3

REPORT TO LAW & LEGISLATION COMMITTEE
City of Sacramento

915 I Street, Sacramento, CA 95814-2671

CONSENT
June 5, 2007

Honorable Members of the
Law and Legislation Committee

Title: Designation and Listing of the property located at 1905 "I" Street to the Sacramento Register as a Landmark (M07-035)

Location/Council District: 1905 "I" Street, APN# 007-0013-013, Council District 3

Recommendation: Staff recommends that the Law and Legislation Committee approve and forward to full Council the proposed **Ordinance** placing the property located at 1905 "I" Street in the Sacramento Register of Historic and Cultural Resources (Register) as a Landmark, and specifying the property's significant features and characteristics.

Contact: Kathleen Forrest, Associate Planner (916) 808-5896; Roberta Deering, Senior Planner (916) 808-8259

Presenters: Kathleen Forrest, Associate Planner

Department: Development Services

Division: Planning

Organization No: 4881

Description/Analysis

Issue: This proposal would add the property located at 1905 "I" Street as a Landmark to the Sacramento Register of Historic and Cultural Resources. On March 29, 2007, the property owner, Kathleen Mastagni, submitted a Landmark nomination application to the City of Sacramento's Preservation Director.

The property owner retained Historic Environment Consultants (HEC) to research and evaluate the property. The evaluation includes the history and significance of the property (attachment 4).

As stated in the evaluation, the property is eligible under Criterion ii for Sacramento Register Landmark eligibility, "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." The property owner is

currently undertaking the restoration of the front porch and stairs, which will return the building to its original appearance.

The Preservation Director made the preliminary determination that the property is eligible and forwarded the nomination to the Preservation Commission for its review and recommendation, including identified features and characteristics. On May 2, 2007 the Preservation Commission voted unanimously to recommend the nomination to the City Council.

Policy Considerations: This proposed action is consistent with the City's Strategic Plan Focus Area of "sustainability and livability", as well as the Preservation Element of the General Plan and the City's Historic Preservation chapter of the City Code.

Committee/Commission Action: On May 2, 2007, the Preservation Commission unanimously adopted a Resolution of Recommendation (attachment 6), forwarding the proposed nomination to the City Council for their consideration and action.

Environmental Considerations: The Environmental Services Manager has determined that this action is not a Project per Section 15378 of the California Environmental Quality Act (CEQA), because it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. In the alternative this action is exempt from environmental review per Section 15308 Actions by Regulatory Agencies for Protection of the Environment. Separate development proposals affecting the property may require environmental review.

Rationale for Recommendation: This nomination is consistent with processes established in the Historic Preservation Chapter of the City Code (attachment 1, page 4). The property meets the eligibility criteria for listing in the Sacramento Register as a Landmark.

Financial Considerations: Not applicable

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: _____
David Kwong
Planning Manager

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

GUSTAVO F. VINA
Assistant City Manager

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Attachment 1

Background Information:

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement on the Sacramento Register of Historic and Cultural Resources (Register) as a Landmark or as a Contributing Resource within a historic district are listed in Sacramento City Code section 17.134.170. Generally, nominated resources are noted for one or more of the following characteristics: they are associated with the history of the city and/or the lives of persons significant to its past; they embody distinctive characteristics of a type, period, or method of construction, have high artistic value, and/or have significant historic or architectural worth; and concerning historic districts, they have a geographical definable area with a significant concentration or continuity of resources unified by past events or aesthetically by plan or physical development.

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

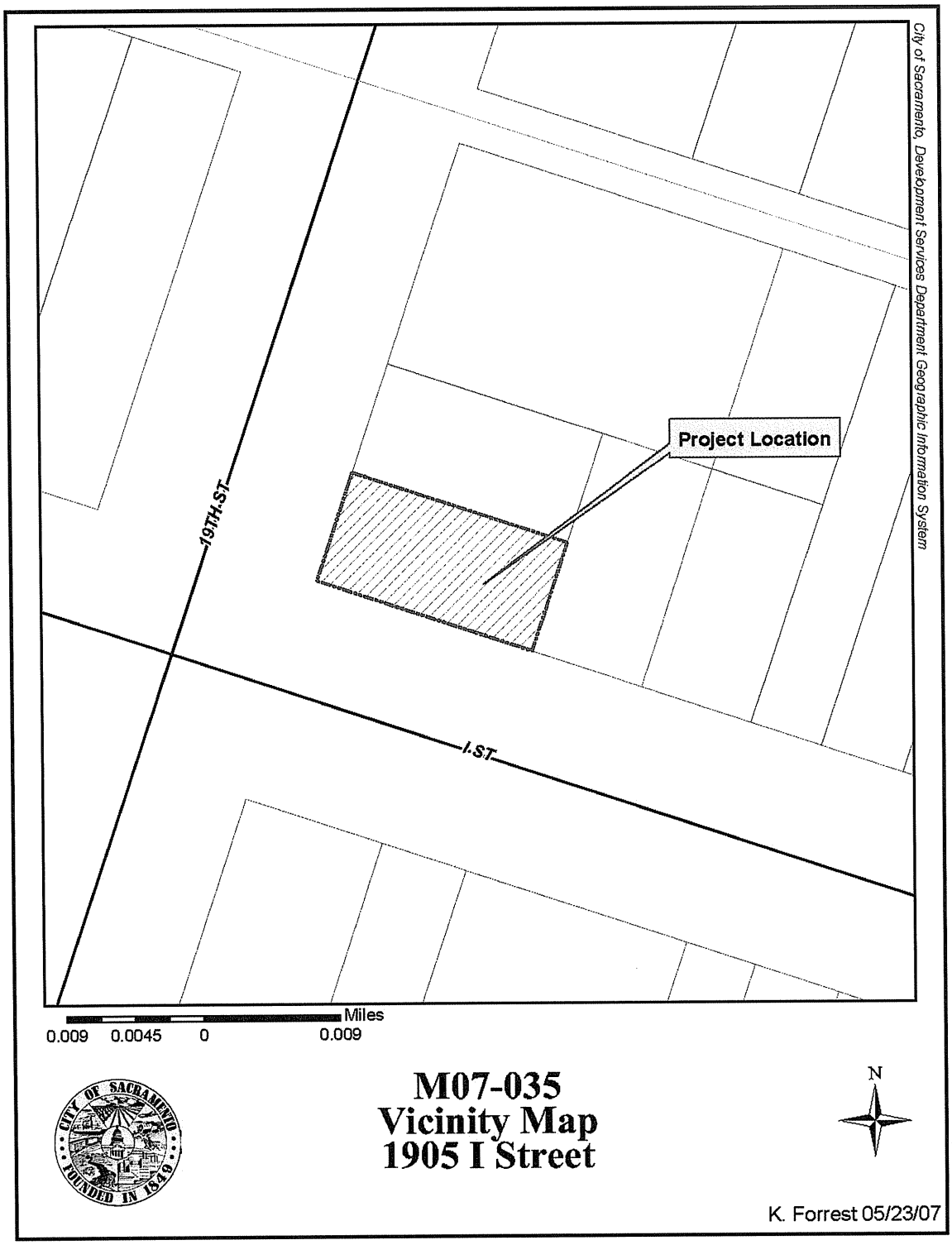
Sacramento's Historic Preservation Chapter of the City Code, Chapter 17.134, regulates the approval and issuance of permits and entitlements involving resources included in the Register, including building permits for new construction; exterior alterations of existing buildings or structures, including work on windows; work affecting certain significant publicly-accessible interiors and 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 Resolution of Recommendation to the City Council are regulated under Chapter 17.134 for a period of 180 days in the same manner as if they were on the Sacramento Register. After 180 days has elapsed, if the City Council has not adopted an ordinance placing the resource on the Sacramento Register, these restrictions will no longer apply, unless the City Council extends the time period for an additional 180 days.

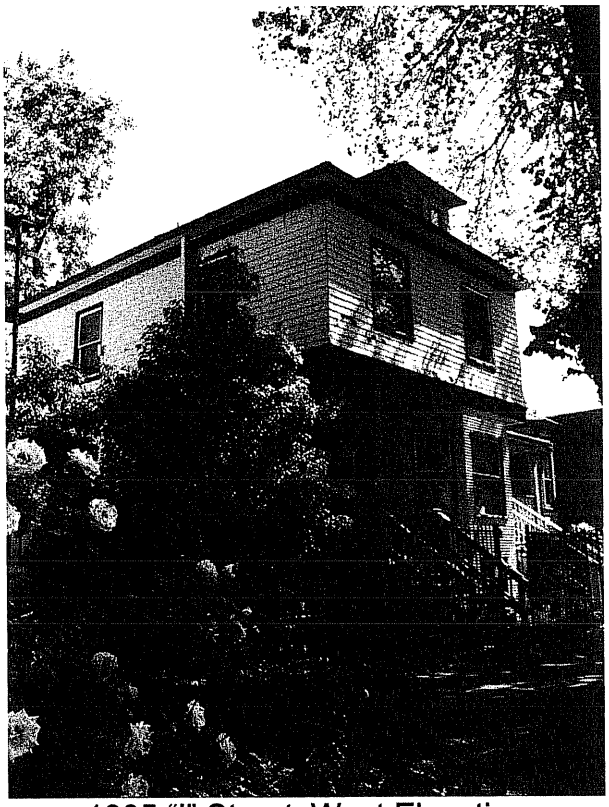
In addition, Chapter 17.134.490 sets forth minimum maintenance requirements for the purpose of protecting Listed Historic Resources from deliberate or inadvertent neglect. Prompt correction of structural defects is required. The Code Enforcement Manager

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.

Attachment 2

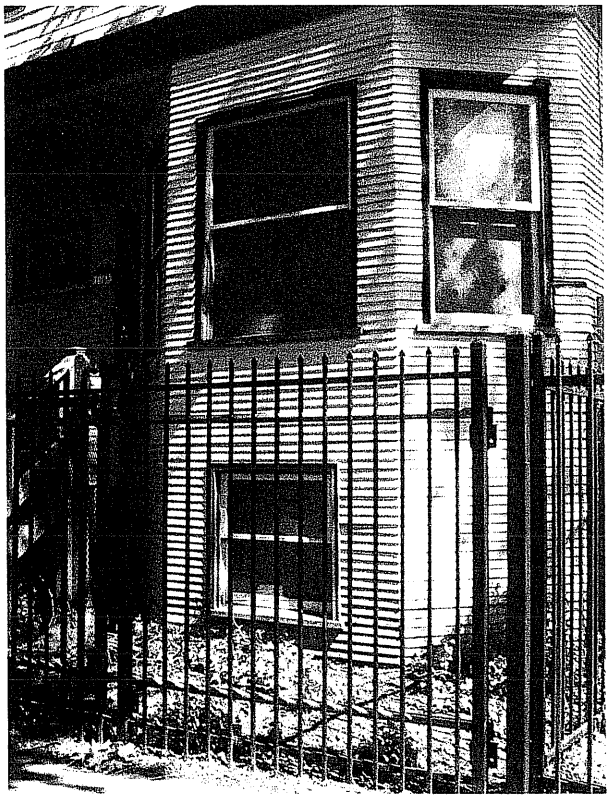


Attachment 3

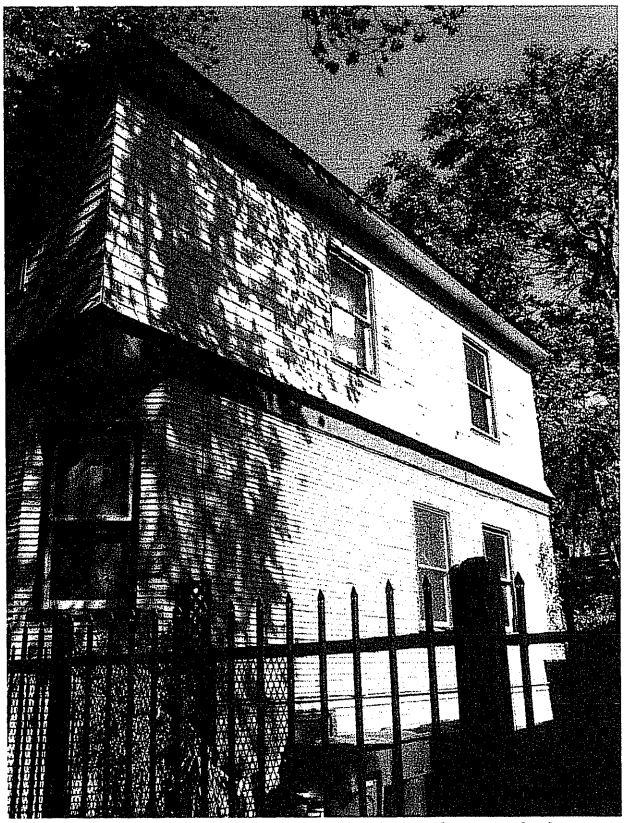


1905 "I" Street, West Elevation

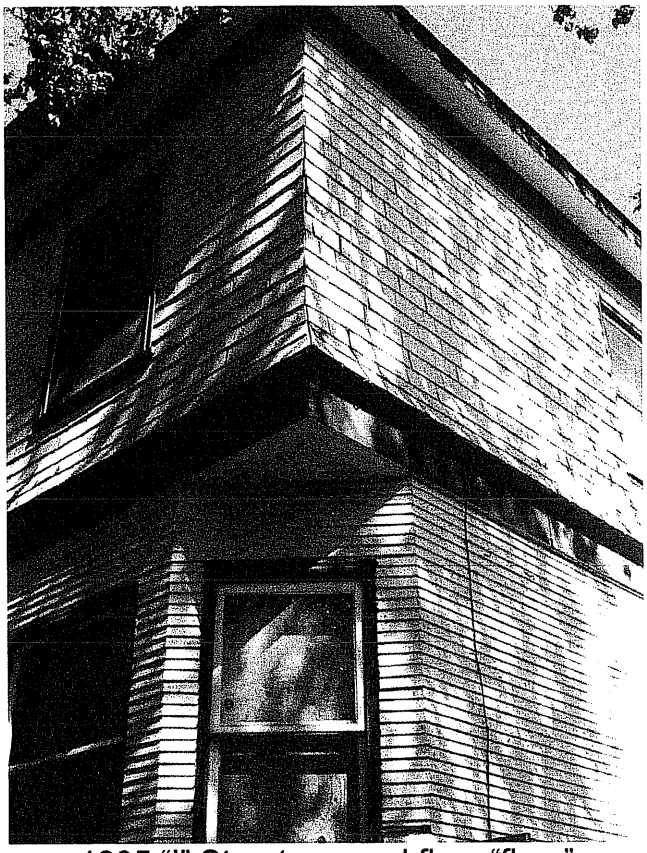
1905 "I" Street, South Elevation, including center dormer



1905 "I" Street, Bay Windows, Wood Trim and Flood Basement



1905 "I" Street, East Elevation including wood shingle and drop siding, framed by wide trim pieces, including under the soffit



1905 "I" Street, second floor "flare"

1905 "I" Street, recessed front porch and angled front bay

Attachment 4

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_____

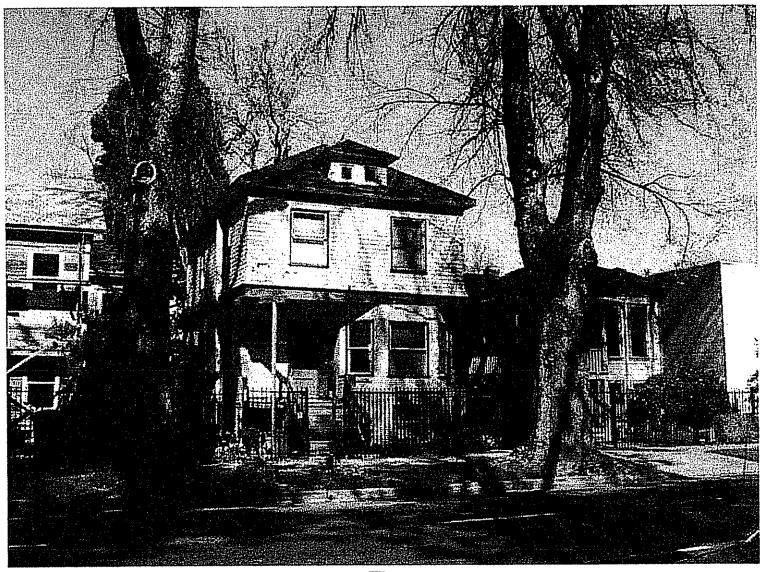
Page 1 **of** 3 **Resource Name or #:** 1905 I Street
P1. Other Identifier: William Bath Residence
***P2. Location: *a. County:** Sacramento
b. Address: 1905 I Street **City:** Sacramento **Zip:** 95814-3111
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 007-0013-013

***P3a. Description:**

The two-story wood-frame house has a hip roof sheathed in composition shingles. There is a hip roof dormer with two windows in the center of front portion of the roof. Windows are double-hung wood sash with one light over one and they may not be original. The siding is shingles on the second floor and three-tiered rustic drop siding on the first floor. There are two vertical windows in the second floor portion of the façade each centered in their half of the façade. The second floor is slightly flared at the base.

The porch is recessed in the west half of the main floor façade and an angled bay window occupies the east half. The balustrade is covered in the same siding as the house. The front portion of the balustrade is missing as is the round column that supported the second floor corner above the porch. The owner proposes to restore these elements to their appearance in the 1949 Eugene Hepting photograph [SAMCC, 1985/024/0405]. The front steps and balustrade have been changed and they will also be restored to their earlier appearance. The entry is opposite the steps and it is flanked on the west by a high horizontal window that illuminates the entry on the interior. The main floor is elevated about four above ground level and there is a basement illuminated by a series of small, square windows.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: Front elevation, view to the northeast.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1908
***P7. Owner and Address:**
Kathleen Mastagni etal
3827 Marshal Ave.
Carmichael, CA 95608
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2007
***P10. Survey Type:**
Intensive
P11. Report Citation Sacramento Old City, Residential Building Survey, Page, 1976.
***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 **Primary #**_____
DEPARTMENT OF PARKS AND RECREATION **HRI#**_____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 ***NRHP Status Code** 5S1

***Resource Address:** 1905 I Street

B1. Historic Name: William Bath House

B2. Common Name: none

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

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

***B6. Construction History:**

Built in 1908, part of he balustrade, front steps and a round column that supported the second floor above the porch have been removed. The owner proposes to recreate those items as per the 1949 Eugene Hepting photograph of the house [SAMCC 1985/024/0405]. The windows are double hung wood sash, but may not be original.

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

***B8. Related Features:**

None

B9a. Architect: unknown **b. Builder:** unknown

***B10. Significance: Theme:** Residential Architecture **Area:** Midtown

Period of Significance: 1908-1918 **Property Type:** Residential **Applicable Criteria:** C

William Haven Bath was born in England in 1849. He emigrated to United States when he was 20 years old and began a successful career in mining that would take him to Michigan, Arizona and California. By the mid-1890s he was working in a well paid job in the Car Repair Department in the Southern Pacific shops in Sacramento. His son Nicholas Haven Bath graduated from Myers School of Embalming in 1903 and they went into business together as Bath & Nauman funeral directors and embalmers. William Bath was the senior member of the firm and it was said that the company was "...ranking among the leading embalmers of the city" [Guinn]. Around the same time Bath was a founder and stock holder in Consumers Mutual Supply Co. which manufactured ice and had cold storage facilities.

Bath was active in civic affairs and was an excellent vocalist. He was president of the Capitol City Carol Singers in 1913. When he and his wife Catherine completed their house at 1905 I Street in 1908 the *Sacramento Union* ran (See continuation sheet.)

B11. Additional Resource Attributes: None

***B12. References:**

Guinn, James M., History of the State of California and biographical record of the Sacramento Valley, Chapman Publishing, Chicago, 1906, p. 941.

Sacramento Archive and Museum Collection Center: Photo Archives, Map Books

Sacramento Bee: February 5, 1913, p. 1; September 24, 1913, p. 13, February 5, 1913, p. 1.

Sacramento City Building Permits

Sacramento City Directories

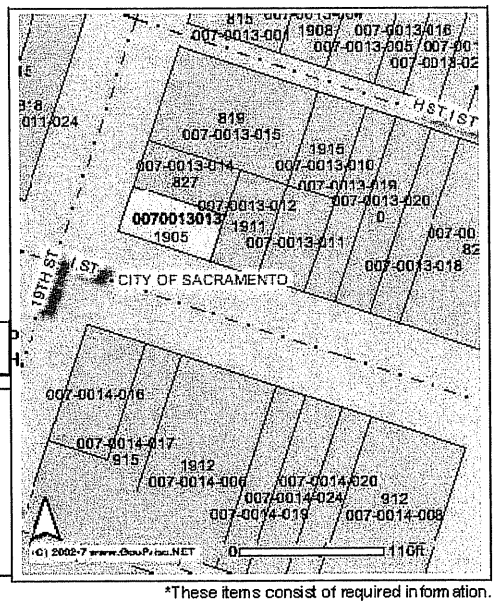
Sacramento Old City Survey, Residential Buildings, Vol. II, Charles Hall Page, 1976.

Sacramento Union: February 28, 1908, p. 4

B13. Remarks:

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

***Date of Evaluation:** March 2007



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

(This space reserved for official comments.)

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

CONTINUATION SHEET **Trinomial**

Page 3 of 3 **Resource Name or #:** 1905 I Street

Recorded by: Paula Boghosian
B 10. Significance

WILLIAM BATH CELEBRATES COMPLETION OF HIS NEW HOME

ons of St. George Assist in House-Warming That Was Even in Life of the Order's Vice-President.

USIC, SONG AND BANQUET

dge Hall Presents Brilliant Appearance With Its Handsome Decorations and Well-Contented Crowd.

an extensive 3-column story titled: "William Bath Celebrates Completion of his new Home." The story included a portrait photograph of Bath and a photograph of the house.

When William Bath reviewed the guest list for his house warming party he realized his house was not large enough for the hundreds of guests he expected so he rented the meeting hall of the Sons of St. George. Bath had been principal officer in the Sons of St. George, which was a cultural organization for people of British origin. He had a lavish banquet for his guests and an entertainment program including vocalists, musicians and readings of literature. Since his guests could not enjoy being in his new home, he had a scale model built and he placed it on a podium in the middle of the hall.

In 1913 William's son Nicholas built the Hotel Haven at 1316 I Street. The concrete building cost $ 30,000 to construct and had three stories with a basement. The Baths then sold their interest in the business to Nauman, William retired, and Nicholas took up residence in the Hotel. By 1919, William, Catherine and William H., Jr. were all living in the hotel. The two houses, 1901 and 1905 I Street, which still share the same parcel, were used as rentals and the Bath era in 1905 I Street ended.

William H. Bath, Sr. died in 1926 at the age of 76. With his death, Catherine moved from the hotel to 1901 I Street. She retained ownership of 1905 I and used it as a rental. Catherine died in 1938 at the age of 86 and in 1939 the property was passed to her daughter Bessie Arnold and Nicholas.

William Bath, the builder of the house, appears to have enjoyed local prominence as evidenced by the *Sacramento Union* article with photographs that celebrated the completion of his home in 1908. He even made a model replica of his home to display at the large house warming party held when it was completed, demonstrating how important the house was to him and his wife. Bath was active in different businesses in the community, gaining respect for their quality, as well as civic affairs which he shared with his wife Catherine. He also contributed to the musical community in Sacramento, in both performance and leadership. His prominence and respect in the community provide a degree of importance to the house associated with him – particularly with the attention it attracted locally.

The house is a good example of its type, if currently missing features are restored. It combines some Colonial Revival influences, its form and the missing column, with Shingle Style references, the second floor flair at the base and shingled surface. The property would appear to meet criteria for listing as a Landmark in the Sacramento Register based on its design and owner prominence, if the porch and stairs are returned to their original appearance.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary #_____ HRI#_____ Trinomial_____

Page 3 of 3 **Resource Name or #:** 1905 I Street

Recorded by: Paula Boghosian

This 1949 photo by Eugene Hepting shows 1901 and 1905 I Street. The owner plans to return the porch to its appearance in this picture. That plan includes the turned post, enclosed balustrade, front steps and the open balustrade on the steps.

Photograph Courtesy of SAMCC 1985/024/0405

Attachment 5

M07-035

RESOLUTION NO. 07-002

ADOPTED BY THE PRESERVATION COMMISSION

ON DATE OF MAY 2, 2007

RESOLUTION TO RECOMMEND THE NOMINATION OF 1905 "I" STREET AS A LANDMARK AND RECOMMEND IT BE ADDED TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

WHEREAS, the Sacramento City Council, in adopting Chapter 17.134 of the Sacramento City Code, has found that placement of qualifying structures, resources and historic districts on the Sacramento Register of Historic and Cultural Resources (Register) benefits both the community and property owners, because protecting and preserving historic resources help 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; and

WHEREAS, on March 29, 2007, a Landmark Nomination Form for 1905 "I" Street was submitted to the City's Preservation Office; and

WHEREAS, on April 25, 2007 the City's Preservation Director made a preliminary determination that the structure meets the Register eligibility criteria and considerations as a landmark; and

WHEREAS, the Preservation Commission (Commission) has the authority under Chapter 17.134 to consider Landmark, Contributing Resources and Historic District nominations for inclusion in the Register by adoption of a resolution of recommendation after holding a noticed public hearing; and

WHEREAS, on May 2, 2007, the Commission conducted a duly noticed public hearing to consider the nomination of 1905 "I" Street and recommend to the City Council the following landmark for inclusion in the Register:

1905 "I" Street, Sacramento

WHEREAS, the Commission has received and considered oral and documentary

evidence at the hearing and has determined that the proposed landmark has special architectural character or special historical or aesthetic interest or value.

WHEREAS, the Commission identifies the following features and characteristics of the resources:

- Wood sash windows and trim, including double hung and single pane;
- Wood front door;
- Wood shingle (second floor) and three-tiered rustic drop siding (first floor), framed by wide trim pieces, including under the soffit;
- Second floor "flare" at base;
- Recessed front porch;
- Angled bay window, first floor;
- Hipped roof with center dormer;
- Highwater basement;
- Walled porch railing;
- Turned corner porch post.

NOW, THEREFORE, BE IT RESOLVED that the Preservation Commission adopts this resolution to recommend the nomination of 1905 "I" Street as a Landmark and recommend to the City Council of the City of Sacramento that it place 1905 "I" Street in the Sacramento Register as a Landmark;

I hereby certify that the foregoing Resolution was adopted by the Preservation Commission of the City of Sacramento at its Meeting held on May 2, 2007.

Signed:

Bruce Booher, Chair
Preservation Commission

ATTEST: R. Deming for
William Crouch, Preservation Director
Urban Design Manager

Attachment 6

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATING AND ADDING 1905 "I" STREET TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES AS A LANDMARK (M07-035)

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

SECTION 1

The Sacramento Register of Historic and Cultural Resources is amended by adding the property located at 1905 "I" Street as a Landmark.

The property located at 1905 "I" Street was built in 1908 for William and Catherine Bath, influential members of Sacramento's business and civic community. 1905 "I" Street is associated with the lives of persons significant in the City's past and is a good example of its type of architecture, displaying Colonial Revival and Shingle Style references.

SECTION 2

Sacramento City Code Section 17.134.180 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 significant features and characteristics of 1905 "I" Street include the following:

Significant Features & Characteristics: All elements, materials, surfaces, and finishes, of the original design of the structures and landscape/site features shall be included. Specific features and elements include:

EXTERIOR

Wood sash windows and trim, including double hung and single pane;
Wood front door;
Wood shingle (second floor) and three-tiered rustic drop siding (first floor), framed by wide trim pieces, including under the soffit;
Second floor "flare" at base;
Recessed front porch;
Angled bay window, first floor;
Hipped roof with center dormer;
Flood basement;
Walled porch railing;

Turned corner porch post.

SECTION 3

Pursuant to Sacramento City Code Sections 17.134.170 and 17.134.180 and based on the duly noticed hearing conducted by the City Council, and the recommendation from the Preservation Commission, 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 1905 "I" Street as a Landmark and to place them in the Sacramento Register:

The property meets Crieteria ii and iii of the Criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (1-5):

A. The nominated resource meets Criterion ii for listing on the Sacramento Register: "It is associated with the lives of persons significant in the city's past";

B. The nominated resource meets Criterion iii for listing on the Sacramento Register: "It embodies the distinctive characteristics of a type, period or method of construction";

C. In addition, the nominated resource has integrity of location, design, setting, materials, workmanship and association; and

D. 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 17.134, section 17.134.170-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 the Landmark promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmark.

Adoption of the Landmark is consistent with the City's Preservation Element of the General Plan.

Adoption of the Landmark will afford the property the use of the California Historical Building Code and eligibility for any future preservation incentives that may be adopted for listed properties.

Adoption of the Landmark helps to protect historic resources of the City of Sacramento.

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the property located at 1905 "I" Street as a Landmark and add it to the Sacramento Register.