Meeting Date: **12/16/2014**

Report Type: Public Hearing

Report ID: 2014-00838

24

City of SACRAMENTO

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

Title: Rooney/Wood House Landmark Nomination (Noticed 12/05/2014; Passed for Publication 12/09/2014; Published 12/12/2014)

Location: District 3

Recommendation: Conduct a Public Hearing and upon conclusion pass an ordinance listing the Rooney/Wood House, located at 1224 44th Street, in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) as a Landmark and specifying the property's significant features and characteristics.

Contact: Teresa Haenggi, Associate Planner, (916) 808-7554, Community Development Department

Presenter: Teresa Haenggi, Associate Planner, (916) 808-7554, Community Development Department

Department: Community Development Dept

Division: Planning

Dept ID: 21001221

Attachments:

1-Description/Analysis

2-Attachment 1 - Background Information

3-Attachment 2 - Vicinity Map

4-Attachment 3 - Nomination Form A and B

5-Attachment 4 - History Documents

6-Attachment 5 - Ordinance111714

City Attorney Review

Approved as to Form
Michael W. Voss
12/10/2014 10:12:51 AM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 12/8/2014 3:34:49 PM

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Description / Analysis

Issue Detail: The property owners requested the nomination of the Rooney/Wood house at 1224 44th Street 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 on 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 the action consisting of nomination of the house for landmark status is exempt per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Sustainability: Not applicable.

Commission / Committee Action: At a Public Hearing held on September 25, 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 October 15, 2014. The Commission unanimously approved a recommendation to the City Council to adopt an ordinance listing the Rooney/Wood 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 that have been deemed nominated for listing, including a total of two 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 Rooney/Wood House was recorded and evaluated as part of a Landmark nomination application, submitted by the property owners, which recordation and evaluation was developed by Historic Environment Consultants (Paula Boghosian, Architectural Historian.) The house was originally constructed in 1922. Please see attached recordation/evaluation forms on the property.

Eligibility Criteria:

The Preservation Director has made the preliminary determination that the property is eligible for listing in the Sacramento Register as a Landmark under the following criteria pursuant to the Historic Preservation Chapter, Chapter 17.604, section 210A, of the 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; and,

The house was built (1922) for the manager, William J Rooney, of the notable Wright & Kimbrough Company, which developed the Wright & Kimbrough Tract 24, which has become known as the "Fabulous (Fab) 40s," (the "40s" generally referring to the current street numbers.) The tract is Sacramento's most well-known streetcar suburb, which began development in early part of the Twentieth Century, as Sacramento city boundaries were expanding to the east and south. As one the earlier houses in this development built for one of the development company's key managers, at a time of great city growth, it would have been an example of the potential of that tract, a product of one of the foremost real estate firms in Sacramento and one of its key managers.

ii. It is associated with the lives of persons significant in the city's past

The builder and most prominent owner of the house was William J. Rooney, Office Manager of the real estate development company, Wright & Kimbrough. Rooney's management of the Wright & Kimbrough Company during his years of oversight resulted in a dramatic success of its production in terms of construction and sales, that helped spur other areas of the community to contribute to the surge of Sacramento's housing opportunities during the 1920s and 1930s. He was a key individual in the direction and production of Sacramento's residential housing during this era. As one of the earlier houses in this development built for one of the development company's key managers, at a time of great city growth, it would have been an example of the potential of that tract, a product of one of the foremost real estate firms in Sacramento.

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

The house is a very good example of its period revival type, with Georgian-Colonial Revival influences and features, including a symmetrical facade, side gabled roof, prominent main entryway with fanlight and gable supported by columns, double-hung sash windows in adjacent pairs, pedimented dormers, and secondary side wings.

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:

Two-story Georgian-Colonial Revival, including the following exterior features & characteristics:

Building

- Two story, symmetrical façade, rectangular form massing with side gabled roof;
- Rectangular, secondary side wings with visual openness relative to the mass of the main form, but with detailing reflecting the rest of the house. South wing encloses a sun porch with floor to ceiling windows on front facade, and north wing a porte cochere;
- Major decorative wood cornice and entry moldings with classical elements;
- Prominent gabled central entry with side columns and fanlight;
- Shuttered, double-hung wood windows with multi-pane sashes, including a set of tripartite windows on the ground floor on either side of the entry, and paired windows above the entry door and the lower window openings; rear windows generally multi-paned, double-hung style consistent with remainder of the house;
- Small pedimented dormers with single multi-paned windows centered above the two main banks of windows; and
- South façade large brick chimney centered in the gable.

Site

- Large, relatively open setback, mostly turf, in front; and
- Mature London Plane trees at the north and south corners of the front yard.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement on the Sacramento Register of Historic and Cultural Resources (Sacramento 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 Sacramento Register benefits the community and the owner in numerous ways. Protecting and preserving historic resources helps to maintain and revitalize the City and its neighborhoods by stimulating economic activity, encouraging the use and reuse of historic buildings, and protecting buildings and neighborhoods from deterioration and inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing. The Preservation Commission is authorized to develop and implement preservation incentives, including the use of the California Historical Building Code, which may provide flexibility in means to meet Building Code standards to retain historic fabric and preserve historic structures.

Sacramento's Planning & Development Code, Title 17, including the Historic Preservation Chapter, Chapter 17.604, regulates the approval and issuance of permits and entitlements involving resources in the Register, including building permits for new construction; exterior alterations of existing buildings or structures, including work on windows; work affecting certain significant publicly-accessible interiors, site work; relocation of any structure; demolition or wrecking of any building or structure; sewer connection or disconnection; sign permits; and certificates of use or occupancy.

Resources nominated by the Preservation Commission by adoption of a Recommendation for listing 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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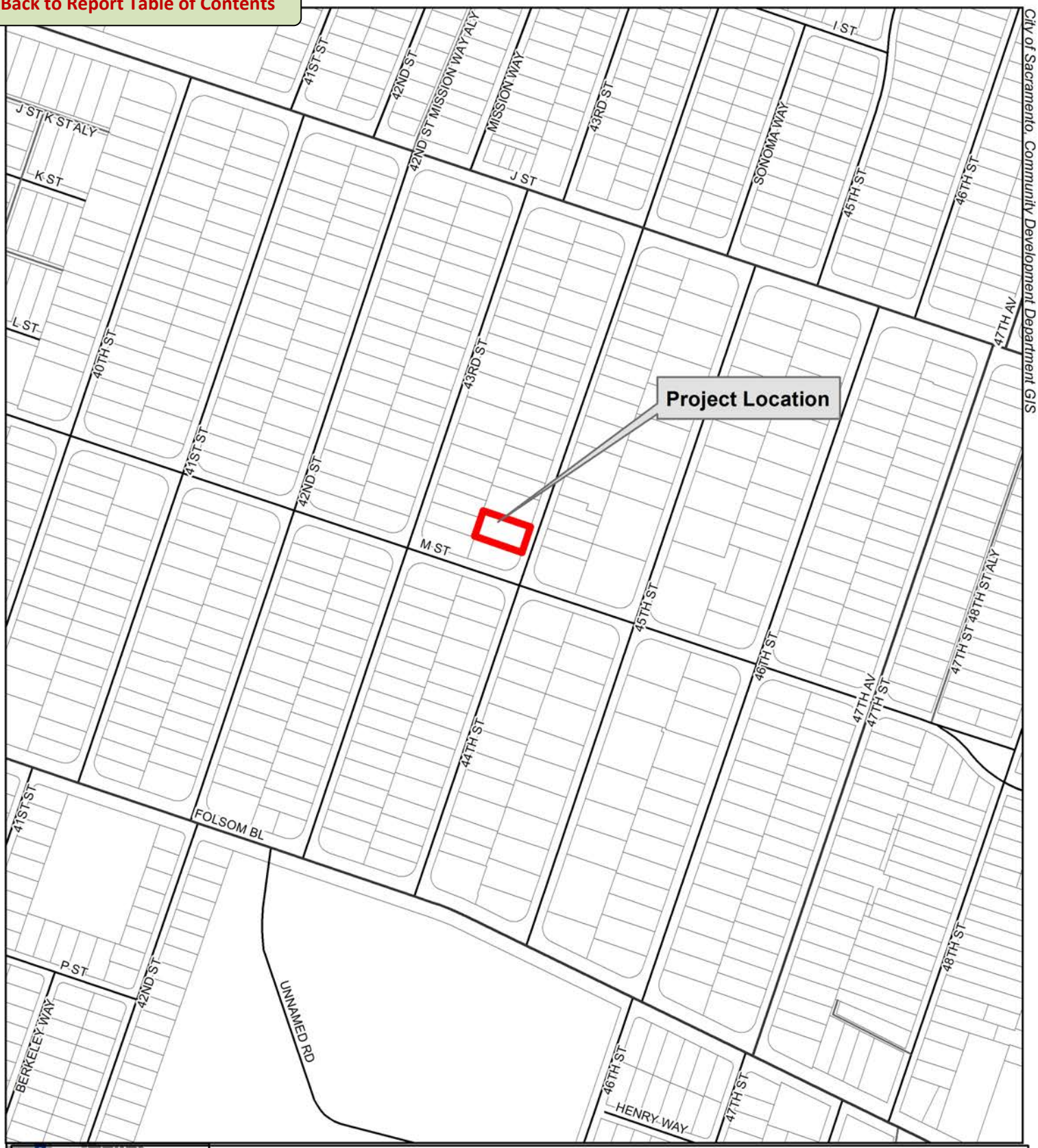

M14-014
Vicinity Map
Rooney/Wood House
Landmark Nomination

N

T.Haenggi 10/6/14

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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_____

Page 1 **of** 6 **Resource Name or #:** 1224 44th Street
P1. Other Identifier: Rooney House
***P2. Location: *a. County:** Sacramento
b. Address: 1224 44th Street **City:** Sacramento **Zip:** 95819
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 008-0207-005

***P3a. Description:**

The property contains a two and a half story wood frame house, and garage at the rear, that reflect Colonial Revival design. The side-gabled rectangular form is flanked by a one story multi-paned room projection the width of the driveway on the southwest and a one story columned porte-cochere of the same width on the northeast. The surface of the roof is composition and the building is painted stucco. Shuttered windows short and tall dominate the façade. Two ground floor tripartite multi-paned windows with double hung side windows flank fixed frame center panels on either side of the entry door. The gabled doorway canopy with attractive classical detail projects from the façade, supported by posts with prominent dentil detail on the capitals. The entry ensemble frames the arched entry and semicircular light above the door. The second floor contains two smaller multi-paned double shuttered windows on each side of a smaller set of the same style windows. Both the one story wing and the porte-cochere contain posts with capitals that support similar flat roof structures. Small single dormers project from the roof on the front and rear at either end. Windows are generally consistently multi-paned, double-hung, and similar in style but without shutters on the rear. An angled windowed bay projects from the rear to the west, near a box-like back porch. The cornice and entry moldings contribute elegant classical design details and the downspouts are decorative.

The side entry beneath the porte-cochere leading to the side-gabled garage at the rear has been modified. The garage footprint is different from the 1952 Sanborn Map, indicating it may be altered or not original.

***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 northwest
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1922 Building Permit
***P7. Owner and Address:**
Sacramento, CA
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:** August 2014
***P10. Survey Type:** Intensive
P11. Report Citation*: Amanda Meeker, Master's Thesis, UC Davis, 1993

***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)

 *These items consist of required information.

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 5 B

***Resource Address:** 1224 44th Street

B1. Historic Name: Rooney House

B2. Common Name: -

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

***B5. Architectural Style:** Colonial Revival influences

***B6. Construction History:** A building permit was issued on July 17, 1922, estimated cost of $8,750 for the house. The porte-cochere on the north side of the house is not shown in the 1952 Sanborn Map and was built after that. The back porch noted on the 1952 Sanborn Map may have been modified slightly.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**

***B8. Related Features:** Detached garage

B9a. Architect: Probably Wright & Kimbrough staff architect **b. Builder:** W.C. Keating

***B10. Significance: Theme:** Residential Architecture **Area:** East Sacramento

Period of Significance: 1922 **Property Type:** Residence **Applicable Criteria:** C

William J. Rooney, Office Manager for the Wright & Kimbrough (W & K) Company, obtained a building permit to construct this house on July 17, 1922. Rooney, an employee of the company for about 10 years, was promoted in 1919 by Mr. Kimbrough to fill his position before his retirement in 1921. As Manager, he probably utilized the design and construction team that W & K formulated to support their real estate development activities which included the whole tract surrounding this house, known as Wright & Kimbrough #24. Per Wright and Kimbrough sales records and files, the gross sales for the firm during Mr. Rooney's management tenure were the high water mark of the development firm in Sacramento prior to the Great Depression of the 1930s.

After the Rooney family left the house in 1930, Roy (Trust Officer for the California National Bank) and Olive Blair moved in. By 1935 Warren (a Fuels dealer) and Ruth Lehe occupied the house. Warren died about 1940 and Ruth continued to live in the house until the early 1950s. Frank C. Bay, a real estate and insurance broker then occupied the house, while James, Assistant Sales Manager for the Dorris Lumber & Molding Company, and Jean A. Tyler lived there from 1960 through 1982.

(See Continuation Sheet)

B11. Additional Resource Attributes: n/a

***B12. References:**

California Death Records

Meeker, Amanda, *Wright & Kimbrough Tract 24 : Review of National Register of Historic Places eligibility*, University of California, Davis, 1993.

Reed, Walter, History of Sacramento County, Historic Record Company, Los Angeles, CA, 1923, p. 494.

Sacramento Bee: 3-22-24, p. 13; 8-9-65 p. B-2

Sacramento Building Permits

Sacramento City Directories

Sacramento County Assessor Records

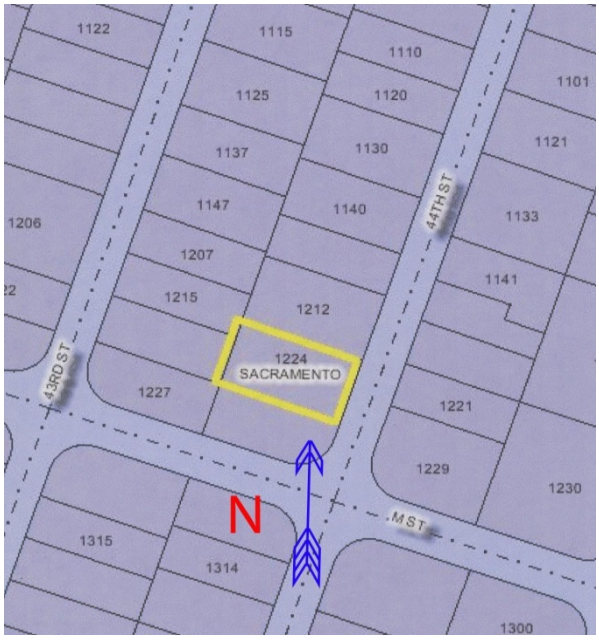
Sanborn Fire Insurance Maps, 1915-1951.

Wright & Kimbrough Sales Records

B13. Remarks:

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

***Date of Evaluation:** August 2014



(This space reserved for official comments.)

 *These items consist of required information.

The property appears to be eligible to the Sacramento Register of Historical and Cultural Resources under criteria A.1.a , i, ii, and iii of the preservation ordinance.

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.

The house was built (1922) for the Office Manager, William J. Rooney, of the notable Wright & Kimbrough Company, which developed the Wright & Kimbrough Tract 24, which has become known as the "Fabulous (Fab) 40s," (the 40s generally referring to the current street numbers.) The tract is Sacramento's most well-known streetcar suburb, which began development in the early part of the Twentieth Century, as Sacramento City boundaries were expanding to the east and south. It served as a prime example of Sacramento's potential as a very attractive, productive, and livable community. The house was built by the Office Manager of the notable Wright & Kimbrough tract #24, a group of residences, several of which were largely designed by that company.

ii. It is associated with the lives of persons significant in the city's past.

The builder and most prominent owner of the house was William J. Rooney, Office Manager of the real estate development company, Wright & Kimbrough. Rooney's management of the Wright & Kimbrough Company during his years of oversight resulted in a dramatic success of its production in terms of construction and sales, that helped spur other areas of the community to contribute to the surge of Sacramento's housing opportunities during the 1920s and 1930s. He was a key individual in the direction and production of Sacramento's residential housing during this era. As one of the earlier houses in this development built for one of the development company's key managers, at a time of great city growth, it would have been an example of the potential of that tract, a product of one of the foremost real estate firms in Sacramento.

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

The house is a very good example of its period revival type, with Georgian-Colonial Revival influences and features, including a symmetrical façade, side gabled roof, prominent main entryway with fanlight and gable supported by columns, double-hung sash windows in adjacent pairs, pedimented dormers, and secondary side wings. The house reflects Colonial Revival design with its prominent entry and its attractive classical details, shuttered windows, compositional symmetry, and an elegant transparency with its several multi-paned windows and doors.

b. The nominated resource has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section. Significant features and characteristics:

Building;

- *Two story, symmetrical façade with side gabled rectangular form, painted plaster with composition roofing, (originally wood shingle);*
- *Rectangular, secondary side wings with visual openness relative to the mass of the main form, but with detailing reflecting the rest of the house. South wing encloses a sun porch with floor to ceiling windows on front façade, and a north wing porte cochere;*
- *Major decorative wood cornice and entry moldings with classical elements;*
- *Prominent gabled entry with side columns and fanlight;*
- *Shuttered, double-hung wood windows with multi-pane sashes, including a set of tripartite windows on the ground floor on either side of the entry, and paired windows above the entry door and the*

lower window openings; rear windows generally multi-paned, double-hung style consistent with remainder of the house.;

- *Small pedimented dormers with single multi-paned windows centered above the two main banks of windows; and*
- *South façade large brick chimney centered in the gable.*

Site

- *Front yard with large, relatively open setback, mostly turf, and*
- *Mature London Plane trees at the north and south corners of the front yard.*

As a very good example of its type and the product of a prominent real estate developer at a time in the city's history of much important residential expansion to the east, it influenced the city's image and appears to be eligible for listing as a Landmark in the Sacramento Register of Historical and Cultural Resources under criteria A.1.a i, ii and iii, associations with an important event, a significant person, and fine example of its type. It is also a contributor to what appears to be a potential historic district.

Rear elevation, view to the east.

North elevation view to the southwest.

Front entry detail, view to the west.

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Biography of William J. Rooney

Search billions of records on Ancestry.com
First Name Last Name Search

Sacramento County Biographies

WILLIAM J. ROONEY

WILLIAM J. ROONEY.– Interesting as both the descendant and the successor of a pioneer of California, and one who has attained to prominence in the real estate business in Sacramento, William J. Rooney, office manager for the firm of Wright & Kimbrough, was born at Perkins, Sacramento County, five miles from Sacramento, February 12, 1890. He is a son of Stephen J. and Mary (Tackney) Rooney, both born and reared in the Golden State and in Sacramento County. Grandfather John Rooney was one of the pioneer miners of '49 in Eldorado County, and became the owner of a fine ranch at Perkins through the possession of a note. This land was considered to be of little value at the time but the passing of the years has proven it to be a very valuable ranch. He developed this place and died there at an advanced age. Stephen J. Rooney was reared in this county and took an active part in politics and at one time served as under-sheriff to Tom O'Neil. He died in Alaska in 1898; Mrs. Mary Rooney is still living and makes her home in Sacramento.

William J. Rooney attended the public schools and the Brothers College in Sacramento and remained on the ranch with his mother until he entered the employ of Henderson-Longton Company in 1909. He was with this firm for two years and then accepted a position as office boy with Wright & Kimbrough, and he has gradually worked his way to the position he has occupied since 1919 by his persistency of purpose and careful attention to detail, that each patron might be satisfied. He is well posted on property and values in Sacramento and has easily demonstrated his mastery of the problems arising from day to day.

On October 31, 1914, in Sacramento, Mr. Rooney and Miss Nell Reese, daughter of the late David Reese, an ex-sheriff of this county and a pioneer of the state, were united in marriage and they have three children: William Reese, David Reese and Barbara Ethel. Mr. Rooney is non-partisan in his political affiliations, voting for the man and the measure rather than the party. He belongs to the Knights of Columbus and to Sacramento parlor No. 3, N. S. G. W., and is accounted one of the progressive men of Sacramento city and county.

Transcribed 3-9-07 Marilyn R. Pankey.
Source: Reed, G. Walter, *History of Sacramento County, California With Biographical Sketches*, Page 494. Historic Record Company, Los Angeles, CA. 1923.

© 2007 Marilyn R. Pankey.

Record of Wright and Kimbrough Sales, 1909 through 1939

Wright & Kimbrough

SUMMARY OF BUSINESS SINCE 1909.

	No.Sales	Gross Sales	Average Monthly Sales
1909 (10 Mo.)	351	571,580.00	57,158.00
1910	452	920,292.50	76,691.04
1911	301	889,550.00	74,129.25
1912	191	587,022.50	48,918.54
1913	302	745,981.00	62,165.08
1914	171	548,843.50	45,736.96
1915	193	465,340.00	38,778.33
1916	142	396,540.00	33,045.00
1917	127	321,525.00	26,793.75
1918	140	613,047.50	51,087.30
1919	303	1,100,417.00	91,701.42
1920	293	1,409,033.37	117,419.45
1921	270	1,185,530.00	98,794.17
1922	495	1,878,859.50	156,571.63
1923	344	1,435,828.00	119,652.33
1924	411	1,799,919.88	149,993.32
1925	330	2,332.567.73	194,380.64
1926	492	2,223,806.75	185,317.23
1927	273	1,404,844.00	117,070.33
1928	349	1,513,667.28	126,138.94
1929	252	1,355,040.63	112,920.05
1930	201	1,057,830.00	88,152.50
1931	266	1,087,203.00	90,600.00
1932	191	957,152.30	79,762.70
1933	216	534,449.67	44,537.47

Record of Wright and Kimbrough Sales, 1909 through 1939 (Continued)

	No.Sales	Gross Sales	Average Monthly Sales
1934	236	712,166.66	59,347.22
1935	256	985,038.16	82,086.51
1936	307	1,651,389.05	137,615.75
1937	355	1,401,737.38	116,811.45
1938	430	1,269,932.67	105,827.72
1939	282	977,264.43	81,438.70

Sacramento Bee Obituary, August 9, 1965

Page B2
THE SACRAMENTO BEE
Monday, August 9, 1965

William Rooney Rosary Will Be Said Tonight

The rosary will be recited for William J. Rooney, 75, former office manager of Wright & Kimbrough real estate firm and a member of an old Sacramento family, at 8 o'clock tonight in the W. F. Gormley & Sons Funeral Home.

Rooney, of 1032 38th Street, died Saturday in a local hospital. Relatives said he had a long history of heart trouble.

He was born in Sacramento and went to work for Wright & Kimbrough shortly after his graduation from the Christian Brothers School. He served as office manager of the real estate firm for many years before illness forced his retirement.

He was a member of the Serra Club, the LaSalle Club and the Knights of Columbus.

Survivors include his wife, Nell; sons, William J. Rooney, Jr., vice president of the Banker's Title Company, and David R. Rooney, an insurance firm owner; a daughter, Mrs. Kathryn M. DeHaven; a brother, Stephen J. Rooney; a sister, Mrs. Marguerite R. Bradley, and five grandchildren, all of Sacramento. A cousin, Joseph E. Rooney, is Sacramento police chief.

A requiem mass will be held at 9 AM tomorrow in the Sacred Heart Catholic Church. Entombment will be in the East Lawn Mausoleum.

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ORDINANCE NO. _____

Adopted by the Sacramento City Council on _____

NOMINATING AND ADDING THE ROONEY/WOOD HOUSE LOCATED AT 1224 - 44TH STREET TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK (M14-014)

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 1224 - 44th Street as a Landmark.

The property located at 1224 - 44th Street (008-0207-005-0000) is eligible under 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:

The house was built in 1922 for the Office Manager, William J. Rooney, of the notable Wright & Kimbrough Company, which developed the Wright & Kimbrough Tract 24, now known as the "Fabulous (Fab) 40s." The tract is Sacramento's most well-known streetcar suburb, which began development in the early part of the Twentieth Century, as Sacramento City boundaries were expanding to the east and south. It served as a prime example of Sacramento's potential as a very attractive, productive, and livable community. The house was built by the Office Manager of the notable Wright & Kimbrough tract #24, a group of residences that include several homes largely designed by that company.

ii. It is associated with the lives of persons significant in the city's past

The builder and most prominent owner of the house was William J. Rooney, Office Manager of the real estate development company, Wright & Kimbrough. Rooney's management of the Wright & Kimbrough Company during his years of oversight resulted in a dramatic success of its production in terms of construction and sales, that helped spur other areas of the community to contribute to the surge of Sacramento's housing opportunities during the 1920s and 1930s. He was a key individual in the direction and production of Sacramento's residential housing during this era. As one of the earlier houses in this development built for one of the development company's key managers, at a time of great city growth, it would have been an example of the potential of that tract, a product of one of the foremost real estate firms in Sacramento.

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

The house is a very good example of its period revival type, with Georgian-Colonial Revival influences and features, including a symmetrical façade, side gabled roof, prominent main entryway with fanlight and gable supported by columns, double-hung sash windows in adjacent pairs, pedimented dormers, and secondary side wings. The house reflects Colonial Revival design with its prominent entry and its attractive classical details, shuttered windows, compositional symmetry, and an elegant transparency with its several multi-paned windows and doors.

SECTION 2

Sacramento City Code Section 17.604.220 prescribes that the Significant Feature(s) or Characteristic(s) of the resources to be added to the Sacramento Register shall be identified in the designating Ordinance.

The property is an example of the Georgian-Colonial Revival design, including the following exterior features & characteristics:

Building

- Two story, symmetrical façade, rectangular form massing with side gabled roof;
- Rectangular, secondary side wings with visual openness relative to the mass of the main form, but with detailing reflecting the rest of the house. South wing encloses a sun porch with floor to ceiling windows on front facade, and north wing a porte cochere;
- Major decorative wood cornice and entry moldings with classical elements;
- Prominent gabled central entry with side columns and fanlight;
- Shuttered, double-hung wood windows with multi-pane sashes, including a set of tripartite windows on the ground floor on either side of the entry, and paired windows above the entry door and the lower window openings; rear windows generally multi-paned, double-hung style consistent with remainder of the house;
- Small pedimented dormers with single multi-paned windows centered above the two main banks of windows; and
- South façade large brick chimney centered in the gable.

Site

- Large, relatively open setback, mostly turf, in front; and
- Mature London Plane trees at the north and south corners of the front yard.

SECTION 3

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 1224 - 44th Street as a Landmark and to place it in the Sacramento Register:

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 (1-5):

A. The nominated resource located at 1224 - 44th Street (008-0207-005-0000) 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***";

Criterion ii. **"*It is associated with the lives of persons significant in the city's past*"**; 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, Chapter 17.604, Section 17.604.210-C(b-c).

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.

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

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

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.

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 1224 44th Street (008-0207-005-0000) to the Sacramento Register of Historic and Cultural Resources as a Landmark.