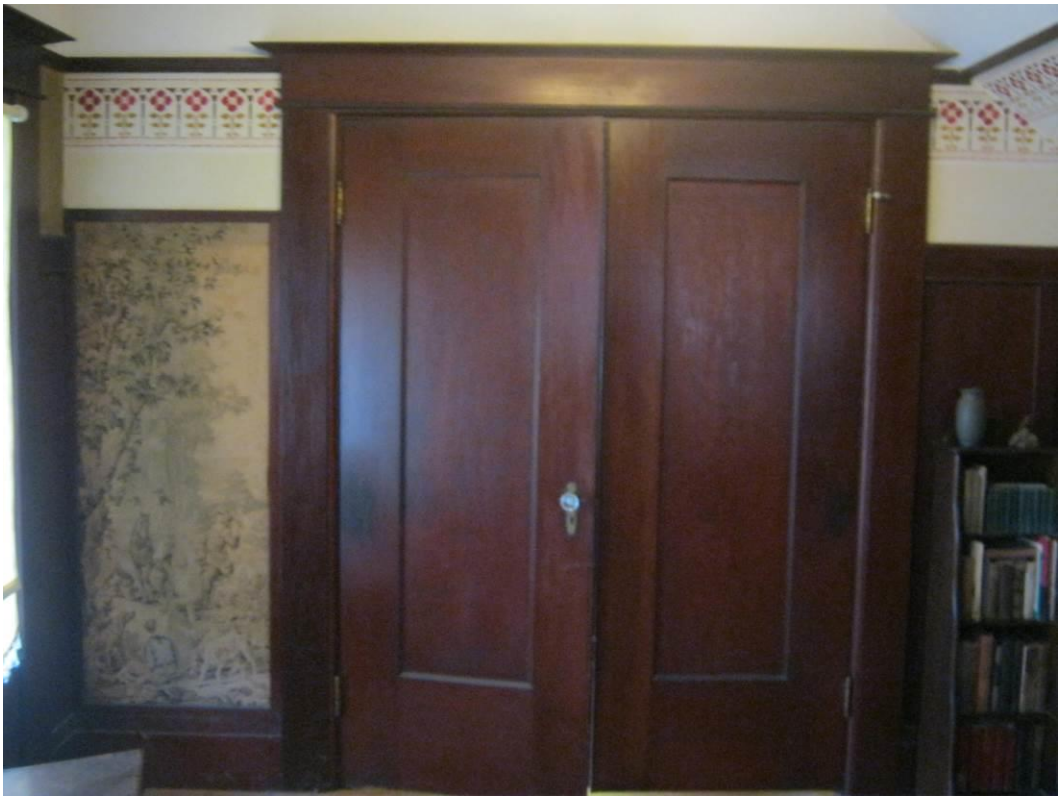
Photograph 7: West and south elevations, camera facing west, February 16, 2014, Kara Brunzell



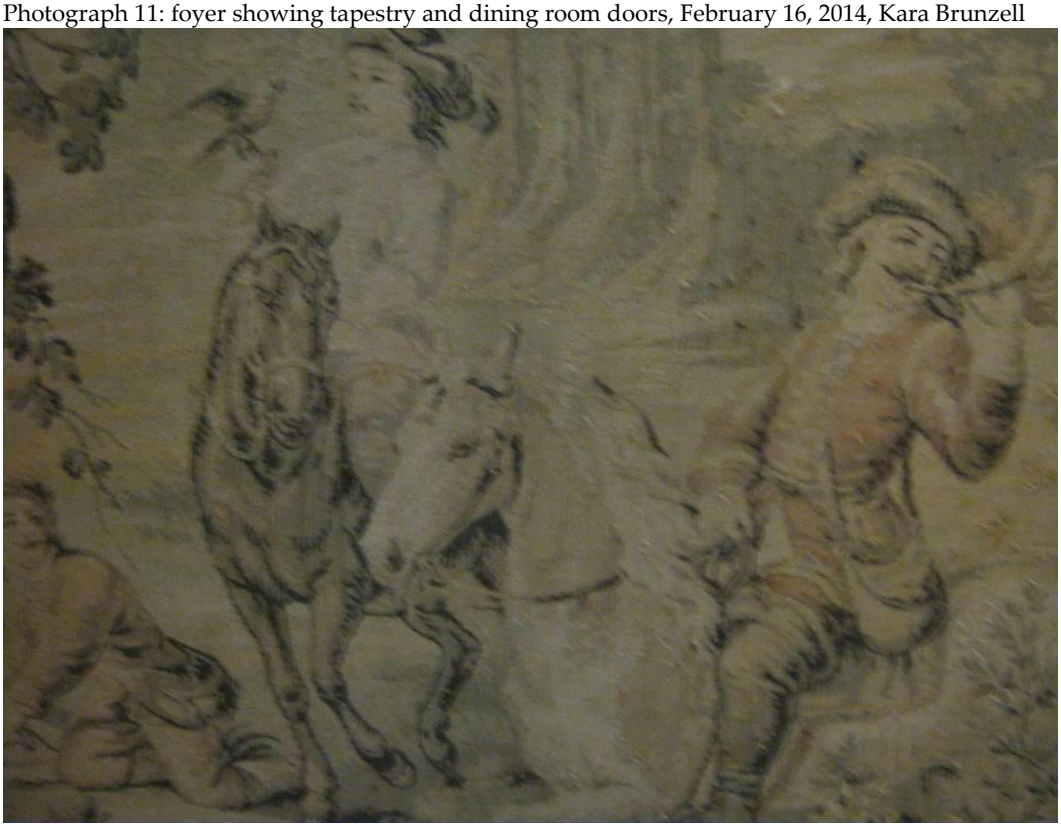
Photograph 8: Garage, south elevation, camera facing north, February 16, 2014, Kara Brunzell

Photograph 9: Rear of building, west and north elevations, camera facing east, February 16, 2014, Kara Brunzell

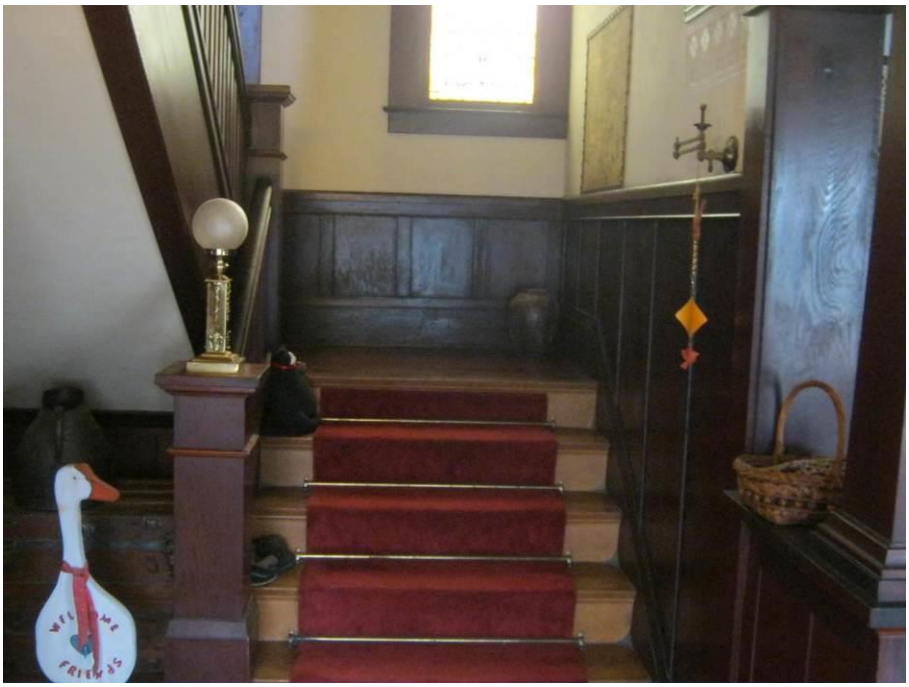
Photograph 10: Primary and north elevation, camera facing east, February 16, 2014, Kara Brunzell



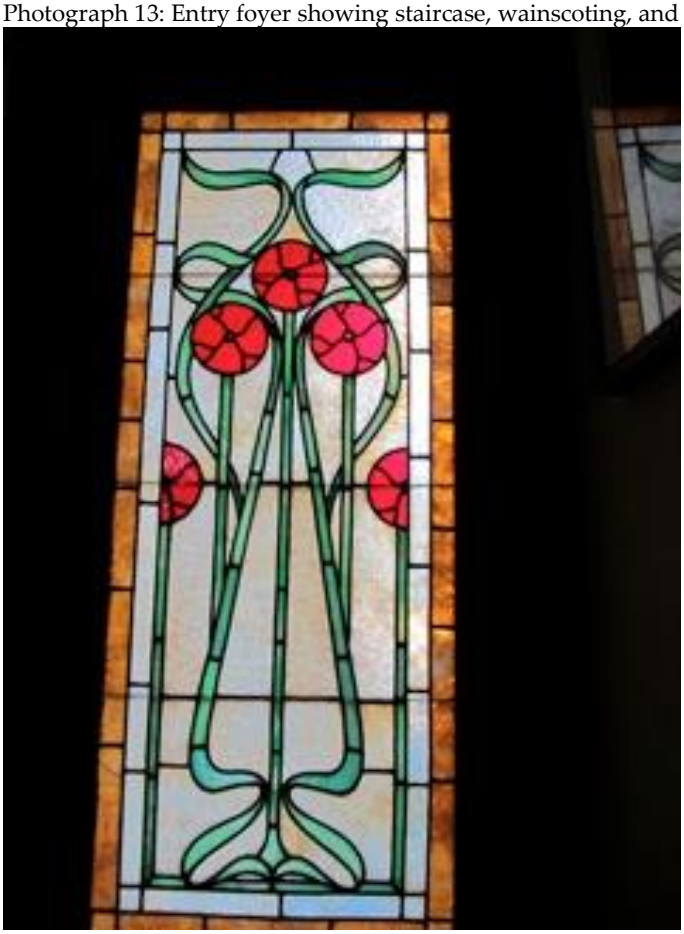
Photograph 11: foyer showing tapestry and dining room doors, February 16, 2014, Kara Brunzell



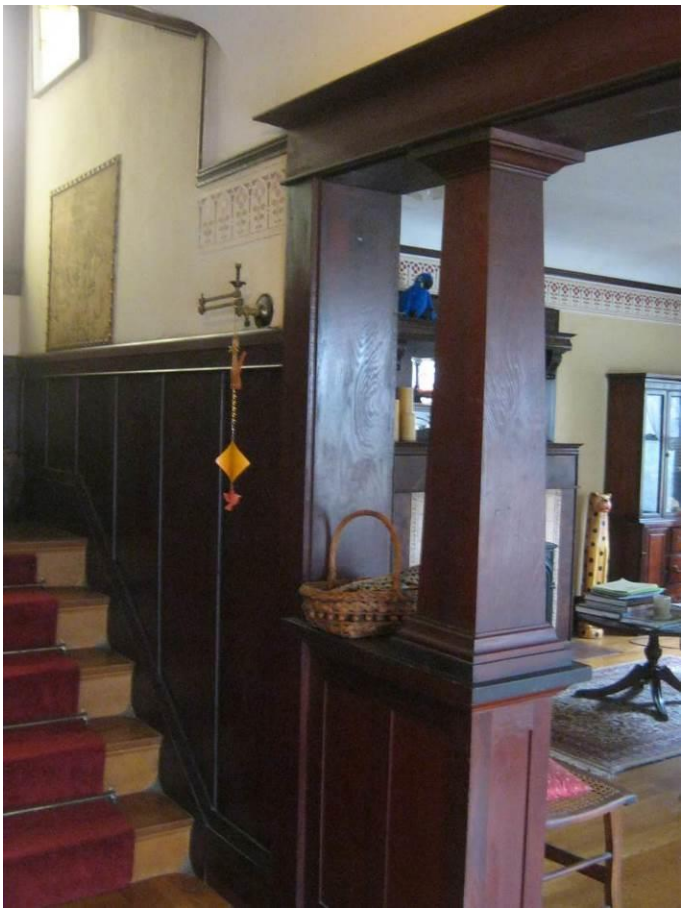
Photograph 12: Detail, foyer tapestry, February 16, 2014, Kara Brunzell



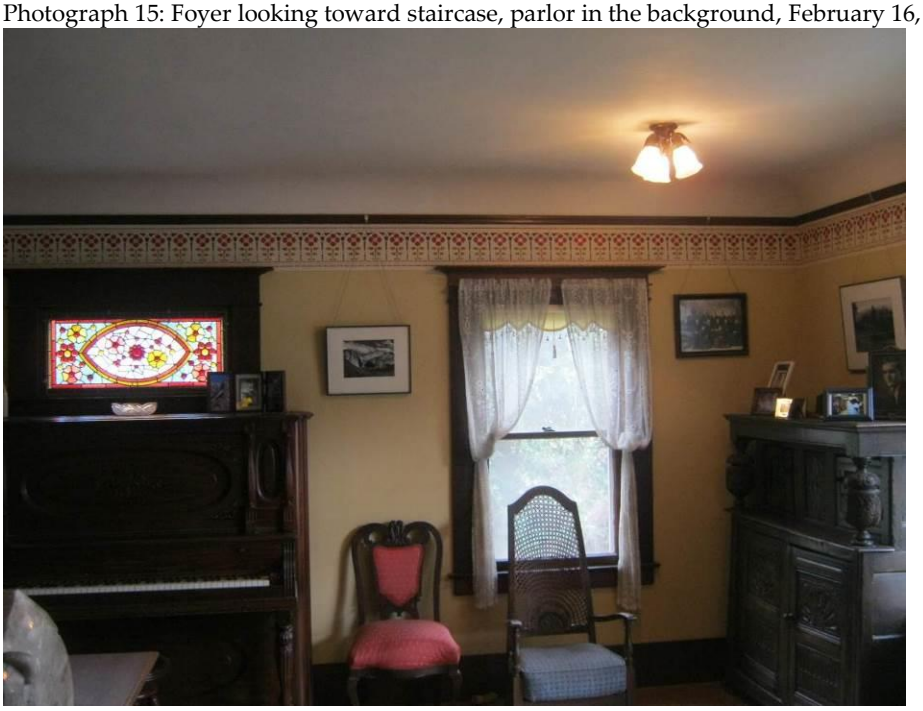
Photograph 13: Entry foyer showing staircase, wainscoting, and tapestry (upper right), February 16, 2014, Kara Brunzell



Photograph 14: Staircase landing, stained glass window detail, March 14, 2014, Kenneth Wilcox

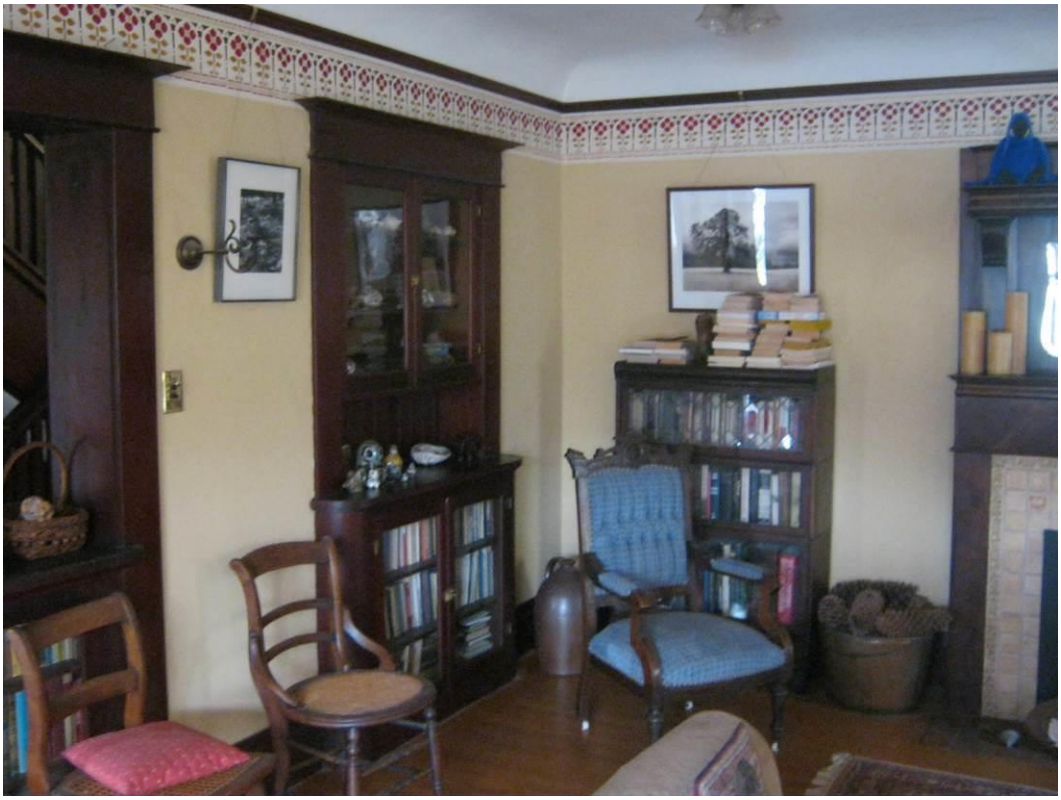


Photograph 15: Foyer looking toward staircase, parlor in the background, February 16, 2014, Kara Brunzell

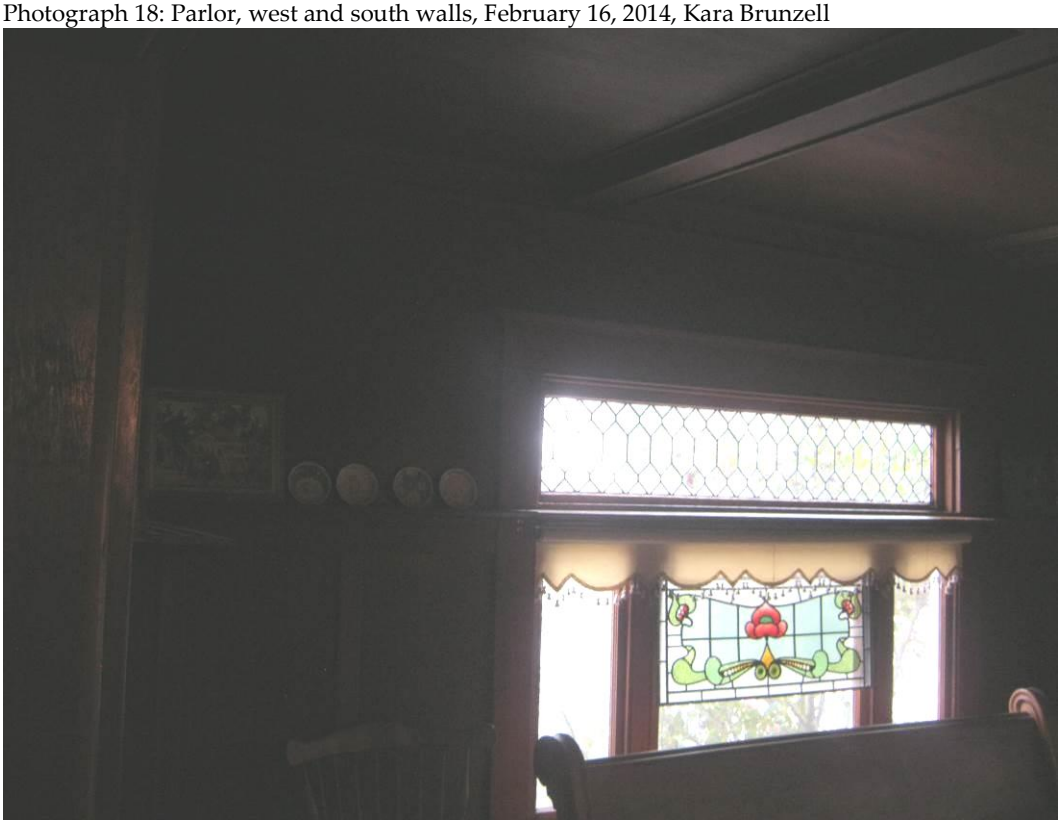


Photograph 16: Parlor, east and north walls, February 16, 2014, Kara Brunzell

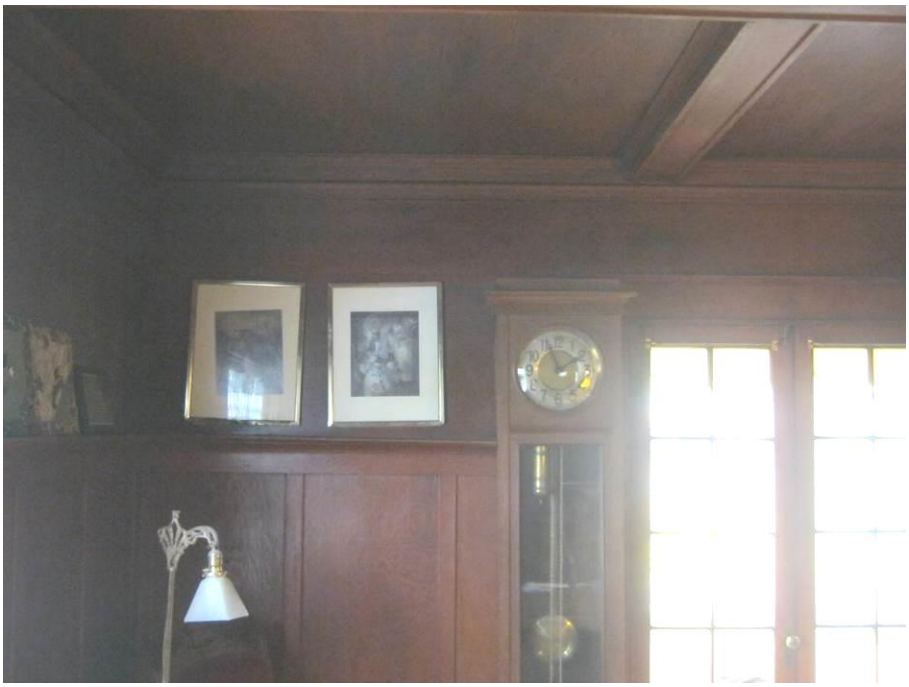
Photograph 17: Parlor, west wall, fireplace detail, February 16, 2014, Kara Brunzell



Photograph 18: Parlor, west and south walls, February 16, 2014, Kara Brunzell



Photograph 19: Dining room, east wall, February 16, 2014, Kara Brunzell



Photograph 20: Dining room, south wall showing wood paneling and French doors, February 16, 2014, Kara Brunzell

Photograph 21: Dining room, south wall, stained glass window detail, March 14, 2014, Kenneth Wilcox

Photograph 22: Dining room, west wall, china cabinet detail, February 16, 2014, Kara Brunzell

Photograph 23: Dining room, west wall showing fireplace, March 14, 2014, Kenneth Wilcox

Photograph 24: Kitchen showing original icebox and cabinetry, February 16, 2014, Kara Brunzell

Photograph 25: Front bedroom fireplace, February 16, 2014, Kara Brunzell

Photograph 26: J. G. Meyer, c1890,

Photograph 27: J.G. Meyer, c1900

Photograph 28: Bertie Stanton c1900,

Photograph 29: Bertie Stanton Meyer, c1940

Photograph 30: Hermann Meyer & J.G. Meyer (on camels),Egyptian guides, Margrethe Meyer Colmore, Stanton Meyer, Bertie Meyer, winter 1908 – 1909, photographer unknown

Photograph 31: Hermann, J.G., Jack, Bertie, and Helen Meyer in front of south elevation, 1917 – 1918, att. Stanton Meyer

Photograph 32: Stanton and Golda's son Jack Meyer in front of south elevation, early 1930s, photographer unknown

Photograph 33: Golda and Jack Meyer in front of south elevation, early 1930s, photographer unknown

Photograph 34: Meyer family members in front of east elevation of 1414 26th Street, early 1930s, photographer unknown

Photograph 35: Meyer children in front of east elevation of 1414 26th Street, mid-1930s, photographer unknown

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RECOMMENDED **Ordinance**

ORDINANCE NO. _____

Adopted by the Sacramento City Council on _____

NOMINATING AND ADDING MEYER/JACQUES-WILCOX HOUSE, LOCATED AT 1414 - 26TH STREET, TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK (M14-010)

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 1414 - 26th Street as a landmark.

The property located at 1414 - 26th Street (007-0263-011-0000) 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",

This structure is significant for its association with the broad patterns of Sacramento's history. It is a major property associated with the development of the historic Winn Park neighborhood shortly after the turn of the twentieth century. The house was part of the rapid development of the area as a residential neighborhood after the streetcar lines were extended through the neighborhood.

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

This structure is significant for its architecture. It is an unusual and impressive example of an early twentieth century vernacular house, with English Arts & Crafts Movement influences, and thus embodies distinctive characteristics of that type and period of construction. Its most important architectural features are found in its interior. It features lavish interior ornamental detail including built-in cabinetry, natural wood paneling, decorative fireplaces, and built-in tapestries that date from the original construction of the house.

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 building's exterior and interior design and features include the following:

Exterior Elements -

1. English Arts & Crafts movement design elements with features of the American Foursquare, Prairie, Craftsman, and Queen Anne styles.
2. Hipped roof structure with dormer, two stories, and symmetrical primary façade.
3. Siding and trim elements are smooth-finish painted wood with narrow tear-drop lap siding. The roofing, which would originally have been wood shingle, is now composition shingle.
4. The modillions at the eaves, the front door and door surround, and focal windows on the main façade are all typical of both Prairie and Craftsman style houses.
5. Square pilasters topped by decorative scrolled brackets adorn the corners of the front façade on either side of the entryway, and are reminiscent of Queen Anne ornamentation.
6. Overhanging second story bay, in combination with enclosed eaves and applied modillions.
7. The primary entryway is centered in an integral porch, the roof of which is formed by the projecting second story bay and features a stained wood soffit and fully-glazed stained wood front door, flanked by decorative rectangular sidelights with diamond-shaped leaded-glass panes. Metal hardware and fixtures are original. The front door is reached via a set of terrazzo stairs, which have concrete railings. Decorative groupings of front windows on both sides of the entry porch feature a nearly square picture window flanked by narrow rectangular windows with wood sashes. The three windows are topped by a long rectangular window with decorative diamond-and oblong-shaped leaded glass panes.
8. The south elevation features the remnants of a historic solar water heating system on the roof, which appears to be original to the house, and a plain brick chimney.
9. A projecting single-story enclosed sun-room bay on the south elevation is topped by a shallow pitched shed roof with decorative overhanging eave, which features modillions that match those on the primary and dormer roofs. Windows enclose all three sides of this bay and are multiple-light wood sash flanking an ornate stained glass window, and are fixed.

10. Ornate stained glass window located on the west elevation near the “L” formed by the north wing of the house.
11. Decorative “piano” window near the east end of the north elevation.

Interior Elements –

12. The interior fixtures, materials and architectural details of the house are strongly associated with the Craftsman style, which was inspired by the English Arts and Crafts movement.
13. The entire house features wood floors and natural wood trim, and many original sconces and light fixtures.
14. Wood and brick detailing are used lavishly in the primary spaces on the first floor.
15. The foyer and staircase area feature wood wainscoting and double wood doors, (originally pocket doors) leading to the dining room.
16. A built-in tapestry, original to the house, adorns the foyer wall to the left of the dining room doors. A second tapestry, also original, is above the wainscoting on the north wall at the staircase landing.
17. The window that lights the landing was originally an ordinary wood sash, but is now an ornate stained glass window, apparently installed by the original owner.
18. Foyer and parlor are separated by heavy battered columns.
19. The parlor features a coped plaster ceiling, natural wood picture molding, and an oak floor. The fireplace on the west wall features a decorative natural wood surround. The west wall features a built-in natural wood cabinet with glazed doors.
20. The dining room is completely paneled in natural fir. The room features a coffered ceiling, picture molding, and shelf at wainscot height. French doors that lead to the south side sunroom are centered on the south wall. A window near the west end of the south wall is fitted with an ornate stained glass window. A built-in china cabinet on the west wall features natural wood, glazed doors, and miniature battered columns. The fireplace adjacent to the china cabinet is constructed of yellow brick and original to the house. It features egg-and-dart molding, unglazed accent bricks, and a copper hood. A built-in mirror over the mantel is flanked by built-in picture frames.
21. Although the kitchen has been modernized with contemporary appliances, its original natural wood cabinetry has been retained. Glazed and unglazed upper cabinets, as well as the original icebox, which has been converted to a cabinet, remain in use.
22. An upstairs sitting room in the hallway at the head of the stairs features fittings with strong craftsman associations. A wood-paneled, mirrored Murphy bed and battered wood columns are among the room’s decorative elements.

23. The fittings of the front bedroom are inspired by high-style Victorian period interiors rather than the Arts and Crafts movement that informs the remainder of the house. The fireplace, in particular, gives the room a more formal appearance. The coal-burning fireplace is glazed tile, and the decorative oak mantel and surround features Doric columns.
24. Later addition stained glass windows:
    a. Sunroom/side porch on the south elevation
    b. West elevation near the "L" formed by the north wing of the house
    c. Interior stairwell in the landing
    d. South elevation near the west end

Site –

25. Holly tree on north side of house.

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 1414 – 26th 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 1414 - 26th Street (007-0263-011-0000) 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 ***important historic or architectural worth, and its designation as a landmark is reasonable, appropriate, and***

necessary to protect, promote, and further the goals of this chapter, pursuant to Sacramento City Code Title 17, 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. Adding 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 1414 - 26th Street (007-0263-011-0000) to the Sacramento Register of Historic and Cultural Resources as a landmark.