Meeting Date: **6/9/2016**

Report Type: Public Hearing

Report ID: 2016-00559

City of SACRAMENTO 09

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

Title: Nomination of the Mannix Barn for Listing in the Sacramento Register of Historic & Cultural Resources as a Landmark and Contributing Resource to the Capitol Mansions Historic District (M16-005) [Noticed 05/27/2016; Passed for Publication 05/31/2016; Published 06/03/2016]

Location: 2508-2510 Capitol Avenue, District 4

Recommendation: Conduct a public hearing and upon conclusion pass an Ordinance listing the Mannix barn/garage structure at 2508-2510 Capitol Avenue in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) as a Landmark and as a contributing resource in the Capitol Mansions Historic District and specifying the building's significant features and characteristics.

Contact: Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department

Presenter: Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department

Department: Community Development Dept

Division: Current Planning

Dept ID: 21001221

Attachments:

1-Description/Analysis
2-Background
3-Vicinity Map
4-Nomination Forms
5-Ordinance

City Attorney Review

Approved as to Form
Kourtney Burdick
5/31/2016 9:53:01 AM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 5/20/2016 12:17:35 PM

Description/Analysis

Issue Detail: The Preservation Director has nominated the Mannix Barn/Garage for listing in the Sacramento Register of Historic & Cultural Resources ("Sacramento Register") as a Landmark and as a Contributing Resource in the Capitol Mansions Historic District. 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 2035 General Plan and the Historic Preservation sections in Title 17 of the City Code.

Economic Impacts: None.

Environmental Considerations:
California Environmental Quality Act (CEQA): The Environmental Planning Services Manager has determined that this action is not a project under CEQA as it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. (CEQA Guidelines 15378.) Future development proposals affecting the property may require environmental review.

Sustainability: Not applicable.

Commission/Committee Action: On May 2, 2016, the Preservation Director made the preliminary determination, under section 17.604 of the City Code, that the Mannix Barn/Garage at 2508-2510 Capitol Avenue is eligible for listing in the Sacramento Register and the property was nominated for listing in the Sacramento Register as a landmark and as a contributing resource in the Capitol Mansions Historic District.

On May 18, 2016, the Preservation Commission held a public hearing and voted to forward a recommendation to the City Council to adopt an ordinance adding the Mannix Barn/Garage Structure in the Sacramento Register as a landmark and as a contributing resource in the Capitol Mansions Historic District, and listing the building's significant features and characteristics.

The Sacramento City Code specifies detailed procedures for the nomination and listing in the Sacramento Register of historic resources that have been deemed eligible for listing, including 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 Preservation Director and Preservation Commission have determined that the structure meets the eligibility criteria for listing in the Sacramento Register as a Landmark and as a Contributing Resource in the Capitol Mansions Historic District and the structure also has significant historical and architectural worth, and the property's designation as a Landmark and as a Contributing Resource 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 March 18, 2016, the City of Sacramento received an application for a demolition/relocation investigation and report (IR16-065), for the proposed demolition of the existing, 100+ years old, barn/garage at 2508-2510 Capitol Avenue, on the south portion of the property along Matsui Alley. As the structure is more than 50 years old, the Preservation Director began the evaluation of the building pursuant to Title 17.604 of the Sacramento City Code, in order to make a preliminary determination whether or not the building was eligible for listing on the Sacramento Register and its potential for nomination to and listing in the Sacramento Register.

As part of the investigation, the building was recorded and evaluated by Paula Boghosian, Architectural Historian, of Historic Environment Consultants. California State Department of Parks and Recreation (DPR) 523A and B forms (attached) were prepared for the building, involving research on and evaluation of the building's eligibility relative to Sacramento Register eligibility criteria.

After review of the Historic Environment Consultants' report, on May 02, 2016, the City of Sacramento's Preservation Director, pursuant to section 17.604 of the City Code, made a preliminary determination that the subject building is eligible for listing in the Sacramento Register of Historic & Cultural Resources both as a landmark, and as a contributing resource in the Capitol Mansions Historic District, pursuant to the City's Sacramento Register eligibility criteria, and nominated the property to the Sacramento Register, including recommendations on the significant features and characteristics of the building. Notice of such determination and recommendations was mailed to the property owner/applicant for the Demolition Investigation & Report. The Preservation Director's nomination and the recommendations for the building's significant features and characteristics were forwarded to the Preservation Commission for its consideration at its May 18, 2016 hearing. The Staff Report for the Hearing was also mailed to the property owner. After hearing public testimony and reviewing materials submitted at its' hearing, the Preservation Commission passed a motion (6:0:1) to forward a recommendation to the City Council to adopt an ordinance adding the Mannix Barn/Garage structure to the Sacramento Register as a landmark and as a contributing resource in the Capitol Mansions Historic District, and listing the building's significant features and characteristics.

Eligibility Criteria

The Preservation Director made the preliminary determination that the building is eligible for listing on the Sacramento Register under section 17.604.210(A) of the Planning & Development Code as follows:

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

The 1901-1903 barn, and its garage addition, built by 1915, represents an early twentieth century barn/garage structure on the alley at the rear of the house at 2508 Capitol Ave. The house was built by Dennis Mannix in

1901-03 and the barn was built around that same time, when horses were still the primary means of transportation. By the mid-teens, the automobile had mostly eclipsed horse transportation and, as can be seen in the 1915 Sanborn drawing, that the barn was then in use for storage with its auto garage addition. The building appears intact and is a rare surviving representative of its type still remaining in the Central City and reflects the period of transition from horse to car for transportation.

In addition, the building retains integrity of location, design, setting, materials, workmanship, and association.

The building is located within the Capitol Mansions Historic District, adds to the historical associations identified for the historic district, was present during the period of historical significance of the historic district and relates to the documented historical significance of the district, and possesses historic integrity.

The building has significant historical and architectural worth, and its designation as a landmark and as a contributing resource is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic & Cultural Resources Element of the 2035 General Plan and the Historic Preservation chapter of the Title 17 of the City Code.

Building's Character-Defining Features

The Preservation Director recommends, and the Preservation Commission concurs, that the property's significant features and characteristics include:

- Location of the barn/garage structure on the property at the alley, with the house located at the street portion of the property.
- Two-story gable-roofed barn section on the west side, with a one story shed-roofed garage section on its' east side, with minimal roof overhang.
- Centered second-story opening in the south façade of the gabled, barn portion of the building, with a projecting beam, and pulley remnant, centered above it;
- Wood shiplap siding, except for the north façade of the garage section sided with narrower drop siding, and a vertical wood trim piece on both the north and south facades at the point where the barn and garage structures are joined.
- Wood trim around all openings.
- Two wood pedestrian-doors on north façade.
- Two wood double hung window sashes with 2 over 2 lites on the north façade at the second story level.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

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 requirements for review and potential nomination to the Sacramento Register 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-or-older 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, these restrictions will no longer apply, unless the City Council extends the time period for an additional 45 days.

Procedure Following Commission Hearing

Since the Commission determined that the property is eligible for inclusion in the Sacramento Register as a Landmark and as a Contributing Resource within the Capitol Mansions Historic District, it made that recommendation to the City Council, specifying the significant features or characteristics of the nominated resource. The City Council will then hold a public hearing to consider the nomination. At this hearing, the City Council will make the final determination as to whether to list the property in the Sacramento Register.

Criteria For Listing On The Sacramento Register

A property is eligible for listing in the Sacramento Register as a landmark, historic district, or contributing resource within a historic district if it meets the requirements outlined in section 17.604.210 of the city code. In general, nominated resources are noted for one or more of the following characteristics: they are associated with the history of the city or the lives of persons significant to its past; they embody distinctive characteristics of a type, period, or method of construction; they have high artistic value or have significant historic or architectural worth; and, with respect to contributing resources within historic districts, the building is located within the historic district, adds to the historical associations identified for the historic district, was present during the period of historical significance of the historic district and relates to the documented historical significance of the district, and possesses historic integrity.

Benefits Of Listing On The Sacramento Register

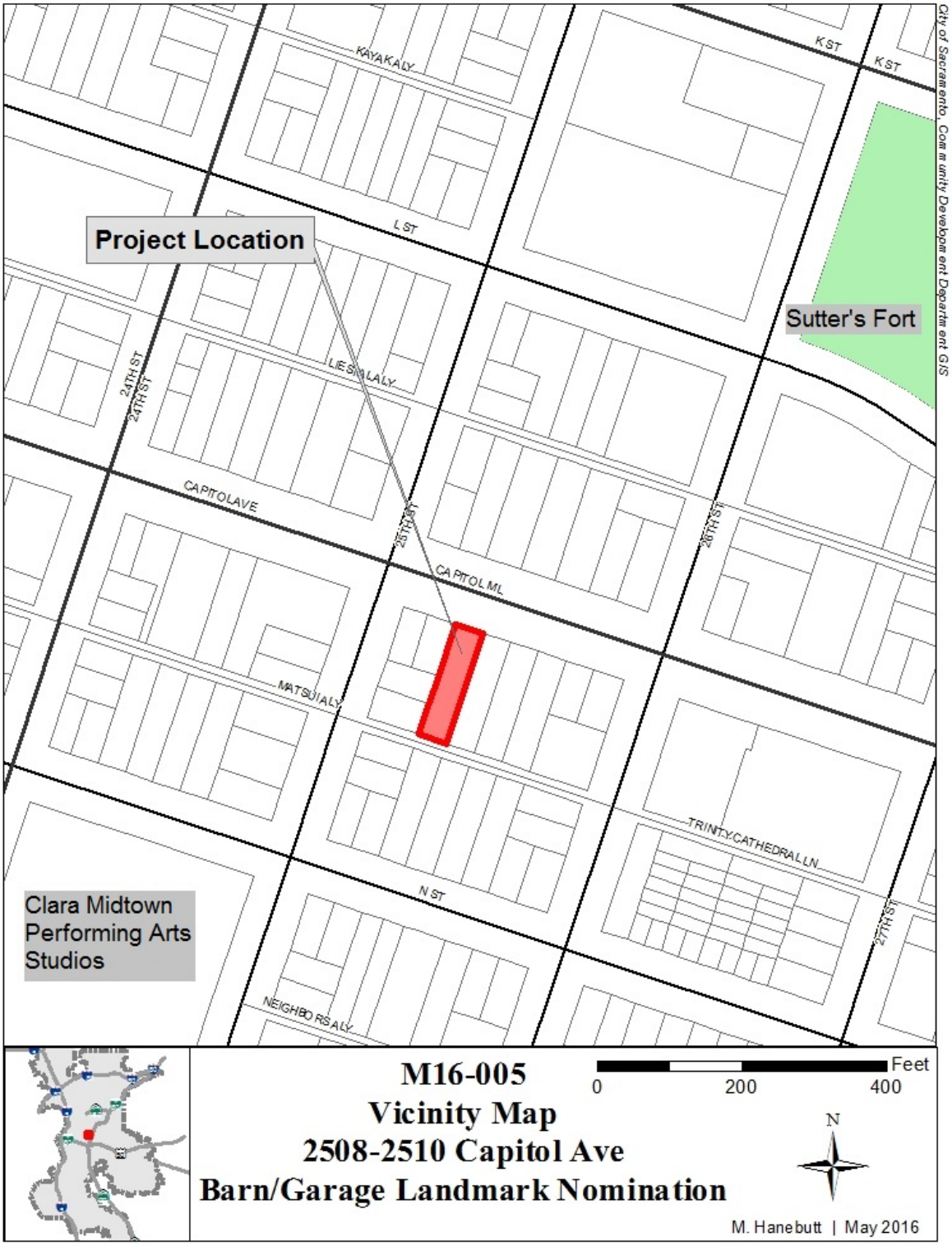
Placing landmarks, historic districts, and contributing resources on the Sacramento Register benefits the community and the owner in numerous ways. Protecting and preserving historic resources helps to maintain and revitalize the City and its neighborhoods by stimulating economic activity, encouraging 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. In addition, the city code provides for zoning and use incentives to assist in the preservation and the adaptive reuse of historic properties. Further, owners of listed properties may be eligible to benefit from 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.

Restrictions Associated With Listing On The Sacramento Register

Under section 17.604.900 of the city code, it is unlawful for any person to alter or damage any significant feature or characteristic of a landmark, historic district, contributing resource, or national- or state-registered resource without first obtaining proper city authorization. Accordingly, the city code (including chapter 17.604, related to historic preservation) regulates the approval and issuance of permits and entitlements involving resources listed in the Sacramento Register. Some affected aspects of development include 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.

In addition, the city code sets forth minimum maintenance requirements for listed historic resources in order to prevent deliberate or inadvertent neglect of the resource. Under section 17.604.800 of the city code, structural defects must be promptly corrected. The City's Code Enforcement Manager and Building Official are authorized to enforce the city code and issue penalties. The City Attorney may also take legal action.

Attachment A: Mannix Barn/Garage Vicinity Map



Attachment B: Nomination Forms

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 #:** 2508-10 Capitol Avenue --Barn /garage
P1. Other Identifier: Barn/Carriage House
***P2. Location: *a. County:** Sacramento
b. Address: 2508-10 Capitol Avenue **City:** Sacramento **Zip:** 95816
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 007-0164-005
***P3a. Description:**

The building is an ancillary utilitarian structure located on the alley at the back of the principal residence on Capitol Avenue. The small wood frame building is two stories in height on the west, angling down to one on the east end. The taller rectangular portion is gabled (barn section) and the roof slants down from its eastern wall to a shed roof covering the one story east end (garage section). The building is surfaced with wood shiplap siding on the west and south elevations. The combination gable and shed roof is covered in composition material. The south elevation contains a projecting beam above a closed second floor opening, apparently used to load and store hay. There is a covered joint in the south elevation siding at the east edge of the gabled portion, probably where the siding of the barn is butted against the garage siding on the east. There are door-height openings all along the alley elevation that are covered with corrugated metal doors, all alike. The north elevation contains three windows and two pedestrian doors. There is a window beneath the gable peak, one at the second floor on the east edge of the gabled building, and another taller one just east of that one. There is a man-door beneath the east edge window and another just east of that. The siding of the gabled section, probably the barn and built first, is shiplap. The remaining siding on the north elevation is narrower rustic drop siding. This latter section served as a garage and may have been built just after the barn.

Other than the probable replacement of the alley doors, there are no other visible alterations.

***P3b. Resource Attributes:** HP2, HP3
***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
1901-03, City Directories
***P7. Owner and Address:**

Sacramento, CA
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2016
***P10. Survey Type:**
Intensive
P11. Report Citation*: n/a

***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)

DPR 523A-Test (8/94) *These items consist of required information.

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

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP Status Code 5D1

*Resource Address: 2508-10 Capitol Avenue; Barn/garage

B1. Historic Name: n/a

B2. Common Name: Barn

B3. Original Use: Barn B4. Present Use: Auto garage/storage

*B5. Architectural Style: Vernacular

*B6. Construction History: The barn is depicted on the 1915 Sanborn Map and at that time is was designated for both storage and as an auto garage. However, the presence of a hayloft and the associated extended beam, and pulley hook indicate the building was originally constructed as a barn. This would put construction of the barn close to the construction of the house in 1901-03. The garage addition to the barn was built a little later, by 1915.

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

*B8. Related Features: Residence at 2508-10 Capitol Avenue. Residence was originally built as a single family home in 1901-03 and was converted to a duplex in 1919.

B9a. Architect: None b. Builder: Unknown

*B10. Significance: Theme: Early 20th Century Residential Construction Area: Capitol Mansions Historic District

Period of Significance: 1901-03 Property Type: Residential Applicable Criteria: 5D1

The house was constructed about 1901-03 and the barn was built around that time, when horses were still the primary means of transportation.

The house and barn were built by Dennis Mannix in 1901-03. Mannix was a well-known plastering contractor who worked on such notable buildings as the federal Post Office (7th and K Sts.) and Sacramento's City Hall. He operated his contracting business from 1880 until he retired in 1911. Starting around 1913 Mannix became the Chief Custodian of Sacramento's City Hall. He was still working in that capacity when he died in 1926.

Mannix was an important leader in the Sacramento County Democratic party. Although he never held elective office he was appointed Superintendent of Cemeteries, Superintendent of City Streets, and as City Hall Custodian.

From the early 1920s onward the house was occupied by its owner, Antonio Leoni, who owned a men's clothing store at 506 J Street for many years. When Antonio died, his two daughters, Frances and Louise, occupied the dwelling well past 1981.

By the mid-teens, the automobile had mostly eclipsed horse transportation and we can see in the 1915 Sanborn drawing that the barn was then in use for storage and as an auto garage. However, as a reasonably intact former horse barn, the building is a very rare building type to still be found in the Mid-town and the Central District of Sacramento. The building appears relatively intact and is a rare surviving representative of its type. It appears to be eligible for listing in the Sacramento Register under criterion iii., "It embodies the distinctive characteristics of a type, period, or method of construction." It appears to also be eligible for listing in the California Register under the same criterion.

The structure is also a contributor to the Capitol Mansions Historic District.

B11. Additional Resource Attributes: HP2, HP4 The barn was an ancillary building to a single family home.

*B12. References:

Sacramento Bee: 9-12-1947, p4; 10-19-1926, p1;
Sacramento City Building Permits
Sacramento City Directories
Sacramento Assessor's Data
Sanborn Insurance Map 1915

B13. Remarks:

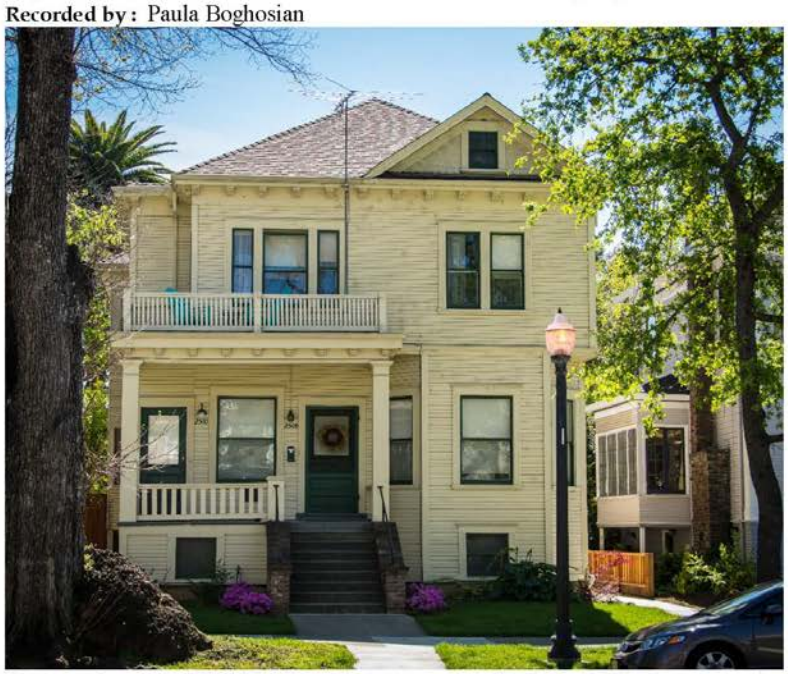
*B14. Evaluator: Paula Boghosian, Historic Environment Cons.

*Date of Evaluation: April, 2016

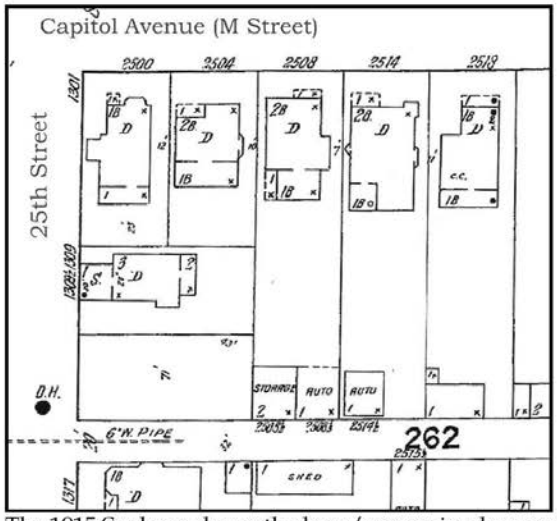
(This space reserved for official comments.)

DPR 523B-Test (8/94) *These items consist of required information.

Recorded by : Paula Boghosian



The residence at 2508-10 Capitol Avenue was built in 1901-03as a single family residence. In 1919 the Leoni family had the house converted into two flats.



The 1915 Sanborn shows the barn/garage in place and half of it is for storage and half for an auto.

Owner provided picture of north elevation of barn.

RECOMMENDED **Ordinance**

ORDINANCE NO. _____

Adopted by the Sacramento City Council on _____

DESIGNATING AND ADDING THE MANNIX BARN/GARAGE LOCATED AT 2508-2510 CAPITOL AVENUE, ON MATSUI ALLEY, TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES AS A LANDMARK AND AS A CONTRIBUTING RESOURCE IN THE CAPITOL MANSIONS HISTORIC DISTRICT (M16-005)

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 Mannix Barn/Garage as a landmark and as a contributing resource in the Capitol Mansions Historic District.

The building is located at 2508-2510 Capitol Avenue, at Matsui Alley (007-0164-005-0000), and 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 1901-1903 barn, and its garage addition, built by 1915, represents an early twentieth century barn/garage structure on the alley at the rear of the house at 2508-2510 Capitol Ave. The house was built by Dennis Mannix in 1901-03 and the barn was built around that same time, when horses were still the primary means of transportation. By the mid-teens, the automobile had mostly eclipsed horse transportation and, as can be seen in the 1915 Sanborn drawing, the barn was then in use for storage with its auto garage addition. The building appears intact and is a rare surviving representative of its type still remaining in the Central City and reflects the period of transition from horse to car for transportation.

The building is also eligible as a contributing resource in the Capitol Mansions Historic District pursuant to City Code section 17.604.210(C).

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 include:

- Location of the barn/garage structure on the property at the alley, with the house located at the street portion of the property.
- Two-story gable-roofed barn section on the west side, with a one story shed-roofed garage section on its' east side, with minimal roof overhang.
- Centered second-story opening in the south façade of the gabled, barn portion of the building, with a projecting beam, and pulley remnant, centered above it;
- Wood shiplap siding, except for the north façade of the garage section sided with narrower drop siding, and a vertical wood trim piece on both the north and south facades at the point where the barn and garage structures are joined.
- Wood trim around all openings.
- Two wood pedestrian-doors on north façade.
- Two wood double hung window sashes with 2 over 2 lites on the north façade at the second story level.

SECTION 3

A. Pursuant to Sacramento City Code sections 17.604.210, 17.604.220, 17.604.600 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 hearings on the nomination, the City Council makes the following findings in support of its action to designate the Mannix Barn/Garage, located at 2508-2510 Capitol Avenue, at Matsui Alley, as a landmark and as a contributing resource in the Capitol Mansions Historic District, and to place it in the Sacramento Register:

1. The building meets 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 2508-2510 Capitol Avenue (007-0164-005-0000) 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; and

   c. The nominated resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate, and necessary to protect, promote, and further the

goals of this chapter, pursuant to Sacramento City Code Title 17, section 17.604.210.

2. The building is also eligible as a contributing resource in the Capitol Mansions Historic District pursuant to City Code section 17.604.210(C):

   a. The nominated resources is within a historic district;

   b. The nominated resource adds to the historical associations and historic architectural qualities identified for the historic district;

   c. The nominated resource was present during the period of significance of the historic district and relates to the documented historical significance of the historic district;

   d. The nominated resource possesses historic integrity; and,

   e. The nominated resource has important historic and architectural worth, and its designation as a contributing resource is reasonable, appropriate and necessary to protect, promote and further the goals of chapter 17.604 of the Sacramento City Code.

3. Adoption of this ordinance promotes the maintenance and enhancement of the significant features and characteristics of the landmark/contributing resource pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

4. Adoption of this ordinance promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the landmark/contributing resource.

5. Adoption of this ordinance is consistent with the City's Historic & Cultural Resources Element of the 2035 General Plan.

6. Adoption of this ordinance designating and adding this property to the Sacramento Register as a landmark and as a contributing resource in the Capitol Mansions Historic District 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.

7. Addition of this property to the Sacramento Register as a landmark/contributing resource 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 Mannix Barn/Garage, located at 2508-2510 Capitol Avenue, at Matsui Alley, (007-0164-005-0000,) to the Sacramento Register of Historic and Cultural Resources as a landmark and as a contributing resource in the Capitol Mansions Historic District.