Meeting Date: **8/30/2016**

Report Type: Public Hearing

Report ID: 2016-00863

City of SACRAMENTO 14

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

Title: Murphy Residence Landmark Nomination (Noticed 08/19/2016; Passed for Publication 08/23/2016; Published 08/26/2016)

Location: District 4

Recommendation: Conduct a Public Hearing and upon conclusion pass an ordinance listing the Murphy Residence, located at 1967 13th Avenue, in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) as a Landmark and specifying the property's significant features and characteristics.

Contact: Ethan Meltzer, Junior Planner, (916) 808-5879, Community Development Department

Presenter: Ethan Meltzer, Junior Planner, (916) 808-5879, 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
8/19/2016 9:30:46 AM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 8/11/2016 1:25:40 PM

Description/Analysis

Issue Detail: Dustin Littrell, with the support of the property owner, has submitted an application for the nomination of the Murphy Residence to be listed in the Sacramento Register of Historic & Cultural Resources ("Sacramento Register") as a Landmark. Registration forms (attached) were prepared for the property, including an evaluation relative to Sacramento Register eligibility criteria.

Policy Considerations: This proposed action is consistent with the Historic & Cultural Resources Element of the 2035 General Plan, the City's Strategic Plan Focus Area of "sustainability and livability," and the Historic Preservation sections of the Planning & Development Code, 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 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 January 20th, 2016, the Preservation Director made the preliminary determination, under section 17.604 of the City Code, that the Murphy Residence, located at 1967 13th Avenue, is eligible for listing in the Sacramento Register and the property was nominated for listing in the Sacramento Register as a Landmark and the nomination was forwarded to the Preservation Commission for its consideration.

On February 17th, 2016, the Preservation Commission held a public hearing and passed a motion to forward a recommendation to the City Council to adopt an ordinance adding the Murphy Residence in the Sacramento Register as a Landmark, and listing the property's significant features and characteristics.

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 public hearings and a recommendation on the designation ordinance by the Preservation Commission, with no specified role for review of the un-codified designation ordinance 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 the Planning & Development Code, Title 17 of the

City Code. The Preservation Director and Preservation Commission have determined that the property meets the eligibility criteria for listing in the Sacramento Register as a Landmark and the property also has significant historical and 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 of the Planning & Development Code, Title 17 of the City Code.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

Background Information: On October 28th, 2015, the City of Sacramento received an application for the nomination of the Murphy Residence (M15-019), at 1967 - 13th Avenue for listing in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) as a Landmark.

The property was recorded and evaluated by Historic Environment Consultants. Registration forms (attached) were prepared for the property, involving research on and evaluation of the property's eligibility relative to Sacramento Register eligibility criteria.

After review of the consultants' report, on January 20th, 2016, the City of Sacramento's Preservation Director, pursuant to section 17.604 of the City Code, held a public hearing and made a preliminary determination that the subject property is eligible for listing in the Sacramento Register as a Landmark, pursuant to the City's Sacramento Register eligibility criteria, nominated the property to the Sacramento Register, including recommendations on the significant features and characteristics of the building, and forwarded the nomination to the Preservation Commission for its consideration. Notice of the Preservation Director's eligibility determination and recommendations on significant features and characteristics was mailed to the property owner and applicant. On February 17, 2016, the Preservation Commission held a public hearing, reviewed the materials submitted at the hearing and passed a motion to forward a recommendation to the City Council to adopt an ordinance adding the property to the Sacramento Register as a landmark, and listing the property's significant features and characteristics.

Eligibility Criteria

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

The Murphy Residence meets the criteria for Sacramento Register eligibility pursuant to Sacramento City Code Title 17, Chapter 17.604, Section 17.604.210-

(A)(1):

a. The nominated resource located at 1967 - 13th Avenue and APN # (012-0404-010-0000) meets the following criteria for listing as a landmark:

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

The building reflects Mid-Century Modern building design with its strong horizontal emphasis, very low-pitched roof with wide projecting eaves and open trellises delineating the floor levels, simple linear composition, corner-wrapping window systems, large expanses of floor-to-ceiling glass vertical-panel "walls"

and floor-to-ceiling entry doors, use of wood, brick and stucco façade materials related to different floor levels, horizontal bandings of windows aligned at the top of the walls on the second floor, including metal casement and fixed windows, and overall lack of extraneous ornamentation.

Criterion iv. It represents the work of an important creative individual or master

Herbert Goodpaster, the architect of the house, was one of the leading architects of the Mid-Century Modern period in Sacramento. He was a master architect who had a distinguished 30-year career in Sacramento. He was a leader in his field as a past president of the Central Valley Chapter of the American Institute of Architects. He was a delegate to the AIA's California Council and was a past president of the Sacramento Society of Architects. According to his obituary in the Sacramento Bee, "His professional skills won him a variety of architectural awards including two for small homes."

In addition:

The property retains integrity of location, design, setting, interior and workmanship, and association.

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

Character-Defining Features

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

1. Mid-century Modern building design elements, including strong horizontal emphasis, very low-pitched roof form, and lack of extraneous ornamentation.
2. Simple linear composition in the use of wood, brick and stucco materials related to floor levels, including: horizontal wood siding on the second-floor facades and balcony walls (balcony walls have simple metal guardrail), and stucco and brick on the first-floor facades, with brick first-floor walls under the second-floor balcony on the west portion of the front façade, and stucco walls under the full second-floor level on the east portion of the front facade;
3. The front façade's second-floor "floats" above the corner-wrapping ground-floor, floor-to-ceiling glass windows on the west and the corner-wrapping ground-floor, floor-to-ceiling glass windows on the east, with portions of walls inset and offset

at the 2 floor levels, yet all under the wide projecting eave of the front façade roof.

4. Rear façade has varied 1- and 2-story projections with their own flat-roof overhangs.
5. A simple metal post supports a shallow, but wide, off-center overhang with open trellis at the first-floor front entryway and extending eastward delineating the ground-floor ceiling height.
6. Recessed front entry with floor-to-ceiling double doors, with glass sidelights flanking the double doors.
7. Large expanses of glass; corner-wrapping window systems;
8. Metal casement and fixed window systems in horizontal groupings of vertically-oriented windows, aligned at the top of the walls on the second floor.
9. Chimney on the north façade extends through the eave.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION AND LISTING IN THE SACRAMENTO REGISTER

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.

Sacramento Register Nomination & Listing Procedures & Hearings

The process and requirements for review, nomination to, and listing in the Sacramento Register for a property are found in Sacramento City Code, Title 17, Planning & Development Code, Section 17.604. Properties submitted in application for nomination are first reviewed by the Preservation Director. The Preservation Director makes a preliminary determination as to whether the property meets the City's eligibility criteria for listing in the Sacramento Register and, if the property is found eligible, forwards the nomination of the property to the Preservation Commission for its consideration. After the Preservation Commission holds a public hearing on the nomination, it may pass a motion to recommend the listing to the City Council, and specifying the significant features or characteristics of the nominated resource. The City Council will then hold a public hearing to consider the nomination and its' action on the designation ordinance. At this hearing, the City Council will make the final determination as to whether to list the property in the Sacramento Register.

Eligibility 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 resources are located within the historic district, add to the historical associations identified for the historic district, were present during the period of historical significance of the historic district and relate to the documented historical significance of the district, and possess historic integrity.

Benefits Of Listing On The Sacramento Register

Title 17 of the City Code (the Planning & Development Code) provides for zoning and use incentives to assist in the preservation and the adaptive reuse of historic properties. Further, owners of listed properties pursuing the rehabilitation of their property 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 in order to retain the historic features and materials of historic properties.

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.

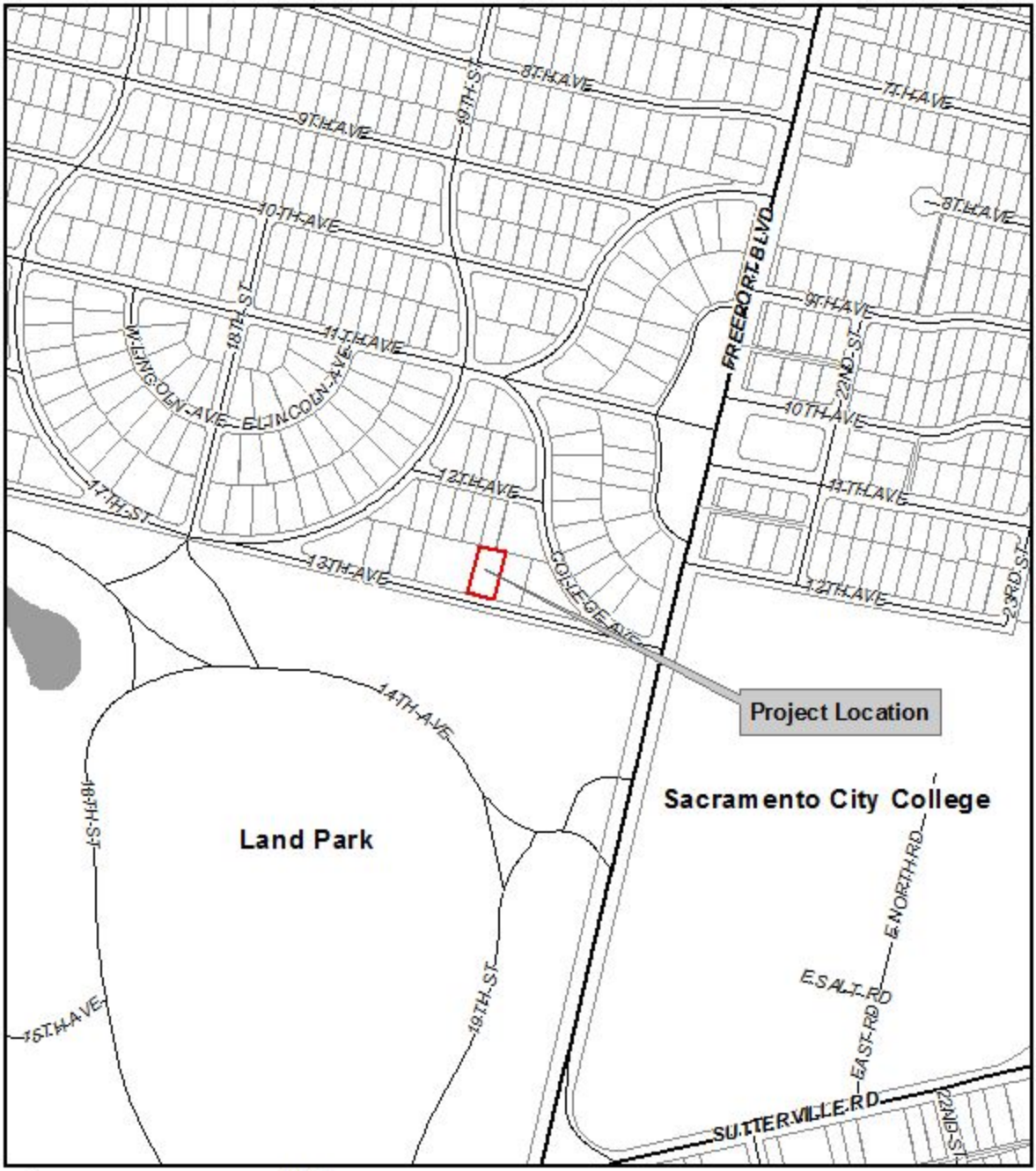
Restrictions Associated With Listing On The Sacramento Register

The requirements for review of all applications for development projects and planning entitlements within the City, including preservation development projects, and site plan and design review applications, are found in the City Code, under Title 17, the Planning & Development Code, noting that there may also be review considerations and requirements outside Title 17 that are based upon other regulations, design guidelines or plans that may have been adopted for the area in which a property is located.

For development projects involving properties listed in the Sacramento Register, under Title 17, 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, Title 17 of the city code regulates the approval and issuance of permits and entitlements involving properties listed in the Sacramento Register. Some affected aspects of development include building permits for: new construction; exterior alterations of, or additions to, existing buildings or structures, including work on windows; work affecting significant publicly-accessible interiors; site work; relocation of any structure; demolition or wrecking of any building or structure;

grading; 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.



Miles

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M15-019
Vicinity Map
Nomination of Murphy Residence

N

E. Meltzer

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** 5 **Resource Name or #:** 1967 13th Avenue

P1. Other Identifier: Murphy Residence

***P2. Location: *a. County:** Sacramento

b. Address: 1967 13th Avenue **City** Sacramento **Zip:** 95818

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

***e. Other Locational Data: APN#:** 012-0404-010

***P3a. Description:**

The property contains a flat-roofed two story wood-frame house with a hip-roofed garage at the back. The building reflects Mid-century Modern building design elements with its horizontal emphasis, simple linear composition use of wood brick and stucco materials, large expanses of glass, and lack of extraneous ornamentation. Horizontal wood boards cover the second floor of the façade, wrap around the open upper balcony with its metal railing and both sides of the building. Scuppers penetrate the lower portion of the balcony. The second floor 'floats' above four ground floor glass windows on the west, the recessed entry with its double doors, and two matching glass windows on the opposite end of the house. Glass sidelights flank the double doors. A metal post and brick wall support the overhang and its open lattice-like canopy. There are two shallow windows with decorative glass just to the east of the doors set into the stucco wall. There is a chimney on the east and the roof edge is thin. There is another small entrance on the east elevation that contains a single door with two half sidelights. Second floor windows are shallow sets of casement windows with some fixed glass lites.

The backyard area contains an enclosed garage with a hip roof and apparent living space. The building is surfaced with stucco and has a composition roof. The back of the house continues the use of horizontal wood around the second floor above glass set into stucco walls. There is a large windowed area that appears to have been filled to enlarge the house and enjoy the visible outdoors. A flat canopy projects above it from the first floor. The house is in good condition but needs a little upgrading and light maintenance.

***P3b. Resource Attributes:** HP2

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

P5b. Description of Photo: View to northeast

***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both 1949

***P7. Owner and Address:** Sacramento, CA

***P8. Recorded by:** Paula Boghosian, Historic Environment Consultants 5420 Home Court Carmichael, CA 95608

***P9. Date Recorded:** October 2015

***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

 ***NRHP Status Code** 5s2

***Resource Address: 1967 3rd Avenue**

B1. Historic Name: Murphy Residence

B2. Common Name:

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

***B5. Architectural Style:** Mid-Century Modern

***B6. Construction History:** The house was constructed in 1949, designed by Herb Goodpaster, Sacramento architect. The house had an addition at the rear on the first floor during the 1960s.

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

***B8. Related Features:** Garage building at rear which include a mother-in-law unit.

B9a. Architect: Herb Goodpaster **b. Builder:**

***B10. Significance: Theme:** **Area:** Land Park

Period of Significance: 1949 **Property Type:** residential **Applicable Criteria:** c, d, e

Robert E. Murphy and his wife Evelyn built the house in 1949. He was at the time a Vice President of the California Western States Life Insurance Company. He joined the company in 1940 and by 1954 he became President of the Company. By 1960 the company was reporting record earnings and sales. "We saw new records in records set in virtually all phases of the company's operations," reported Murphy at the company's March 1960 annual meeting.

In 1967 Murphy engineered a proposed merger between Cal Western and American General Insurance Company. The merger was passed by the board, but a stockholder revolt rejected the deal. Murphy was forced into retirement.

In addition to his success as the leader of a major northern California corporation, Murphy was also a community leader. He created the Loaned Executive program for the United Way charity and then served as the chairman of the group for five years. He was President of the Golden Empire Council of the Boy Scouts of America. Robert E. Murphy was also a Regional Vice President of the California Chamber of Commerce.

In mid-1967 Murphy was divorced by his wife. His residence was listed at that time as 4100 Folsom Blvd.

Herbert Goodpaster, the architect of the house, was one of the leading architects of the Mid-Century Modern period in Sacramento. He was a master architect who had a distinguished 30-year career in Sacramento. He was a leader in his field as a past president of the Central Valley Chapter of the American Institute of Architects. He was a delegate to the AIA's California Council and was a past president of the Sacramento Society of Architects. According to his obituary in the Sacramento Bee, "His professional skills won him a variety of architectural awards including two for small homes."

Goodpastor was born in Marysville and graduated from the University of California, Berkeley in 1926. He started

(Please see Continuation Sheet)

B11. Additional Resource Attributes: n/a

***B12. References:**

(Please see continuation sheet)

B13. Remarks:

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

***Date of Evaluation:** 10/26/15

(This space reserved for official comments.)

his Sacramento office in 1936, however, he put his practice on hiatus to serve with the Marines in World War II.

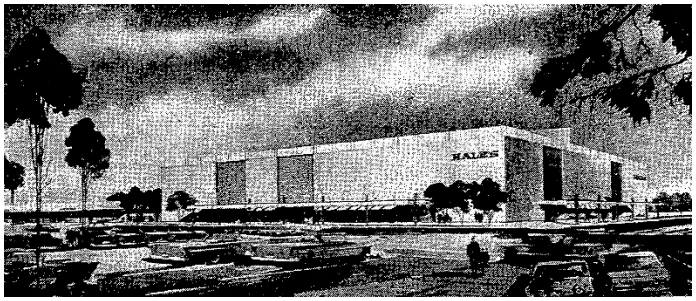
Goodpastor's community activities included four years on the City Planning Commission and a year as its Chair. He was chairman of the Capitol Mall committee and was chairman of the County Appeals Board. He was a member of the Del Paso County Club, the University Club, the Golden C Society, the Rotary Club, the Air Power Council, the Navy League and the Free and Accepted Masons.

Goodpastor is credited with design of the following buildings:

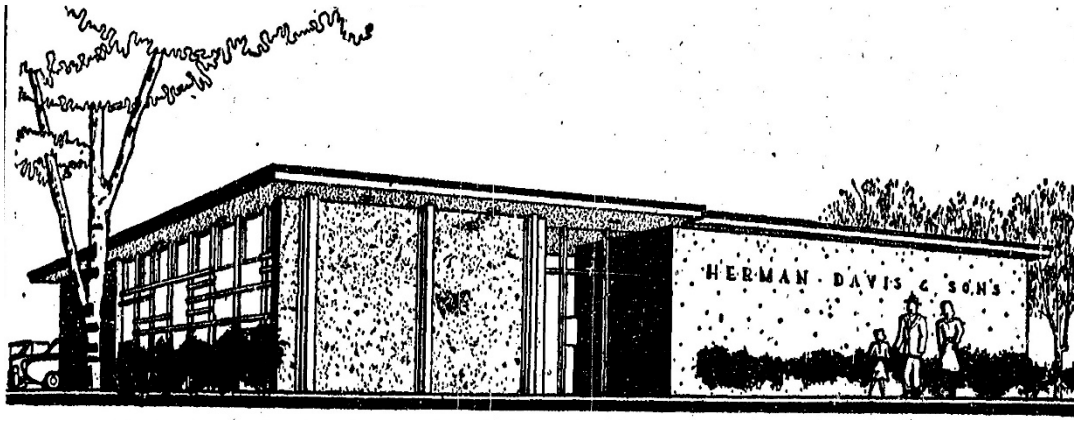
First Christian Church
Marysville First Christian Church
Lutheran Church-Marconi
Arden Christian Church
Third Church of Christ Scientist
Bel Air Markets – Lincoln Oaks, Arden-Eastern
Colonial Theater
Federal Building on Capitol Mall
Gray Bar Bldg.
Grinell Bldg.
Hart Senior Center
Hale's Arden Fair
Herman Davis Office
Schools – Hollywood Park, Harkness, Mark Hopkins, Will Wood School, Huntington, Bidwell, Sacramento HS
Basketball Pavillion
Sac State Cafeteria
UC Davis Ag Sciences Bldg.
Jackson's Furniture
Jefferson Park Homes
Sierra View Terrace
Strizek Homes
River Oaks Village
YMCA

Significance Summary

The residence appears to meet criteria of the Sacramento Register as a Landmark under c, d, and e and criterion 3 of the California Register, as the well-conceived work of a master architect and as a fine example of its type and Mid-Century Modern style of architecture. If the neighboring area were to be determined in the future as a historic district, the house would be a contributing structure**.**



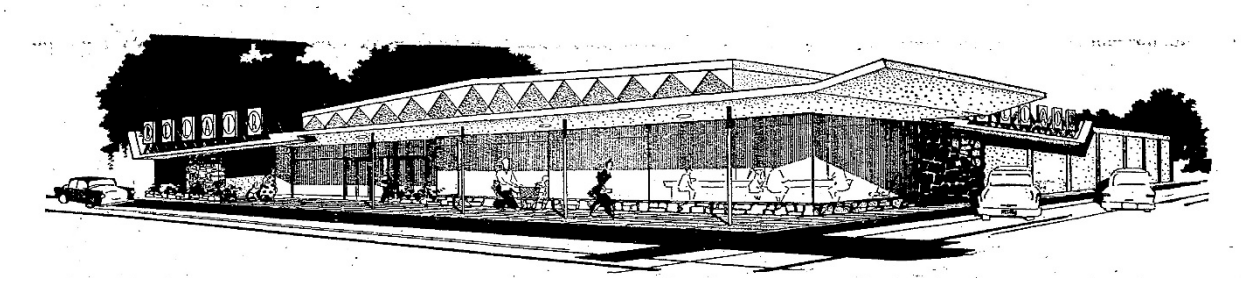
Hale's Arden Fair, now Macy's.



Herman Davis & Sons office bldg.

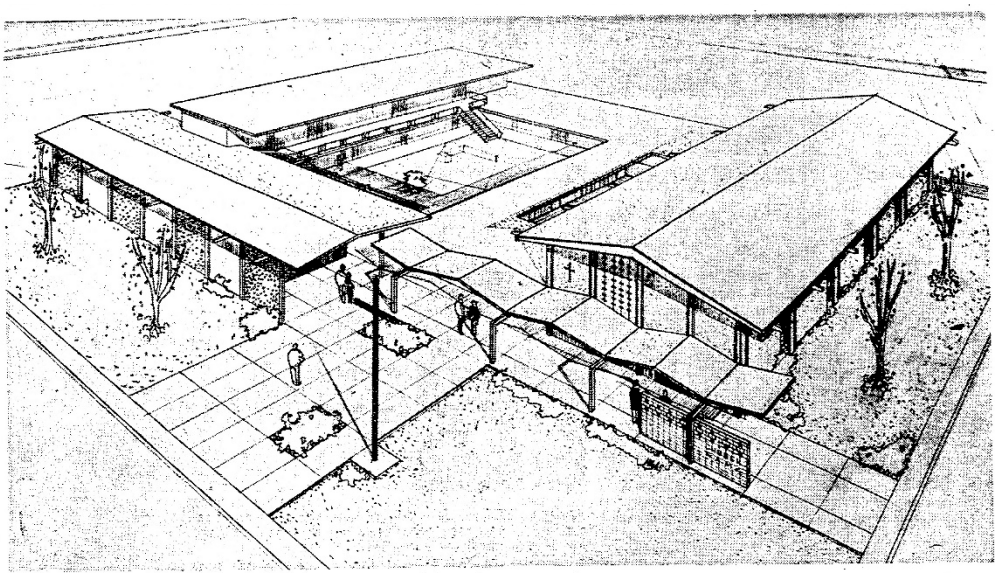
Harry Renfree, left, supervisor of adult activities for the city recreation and park department, and Herbert E. Goodpastor, architect, look at a model of the Senior Citizens Building Goodpastor designed. It will be located in Marshall Park.

Hart Senior Center



Bel Air Markets

Page 5 of 5 **Resource Name or #: 1967 13th Avenue**
Recorded by: Paula Boghosian



Lutheran Church, Marconi Avenue.

References:

Sacramento Bee: 1/27/41, p. 19; 7/18/41, p. 2; 2/4/46, p. 14; 3/9/46, p. 3; 11/27/46, p. 5; 1/12/47, p. 2; 7/6/48, p. 9; 3/5/49, p. 14; 3/19/49, p. 15; 7/28/49, p. 35; 12/3/49, p. 37;12/8/49, p. 63; 3/8/50, p. 2; 4/22/50, p. 20; 8/4/50, p. 35; 12/19/50, p. 21; 1/15/51, p. 2; 1/27/51, p. 14; 2/3/51 p. p. 26; 4/4/51, p. 16; 9/29/51, p. 6; 3/29/52, p. F-11; 4/19/52, p. 38; 5/17/52, p. 39; 11/15/52; p. 16; 12/20/52, p. 6; 5/1/53, p. 25; 11/21/53, p. F-18; 2/27/54, p. F-20; 3/24/51, p. 19; 4/5/54, p. F-25; 4/10/54, p. F-23; 4/20/55, p. 39; 10/1/55, p. F-17; 11/5/55, p. F-20; 1/7/56, p. F-14; 11/3/56, p. C-22; 2/7/57, Sec E; 8/24/57, p. C-21; 2/22/58, p. 1; 8/23/58, p. A-8; 3/22/59, p. D-10; 8/2/59, p. A-14;12/15/59, p. C-1; 3/1/60, p. D-1; 9/20/60, p. C-4; 5/6/62, p. C-22; 6/6/63, p. F-24; 11/19/63, p. B-1; 3/2/64, p. A-7; 7/2/64, p. C-2; 12/3/64, p. E-1; 6/25/66, p. A-3; 1/20/67, p. B-8; 6/8/67, p. D-6; 12/18/67, p. 1, 6; 12/21/67, p. 1; 12/23/67, p. B-6; 12/24/67, p. C-13; 12/29/67, p. 1; 1/3/68, p. 1.
Sacramento City Directories
Sacramento County Assessor's Records

ORDINANCE NO. ___

Adopted by the Sacramento City Council
Date Adopted

LISTING THE MURPHY RESIDENCE,
LOCATED AT 1967 13th AVENUE,
AS A LANDMARK ON THE
SACRAMENTO REGISTER OF HISTORIC AND CULTURAL
RESOURCES

BACKGROUND

A. The city council has found "that significant aspects of the city's rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city's economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character." (Sacramento City Code section 17.604.100.A.)

B. To this end, the city code provides a mechanism for listing landmarks, historic districts, and contributing resources on the Sacramento Register of Historic and Cultural Resources ("Sacramento Register"). Listing properties on the Sacramento Register helps to maintain and revitalize the City of Sacramento and its neighborhoods by encouraging the use and reuse of historic building and protects buildings and neighborhoods from deterioration and inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing.

C. To be listed as a landmark on the Sacramento Register, the city council must make the findings required by section 17.604.210.A of the city code.

D. The Murphy Residence located at 1967 13th Avenue (APN # 012-0404-010-0000) (the "resource") is eligible for listing as a landmark on the Sacramento Register because it satisfies the following requirements:

1. City Code section 17.604.210.A.1.a.iii: It embodies the distinctive characteristics of a type, period or method of construction – The building reflects Mid-Century Modern building design with its strong horizontal emphasis, very low-pitched roof with wide projecting eaves and open trellises delineating the floor levels, simple linear composition, corner-wrapping window systems, large expanses of floor-to-ceiling glass vertical-panel "walls" and floor-to-ceiling entry doors, use of wood, brick and stucco façade materials related to different

floor levels, horizontal bandings of windows aligned at the top of the walls on the second floor, including metal casement and fixed windows, and overall lack of extraneous ornamentation.

2. City Code section 17.604.210.A.1.a.iv: It represents the work of an important creative individual or master – Herbert Goodpaster, the architect of the house, was one of the leading architects of the Mid-Century Modern period in Sacramento. He was a master architect who had a distinguished 30-year career in Sacramento. He was a leader in his field as president of the Central Valley Chapter of the American Institute of Architects. He was a delegate to the AIA's California Council and was a past president of the Sacramento Society of Architects. According to his obituary in the Sacramento Bee, "His professional skills won him a variety of architectural awards including two for small homes."

3. City Code section 17.604.210.A.1.b: The resource has integrity of location, design, setting, materials, workmanship and association when judged with reference to the eligibility criteria – The primary and secondary facades of the house have a high degree of integrity, including original materials and Mid-century Modern design features. In addition, the minor alterations on the front and the additions at the rear of the house have all complied with the Secretary of the Interior's Standards for the Treatment of Historical Resources, and therefore, there were no significant impacts to the integrity of the resource.

4. City Code section 17.604.210.A.1.c: The resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of chapter 17.604 of the City Code – The house is a relatively rare example of the architect's work involving residential structures and is an important example of early Mid-Century Modern residential building type and design in Sacramento, and its preservation benefits the public understanding of Sacramento's historical and architectural heritage.

E. The factors in section 17.604.210.A.2 of the Sacramento City Code, which are to be considered when determining whether to list a nominated resource on the Sacramento Register, are inapplicable to the resource.

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

SECTION 1.

The city council hereby finds the following:

A. The Murphy Residence located at 1967 13th Avenue (APN # 012-0404-010-0000) (the "resource") is eligible for listing as a landmark on the Sacramento Register because it satisfies the following requirements:

1. It embodies the distinctive characteristics of a type, period or method of construction (City Code section 17.604.210.A.1.a.iii);

2. It represents the work of an important creative individual or master City Code section 17.604.210.A.1.a.iv);

3. The resource has integrity of location, design, setting, materials, workmanship and association when judged with reference to the eligibility criteria (City Code section 17.604.210.A.1.b);

4. The resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of chapter 17.604 (City Code section 17.604.210.A.1.c).

B. The city council has considered the factors in section 17.604.210.A.2 of the city code and determined they are inapplicable to the Murphy Residence.

SECTION 2.

The Murphy Residence, located at 1967 13th Avenue in the City of Sacramento, is hereby listed on the Sacramento Register as a landmark.

SECTION 3.

In accordance with section 17.604.220.C.2, the following are identified as significant features and characteristics of the resource:

1. Mid-century Modern building design elements, including strong horizontal emphasis, very low-pitched roof form, and lack of extraneous ornamentation.

2. Simple linear composition in the use of wood, brick and stucco materials related to floor levels, including: horizontal wood siding on the second-floor facades and balcony walls (balcony walls have simple metal guardrail), and stucco and brick on the first-floor facades, with brick first-floor walls under the second-floor balcony on the west portion of the front façade, and stucco walls under the full second-floor level on the east portion of the front facade;

3. The front façade's second-floor "floats" above the corner-wrapping ground-floor, floor-to-ceiling glass windows on the west and the corner-wrapping ground-floor, floor-to-

ceiling glass windows on the east, with portions of walls inset and offset at the 2 floor levels, yet all under the wide projecting eave of the front façade roof.

4. Rear façade has varied 1- and 2-story projections with their own flat-roof overhangs.

5. A simple metal post supports a shallow, but wide, off-center overhang with open trellis at the first-floor front entryway and extending eastward delineating the ground-floor ceiling height.

6. Recessed front entry with floor-to-ceiling double doors, with glass sidelights flanking the double doors.

7. Large expanses of glass; corner-wrapping window systems;

8. Metal casement and fixed window systems in horizontal groupings of vertically-oriented windows, aligned at the top of the walls on the second floor.

9. Chimney on the north façade extends through the eave.