



REPORT TO LAW & LEGISLATION COMMITTEE City of Sacramento

915 I Street, Sacramento, CA 95814-2604

Consent
November 4, 2010

Honorable Members of the
Law & Legislation Committee

Title: Nomination of Hall, Luhrs & Co. Building, 914 2nd Street (M10-013) and Bell & Cupola located at Fire Station 8, 5990 H Street (M10-016) as Landmarks for listing in the Sacramento Register of Historic and Cultural Resources

Location/Council District: 914 2nd Street, Assessor's Parcel Number 006-0012-022-0000, Council District 1 and 5990 H Street, Assessor's Parcel Number 005-0241-001-0000

Recommendation: Review an **Ordinance** placing the properties located at 914 2nd Street and 5990 H Street in the Sacramento Register of Historic and Cultural Resources (Register) as Landmarks, specifying each property's significant features and characteristics, and forward a recommendation of approval to the City Council.

Contact: Susanne Cook, Associate Planner, (916) 808-5375; Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259

Presenters: Susanne Cook, Associate Planner, (916) 808-5375; Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259

Department: Community Development

Division: Planning

Organization No: 21000

Description/Analysis

Issue: This proposal would add the properties located at 914 2nd Street and 5990 H Street as Landmarks to the Sacramento Register of Historic and Cultural Resources. The Hall, Luhrs & Co. Building (914 2nd Street) was recorded and evaluated after Staff received a Landmark nomination application from the property owners, and the designation sought relative to eligibility for the City's Landmark Assistance Grant program, which requires properties being considered for the grant program be listed as Landmarks in the Sacramento Register of

Historic & Cultural Resources. The Bell & Cupola, located at Fire Station 8 (5990 H Street) Landmark nomination application was submitted by the Pioneer Mutual Hook & Ladder Society, a not-for-profit organization dedicated to preserving and recognizing Sacramento's fire fighting history. As part of their application, a letter of support of the nomination from the Fire Chief Ray S. Jones was included in the materials.

Eligibility Criteria:

The Hall, Luhrs & Co. Building (914 2nd St.): The Preservation Director made the preliminary determination that the property is eligible under the following 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;"
- iii. "It embodies the distinctive characteristics of its type and period;" and,
- vi. "It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation."

The recommended period of significance is 1885 to early 20th century when the building changed to a hotel use (documentation of that date has not been found at the time of printing this report.)

Fire Station 8 Bell Tower Cupola (5990 H St.): The Preservation Director made the preliminary determination that the property 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 state or the nation;" and,
- iii "It embodies the distinctive characteristics of a type, period or method of construction."

The recommended period of significance is 1855-1961.

Policy Considerations: This proposed action is consistent with the City's Strategic Plan Focus Area of "sustainability and livability", as well as the Historic and Cultural Resources Element of the 2030 General Plan and the Historic Preservation chapter of the City Code.

Commission Action: During the Preservation Commission meeting on October 6, 2010, one of the Commissioners commented on the Hall Luhrs & Co Building's 2nd Street storefront sashes with the rounded corners. The photos that were found show other storefronts and not the original, so it is unclear what the original 2nd Street storefront was. Staff has changed the contributing features to reflect this.

During the October 6, 2010 meeting, the Preservation Commission forwarded the proposed nominations to the City Council with recommendations that both properties be added to the Sacramento Register as Landmarks.

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. Any future development proposals affecting the property may require environmental review.

Financial Consideration: There are no financial considerations associated with this item.

Rationale for Recommendation: This nomination is consistent with processes established in the Historic Preservation Chapter of the City Code (attachment 1, page 5). The properties meet the eligibility criteria for listing in the Sacramento Register as Landmarks.

Respectfully Submitted by: 
DAVID KWONG
Planning Director

Approved by: 
MAX FERNANDEZ
Director of Community Development

Recommendation Approved:

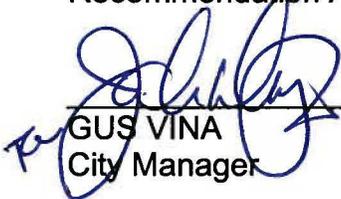

GUS VINA
City Manager

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Attachment 1: Background

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.

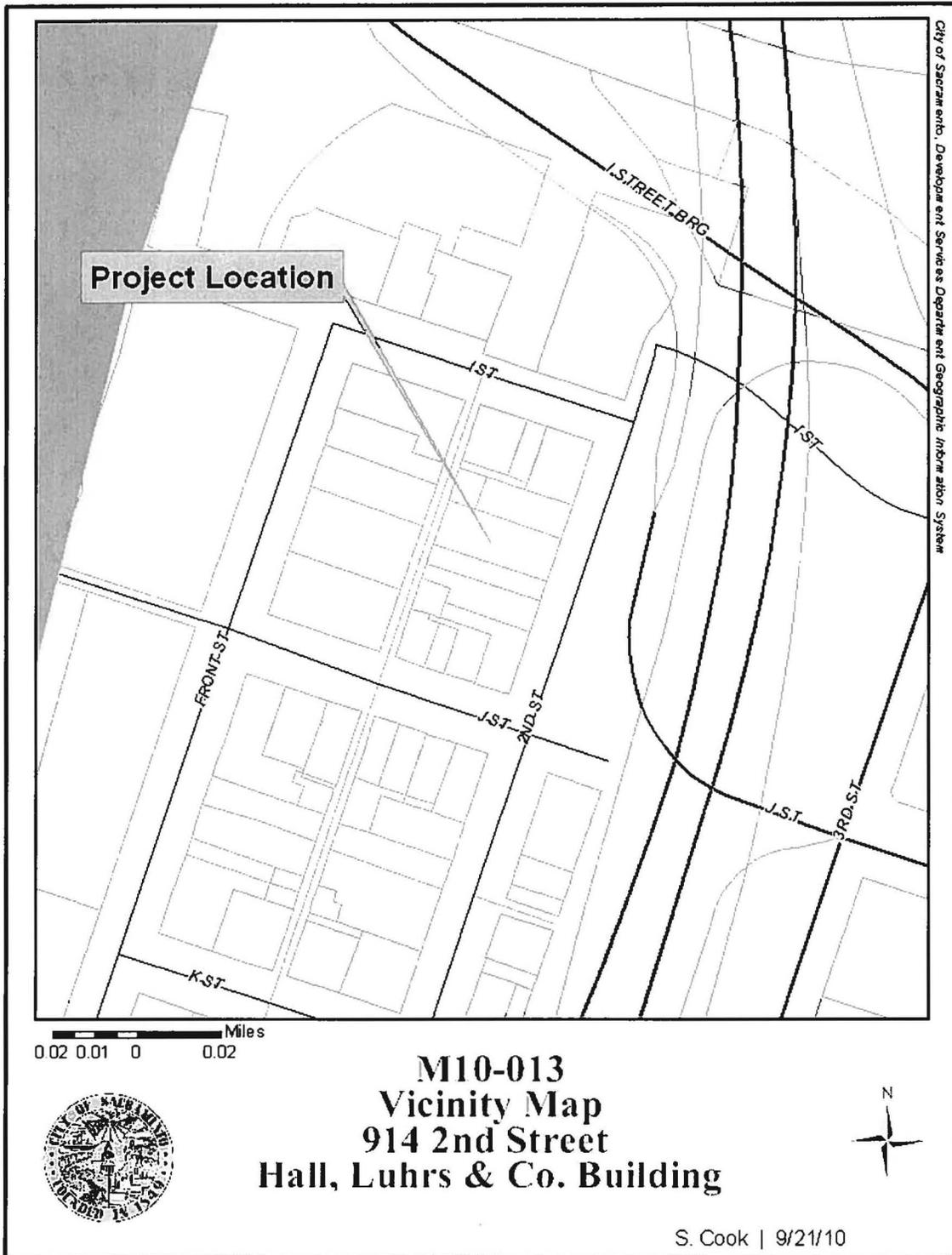
Sacramento's Historic Preservation Chapter of the City Code, Chapter 17.134, regulates the approval and issuance of permits and entitlements involving resources included in the Register, including building permits for new construction; exterior alterations of existing buildings or structures, including 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 recommended for nomination by the Preservation Commission 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.

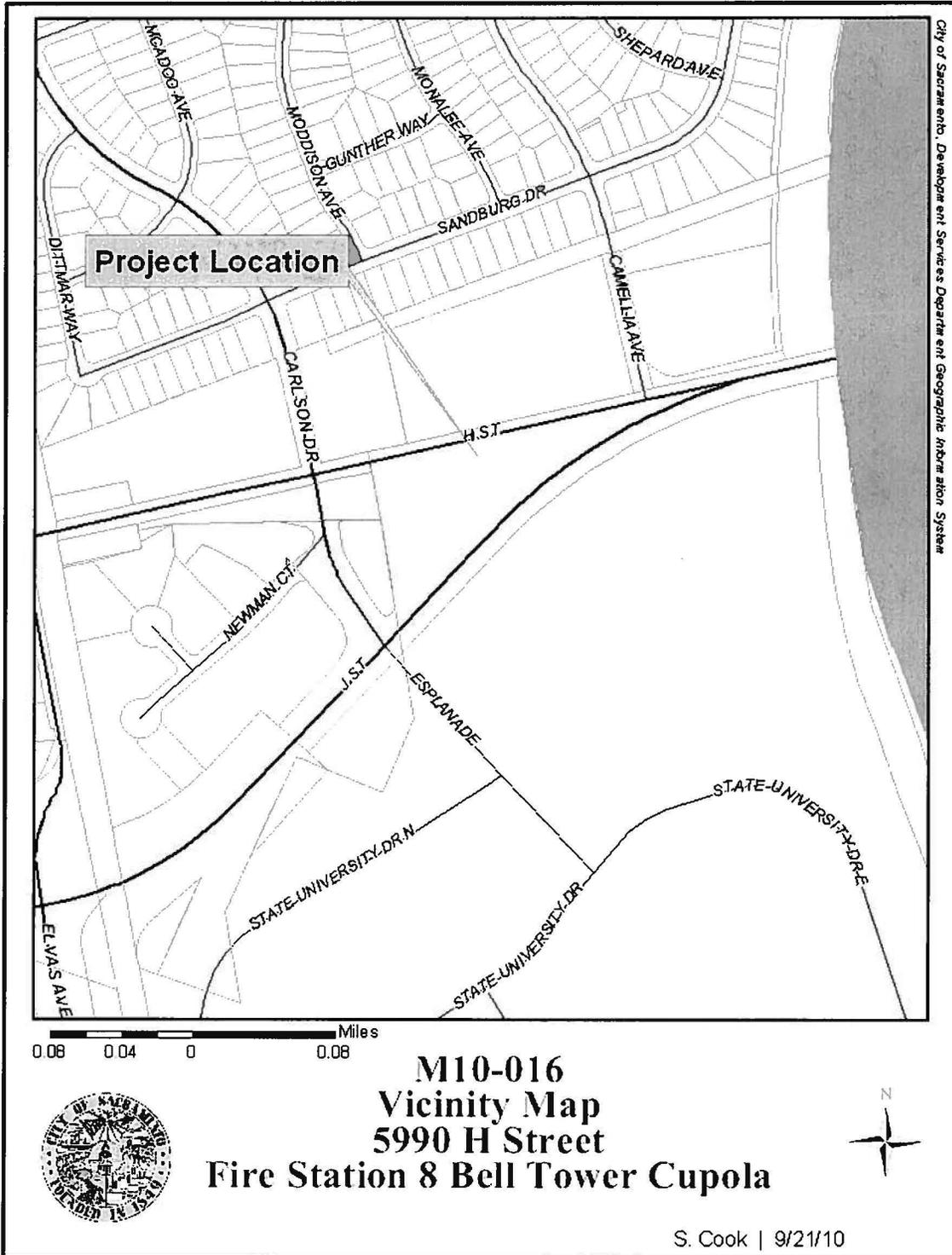
**Attachment 2: Vicinity Map of 914 2nd Street and
Evaluation Forms**



Attachment 3: Vicinity Map of 5990 H Street and

Evaluation Forms

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Attachment 4: Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATING AND ADDING 914 2ND STREET AND THE BELL & CUPOLA AT 5900 H STREET TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES AS LANDMARKS (M10-013 AND M10-016)

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 properties located at 914 2nd Street and the Bell and Cupola at 5990 "H" Street as Landmarks.

The property located at 914 2nd Street (006-0012-022-0000) 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;" and iii. "It embodies the distinctive characteristics of its type and period;" and vi. "It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation."

The bell and cupola structure located at 5990 H Street (005-0241-001-0000) 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 state or the nation;" and iii "It embodies the distinctive characteristics of a type, period or method of construction."

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 914 2nd Street - Hall, Luhrs & Co. Building - include the following:

Contributing features include but are not limited to:

- Building, including but not limited to
 - Entire east/front elevation, plaster and wooden elements, including color scheme window and door openings unless documentation from original building construction found of original 2nd Street storefront designs that

differ from current, including material (wood), and glazing patterns, and framing with the exception of the storefront windows' and doors' rounded corners of the sashes which would not have been original, and trim, porch posts and ornamental railings,

- Cornice, brackets and parapet design, including painted sign
 - West/rear elevation brick façade, window and door openings, materials, and trim, framing and glazing patterns and color schemes.
 - Interior heavy timber framing in basement, turned columns on first and second floors, and skylights over interior stairwell.
- Archaeological sites in basement
 - Hollow sidewalk and raised streets element at basement level

Significant Features & Characteristics: The significant features and characteristics of 5990 H Street - Bell Tower Cupola - include the following:

Contributing features include but are not limited to:

- Fluted columns surrounding the bell
- Metal flared dome with ball finial
- Original cast metal bell and related ring elements
- Elements of original column capitols, cupola railing, and flag pole, which had been altered in alteration of cupola.

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 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 properties located at 914 2nd Street and 5990 "H" Street as Landmarks and to place them in the Sacramento Register:

The properties meet 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 located at 914 2nd Street (006-0012-022-0000) 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;" and iii. "It embodies the distinctive characteristics of its type and period;" and vi. "It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation."
- B. The nominated resource located at 5990 H Street (005-0241-001-0000) 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 state or the

nation;” and iii “It embodies the distinctive characteristics of a type, period or method of construction.”

- C. In addition, the nominated resources have integrity of location, design, setting, materials, workmanship and association; and
- D. The nominated resources have important historic or architectural worth, and their designation as landmarks 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 these Landmarks promotes the maintenance and enhancement of the significant features and characteristics of the Landmarks pursuant to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Adoption of these Landmarks promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmarks.

Adoption of these Landmarks is consistent with the City’s Historic & Cultural Resources Element of the 2030 General Plan.

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

Adoption of these Landmarks 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 properties located at 914 2nd Street (006-0012-022-0000) and the Bell & Cupola at 5990 “H” Street (005-0241-001-0000), as Landmarks to the Sacramento Register of Historic and Cultural Resources.