



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

PUBLIC HEARING
August 16, 2005

Honorable Mayor and
Members of the City Council

Subject: ADDITION OF THE SIERRA 2 COMMUNITY CENTER TO THE
SACRAMENTO REGISTER AS A LANDMARK (M03-228)

Location/Council District: 2791 24th Street; APN: 013-0041-001; Council District 5.

Recommendation:

The Design Review & Preservation Board recommends to the City Council that it adopt an ordinance designating the Sierra 2 Community Center as a Landmark, identifying the recommended significant features and characteristics of the Landmark, and add the listing to the Sacramento Register.

Contact: Roberta Deering, Preservation Director, (916) 808-8259
Megan Bellue, Associate Planner, (916) 808-5896

Presenters: Roberta Deering, Preservation Director
Megan Bellue, Associate Planner

Department: Development Services

Division: Planning

Organization No: 4829

Summary:

Chapter 15.124 of Title 15 of the Sacramento City Code establishes a process for Design Review & Preservation Board and City Council review and inclusion of historic properties into the Sacramento Register. City Council action to include the Sierra 2 Community Center on the Sacramento Register will protect the significant features and characteristics of Sierra 2, pursuant to Chapter 15.124 of Title 15 of the Sacramento City Code, and noting the section 15.124.380, City Projects, related to properties in City ownership, applicable to the Sierra 2 Community Center.

Committee/Commission Action:

On June 7, 2005, the City Council's Law and Legislation Committee reviewed the proposed Landmark designation ordinance for the Sierra 2 Community Center and

unanimously approved the attached Ordinance relating to the addition of Sierra 2 Community Center to the Sacramento Register as a Landmark and forwarded it and the report to the City Council for adoption.

On November 19, 2003, the Board adopted a Resolution of Intent to recommend City Council adoption of the Sierra 2 Community Center as a Landmark for inclusion in the Sacramento Register. The Board's final action recommending Council approval was taken on March 3, 2004.

Background Information:

The preparation of the Landmark nomination of the Sierra 2 Community Center was initiated in 2003 by the City's Preservation office, which hired a consultant to research and evaluate the main building at the Center. Upon completion of the research, and after reviewing the information, the then Interim Preservation Director recommended the property to the Board for its consideration to be included in the Sacramento Register as a Landmark. On November 19, 2003, the Board adopted a Resolution of Intent to recommend to the City Council its adoption of the Sierra 2 Community Center to the Sacramento Register (PB03-073). The nomination process continued at the Board on March 3, 2004, when it took a final action recommending City Council adoption of the Sierra 2 Community Center to the Sacramento Register as a Landmark. This recommendation will be presented to the City Council on June 28, 2005 for its adoption and inclusion of the Sierra 2 Community Center into the Sacramento Register.

Financial Considerations:

This nomination has no fiscal considerations.

Environmental Considerations:

The proposed action is exempt from the requirements of the California Environmental Quality Act under Section 15308, "Actions by Regulatory Agencies for Protection of the Environment."

Policy Considerations:

The following policies and goals of the Preservation Element of the City's General Plan are applicable to the formation and reorganization of Historic Districts including:

- a) The City shall promote the recognition, preservation, and enhancement of historic and cultural resources throughout the city (Policy A.1).
- b) The City shall demonstrate leadership through preserving and rehabilitating publicly-owned historic and cultural resources (Policy A.5).
- c) The City shall encourage preservation of historic and cultural resources to promote sustainability of its neighborhoods (Policy A.6).
- d) The City should support public, quasi-public, and private entities in their preservation efforts (Policy A.10).
- e) To protect and preserve important historic and cultural resources that serve as significant, visual reminders of the City's social and architectural history (Goal B).

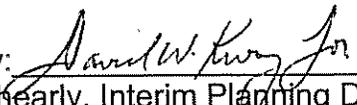
- f) The City shall promote the conversation of historic neighborhoods to encourage preservation of structures and other features. In these areas, the City shall encourage the maintenance and replication of historic sidewalks planters, use of historic street lamps and street signs, and maintenance or restoration of historic park features (PolicyB.6)

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. This designation is consistent with these principles.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve urban areas by supporting existing development (and supportive infrastructure) within existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

Emerging Small Business Development (ESBD):

No Goods or services are being purchased under this report.

Respectfully Submitted by: 
 Carol Shearly, Interim Planning Director
 Planning

Recommendation Approved:

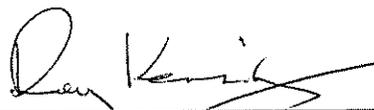
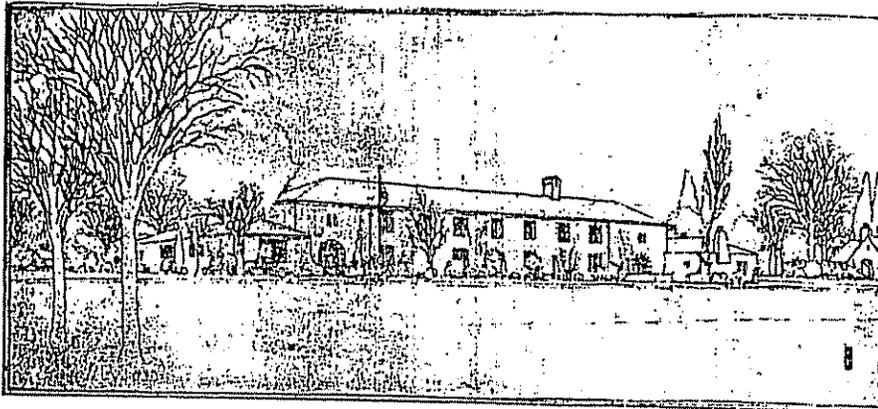

 Robert P. Thomas
 City Manager

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LANDMARK NOMINATION

SIERRA 2 COMMUNITY CENTER



THE ARCHITECT AND ENGINEER

HIGHLAND PARK SCHOOL, SACRAMENTO
Hessinger, Peterson, Halsett, Inc., Architects and Engineering Consultants
Thom & Thom, Architects, Illustrators and Documenters

PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: Sierra 2 Community Center

P1. Other Identifier: Highland Park School/ Sierra School

*P2. Location: *a. County Sacramento

b. Address 2791 24th Street

*c. City Sacramento Zip 95818

d. UTM: N/A

e. USGS Quad: Sacramento East Quadrangle T8N R4 and 5E

*f. Other Locational Data (APN #): 013 041 001

*P3a. Description:

See continuation sheet

*P3b. Resource Attributes: HP15 Educational Building

*P4. Resources Present: Building Structure Object Site District Element of District

P5b. Description of Photo:

Primary entry and north wing view east/ Additional photographs continuation sheets

*P6. Date Constructed/Age:

1922 81 years old documented

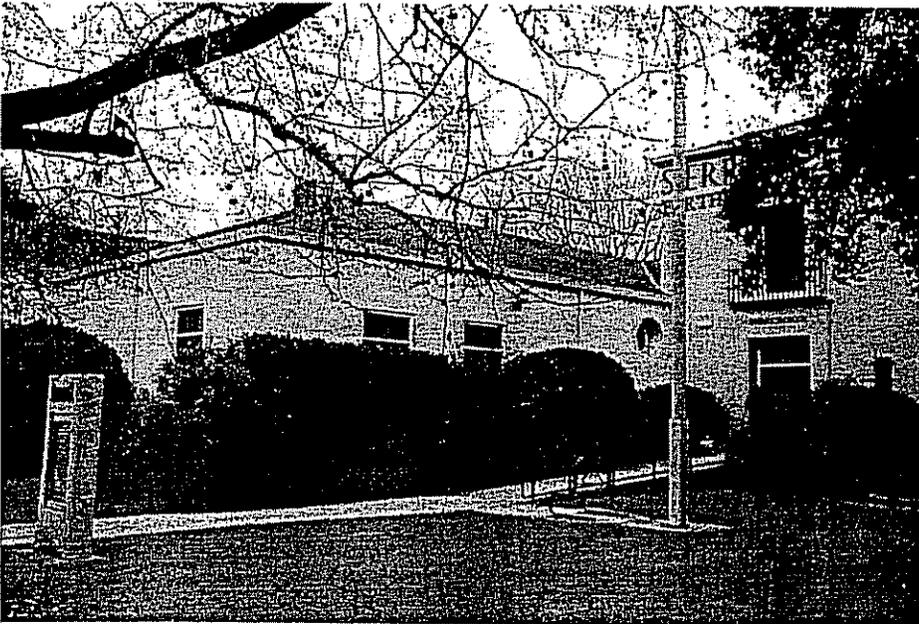
Prehistoric Historic Both

*P7. Owner and Address:

City of Sacramento

Sierra Community Association (leasee)

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



2791 24th Street.
Sacramento, CA 95818

*P8. Recorded by:

Carol Roland
Roland-Nawi Associates
4829 Crestwood Way
Sacramento, CA 95822

*P9. Date Recorded: 03/15/03

*P10. Type of Survey: Intensive
 Reconnaissance Other

Describe: Determination of
Sacramento Landmark
Eligibility

*P11. Report Citation: none

*Attachments: NONE Map
Sheet 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

*Resource Identifier: Sierra 2 Community Center

*NRHP Status Code: 3S

B1. Historic Name: N/A

B2. Common Name: Sierra 2/ Sierra School

B3. Original Use: Elementary School

B4. Present Use: Neighborhood/Community Center

*B5. Architectural Style: Spanish/Mediterranean Revival

*B6. Construction History:

The school was constructed in 1922. An additional classroom wing was added to the rear of the original building in 1923 prior to the opening of the school. Running parallel to the original building, its construction created a U-shape courtyard/playground behind the original building. This is now used as a parking area. In 1929 the auditorium and a connecting wing were added north of the original building. A "Play Shed"/Cafeteria building was built south of the principal building circa the 1930's and is free standing. Two smaller structures, a Prairie Style outbuilding (Outbuilding #1) and an office (Outbuilding #2) are sited to the north of the auditorium. Their construction dates are undocumented, but appear to be circa 1920's and 1930's respectively.

*B7. Moved? No Yes Unknown

Date: N/A

Original Location: same

*B8. Related Features

In addition to the elementary school building there are three free standing buildings on the school site. These include the "play shed"/cafeteria building, now the Senior Center, the Prairie Style Outbuilding #1 and the office, outbuilding #2.

B9a. Architect: Hemmings, Peterson and Hudnutt (known collectively as the Architectural and Engineering Commission) and Dean and Dean

B9b. Builder: Robert Trost (1922) / HW Robinson (1923 addition) / Henry Finnigan (auditorium addition)

*B10. Significance: Theme: Mediterranean Revival Style/ Public Architecture of Dean and Dean

Area: Local/Sacramento

Period of Significance: 1923-29- Property Type: Educational Building/Elementary School

Applicable Criteria: Criterion C: Embodying the Distinctive Characteristics of a Type and Period/ Work of a Master

See Continuation Sheet

B11. Additional Resource Attributes: N/A

B12. References: See attached Bibliography

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

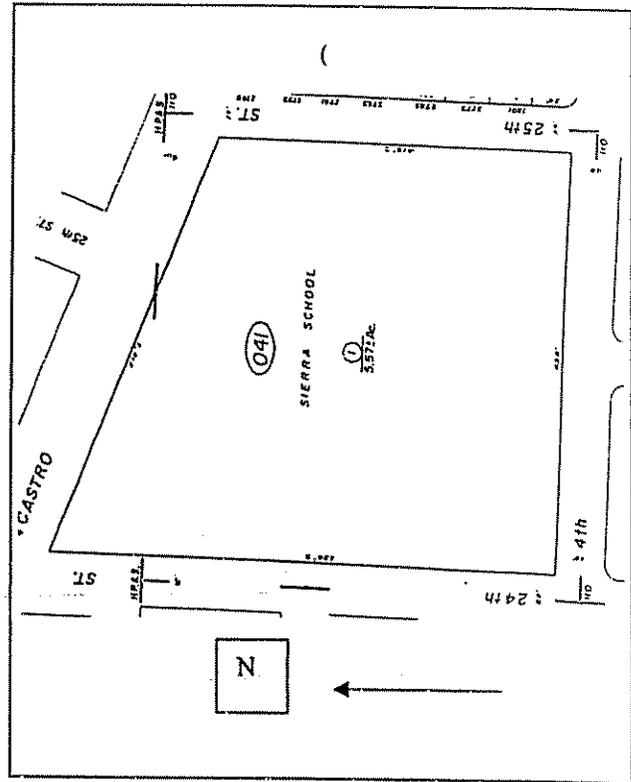
Primary #:
HRI#:

Remarks: N/A

B14. Evaluator: Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants
4829 Crestwood Way
Sacramento, CA 95822

B 15. Date of Evaluation: 03/15/03



(This space reserved for official comments)

Resource Identifier: Sierra 2 Community Center
2791 24th Street
Sacramento, CA 95818

Continuation Update

P3a.Description: Continued from Primary Form

The Sierra School as it was designed in 1922, has a two-story central core sited on the lot in a north-south orientation. This central core is flanked on either end by single-story east-west cross-wings. The northern cross-wing extends four classroom lengths to the rear of the building, while the southern cross-wing is foreshortened. The result is a ground plan shaped like a lop-sided 'H.' The school was based on a standardized plan endorsed by the Sacramento School Board for use in its building program of the 1920's (see fig. 1a). This plan was modified at each school depending on number of pupils anticipated, non-classroom space included and adaptation to the specific site. In the case of Sierra School, the side wings project beyond the two-story central block in both directions, rather than only to the rear, as in the standard plan. In addition the side wings are reduced from the standard plan two-story to one-story. This has the effect of reducing the mass of the Sierra School classroom blocks. This reduction is evident when comparing Sierra School with two of the other remaining schools of this period, Newton Booth and Fremont, both of which have full two-story side wings. In 1923 a single-story classroom wing was added behind the central class room block, attached to the at the eastern end of the north cross-wing. This classroom wing partially closed-off the two-story central block from direct access to the playground and created a U-shape courtyard between the main building and the new wing. This is now used as a parking lot.

On the interior, class rooms and offices were arranged in blocks along one wall, with the corridor running along the opposite wall. This allowed for maximum exterior light to penetrate the hallways as well as the classrooms. The hollow clay tile, from which the building is constructed, is left exposed throughout, as are the second floor joists where they occur in the central block. Floors and stairs are of concrete. On the exterior the hollow clay tiles were clad with smooth stucco.

The building has both low hip and flat roof areas. The predominant form is hipped, with flat roofs found on the rear loggia and bathroom on the north cross-wing. The 1923 addition also has a flat roof with a slight parapet. Originally the roofs were tiled with regularly laid, terra cotta, mission tiles. These were removed circa 1970's and replaced with composition shingle.

Fenestration on the front facades consists of multi-light casement windows with transoms. These are arranged singly along all three of the facades that face the street. Second story fenestration repeats the pattern of the first floor. The same type of windows are used on the front (west) façade of the 1923 addition and are again arranged singly. These single casement windows provide natural light to the interior corridors. The rear windows of the classroom and office wings are arranged in ribbons of six. Each long, vertically emphasized window consists of three parts, a transom, a large center fixed panel, and a lower awning window. This arrangement provides maximum natural light in the class rooms, with provision for ventilation in the lower panel. Small, paired, recessed single-light windows are interspersed between the ribbons of rear, classroom windows. These smaller windows appear to open into utility spaces between classrooms. Both the vertical ribbons and small paired windows have wooden casements and sash with stucco sills. On the front façade small decorative windows with iron grille work are found to one side of the entry doors. On the northern cross-wing, near the main entry door, there is a circular window opening, also with grille work.

Entry doors are located at either end of the central two-story block, near the cross-wings. Nearly identical, they are recessed within a very simple, almost severe, door surround of stucco. The doors are wood framed, with multi-light glazing and a two-light transom. Directly over the first floor entry is a shallow, iron work balcony accessed through multi-light French doors. The lower edge of the balcony rests on the top of the lower door surround. These French doors with iron work balconies are repeated along the south and west facades of the single story northern cross-wing where they appear to be largely decorative. On the north façade of this wing, the doors have no balcony because they provide entrance and egress from the courtyard that separates the school building from the auditorium. This may have been an alteration introduced when the courtyard and auditorium were constructed in 1929. The original function of this room with the multiple French doors is unclear.

CONTINUATION SHEET

The room in the southern cross-wing may have been either a library or lounge, and enjoys a fireplace. Its tall, battered chimney adorns the west wall of the southern cross-wing. This wing also has a centrally placed bay on the south façade with multi-light windows and transoms and a central exit door which now opens onto the walled patio of the cafeteria/Senior Center.

The four hundred seat auditorium, designed by Dean and Dean, was added to the building in 1929. It is connected to the main block of the school building by a narrow wing that contains a corridor with small offices. This connective, flat roofed structure is attached to the rear of the north cross-wing, well back from the front façade, and enters the theater near the stage. This setback forms a U-shape open area between the northern cross-wing of the school building and the south façade of the theater. This area has been enclosed from the front by a low, stucco wall with iron work entry gates creating a landscaped and tiled courtyard.

The theater is a rectangular, one-and-one half-story building with a moderately pitched gable roof. The side walls are supported by slightly projecting, stucco clad buttresses. Large, multi-light window openings are set between the buttresses. A single-story, shed roofed, enclosed portico is centered on the front façade of the theater. It provides a partially sheltered area in front of the double entry door. The entry doors are paneled with glazing in the upper panels. They are finished with decorative large headed nails/studs intended to impart a rustic element. The lower walls of the interior of the portico are tiled in multi patterned blue and yellow tile, with a row of bright blue tiles forming a "baseboard." The stair and floor are tiled with replacement pavers. The portico entry consists of wide double arches separated by a stuccoed column. The portico roof is the only portion of the roof to retain its original straight coursed mission tile covering. The interior of the theater retains its original seats, proscenium and stage.

There are three, free standing buildings that are a part of the school site. To the north of the theater there is a small, residential-looking building, rectangular in plan with a shed roof side addition (outbuilding #2). The building has a low, side gable roof, a cut-in porch and a broad stucco chimney in the center of the front façade. The porch roof is supported on 4X4 wooden posts. The building style is what McAlester terms "minimal traditional." The origin and historic use of the building is unclear. The School Board minutes discuss the acquisition in the 1920's of three residential parcels within the school block. It is possible that this is one of the properties acquired and that the district adapted the building to school uses, rather than demolishing it.

Directly east of this building and also to the north side of the theater, is a small T-plan, Prairie Style building with a low hipped roof on the northern portion of the building with wide overhanging, enclosed eaves. The southern half of the building is surmounted by a flat roof with a slight parapet. Windows are arranged in ribbons of three, with those on the northern half of the building vertically emphasized, while those on the southern half are wider and more horizontal. In both cases the multi-light windows occupy large openings in the façades. Entry doors and porches are found at both ends of the building, suggesting that the structure's two large interior spaces originally had separate functions. This building appears to have been constructed specifically for school purposes. A similar small building, also executed in the Prairie Style, is found at the rear of the Newton Booth School.

Construction dates for these building could not be documented, however, both appear to have been constructed in the 1920's or 30's.

The third building, originally called a "play shed," and later converted to a lunch room or cafeteria, occupies the southern corner of the Sierra School campus. Rectangular in plan, it is of frame construction, clad with clapboard. It has a very low side gable roof. Fenestration consists of ribbons of long, tripartite windows on the west façade. Entries and exits are found on both the east and west facades and have standard, double fire doors with crash bars. The building appears on the 1940 Sanborn Map and probably dates from that period or from the early 1950's. It was designed without reference to the earlier school building.

B 10. Significance

History and Background:

In 1919 the Sacramento Unified School District approved a \$2,000,000 school bond to build ten new elementary schools because, as a recent Grand Jury had found:

it is common knowledge that many school buildings of the City of Sacramento are

overcrowded, inadequate, dangerous and unsanitary.¹

Under this ambitious building program two existing schools, Marshall (27th & C), and Stanford (38th & 4th Ave) were to be enlarged and improved and ten new schools were to be constructed including Jefferson (16th & N), Fremont (24th & N), Newton Booth (26th and V), East Sacramento/David Luben (36th & K), El Dorado (53d & J St), Elmhurst/ Coloma (46/47th Sts, McKinley (7th & G), Bret Hart (Franklin Blvd), Riverside/John Muir (Riverside Blvd) and Highland Park/Sierra (3d & 24th).

To carry out the design and oversee the construction of these buildings the Board requested bids from architectural firms. Initially a San Francisco firm, Shea and Lofquist, was selected, but subsequently withdrew due to delays in selling the bonds. Thirteen proposals were then considered and, following the advise of the Civic Architecture League, the School Board accepted three bids from local architectural firms requesting that they form an "Architectural and Engineering Commission." The architects selected were EC Hemmings, Jans Peterson and George Hudnutt. The three firms agreed to the Board proposal, incorporating as Hemmings, Peterson and Hudnutt, with offices at 9th and I. While incorporating to carry out the school contract, the architects continued also to maintain their own separate offices. The Board charged the architects with conducting a comprehensive survey and preparing a report on the entire elementary building program, preparing designs for the individual schools, preparing the bid process for selecting contractors, and inspecting the buildings. At the same time the Board undertook securing sites in the appropriate neighborhoods.²

A Highland Park School had been constructed circa 1902 on 1/6th of a block at 3d Avenue and 24th Street. A two-story rectangular wooden building topped by a steeply pitched, hip roofed cupola, it appears to have served a largely rural population in the county. In 1911 the area south of Broadway to Whiskey Hill Road (now Sutterville Road) was annexed within the city boundaries. Shortly thereafter a number of suburban subdivisions sprang up in the south area, including Highland Park, Curtis Oaks and West Curtis Oaks. By 1919 the building was deemed inadequate to the needs of the growing neighborhood and the School Board was advised to abandon the "poor wooden building" and to acquire 5-6 acres for a new Class A school.³ A fire in 1920 damaged the building and increased pressure for new facilities.

In 1920 the Board approved sites and building plans for El Dorado, McKinley, and Elmhurst/Coloma, but conflict over the proper site for the Highland Park School delayed building plans. The initial recommendation was for a site in South Curtis Oaks (near the present Bret Harte School), but both the Highland Park PTA and the neighborhood favored a site in the Heilbron Tract at 4th Avenue and 24th Street near the existing 1902 school. As a result of a petition signed at a "mass" meeting of the neighborhood, the Board accepted the Heilbron property in April, 1921, and directed the architects to report on the size and cost of the school.

In May the architects presented preliminary plans based on a school intended to accommodate 475 students. The plan included ten classrooms, four special rooms and one kindergarten, administrative offices, teacher's rest room, and toilets for a cost of \$175,000. By October final plans and specifications were completed and in November a request for bids was made public. The contract was awarded to Robert Trost, a general contractor.⁴ In January of the next year, the Curtis Oaks Improvement Club requested that the Board change the name of the prospective school from Highland Park to Sierra School. Two other schools in the building program were also renamed in 1922, Elmhurst became Coloma School and the East Sacramento Elementary became David Lubin.

Mid-way through the construction of the Sierra School in March, 1922, the School Board entered into an agreement transferring the architectural contract from the Architectural and Engineering Commission (Hemmings, Peterson and Hudnutt) to the new firm of Dean and Dean, consisting of brothers, Charles and James. This initial contract was limited to the completion of the schools authorized under the 1919 bond, but was soon expanded to include new work. Dean and Dean were charged to begin drawings for Jefferson, El Dorado and Coloma schools, and in November, they recommended to the Board that they accept the Sierra School building, holding over \$2,000 from the final payment to the contractor. This action, recorded in the minutes of the Board on November 20, 1922, indicates that the principal building was near completion, but the school did not open until nearly a year later in November, 1923.

¹ Sacramento Board of Education Book of Minutes, September 12, 1919, p. 106

² Ibid. January 14, February 4, April 28, 1920, p. 230 - 300

³ Ibid. September 12, 1919, p. 115.

⁴ Ibid., May 11, 1921, p. 609.

CONTINUATION SHEET

This delayed opening may have been due to the fact that even before the completion of the new building, the Board directed Dean and Dean to design a four classroom addition, plans for which were completed and approved in January 1923, with a contract awarded to HW Robertson for the construction work. When the school's official opening ceremony was held November 9, 1923, the Sacramento Bee announced that it had eighteen classrooms, which would have included the expansion.

Landscaping plans were addressed by a special committee appointed to consider trees at the new school sites. The committee's recommendations then were discussed with the Superintendent of City Parks. The committee recommended that oriental plane trees, elms and poplars be planted in groups, approximately 15 per site. However, landscaping was delayed into April due to rains. At Sierra School the Board appointed a special committee to arrange for the planting of four oaks in the front of the school. Two of these have survived in front of the main building, but appear to be in poor condition. In addition there are two large oaks at the rear of the school yard, near the corner of 4th Avenue and 25th Street, which appear to pre-date the school. Landscape trees were planted, not in clusters as recommended by the committee, but at equal intervals around the perimeter of the school yard. An article in the Sacramento Bee in 1928 indicates that 28 oriental plane trees, donated by HJ McCurry, who's children attended the school, were set out around the school periphery. These trees appear to have survived and now provide a shaded perimeter around the grounds of the Community Center.

In 1928 the School Board again undertook a survey of schools in order to relinquish unwanted school sites and to re-examine the earlier building program. As a result of this study they adopted a Buildings and Grounds program which included the addition of auditoriums to several of the schools initiated under the 1919 bond. Sierra School was selected to add a 400 seat auditorium, as were Bret Harte, Coloma, Donner, and Newton Booth.⁵ After a competitive bid process, Dean and Dean were selected to design the auditoriums for Bret Harte, Coloma, Donner, Newton Booth and Sierra Schools. In August, 1929, the plans for Sierra School were approved and were put out to bid. Henry Finnegan was hired to construct the auditorium and the connecting corridor. The work was completed and accepted by the School Board December 30, 1929.

Two months later, James Dean resigned to take the post of City Manager, City of Sacramento.

Significance:

Sierra 2 Community Center is eligible for designation as a local Sacramento Landmark, as well as for listing on the National Register of Historic Places and the California Register of Historical Resources under Criterion C as an excellent example of its architectural style (Spanish/Mediterranean Revival) and as the work of Charles and James Dean (Dean and Dean) significant, if not the most significant, architectural firm in the Sacramento area in the 1920's and 30's.

As noted above, Sierra School was part of large school expansion program undertaken in the 1920's by the City. The program under which Sierra School was designed emphasized standardization of educational facilities. Although based on a "typical" ground plan, each of the schools designed under the program was distinctive in its exterior design and detailing. In an article in the *Architect and Engineer* in 1922, the author described the schools produced under the city's program as straightforward (sic) in composition and detailing, with simple massing, and "never without grace." Although the buildings were uniform in certain respects, he concluded that: "The sense of solid achievement with an entire absence of striving gives the buildings an atmosphere of genuine importance."⁶

All of the ten schools constructed under the building program of the 1920's (the 1919 school bond), were designed in the Spanish/ Mediterranean Revival Style. Popular throughout California in the 1920's this style was advocated by a number of architects and designers as particularly suited to the California climate and natural setting which is very similar to that of Spain and Mexico. A large number of widely available architectural travel books documented both high style and vernacular Spanish architecture. Volumes such as *Mexican Houses* by Richard Garrison, *Colonial Architecture of Mexico* by Bertrand Goodhue, as well as studies by Rexford Newcomb of Spanish Colonial Architecture in Florida, the Southwest and California made available examples of Spanish architecture originating much closer to home. From the late teens through the 1920's, the *Architect and Engineer* frequently featured drawings and photographs of Spanish buildings. In

⁵ Ibid, April 23, 1928, p. 46-49

⁶ Morrow, Irving. "Recent Work of Dean and Dean, Architects," *Architect and Engineer*, June 1922, p 49.

CONTINUATION SHEET

1915, the San Diego Panama Pacific Exposition, designed by Goodhue, made Spanish Style architecture familiar throughout the state.

The design for the 1920's Sacramento Schools drew heavily on these readily available precedents, particularly the vernacular forms of Andalusia and Southern Spain. Executed either in brick or hollow clay tile clad with stucco, the buildings generally featured low pitched mission tile roofs, second-story, iron railed balconies, terra cotta embellishment at entrances (particularly in the cases of Fremont and Newton Booth with their formal pillars and cornices), arched openings and arcades, grille work and towers. Sierra School embodies all of these characteristics and is an excellent example of this style. Donner, Leland Stanford, and El Dorado Schools, also based on the Andalusian vernacular, have been demolished.

Sierra School is restrained in its design and decorative treatment. The two primary entries, at opposite ends of the principal north-south wing, are set back and framed with austere pilasters and architraves, each with an iron railed balcony above. The balcony is accessed from recessed, glazed double doors that open from the hall. The balcony is repeated in the end wall of the single story projecting north wing. Small grill covered windows flank both doors with a circular window on the wall opposite the main entrance. The original roof was mission tile. At the rear of the building, a covered loggia supported by arched openings provides access between rear classrooms on the exterior of the building. Tall, stucco chimneys, one, on the north end with a hipped opening and one on the south end with a battered profile add interest and reference the tall, elaborated chimneys common on Spanish Style buildings. The 1929 additions to the building enhanced its Spanish/Mediterranean attributes, introducing a walled courtyard between the original school block and the auditorium. The auditorium, while simple in concept, is embellished with stucco buttresses along the side walls and a portico with a tiled roof supported on arched columns. The interior of the portico is richly embellished with tile work and the double entry doors are paneled and glazed and are trimmed with heavy studs. Mission tile grillwork is found on the side walls of the portico and at the apex of the gable end. Brick, geometric grillwork is also introduced on the auditorium side walls.

The buildings and additions to the Sierra Schools are generally attributed to Dean and Dean. The design of the 1919 bond school buildings was initially entrusted to a group of local architects who incorporated under the title of the Architecture and Engineering Commission. The three firms involved were Hemmings, Peterson and Hudnutt. James Dean, a young architect who had come to Sacramento to join his brother Charles in the California State Architects Office in 1912, by 1920 was working in the offices of EC Hemmings.⁷ James appears to have been significantly involved in the school building work awarded to the co-commission members. He appeared on several occasions before the Board of Education to discuss the building program and signed correspondence from the Commission to the Board. In 1922 Charles also left the State Architect's Office and together the Dean brothers established their own firm. In June, 1922 the School Board transferred the program contract from the Architectural and Engineering Commission to Dean and Dean.⁸ An article, published the same month in the *Architect and Engineer*, acknowledged the involvement of Hemmings, Peterson and Hudnutt in the building program, but emphatically attributed the actual design of the buildings to Dean and Dean. Building plans and photographs included in the forty-one page article cite both Hemmings et al and Dean and Dean as "Architects, Designers and Successors." It appears both from the Board Minutes and the *Architect and Engineer* article that the Deans played a substantial role in the design of the original Sierra building and there is no question that they designed the classroom addition of 1923 and the auditorium addition of 1929.

The Dean and Dean firm practiced in Sacramento and the adjacent region from its founding in 1922 until Charles death in 1956. Although James left the firm in 1929 to become City Manager, the double names continued to be used.⁹ They played a significant role in the transformation of the City of Sacramento from a small town of predominantly Victorian architecture to a regional center with numerous important public buildings executed in the Revival styles of the 1920's and 30's. Although they designed several Tudor and Norman Revival buildings, they tended to favor the Mediterranean style in their more monumental works. Among their most important downtown Mediterranean buildings are the Memorial Auditorium, the Sutter Club, the Westminster Presbyterian Church, and the Breuner's Furniture Store (demolished). They often worked in the white washed style of Andalusia, favoring stucco walls with terra cotta trim, red tile roofs and iron balconies, grill work, and decorative tile. Public and commercial buildings that drew their inspiration from this southern

⁷ Donovan, John. "Recent Work of Dean and Dean Architects," *Architect and Engineer*, July, 1920, p.40

⁸ Sacramento Board of Education, June 12, 1922, p. 253.

⁹ Snyder, Bonnie Wehle and Paula J Boghosian. *Sacramento's Memorial Auditorium: Seven Decades of Memories*. (Sacramento: Heritage Press, 1997), p.42.

CONTINUATION SHEET

Spanish vernacular and are still in evidence include the Sutter Club, Westminster Presbyterian, the "Café Metro" building on Freeport Boulevard, and the Alhambra Shopping Center on Alhambra Boulevard.

They also worked in the more formal Romanesque styles of northern Spain, usually favoring brick masonry embellished with more or less elaborate terra cotta decoration. Certainly the most monumental buildings in this variation of the style were the Memorial Auditorium and the main building of Sacramento City College with its high tower and arched entryway (now demolished). Other, less monumental, but still important, examples of their Romanesque inspired works include the Eastern Star Temple (K & 28th), the Clunie Library in McKinley Park, the YWCA (L & 17th) and the Dean Apartment (N & 15th).

In addition to their public and commercial work, Dean and Dean also executed a large number of residential commissions for individual clients and developers. They designed a number of houses in the Wright and Kimbro Tract 24 (the Fabulous 40's), at least seventeen of which can be identified from their drawings in the collection of the city archives. Two of the most notable are residences are Mediterranean in style; the Jacobs house on the corner of 44th and M, which has a Thomas Church garden that was installed later, and the Hart House on 40th. Both of these are large, two-story stucco houses with extensive tile work and detailing. Although not Mediterranean in style, Dean and Dean also designed the Pollack house which served as the residence of Ronald Reagan during most of his two terms as governor of California. The JC Carly house on Montgomery Way (corner of Franklin) is another excellent example in the Spanish style. The Carly house is one of several homes designed by Dean and Dean in association with JC Carly, the developer of much of the Curtis Park area. South Curtis Oaks which extends from Donner Way to 6th Avenue between East Curtis Drive and Franklin, a Carly development, is the only wholly architect designed tract in Sacramento.¹⁰ In addition to appearing in feature articles in the *Architect and Engineer*, 1922 and 1927, Dean and Dean's residential designs were featured in the *Home Designer* magazine and in a pattern book published by *House and Garden Magazine*.

The school buildings designed by Dean and Dean between 1920-1929 were a significant aspect of their body of work. Among their earliest public building designs, they explored variations on the popular revival styles of the period, introducing variety and distinctiveness of design within a standardized set of requirements. Of the several school buildings they designed, only a handful remain. Newton Booth and Fremont School are listed on the National Register and have been adaptively reused, the former as an office complex and the latter as an adult school. Coloma and Sierra schools have been converted into community centers. The annex to Marshall School and the Jefferson School (former District Administrative Building), both designed in a Tudor Revival style, also survive. This represents 50% of the school buildings designed by Dean and Dean in the 1920's. Sierra School is the only surviving example of a school building designed in the Andalusia inspired vernacular style with stucco cladding.

Integrity:

The most significant change to the school buildings was the replacement of the original mission tile roof with composition shingle. The rustic, red/brown tile was an important design element found in all of the Spanish/Mediterranean school buildings designed by Dean and Dean. Its removal affects the integrity of design and materials of the building. However, in most other ways the school buildings have been minimally changed. The original design and its sympathetic 1920's additions are still intact, both on the exterior and interior. Cladding, fenestration, and detailing remain largely undisturbed. In a few cases, earlier interior and rear exterior doors have been replaced by standard institutional fire doors. The adaptive reuse of the building as a Community Center is consistent with its earlier functions as an educational institution. A number of non-profit, educational organizations maintain space there and offer instruction in everything from yoga to Italian. The building is immediately recognizable as a traditional neighborhood school. Over all the building retains integrity of design, materials (with exception of the roof), workmanship, setting, feeling and association.

¹⁰ Morrow, p. 51 and Dixon and Hillen, "Homes in South Curtis Oaks, Sacramento, Calif.," *The Home Designer* March, 1923

Conclusion:

The building is eligible for designation as a City Landmark. It is an excellent example of its property type (a neighborhood elementary school), of its architectural style (Spanish, specifically Andalusian/ Vernacular revival) and as the work of an important architectural team who made a major contribution to the built environment of the City and County of Sacramento in the period of the 1920's-30's. Two other Dean and Dean school buildings from this period have been designated, Newton Booth and Fremont Schools in the mid-town area. The Sierra School building compares favorably in its design, execution and integrity with these buildings and is the only remaining example of its specific genre.

CONTINUATION SHEET

Bibliography:

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Rodger, Richard. *First One-Hundred Years of Sacramento City Schools 1954-1954*. (Sacramento: Sacramento Unified School District), 1990.

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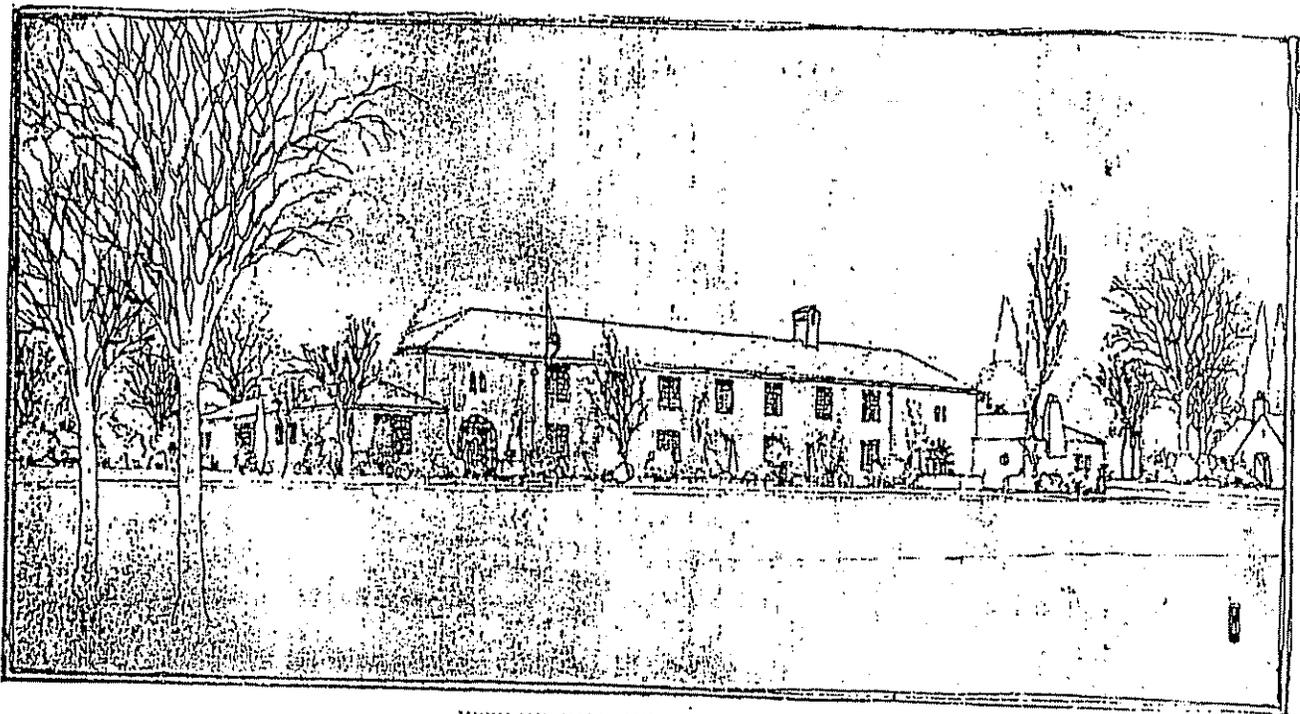
Sacramento Bee, November 8, 1921; March 31, 1928; August 25, 1928; April 19, 1930; May 29, 1933; July 12, 1934.

Snyder, Bonnie Wehle and Paula Boghosian. *Sacramento's Memorial Auditorium, Seven Decades of Memory*. (Sacramento: Sacramento Heritage Press), 1997.

Resource Identifier: Sierra 2 Community Center
2791 24th Street
Sacramento, CA 95818

Continuation Update

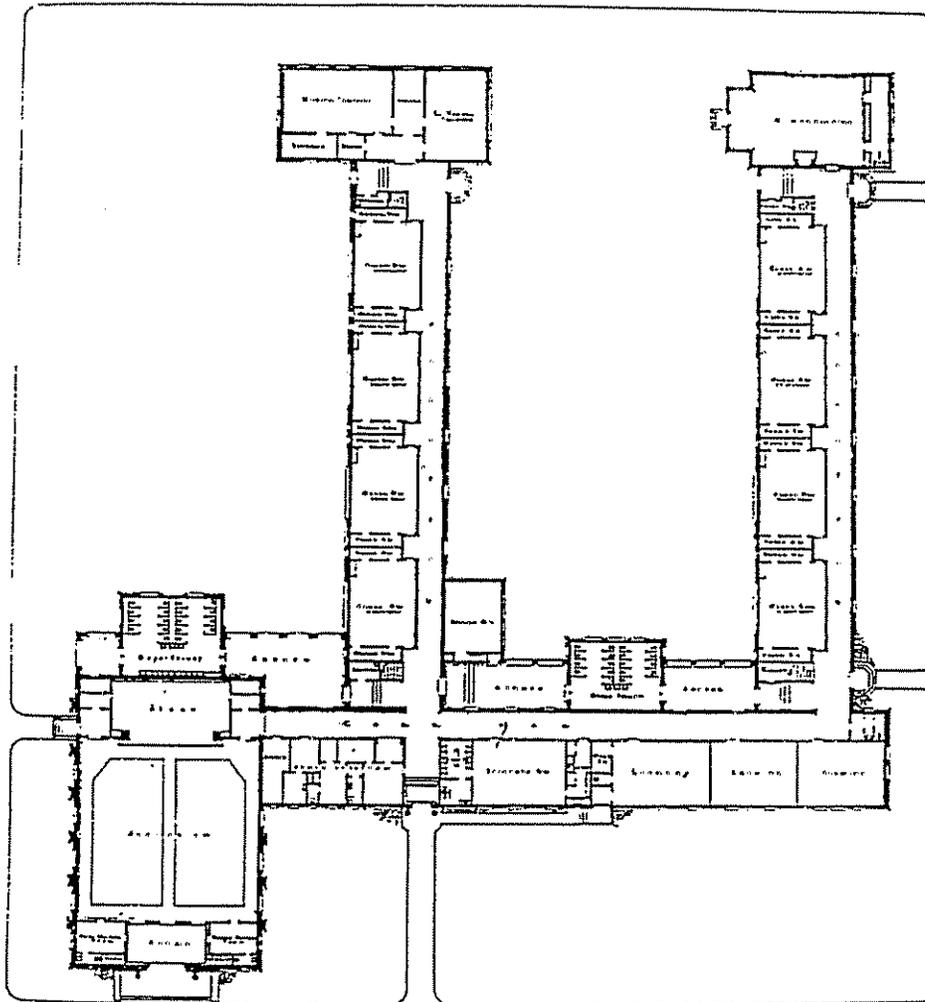
3



THE ARCHITECT AND ENGINEER

HIGHLAND PARK SCHOOL, SACRAMENTO
Henning, Petersen, Hudnutt, Inc. Architectural and Engineering Commission
Dean & Dean, Architects, Designers and Successors

Figure 1. Sierra School Preliminary Drawing Dean and Dean *Architect and Engineer*, June 1922



TYPICAL FIRST FLOOR PLAN ELEMENTARY SCHOOL (Showing Completed School)
SACRAMENTO
Hemmings, Petersen, Hudnutt, Inc., Architectural and Engineering Commission
Dean & Dean, Architects, Designers and Successors

Figure 1a. Typical Floor Plan of Sacramento Schools 1919 *Architect and Engineer*, June 1922

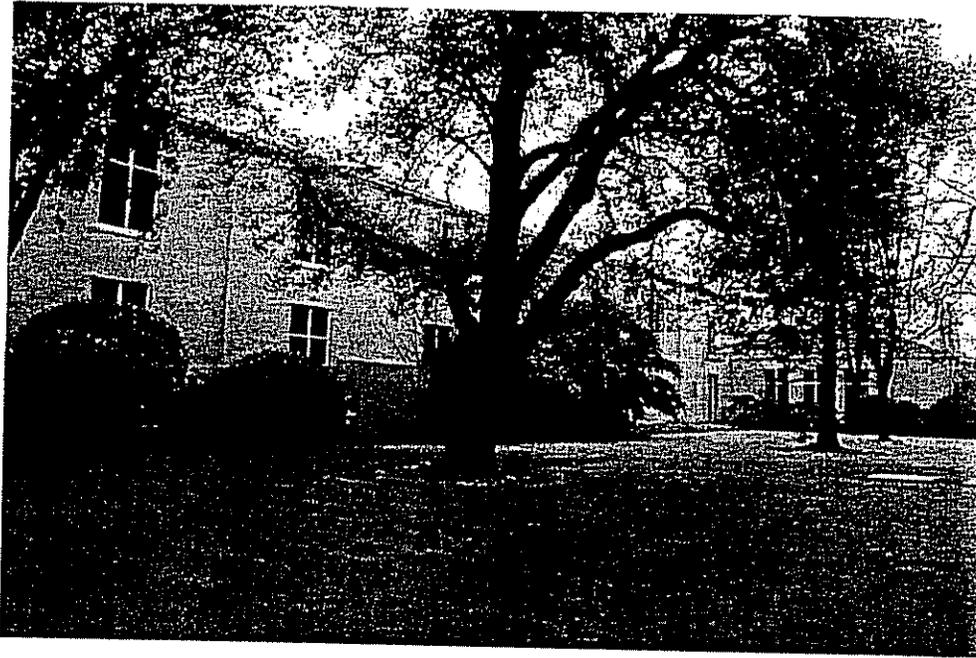


Figure 2 Sierra School Front façade and south wing view southeast

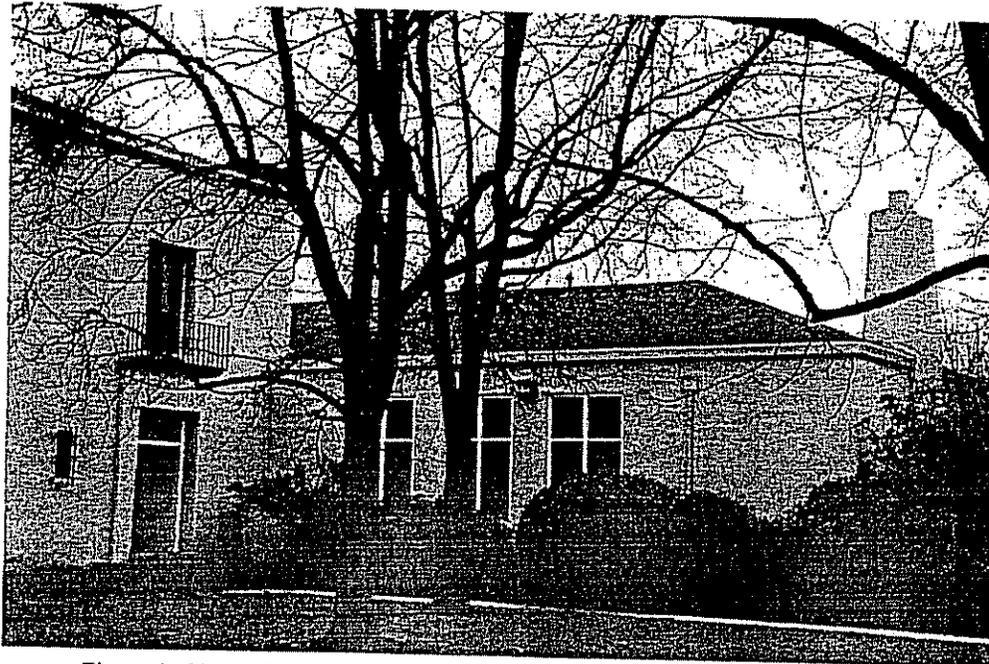


Figure 3 Sierra School South entry and south wing view southeast

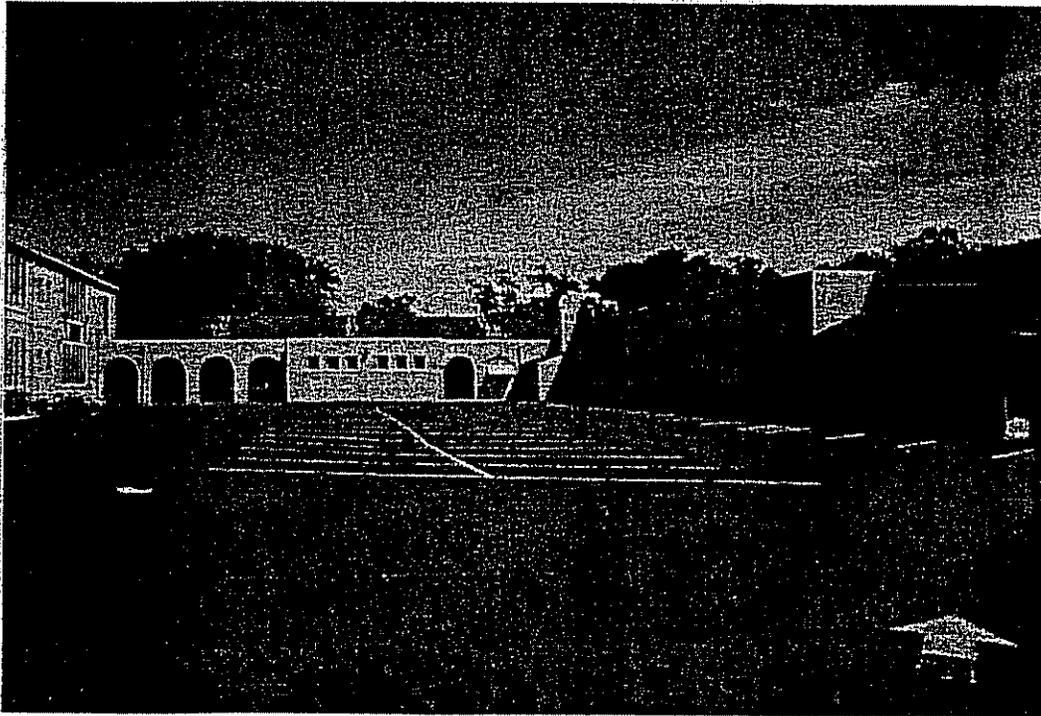


Figure 4 Rear courtyard with 1923 addition

view north

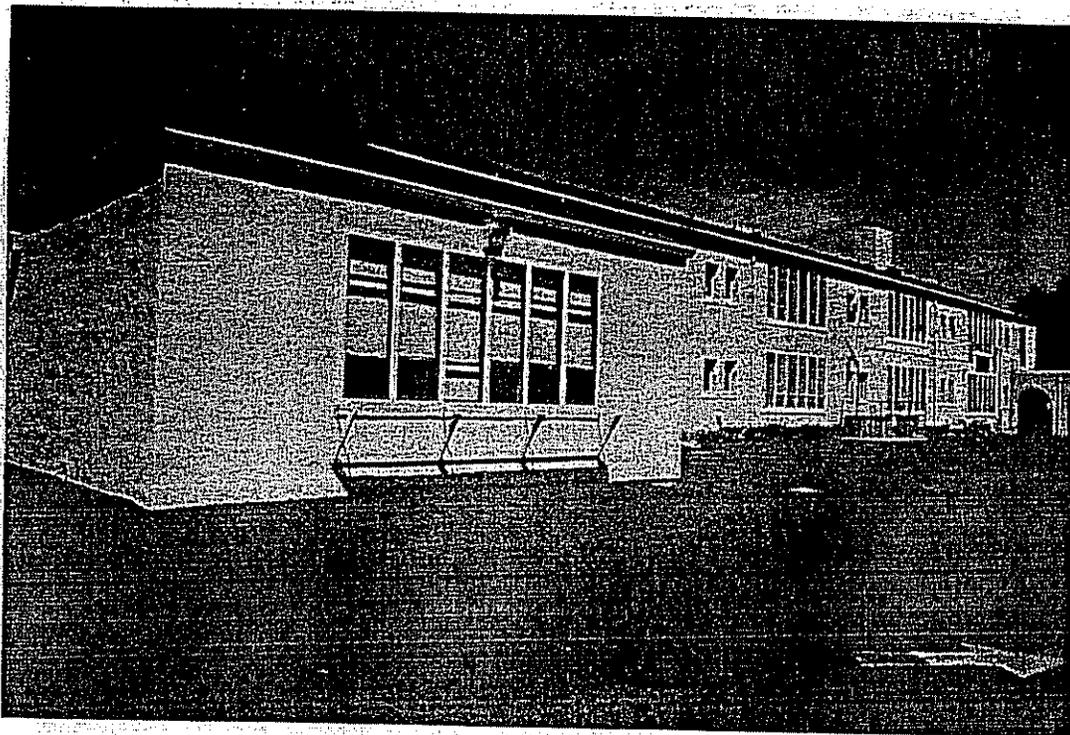


Figure 5 Rear primary building

view northwest

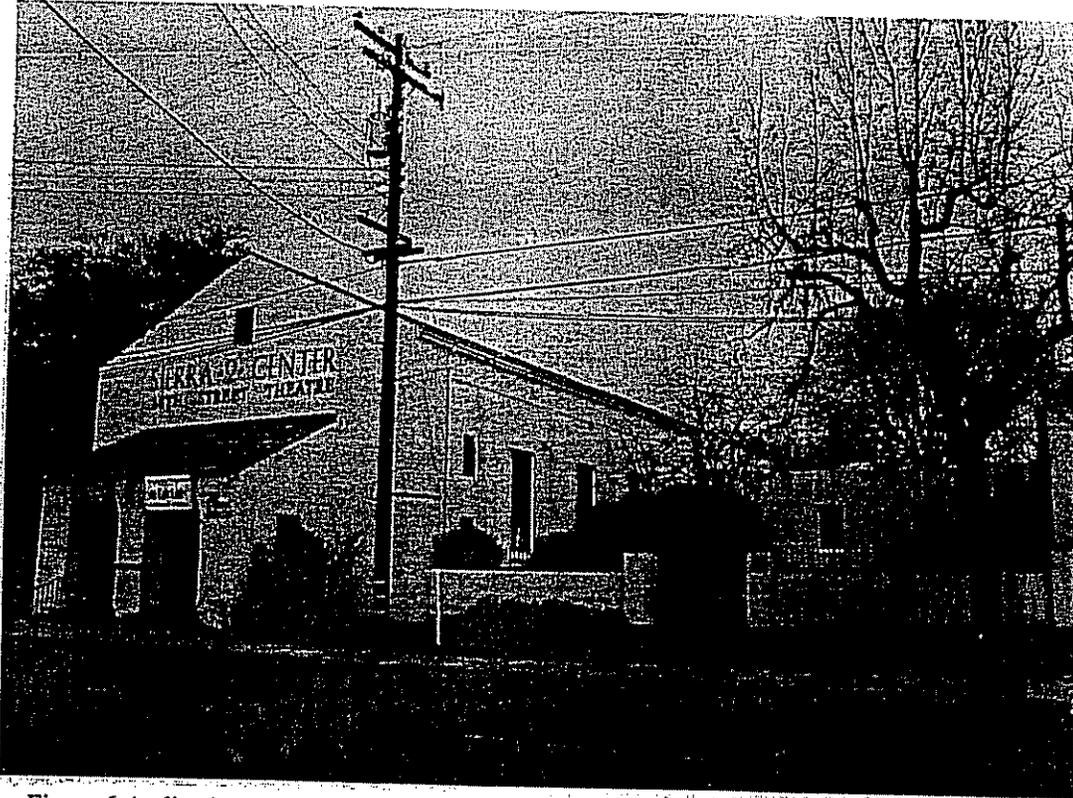


Figure 6 Auditorium and connecting courtyard

view northeast



Figure 7 Auditorium primary façade

view east

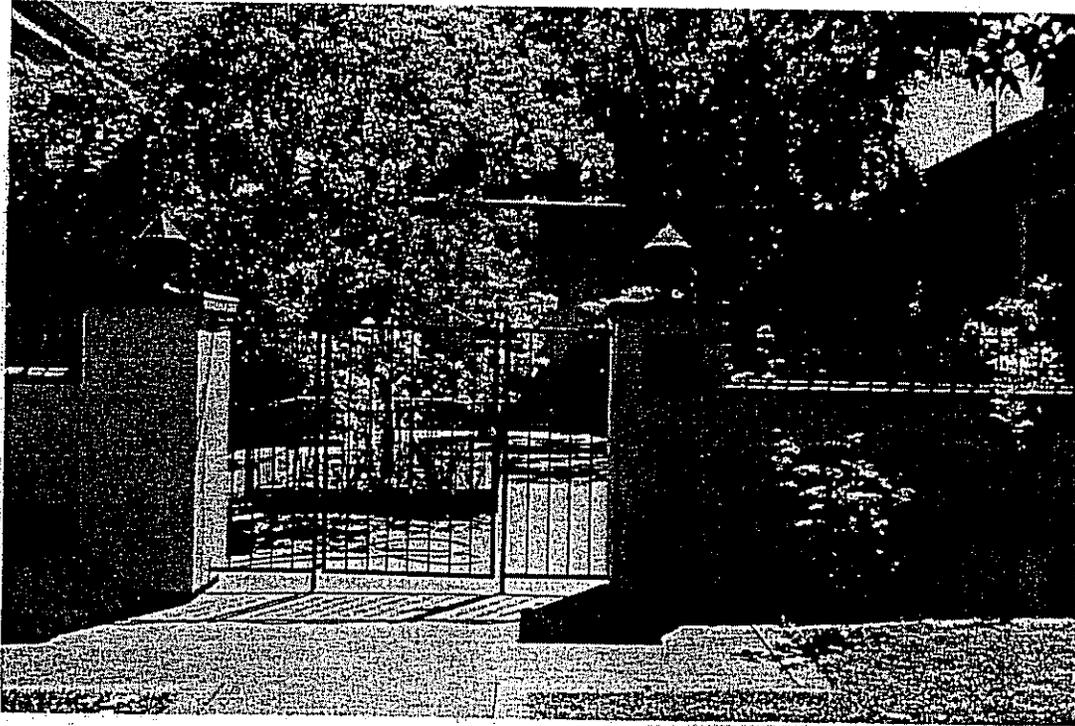


Figure 8 Courtyard entry

view east



Figure 9 Interior courtyard and connecting corridor

view northeast

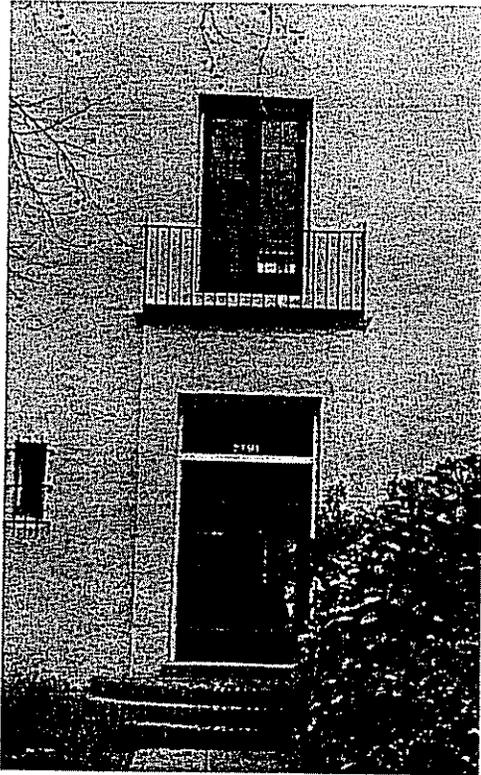


Figure 10 South entry door and balcony
View east

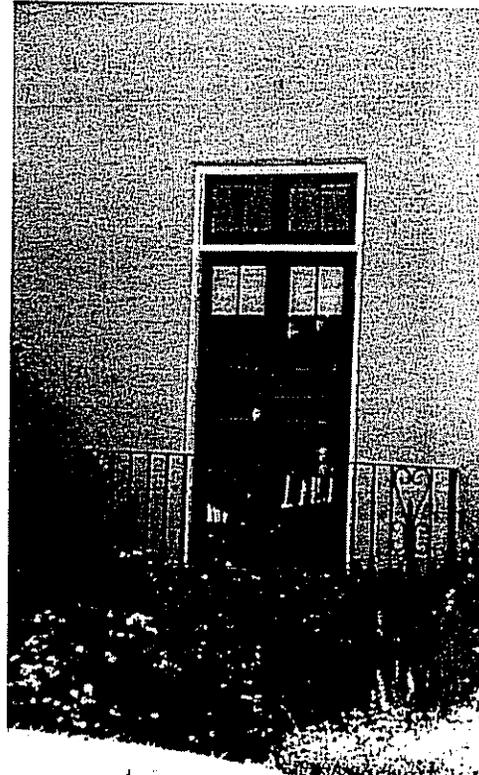


Figure 11 French doors with transom and
and balcony north wing view east

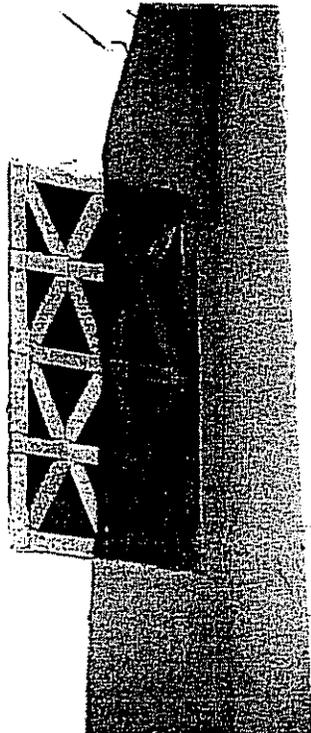


Figure 12 Brick grille auditorium

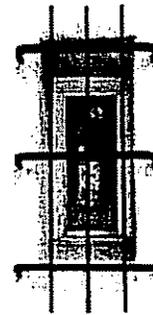


Figure 13 Iron grillwork South entry

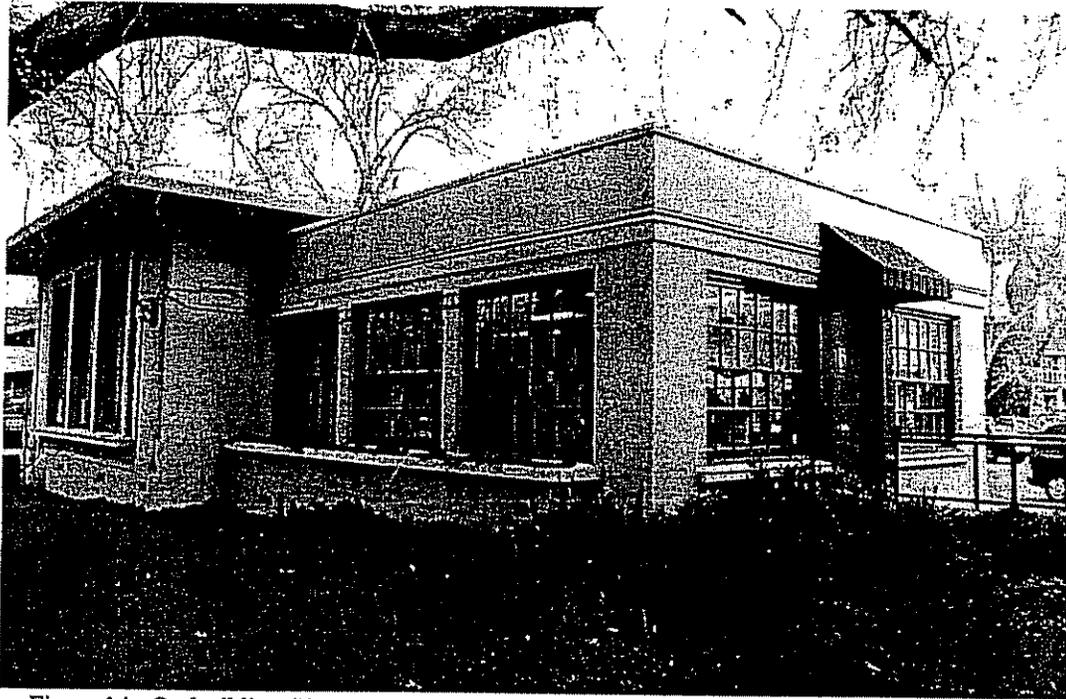


Figure 14 Outbuilding #1

view northeast



Figure 15 Outbuilding # 2

view east

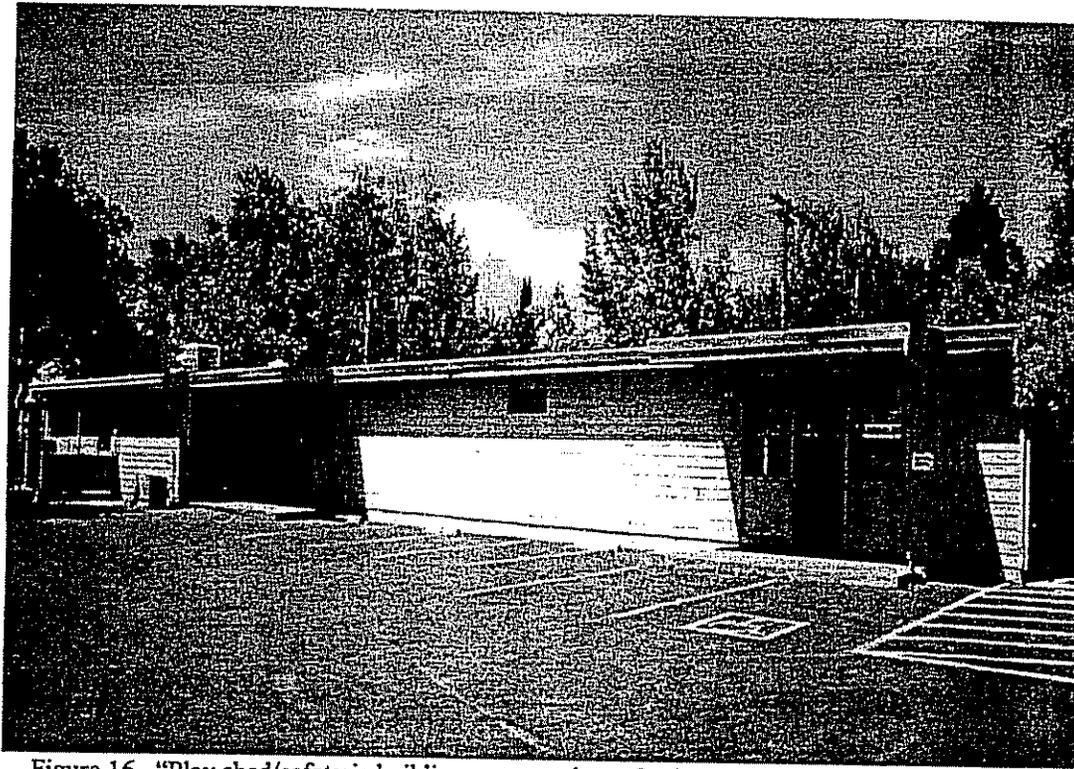


Figure 16 "Play shed/cafeteria building, now used as a Senior Center. View southwest

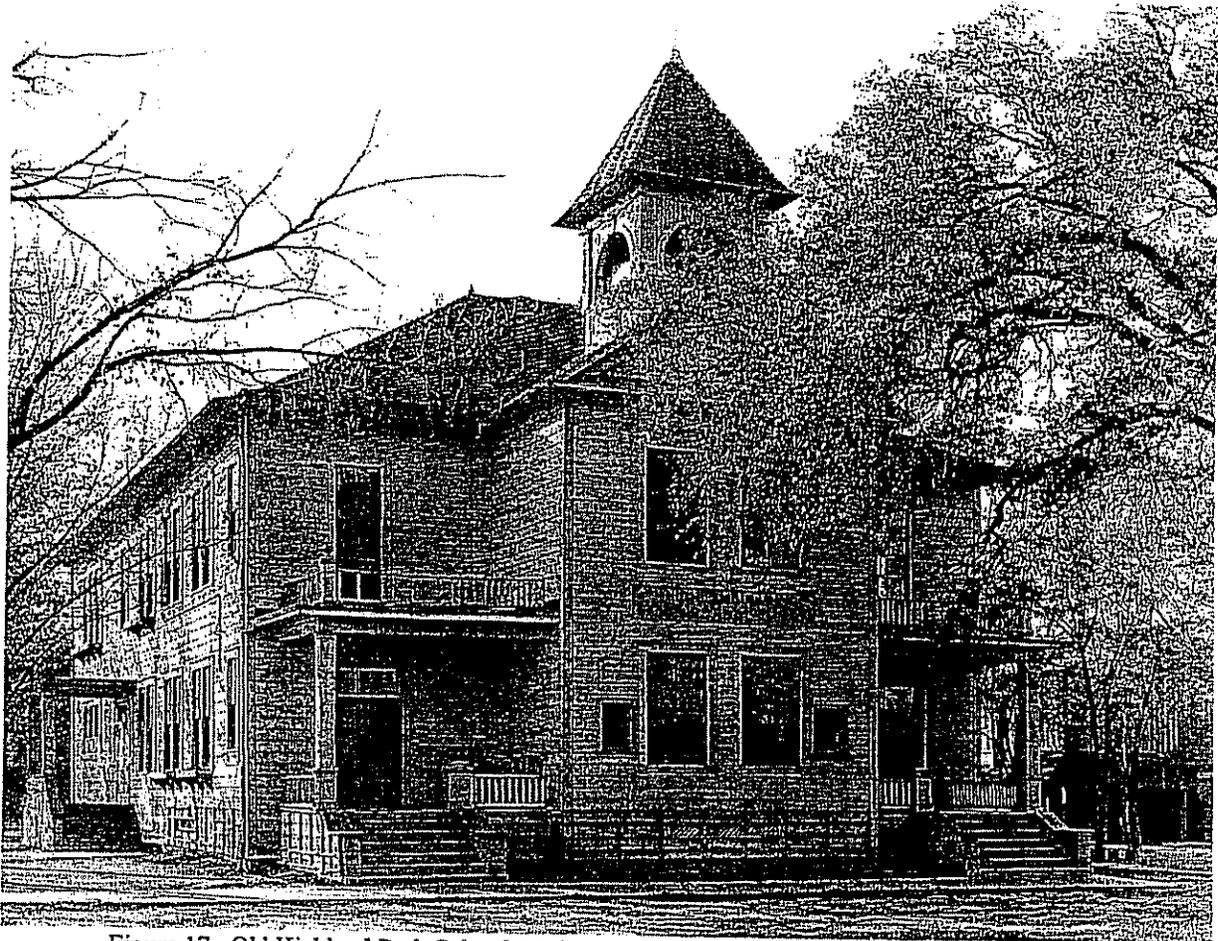


Figure 17 Old Highland Park School replaced in 1923. Courtesy of Sacramento Museum and Archives

MEMBERS IN SESSION:

M03-228 **Sierra 2 Community Center, aka Sierra 2 Center
for the Arts and Community (originally Sierra
School)**

REQUEST: Recommendation to the City Council that the subject property
be placed on the Sacramento Register as a Landmark
Structure.

LOCATION: 2791 24th Street
(APN: 013-0041-001)
Council District 5

APPLICANT:	City of Sacramento
OWNER:	City of Sacramento
APPLICATION FILED:	October 15, 2003
STAFF CONTACT:	Randolph Lum, ph: 916-264-5896; fax:916-264-5543; e-mail address: rlum@cityofsacramento.org

SUMMARY: On November 19, 2003 (under file number PB03-073), the Design Review & Preservation Board adopted a Resolution of Intent, pursuant to Section 15.124.180, for nomination of resources for placement on the Sacramento Register. Pursuant to Section 15.124.200, staff is returning to the Board in order that the Board can conduct a mandated second noticed public hearing on the prospective nomination and consider and take action on the approval of a nomination recommendation to the City Council.

Attached is staff report of November 19, 2003, including the adopted Resolution of Intent for the nomination of the Sierra 2 Community Center as a Landmark.

RECOMMENDATION: Preservation Staff recommends the following action:

Recommend to the City Council that it adopt the Sierra 2 Community Center as a Landmark structure on the Sacramento Register.

PROJECT INFORMATION:

Existing Land Use of Site: Community Center for the Arts
Existing Zoning of Site: R1

Surrounding Land Use and Zoning:

North: Residential (across Castro Way); R1, R4
South: Residential (across 4th Av.); R1
East: Residential (across 25th St.); R1
West: Residential and vacant (across 24th St.); R1

Property Dimensions: 490' X 590', irregular

BACKGROUND INFORMATION: The file for this nomination was previously referenced as PB03-073.

STAFF EVALUATION: Staff has the following comments:

In the opinion of Preservation Staff, the Sierra 2 Community Center, located at 2781 24th Street, satisfies the necessary criteria for Landmark listing. Pursuant to Section 15.124.170-A(1)a(iii), it embodies the distinctive characteristics of a type, period, or method of construction; a(iv), it represents the work of an important creative individual or master.

15.124.170-A(1)a(iii) - The principal building is an excellent representative of neighborhood school facilities constructed during the 1920s in a number of Sacramento neighborhoods, in response to the growth and prosperity of the city at that time. The design and scale of the building are inviting. The interior, with its window-lit hallways, creates a comfortable environment, both for students when it functioned as a grammar school and currently for visitors and users of the Center.

Though different in scale and design, the two small outbuildings became part of the school complex during the 1930s. A freestanding cafeteria building was also added to the complex in the 1930s.

15.124.170-A(1)a(iv) - The building is a good example of the architectural design team comprised of well-known and respected architects Dean and Dean, E.C. Hemmings, Jens Peterson and George C. Hudnutt. These architects were responsible for the design of many buildings in Sacramento during the early twentieth century, contributing substantially to the character of the city at that time and since.

Significant Features & Characteristics: The facility's significant features and characteristics include materials and forms consistent with the Spanish/Mediterranean Revival style of architecture, both exterior and interior, including simple but graceful massing, use of stucco exterior walls, iron railed balconies, terra cotta embellishments at entrances, arched openings and arcades, multi-paned windows, grille work and decorative chimney massing. The original roof, now missing, of mission tile should be recognized as a significant feature, including original interior elements.

Sierra School is restrained in its design and decorative treatment. The two primary entries, at opposite ends of the principal north-south wing, are set back and framed with austere pilasters and architraves, each with an iron railed balcony above. The balcony is accessed from recessed, glazed double doors that open from the hall. The balcony is repeated in the end wall of the single story projecting north wing. Small grill covered windows flank both doors with a circular window on the wall opposite the main entrance. The original roof was mission tile. At the rear of the building, a covered loggia supported by arched openings provides access between rear classrooms on the exterior of the building. Tall, stucco chimneys, one, on the north with a hipped opening and one on the south end with a battered profile add interest and reference the tall, elaborated chimneys common on Spanish Style buildings. The 1929 additions to the building enhanced its Spanish/Mediterranean attributes, introducing a walled courtyard between the original school block and the auditorium. The auditorium, while simple in concept, is embellished with stucco buttresses along the sidewalls and a portico with a tiled roof supported on arched columns. The interior of the portico is richly embellished with tile work and the double entry doors are paneled and glazed and are trimmed with heavy studs. Mission tile grillwork is found on the sidewalls of the portico and at the apex of the gable end. Brick, geometric grillwork is also introduced on the auditorium side walls.

Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

Public/Neighborhood/Business Association Comments

Property owners within a 500 foot radius were notified of the proposed designation. SOCA, NAG, other neighborhood associations, and interested individuals were notified. Shortly before the previous DRPB hearing, the Sierra-Curtis Neighborhood Association

RECOMMENDATION: Preservation Staff recommends that the Board take the following action:

Forward the adopted Resolution of Intent to the City Council and recommend that the City Council adopt an ordinance placing the Sierra 2 Community Center on the Sacramento Register as a Landmark structure specifying the property's significant features and characteristics, per staff's recommendation.

Report Prepared By,

Report Reviewed By,

Randolph Lum
Associate Planner

Roberta Deering
Preservation Director

Attachments

Page -5 - Letter of support from the Sierra-Curtis Neighborhood Association (SCNA)
Page -6 - November 19, 2003, PB03-073 staff report with attachments

City of Sacramento
Design Review and Preservation Board
1200 N. Green, 11th Floor
Sacramento, CA 95814

Attention: Bruce Booher
DRPB Chair

Dear Mr. Booher:

The purpose of this letter is to advise you and the Design Review and Preservation Board of our support, and pride, in having the former Sierra School designated as a Sacramento Historic Landmark.

At it's annual membership meeting on Monday, November 3rd, 2003 an audience of approximately 115 Sierra Curtis Neighborhood Association (SCNA) members were advised of the November 19th DRPB hearing to designate Sierra School, at 2791 24th Street, as a Sacramento Landmark. By a show of hands, the membership voted unanimously in support of the designation. On Wednesday, November 14th, 2003 the SCNA Board of Directors formally ratified the membership vote. Again, the vote was unanimous.

Sierra School, now, the Sierra 2 Center for the Arts and Community in Curtis Park is a Spanish/Mediterranean Revival style structure built in 1922 as an elementary school housing students from grades 1-8. The imposing two-story building located at 24th Street and 4th Avenue is a candidate for designation as a City landmark based on its architectural style (Spanish, Andalusian/Vernacular revival) and that its architectural team of Dean and Dean were major contributors to Sacramento's "built environment" throughout the 1920's-30's.

Given the positive support demonstrated by the actions of SCNA's Board of Directors and the enthusiasm for the historical designation expressed by the community we urge you to adopt the Resolution of Intent and to expeditiously complete the Landmark Designation process for Sierra School.

Regards,

SIERRA CURTIS NEIGHBORHOOD ASSOCIATION

Harlene Barrett
SCNA President

cc: Paula Boghusian, Interim Preservation Director

**DESIGN REVIEW AND PRESERVATION BOARD
SACRAMENTO, CALIFORNIA**

ITEM NO. 4

MEMBERS IN SESSION:

November 19, 2003

PB03-073

**Sierra 2 Community Center
(formerly Sierra II School)**

REQUEST:

Initiation of Listing on Official Register as a Landmark Property

LOCATION:

2791 24th Street
Sacramento, CA 95818
APN 013-0041-001
Council District 5

APPLICANT:

City of Sacramento

OWNER:

City of Sacramento

APPLICATION FILED:

October 15, 2003

STAFF CONTACT:

Paula Boghosian ph: 916-264-8259; fax:916-264-5543
e-mail address: pboghosian@cityofsacramento.org

SUMMARY: The proposal is to initiate an individual landmark nomination pursuant to Chapter 15.124 of Title 15 of the City Code.

Attached is a draft Resolution of Intent for the nomination of the Sierra 2 Community Center, formerly Sierra 2 School, as a Landmark. Upon adoption of the Resolution of Intent, Preservation staff will begin the process, pursuant to Section 15.124.180, for nomination of resources for placement on the Sacramento Register.

RECOMMENDATION: Preservation Staff recommends that the Board adopt the Resolution of Intent to nominate the Sierra 2 Community Center.

PROJECT INFORMATION:

Existing Land Use of Site: Community Center for the Arts
Existing Zoning of Site: R1

Surrounding Land Use and Zoning:

North: R1, R4
South: R1
East: R1
West: R1

Property Dimensions: 490' X 590', irregular

BACKGROUND INFORMATION: The preparation of the Landmark Nomination was initiated by the Preservation Office and completed by a consultant. The subject property appears eligible for listing in the Sacramento Register as a local landmark. The Nomination has been reviewed and the Interim Preservation Director recommends the property for inclusion in the Sacramento Register.

Moving forward with the nomination will facilitate the owner's desire to invoke the use of the State Historic Building Code for upcoming improvements and ADA modifications to the buildings.

STAFF EVALUATION: Staff has the following comments:

1. In the opinion of Preservation Staff, the Sierra 2 Community Center, located at 2781 24th Street, satisfies the necessary criteria for Landmark listing. Pursuant to Section 15.124.170-A(1)a(iii), it embodies the distinctive characteristics of a type, period, or method of construction; a(iv), it represents the work of an important creative individual or master.
2. The principal building is an excellent representative of neighborhood school facilities constructed during the 1920s in a number of Sacramento neighborhoods, in response to the growth and prosperity of the city at that time. The design and scale of the building are inviting. The interior, with its window-lit hallways, creates a comfortable environment, both for students when it functioned as a grammar school and currently for visitors and users of the Center.
3. The building is a good example of the architectural design team comprised of well-known and respected architects Dean and Dean, E.C. Hemmings, Jens Peterson and George C.Hudnutt. These architects were responsible for the design of many buildings in Sacramento during the early twentieth century, contributing substantially to the character of the city at that time and since.

4. Though different in scale and design, the two small outbuildings became part of the school complex during the 1930s. A freestanding cafeteria building was also added to the complex in the 1930s.

1. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

2. Public/Neighborhood/Business Association Comments

Property owners within a 500 foot radius were notified of the proposed designation. SOCA, NAG, other neighborhood associations, and interested individuals were notified. No comments had been received upon completion of this report.

PROJECT APPROVAL PROCESS: The Board may choose to adopt or choose not to adopt a Resolution of Intent to nominate the Sierra 2 Community Center as a Landmark to be listed on the Sacramento Register. Pursuant to Chapter 15.124 of the City Code, the Board's action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Design Review/Preservation Board action.

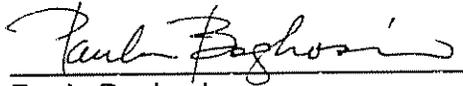
Adopt a Resolution of Intent to nominate the subject property as an individual landmark on the Sacramento Register and forward said Resolution and supporting materials to the City Council for their consideration.

RECOMMENDATION: Preservation Staff recommends that the Board: 1) adopt a Resolution of Intent to nominate the Sierra 2 Community Center, formerly Sierra II School, located at 2791 24th Street as an individual landmark to be added to the Sacramento Register, and forward said nomination to the City Council for their consideration.

PROCEDURE FOLLOWING HEARING ON RESOLUTION OF INTENT: Upon adoption of the Resolution of Intent to nominate a resource for placement on the Sacramento Register, the Design Review and Preservation Board will conduct a second noticed public hearing on the nomination. If the Board determines that a resource under consideration is eligible for inclusion, it will make that recommendation to the City Council, specifying the significant features or characteristics of the nominated resource. The City Council will then hold a third public hearing to consider the nomination. The City Council will make the final determination by adoption of an ordinance.

PROCESS: The Board may adopt the resolution, adopt the resolution with conditions, or deny the resolution.

Report Prepared By,



Paula Boghosian
Interim Preservation Director

Attachments

(Notice of Decision and Findings of Fact)

Attachment 1: Resolution of Intent

Attachment 2: Nomination Report by Carol Roland

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
PROPERTY LOCATED AT 2791 24th Street
SACRAMENTO, CALIFORNIA**

At the regular meeting of **November 19**, the City Design Review and Preservation Board considered evidence in the above matter.

Based on verbal and documentary evidence at said hearing, the Board took the following actions for the location listed above.

- Adopted a recommendation to the City Council that the subject resource be designated a Landmark on the Sacramento Register.

This action was made based on the following Findings of Fact and subject to the following conditions.

FINDINGS OF FACT

1. Adoption of the Resolution of Intent to adopt the Sierra 2 Community Center as a Landmark will place the property on the Sacramento Register. The property will be subject to Chapter 15.124 of the City Code.
2. This complex of buildings has important historical and architectural worth, and it's designation as a landmark structure is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of Chapter 15 of the City Code.

ATTEST:

ADVISORY NOTES:

APPROVAL BY THE DESIGN REVIEW AND PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED.

THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE. THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL. Thanks for the reply

RESOLUTION NO.

RESOLUTION OF INTENT

ADOPTED BY THE DESIGN REVIEW AND PRESERVATION BOARD

ON DATE OF NOVEMBER 19, 2003

TO RECOMMEND THAT THE CITY COUNCIL LIST THE SIERRA 2 COMMUNITY CENTER AS A LANDMARK AND FURTHER RECOMMEND THAT THIS LANDMARK BE ADDED TO THE SACRAMENTO REGISTER

WHEREAS, The Preservation Director, pursuant to Section 15.124.250 of Title 15 of the Sacramento City Code, found that the subject property is more than fifty years of age and appeared to meet the criteria for listing as a local landmark and recommended that a nomination be prepared to add this resource to the Sacramento Register; and

WHEREAS, A landmark nomination was prepared for Sierra 2 Community Center, located at 2791 24th Street, APN 013-041-001, and the Preservation Director determined that the subject property satisfies the necessary criteria for Landmark listing; and most importantly, the resource appears to meet two of criteria listed in Section 15.124.170 of the Sacramento City Code as the resource. Pursuant to Section 15.124.170-A(1)a(iii), it embodies the distinctive characteristics of a type, period, or method of construction; a(iv), it represents the work of an important creative individual or master.

WHEREAS, The Sierra 2 Community Center, formerly Sierra II School, was originally surveyed and recorded in 2003 on State Historic Resources Inventory forms by Roland-Nawi Associates and the subject property was determined to be locally significant under National Register of Historic Places criteria at that time; and

NOW THEREFORE BE IT RESOLVED, That the Design Review and Preservation Board finds that, based on the record, it is appropriate to nominate the Sierra 2 Community Center, located at 2791 24th Street for placement on the Sacramento Register as a Landmark, and staff is directed to proceed with the nomination of the subject property as a Landmark.

AND BE IT FURTHER RESOLVED, That the Design Review and Preservation Board does hereby recognize and affirms that there is adequate evidence to justify directing Preservation Staff to begin the process whereby the City Council will be able to consider a landmark designation based upon the attached nomination (DPR 523 Recordation Forms) completed for the subject property.

I hereby certify that the foregoing Resolution was adopted by the Design Review and Preservation Board of the City of Sacramento at its Regular Meeting of November 19, 2003.

Signed:

ATTEST: _____
Paula Boghosian
Interim Preservation Director

Bruce Booher, Chair

FOR PRESERVATION OFFICE USE ONLY
RESOLUTION OF INTENT NO.
DATE ADOPTED:

ORDINANCE NO.

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE SACRAMENTO REGISTER TO DESIGNATE AND ADD THERETO A NEW LANDMARK TO BE KNOWN AS THE SIERRA 2 COMMUNITY CENTER. (APN: 013-0041-001) (M03-228)

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

SECTION 1

Pursuant to Sections 15.124.170 and 15.124.230 of Chapter 15.124 of Title 15 of the City Code, the Sacramento Register is amended by adding thereto the Landmark property to be known as the Sierra 2 Community Center, located at 2791 – 24th Street, Sacramento, California; APN 013-0041-001.

SECTION 2

Pursuant to Sections 15.124.170 and 15.124.230 of Chapter 15.124 of Title 15 of the City Code, the City Council makes the following findings in support of its action set forth in Section 1 above to designate the "Sierra 2 Community Center" as a Landmark and add it to the Sacramento Register.

Based upon the material presented as part of the administrative record, of the duly noticed hearing conducted by this Council on June 28, 2005, to consider the nomination of the Sierra 2 Community Center as a Landmark and its addition to the Sacramento Register, including the recommendation from the Design Review & Preservation Board, the staff reports and nomination materials attached thereto, and the testimony presented at hearings on the nomination, the City Council makes the following findings in support of its action to designate the Sierra 2 Community Center as a Landmark and add it to the Sacramento Register:

- 1. The property meets two of the Criteria for Sacramento Register Landmark eligibility pursuant to City Code Title 15, Chapter 15.124, section 15.124.170-A(1)a:
 - (iii) it embodies the distinctive characteristics of a type, period, or method of construction;

The main structure is an excellent example of its architectural style (Spanish, specifically Andalusian, Revival). The principal building is an excellent representative of neighborhood school facilities constructed during the 1920's in a number of Sacramento neighborhoods, in response to the growth and prosperity of the city

at that time. The design and scale of the building are inviting. The interior, with its window-lit hallways, stairways and classrooms, creates a comfortable environment, both for students when it functioned as a grammar school and currently for visitors and users of the Center.

- (iv) it represents the work of an important creative individual or master.

The building is a good example of the architectural design team comprised of well-known and respected architects Dean and Dean, E.C. Hemmings, Jens Peterson and George C. Hudnutt. These architects were responsible for the design of many buildings in Sacramento during the early twentieth century, contributing substantially to the character of the city at that time and since.

2. 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.
3. Adoption of the Landmark promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmark.
4. Adoption of the Landmark is consistent with the City's Preservation Element of the General Plan.
5. Adoption of the Landmark will afford the property the use of the California Historical Building Code.
6. Adoption of the Landmark helps to protect historic resources of the City of Sacramento. The property will be subject to Chapter 15.124 of the City Code, noting Section 15.124.380 pertaining to development project reviews involving properties in City ownership, as is the case with the Sierra 2 Community Center.
7. Adoption of the ordinance designating the Sierra 2 Community Center as a Landmark will add the property to the Sacramento Register.
8. This complex of buildings at this site has important historical and architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of Chapter 15.124 of the City Code.

SECTION 3

Pursuant to Section 15.124.230 of Chapter 15.124 of Title 15 of the City Code, the following are identified as the significant features and characteristics of the Sierra 2 Community Center designated as a Landmark on the Sacramento Register pursuant to Section 1 above:

Significant Features & Characteristics:

The principal building as it now stands is comprised of two structures, which were connected to form one structure. The 1929 additions to the building enhanced its Spanish/Mediterranean attributes, introducing a walled courtyard between the original school block and the auditorium.

All elements, materials, surfaces and finishes of the original design of the structures and landscape/site features, which include materials and forms consistent with the Spanish/Mediterranean Revival style of architecture, both exterior and interior, including simple but graceful massing, use of smooth stucco exterior walls, metal railed balconies, terra cotta embellishments at entrances, arched openings and arcades, multi-paned windows within inset openings, grille work and decorative chimney massing.

The original roof, now missing, of mission tile is recognized as a significant feature, to be replaced when possible.

Sierra School is restrained in its design and decorative treatment. The two primary entries, at opposite ends of the principal north-south wing, are set back and framed with austere pilasters and architraves, each with a metal railed balcony above. The balcony is accessed from recessed, glazed double doors that open from the hall. The balcony is repeated in the end wall of the single story projecting north wing. Small grill-covered windows flank both doors with a circular window on the wall opposite the main entrance.

At the rear of the building, a covered loggia supported by arched openings provides access between rear classrooms on the exterior of the building. Tall, stucco chimneys, one on the north with a hipped opening and one on the south end with a battered profile, add interest and reference the tall, elaborated chimneys common on Spanish Style buildings.

The auditorium, while simple in concept, is embellished with stucco buttresses along the sidewalls and a portico with a tiled roof supported on arched columns, and with its original gutter system. The interior of the portico is richly embellished with tile work, and the double entry doors are paneled and glazed and are trimmed with heavy studs. Mission tile grillwork is found on the sidewalls of the portico and at the apex of the gable end. Brick, geometric grillwork is also introduced on the auditorium side walls. The doors connecting into the main school structure at the auditorium's south wall are large, double wood-paneled doors.

Original interior elements throughout the building, except restrooms, are included as significant features, including high floor-to-ceiling heights and ample window openings; hallway/classroom clearstory windows and entry alcoves; wide and high, light-filled hallways with terra cotta walls and concrete floors; two, wide main double-backing stairways with large stairwell multi-paned windows, decorative plaster balusters and newel posts, and wooden handrails; multiple paneled doors with inset openings throughout; multi-paned windows, framing, muttons and trim dimensions,

inset openings, and materials throughout; kindergarten room radiators, fireplace with wood mantel, brick hearth and plaster chimney, and lockers; auditorium space and stage elements, including trusses, iron railings at both sides of the stage/stairs to seating areas, floor and wall tiles and screens, and deep insets for windows and doors; and, green room entry circular stained glass window with exterior grill.

SECTION 4

The City Clerk of the City of Sacramento is hereby directed to add the Sierra 2 Community Center as a Landmark to the Sacramento Register.