

Meeting Date: 11/6/2014

Report Type: Consent

Report ID: 2014-00818

Title: (Pass for Publication) Croasman/Nigro House Landmark Nomination (M14-016)

Location: 2305 K Street, District 4

Recommendation: 1) Review an Ordinance listing the Croasman/Nigro House, located at 2305 K Street, in the Sacramento Register of Historic & Cultural Resources (Register) as a Landmark and specifying the property's significant features and characteristics; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32(c) to be considered on November 18, 2014.

Contact: Arwen Wacht, Associate Planner, (916) 808-1964; Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department

Presenter: None

Department: Community Development Dept

Division: Planning Design/Preservation

Dept ID: 21001226

Attachments:

1-Description/Analysis

2-Background

3-Attachment A Vicinity Map

4-Attachment B 523 Form

5-Recommended Ordinance

City Attorney Review

Approved as to Form

Michael W. Voss

10/28/2014 2:17:52 PM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 10/20/2014 5:33:20 PM

Description/Analysis

Issue Detail: The Preservation Director has nominated the subject property for listing in the Sacramento Register of Historic & Cultural Resources as a Landmark. California State Department of Parks and Recreation (DPR) 523A and B forms (attached) were prepared for the property, including an evaluation relative to the Sacramento Register eligibility criteria.

Policy Considerations: This proposed action is consistent with the 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: On September 4, 2014, the Preservation Director made the preliminary determination, under section 17.604 of the City Code, that the Croasman/Nigro-Shaffer House at 2305 K Street is eligible for listing in the Sacramento Register and the property was deemed nominated for listing in the Sacramento Register of Historic & Cultural Resources as a landmark.

On October 15, 2014, the Preservation Commission held a public hearing and voted to forward a recommendation to the City Council to adopt an ordinance listing the Croasman/Nigro-Shaffer 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 Preservation Director and Preservation Commission have determined that the structure meets the eligibility criteria for listing in the Sacramento Register as a Landmark and the structure also has significant architectural worth, and the property's designation as a Landmark is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic Preservation sections in Title 17 of the City Code.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

Background Information: On July 8, 2014, the City of Sacramento received a complete application for a demolition/relocation investigation and report (IR14-166), for the proposed demolition of an existing single-unit dwelling and attached garage at 2305 K Street. As the structure is more than 50 years old, the preservation director reviewed the demolition request pursuant to Title 17.604 of the Sacramento City Code, to determine whether or not the building was eligible for listing on the Sacramento Register. As part of the demolition/relocation investigation, the property at 2305 K Street was recorded and evaluated by Paula Boghosian, Architectural Historian, of Historic Environment Consultants.

This preliminary determination by the Preservation Director was required to be performed within 45 days of the receipt of a complete application. At the applicant's request, the preservation director granted a two-week extension to the determination period, in order to allow some members of the Historic & Cultural Resources Survey Committee of the Preservation Commission an opportunity to visit the site and provide advice to the Preservation Director on its eligibility potential. On September 4, 2014, the Preservation Director made the preliminary determination, under section 17.604 of the City Code, that the building at 2305 K Street was eligible for listing in the Sacramento Register and the property was deemed nominated for listing in the Sacramento Register of Historic & Cultural Resources as a landmark.

Under the "Proposed Demolition" provision of the Sacramento City Code (Section 17.604.600), the review/protection period prior to City Council's consideration of action listing the structure, including the Preservation Commission's noticed public hearing, followed with a City Council noticed public hearing for its' action on the landmark designation ordinance, the normal 180-day nomination review process is expedited to 45 days, with the provision that the City Council may extend this protection period by an additional 45 days. On October 14, 2014, the City Council approved an emergency ordinance to extend the protections by an additional 45-days (until December 3, 2014).

The nomination for listing of the structure on the Sacramento register was scheduled for hearing at the Preservation Commission's September 17, 2014 meeting, which would have allowed time for the City Council to review and take action on the nomination within the initial 45-day protection period. On Monday, September 15, 2014, the Preservation Director received a request from the applicant of the demolition/relocation investigation and report application (IR14-166) to continue the nomination review to the October 15, 2014 Preservation Commission meeting. The applicant's continuance request, which was supported by the then property owner, was granted by the Preservation Director. On October 15, 2014, the Preservation Commission held a public hearing and approved a motion to forward a recommendation to the City Council to adopt an ordinance listing the Croasman / Nigro - Shaffer House in the Sacramento Register as a Landmark and specifying the property's significant features and characteristics.

Eligibility Criteria

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

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

The 1884-5 structure is a relatively rare example of a simple, one-story vernacular cottage from the latter part of the 19th century, with Italianate influences, a high-water basement, and almost all its original exterior features, in a rectilinear form, with primary façade features in symmetrical configuration.

In addition, the property retains integrity of location, design, setting, materials, workmanship, and association. It also has significant architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic & Cultural Resources Element of the 2030 General Plan and the Historic Preservation chapter of the Title 17 of the City Code.

Property's Character-Defining Features

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

- Vernacular 19th century, one-story, high-water basement, cottage, exterior siding likely all original old-growth redwood, including windows, with Italianate influences, missing only its front porch and stairs, though both engaged columns on the south/front façade porch are partially intact.
- Original front door and original overhead transom, and original trim surrounding doorway and transom; original front windows vertically-oriented openings and trim and one-over-one window sashes; original main floor side window openings with original two-over-two window sashes;
- All original horizontal shiplap siding.
- Hip roof with central brick chimney.

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.

The requirements for review and placement on the Sacramento Register of Historic and Cultural Resources (Register) as a landmark for a structure that is proposed for demolition or relocation are listed in Sacramento City Code, Title 17, Planning & Development Code, Sections 17.604.210, 220, and 600, and other provisions and definitions in Title 17.

Under the 50-years-old-building demolition review process, when the Preservation Director determines that the property is eligible for listing on the Sacramento register, the building or structure is deemed nominated for listing on the Sacramento register under section 17.604.200 and shall be subject to section 17.604.240, except that the restrictions of subsection B of section 17.604.240 shall apply for a period of 45 days from the date of the Preservation Director's preliminary determination, instead of the

180 days for a property nominated via the regular process. After 45 days has elapsed, if the City Council has not adopted an ordinance placing the resource in the Sacramento Register, the restrictions no longer apply, unless the City Council extends the time period for an additional 45 days. Due to the applicant's request for a one-month continuance of the Preservation Commission's public hearing on the nomination, a request was submitted by Staff for the City Council to extend the period for an additional 45 days. On October 14, 2014, the City Council approved an emergency ordinance to extend the protections by an additional 45-days (until December 3, 2014).

In addition, Chapter 17.604.800 sets forth minimum maintenance requirements for the purpose of protecting Listed Historic Resources from deliberate or inadvertent neglect. Prompt correction of structural defects is required. The Code Enforcement Manager and Building Official are authorized to enforce the provisions of this Chapter and utilize provisions of Chapter 1.28 of Title 1 of the Sacramento City Code. The City Attorney is authorized to take such legal actions as are legally available.



M14-016 Vicinity Map 2305 K Street Landmark Nomination



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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: 2305 K Street

P1. Other Identifier: 2305 K Street

*P2. Location: *a. County: Sacramento

b. Address: 2305 K Street

City: Sacramento

Zip: 95816

*c. USGS 7.5' Quad Sacramento West Date: 1992

*e. Other Locational Data: APN#: 007-0095-020

***P3a. Description:**

The property contains a small raised one story house and a small garage. Both buildings are wood frame and wood surfaced structures. The vernacular house has limited stylistic references, partly due to some removal of detail which may have included minor Italianate influences. The house has a hip roof covered with composition shingles, and a brick chimney projecting from the center of the roof. The house is sheathed with shiplap siding and the windows on the façade are one light over one, surrounded by decorative wood molding. The front door, also with molding, contains a transom window with the building address in stained glass above a wood front door containing a raised elongated arch design. Slender pilasters with small Tuscan capitals flank the façade. On the west elevation the windows are two lights over two with slender muntins. The one over one light façade windows may reflect an intent to feature the more expensive pane size on the front. Small windows with six lights and awning-type screens occur in the raised basement level on three elevations. The below-grade basement floor is finished concrete by the rear entry. Bricks form the foundation of the original building. A small, one story, wood frame, flat-roof garage structure, added in 1926, abuts the house in close proximity to the adjacent building on the east.

The front porch floor, balustrades and stairs are not original. The profile shadow of a removed balustrade remains on the façade. The space beneath the porch has been enclosed by cross-hatched lath paneling. An addition has been made to the rear that includes a ground floor to main floor cover of rustic two-tier lap siding below an upper floor cover of painted vertical beaded siding.

***P3b. Resource Attributes:** HP2

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

P5b. Description of Photo:

View to the North

***P6. Date Constructed/Age and**

Source: Historic

Prehistoric Both

1884-85 Directories

***P7. Owner and Address:**

Sacramento, CA

***P8. Recorded by:**

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

***P9. Date Recorded:**

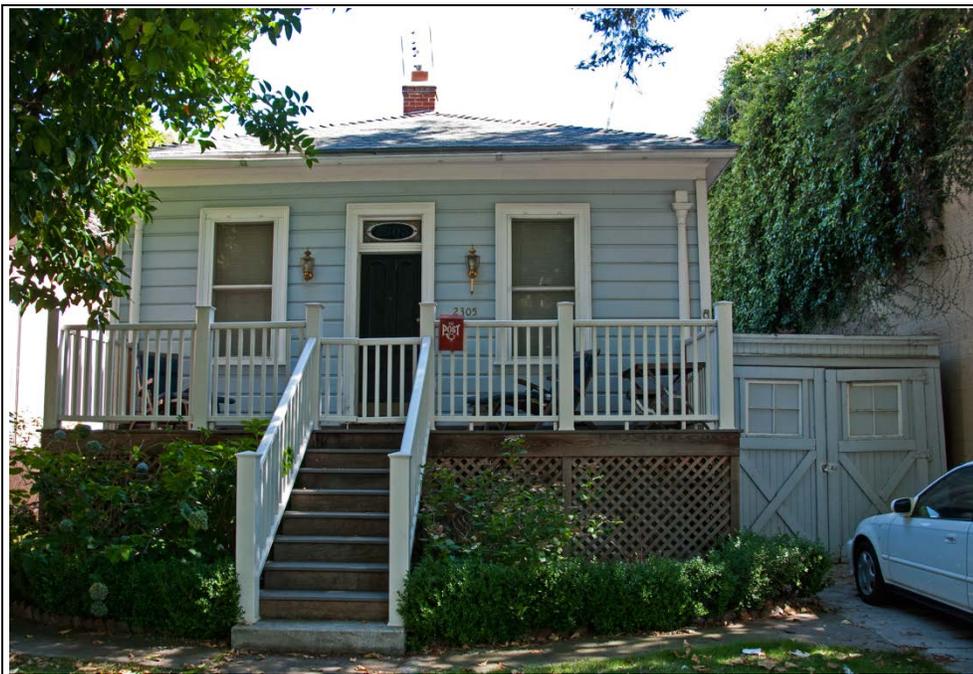
July 2014

***P10. Survey Type:**

Intensive

P11. Report Citation*:

None



*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S2

*Resource Address: 2305 K Street

B1. Historic Name: Croasman House

B2. Common Name: Kearns

B3. Original Use: residential

B4. Present Use: residential

*B5. Architectural Style: vernacular, altered

*B6. Construction History: This house was built in 1884-85 for Pastor James Croasman of the Evangelical Association church. The garage was added in 1926. An addition was made to the rear before the 1895 Sanborn Map.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: garage

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: residential

Area: Midtown Sacramento

Period of Significance:

Property Type: residence

Applicable Criteria: C

This house was built for James Croasman, the Pastor of the Evangelical Association Church, which was built next door that year at 2301 K Street. Croasman lived in the house at least until 1893, around the time the church changed affiliation to the Congregational Mission Church. Starting in 1905 the occupant was George H. Christianson, a driver for the Sacramento Sanitary Laundry. By 1918 the occupant was C.R. Pimley and by 1921 it was Charles J. Woolridge. The first recorded building permit was in 1926 for a one-story garage, which is extant. The owner was William Haas, an employee of the Southern Pacific Shops. Several other tenants occupied the house until 1935, when Haas moved in. He remained through the late 1940s, and by the early 1950s the owner/occupant was Frances McDermott, a matron for the City Police Department. McDermott remained until the early 1970s, when the house was owned and occupied by Mrs. Kearns.

The house was built in 1885, apparently as residence for the pastor of the adjacent church, and is one of the older remaining houses in the city. While it has retained its siding, roof configuration, some windows, basement area, molding, front door and transom, the original porch, porch roof, balustrade and stairway have been replaced. Shadow outlines of a different profile balustrade occur on the façade below the pilasters. An extension of the original house has occurred at the rear. The east elevation contains one short and one tall window like the two on the west. There does not however appear to be any change to the shiplap around the shorter window to indicate shortening it to accommodate the one story garage, built immediately adjacent to the east, indicating that it is probably original.

There do not appear to be individuals of local or regional significance associated with the property other than the first Pastor whose importance appears limited. While alterations to the 1885 building have somewhat diminished its original integrity, the house has retained an overall historic image and original detail. Its 129 year age and image contribute to its importance and it appears eligible as a Landmark property to the Sacramento Register under criterion c, iii, distinctive characteristics of a type, period or method of construction. The property does not lie within any designated or potential local or National Register Historic District but would be a contributor if there was a District.

B11. Additional Resource Attributes: n/a

*B12. References:

Sacramento City Building Permits

Sacramento City Directories

Sacramento County Assessor Records

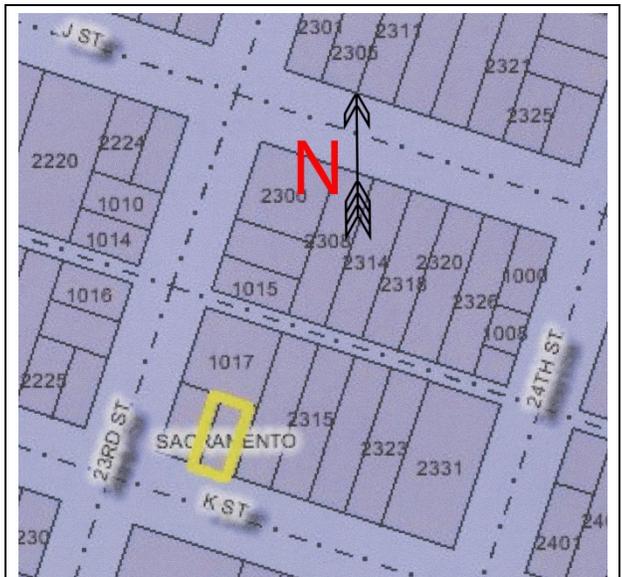
Sanborn Fire Insurance Maps

B13. Remarks:

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

*Date of Evaluation: July 2014

(This space reserved for official comments.)





Rear of house, view to the southwest.



Detail view of window molding.



Detail view of front door.

RECOMMENDED Ordinance

ORDINANCE NO. _____

Adopted by the Sacramento City Council on _____

NOMINATING AND ADDING CROASMAN / NIGRO - SHAFFER HOUSE, LOCATED AT 2305 K STREET, TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK (M14-016)

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

SECTION 1

The Sacramento Register of Historic & Cultural Resources (Sacramento Register) is amended by adding the property located at 2305 K Street as a landmark.

The property located at 2305 K Street (007-0095-020-0000) is eligible pursuant to City Code section 17.604.210(A)(1)(a) criteria:

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

The 1884-5 structure is a relatively rare example of a simple, one-story vernacular cottage from the latter part of the 19th century, with Italianate influences, a high-water basement, and almost all its original exterior features, in a rectilinear form, with primary façade features in symmetrical configuration.

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 features include the following:

1. Vernacular 19th century, one-story, high-water basement, cottage, exterior siding likely all original old-growth redwood, including windows, with Italianate influences, missing only its front porch and stairs, though both engaged columns on the south/front façade porch are partially intact.

2. Original front door and original overhead transom, and original trim surrounding doorway and transom; original front windows vertically-oriented openings, trim and one-over-one window sashes; original main floor side window openings with original two-over-two window sashes.
3. All original horizontal shiplap siding.
4. Hip roof with central brick chimney.

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 2305 K 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 2305 K Street (007-0095-020-0000) meets:

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;***
- 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 the California Historical Building Code and provide eligibility for any other preservation incentives that may be adopted for listed properties.

6. Addition of this property to the Sacramento Register as a landmark helps to protect historic resources of the City of Sacramento.

SECTION 4

The City Manager of the City of Sacramento is hereby directed to add the property located at 2305 K Street (007-0095-020-0000) to the Sacramento Register of Historic and Cultural Resources as a landmark.