REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Public Hearing
July 17, 2007

Honorable Mayor and
Members of the City Council

Title: Designation of the property located at 7041 Carnation Avenue in the Sacramento Register of Historic and Cultural Resources as a Landmark (M07-038)

Location/Council District: 7041 Carnation Avenue, Council District 5

Recommendation: Conduct a public hearing and upon conclusion adopt an **Ordinance** placing the property located at 7041 Carnation Avenue 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 for Historic Preservation (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 7041 Carnation Avenue as a Landmark to the Sacramento Register. On March 12, 2007 the property owner's agent submitted a Demolition Investigation and Report (IR07-142) per Section 17.134.430 of the Historic Preservation Chapter of the City Code for the proposed demolition of structures 50 years or older for the structure at 7041 Carnation Avenue. On April 26, 2007, the Preservation Director made the preliminary determination that the structure is eligible for listing in the Sacramento Register as a Landmark, per Section 17.134 of the Historic Preservation Chapter of the City Code. The Preservation Director forwarded the nomination to the Preservation Commission for its review and recommendation, including identified features and characteristics. The Preservation Commission unanimously voted to forward the nomination to the City Council on June 6, 2007.

The Preservation Office retained Historic Environment Consultants (HEC) to research and evaluate the property. Please see the attached evaluation, which includes the history and significance of the property (attachment 4), in which the

consultant concludes that the property is eligible for listing as a Landmark in the Sacramento Register under Criterion iii of the Criteria for Sacramento Register Landmark eligibility, "It embodies the distinctive characteristics of a type, period or method of construction."

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 June 6, 2007, the Preservation Commission heard the proposed nomination and unanimously forwarded it to the City Council for its consideration and action. The Law and Legislation Committee heard this item on June 5, 2007 and recommended approval to Council.

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) Guidelines, because it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. 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: Joy Patterson
for David Kwong
Planning Manager

Approved by: William Thomas
Director of Development Services

Recommendation Approved:

for Ray Kerridge
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 criteria: 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 geographically definable area with a significant concentration or continuity of resources unified by past events or aesthetically by plan or physical development.

Following the submission of the Demolition Investigation and Report for the property located at 7041 Carnation Avenue, the Preservation Office retained Historic Environment Consultants, Inc. (HEC) to conduct additional research and evaluate the property relative to its potential eligibility as a Landmark. HEC prepared the attached DPR 523A and 523B evaluation forms (attachment 4), concluding that the property is eligible for listing as a Landmark in the Sacramento Register under Criterion 3, "It embodies the distinctive characteristics of a type, period or method of construction" (17.134.170(A)(1)(a)(iii)), and "whose carefully executed details give it architectural distinction despite its modest size."

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.

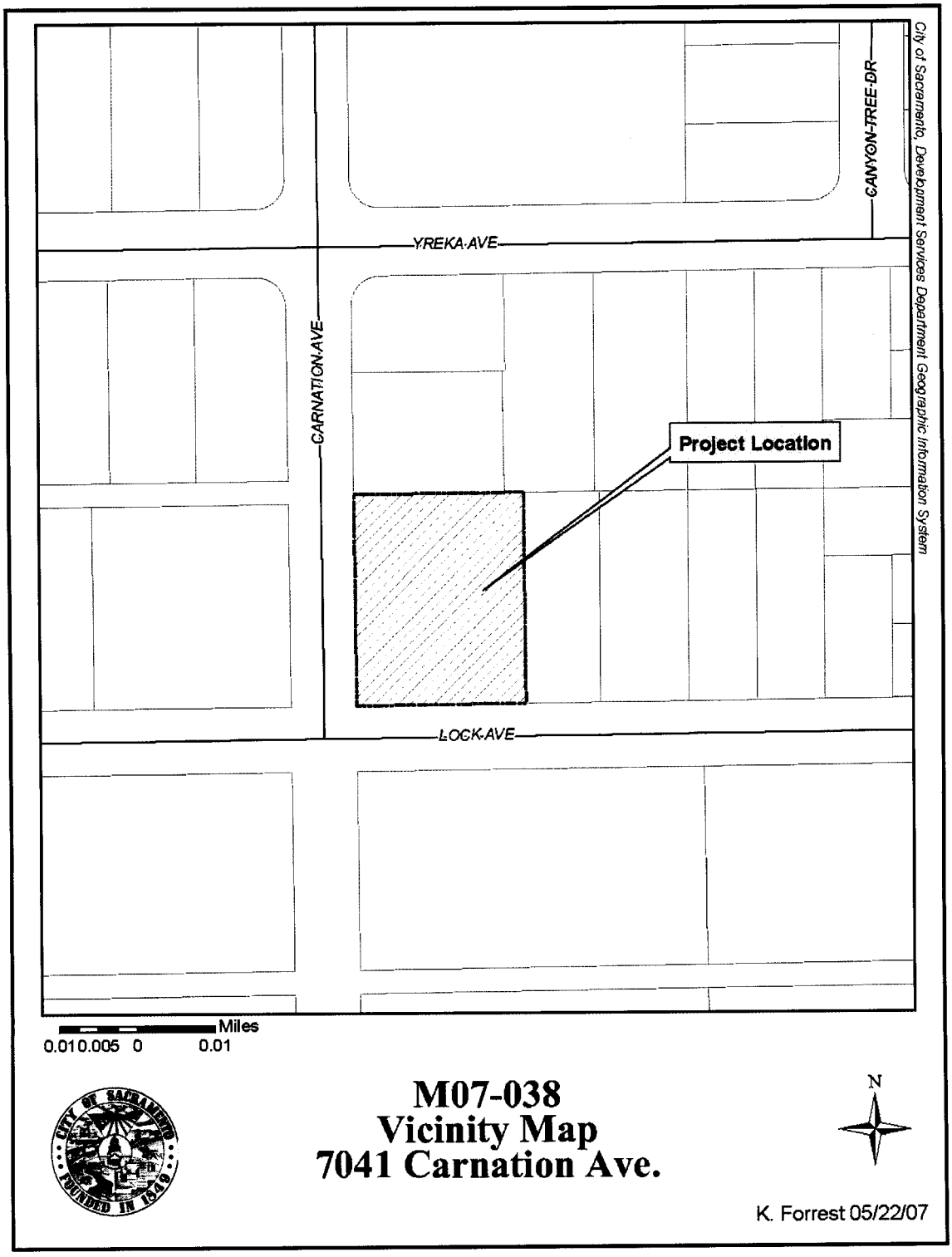
Sacramento's Historic Preservation Chapter of the City Code, Chapter 17.134, regulates the approval and issuance of permits and entitlements involving resources included in the Register, including building permits for new construction; exterior alterations of existing buildings or structures, including 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 17.134.430 for a

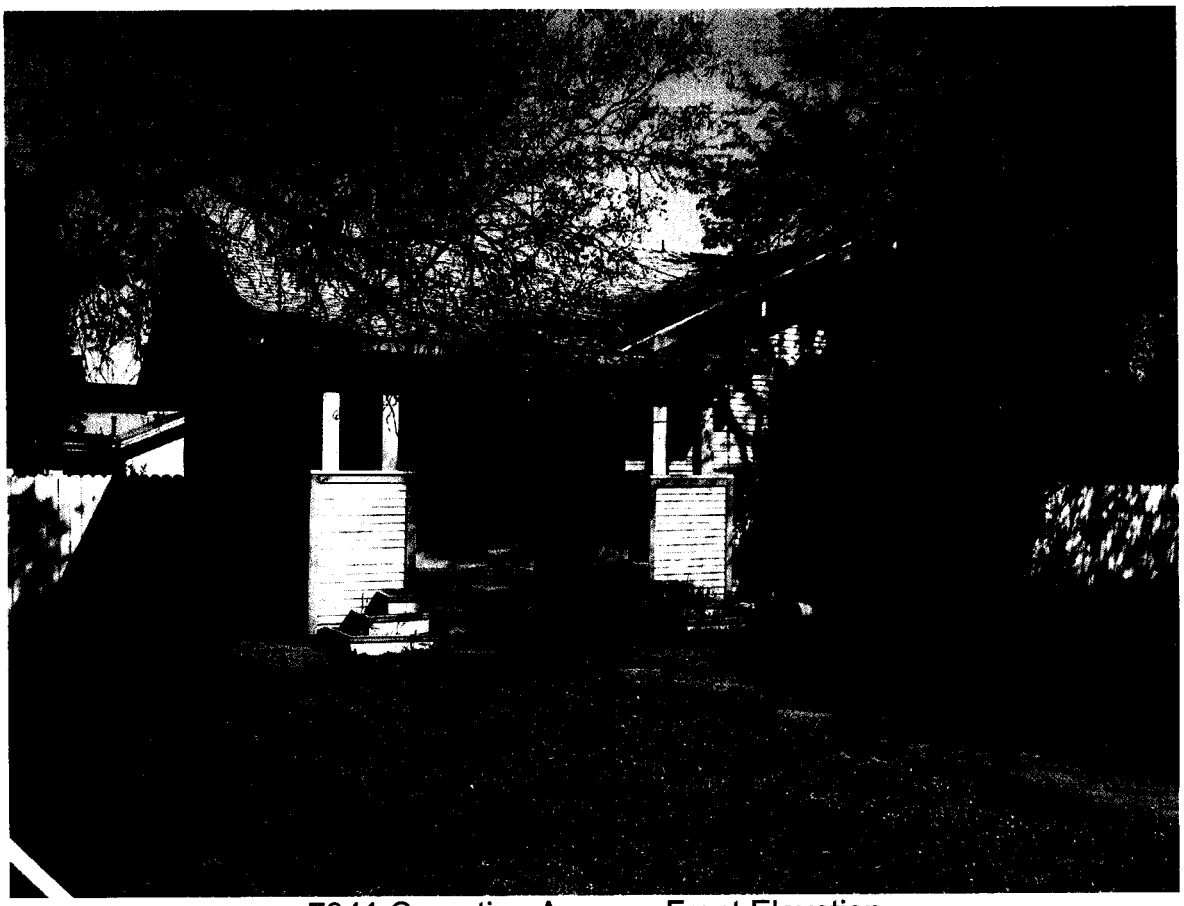
period of 45 days in the same manner as if they were on the Sacramento Register. After 45 days has elapsed, if the City Council has not adopted an ordinance placing the resource on the Sacramento Register, these restrictions will no longer apply, unless the City Council extends the time period for an additional 45 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

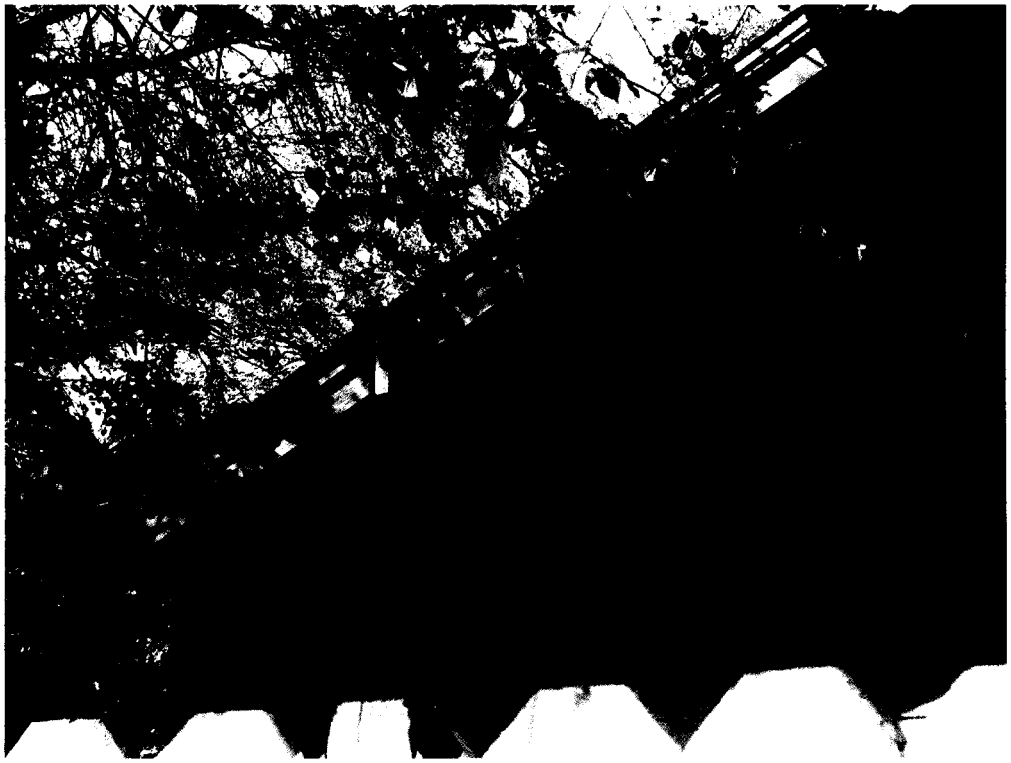


Attachment 3



7041 Carnation Avenue, Front Elevation

7041 Carnation Avenue, Eave Detail



7041 Carnation Avenue, Bracket Detail

Attachment 4

State of California — The Resources Agency **Primary #**_____
DEPARTMENT OF PARKS AND RECREATION **HRI #**_____
PRIMARY RECORD **Trinomial**_____
NRHP Status Code_____
Other Listings_____
Review Code_____ **Reviewer**_____ **Date**_____

Page 1 **of** 4 **Resource Name or #:** 7041 Carnation
P1. Other Identifier: Marco Zerick House
***P2. Location: *a. County:** Sacramento
b. Address: 7041 Carnation **City:** Sacramento **Zip:** 95822
***c. USGS 7.5' Quad:** Florin **Date:** 1980
***e. Other Locational Data: APN#:** 041-0066-007
***P3a. Description:**

The single-family wood frame house is typical of craftsman style houses that were built in the Sacramento region during the late teens to early 1920s. The scale of house is modest and the porch only occupies about half of the façade. The cross-gabled roof is sheathed in composition shingles. The siding is two-tiered rustic drop siding, with slightly wider individual slats than on most craftsman style houses of the era. The windows are double-hung wood sash with four vertical lights over one. The porch is recessed on the north half of the façade beneath the roof which is supported by two pairs of square wood posts at the corners. The sides of the porch are sheathed in the same siding as the house. The porch surface and steps are concrete. A large square window with four lights over one and surrounded by a frame of battered wood molding looks onto the porch and the entry is in the south sidewall of the porch. A window unit in the south half of the façade contains of a pair of windows each with four lights over one surrounded by a battered wood frame. A decorative composition of beam ends supports either side of the gables and the peak, and a design of alternating narrow and wide vertical wood strips of varying lengths has been applied to the gable ends over attic vents. A metal sash window has been added, or has replaced an original window in the east side of the north elevation. A metal sash sliding window has been added to the center of the rear façade and opens onto a wood deck that is not original. The side and back yards are enclosed by a five-foot board fence. Two shade trees frame the front of the house and another shades the south side of the house. Plantings are minimal and a shrub partially obscures the south half of the west elevation. Alterations include the windows with sliding aluminum sash, the "step' planters extending the width of the stairs on the façade, and the rear deck.

***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 east.
***P6.Date Constructed/Age and Source:** ☑Historic ☐Prehistoric ☐Both
1923 Metroscan
***P7. Owner and Address:**
Jadubans Beshwanauth
P.O. Box 653
Davis, CA 95617
***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*:
***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 1 **of** 1 ***NRHP Status Code:** 5S1
***Resource Address:** 7041 Carnation
B1. Historic Name: Zerick House
B2. Common Name: none
B3. Original Use: Single Family Residence **B4. Present Use:** Single Family Residence
***B5. Architectural Style:** Bungalow with Craftsman influences
***B6. Construction History:**
Built in late teens or early twenties. Relatively Intact. One window on the east ½ of the north elevation has been changed (or added) and a sliding glass door has been added at the rear.
***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
None
B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme:** Residential Development in Semi-rural Florin Road **Area:** Florin Road West
Period of Significance: 1917ca-1957 **Property Type:** Single family dwelling **Applicable Criteria:** C

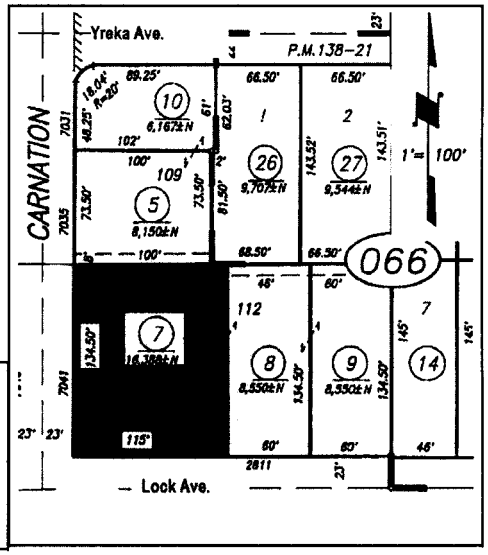
The property is located in an early Sacramento subdivision entitled "Camellia Acres," located in the southern portion of Sacramento off of Florin Road.

Because the area was mostly rural to semi-rural for many years, records for the owners and occupants of this house are rare or difficult to find. The first owner of this house appears to be Marco Zarick who owned the house in 1923. Zarick also owned a number of acres of land around the house. It is unclear whether Zarick owned the property as personal property, or through his role as the Trust Officer with Capitol National Bank. Zarick was an important person during his era. In addition to his work for the bank he was a practicing attorney. He and his wife, Mary, performed important roles in a number of fraternal and civic organizations. Zarick was one of about a dozen individuals who were credited with funding and building the Elks Building (12th & J Streets) and he was on the initial board that oversaw its operations. In 1920 Zarick ran unsuccessfully for the California Assembly.

The house does not appear to have been lived in by the Zarick family, but could have been built as a country home or rental property. The role of the Zaricks in so many civic organizations would appear to preclude much time away from their urban home. They resided for a time at 916 N Street in a four-plex. In 1926-27 they lived in a house just west of Curtis Park. Zarick died in 1927 at the age of 34. News of his death was a Page One item in both the *Sacramento Bee* and the *Sacramento Union* newspapers. At the time of his death his only child, a son, was just two years old. After Marco's death, Mary became a clerk for a state agency and lived on 15th Street.

(Please see continuation sheet).

B11. Additional Resource Attributes: none
***B12. References:**
Sacramento Bee: May 22, 1920, p. 7; June 14, 1926, p. A-2; April 17, 1927, p. 1; February 4, 1928, p. 14.
Sacramento City Directories
Sacramento County Map Books
Sacramento Union: April 18, 1927, p. 1
B13. Remarks:
***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.
***Date of Evaluation:** March 2007



(This space reserved for official comments.)

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

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

Recorded by: Paula Boghosian

B10. Significance (continued)

After the Zarick ownership the house occupancy became hard to track. The area in which the house is located was too lightly settled at the time to attract attention from City Directory listings. It was not until the 1950s that listings began to occur in City Directories. In the 1950s and 1960s the house was occupied a Donald or Daniel Nyberg and no occupation was listed. In 1959 the area was annexed to the City of Sacramento.

Marco Zarick attained a degree of importance to the community through his career, political involvement, and community activities with his wife. While the house and property are associated with Marco Zarick, a reasonably prominent individual in the community when the building was constructed, his principal residency address was in the City itself. He may not have lived in the house which was some distance south of downtown Sacramento. The principal importance of the house appears to lie with its architectural design.

Although the house is relatively small, it possesses some rather unusually decorative features for its modest size. The set of brackets in the gables composed of crossed beam ends and the attractive and functional application of a pattern of wood strips over the attic vents in the gable ends give the small Craftsman design distinction.

The framing of the windows with 'battered' shaped molding and the double hung windows with four vertical lights over one add to the carefully conceived image of the building. The wood front door with its small square panes in the upper portion is in keeping with the Craftsman style, and the slender corner boards on the corners of the building and porch sides contribute to the building's careful detailing. Overall, the alterations are minimal, reversible, and do not detract from the image and detail of the building.

The Zarick House is a good example of its style and type, whose carefully executed details give it architectural distinction despite its modest size. The building appears to meet criteria for listing in the Sacramento Register as a landmark building.

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

Page 4 of 4 Resource Name or #: 7041 Carnation

Recorded by: Paula Boghosian

Front and north elevations with a view to the southeast. Take note of the craftsman style front door, the porch detail and the windows.

North Elevation. Notice the decorative wood strips in the gable end and decorative beam ends. Those details plus the four over one wood sash windows are details that are not commonly found on a house in a rural to semi-rural setting in 1923.

Attachment 5

ORDINANCE NO.

Adopted by the Sacramento City Council on _____

NOMINATING AND ADDING 7041 CARNATION AVENUE TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES AS A LANDMARK (M07-038)

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 7041 Carnation Avenue as a Landmark.

The property located at 7041 Carnation Avenue was owned in 1923 by Marco Zarick, a Trust Officer with Capitol National Bank and Sacramento attorney. 7041 Carnation Avenue is a good example of its type of architecture, displaying some unusually decorative features for its modest size.

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 7041 Carnation Avenue 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 front door with its small square panes in the upper portion
- Pattern of wood strips over the attic vents in the gable ends
- Framing of the windows with 'battered' shaped molding
- Double hung wood windows with four vertical lights over one
- Slender corner boards on the corners of the building and porch sides
- Recessed porch, including two pairs of square wood posts at the corners
- Two-tiered wood rustic drop siding
- Large square wood window with four vertical lights over one square light, and surrounded by a frame of battered wood molding looking onto the porch
- Exterior wood materials, including windows and narrow lap siding
- Gable roof with extended decorative brackets and beams projecting

beyond the roofline of gable ends
- Shallow raised basement

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 7041 Carnation Avenue as a Landmark and to place it in the Sacramento Register:

The property meets Crieteria 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 iii for listing on the Sacramento Register: "It embodies the distinctive characteristics of a type, period or method of construction";

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

C. The nominated resource has important historic or architectural worth, and its designation as a landmark is reasonable, appropriate, and necessary to protect, promote, and further the goals of this chapter, pursuant to Sacramento City Code Title 17, Chapter 17.134, 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 7041 Carnation Avenue as a Landmark and add it to the Sacramento Register.

Attachment 6 – Placeholder for PowerPoint