



REPORT TO COUNCIL City of Sacramento

14

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

CONSENT
August 23, 2005

Honorable Mayor and
Members of the City Council

**Subject: AN ORDINANCE AMENDING THE SACRAMENTO REGISTER TO ADD
FIRE STATION #4 AS A LANDMARK (M03-233)**

Location/Council District: 3145 Granada Way

APN: 007-0123-134/037

Council District 3

Recommendation:

1) Review an ordinance relating to the addition of Fire Station #4 to the Sacramento Register as a Landmark, 2) Pass for Publication, as required by Sacramento City Charter 32(c), an Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code by approving the attached Ordinance relating to the addition of Fire Station #4 to the Sacramento Register as a Landmark, 3) Continue to August 30, 2005.

Contact: Roberta Deering, Preservation Director
Megan Bellue, Associate Planner, 808-5896

Presenters: Roberta Deering, Preservation Director, 808-8259

Department: Development Services

Division: Planning, Preservation

Organization No: 4829

Summary:

Chapter 15.124 of Title 15 of the Sacramento City Code establishes a process for Design Review & Preservation Board (Board) and City Council action to include historic properties into the Sacramento Register. City Council action to include the Fire Station #4 on the Sacramento Register will protect the significant features and characteristics of Fire Station #4, 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 Fire Station #4.

Committee/Commission Action:

On November 3, 2004, the Design Review & Preservation Board adopted a Resolution of Intent to recommend City Council adoption of the Fire Station #4 as a Landmark for inclusion in the Sacramento Register. The Board's final action recommending Council approval was taken on December 1, 2004. On July 21, 2005, the Law and Legislation Committee of the City Council approved the attached Resolution and Ordinance to be forwarded to the full Council.

Background Information:

The preparation of the Landmark Nomination application was initiated by the Pioneer Mutual Hook and Ladder Society. The Nomination was reviewed by the Preservation Director, who then recommended the property to the Design Review Preservation Board for nomination to the Sacramento Register. The Board made its formal recommendation to the City Council to add the property to the Sacramento Register on December 1, 2004. The designation ordinance proposed for City Council adoption, herein, includes the recommended criteria for designation and identifies the significant features and characteristics to be preserved.

Financial Considerations:

The designation has no fiscal considerations.

Environmental Considerations:

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15308, Class B, Actions by Regulatory Agencies for Protection of the Environment).

Policy Considerations:

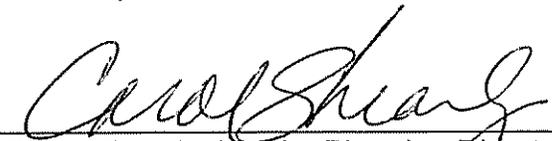
The following policies and goals of the Preservation Element of the City's General Plan are applicable to the designation of Landmarks including:

- 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 conservation of historic neighborhoods to encourage preservation of structures and other features. In these areas, the City shall encourage the maintenance of reconversion of parkway strips to

landscaping, maintenance and replication of historic sidewalk planters, use of historic street lamps and street signs, and maintenance or restoration of historic park features (Policy B.6)

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
Carol Shearly, Interim Planning Director
Planning Division

Recommendation Approved:


ROBERT P. THOMAS
City Manager

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

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

Page 1 of 6

Resource name or #: Fire Station #4

P1. Other identifier:

P2. Location: 3145 Granada Way Not for Publication Unrestricted
 b. USGS 7'5 Quad _____ Date _____ ; R _____ ; 1/4 of _____ 1/4 Sec _____ a. County: Sacramento
 c. Address: 3145 Granada Way _____ ; B.M. _____
 d. UTM: _____ City: Sacramento _____ Zip: 95816
 e. Other Locational Data:

P3. Description:

Parcel No. 007-0123-037-0000

This is a single-story brick building with a low-pitched, asymmetrical gable roof. The most prominent feature of the building's façade is a pair of rounded, arched doorway openings which provide access into the fire station equipment bay. These half-round openings have a radius of brick around the top of each arch, with a single casement window of four lights divided by horizontal mullions guarded by a wrought iron grille placed to the right of these doorways. The window has a straight lintel above. A louvered vent has been added above this single window opening. Two under-floor vents open into the structure below this window. The original wooden doors have been replaced with metal roll up garage doors. The wall on the westerly side of this southern façade is subtly flared outward, creating a quality of being low to the ground and well anchored to the site. Two rows of round, pierced terra cotta-lined vents are arranged at the top of the gable end. An electric sodium vapor light has been added at the peak of the gable end.

A gable roofed ell is attached at ninety degrees to the rear of the equipment room portion of the fire station. Two doorways provide access into the fire house from this eastern elevation. A series of small windows arranged symmetrically open into the building. Each window is surmounted by a straight lintel extending over each casement window opening. All of the windows have horizontal mullions; two

Continued on Continuation Sheet page 3 of 6.....

P3b. Resource Attributes: HP—9 Public Utility Building

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

P5b. Description of Photo:
Photo taken 12/18/2002 by Leslie Crow, looking north-westerly from Granada and Seville Way

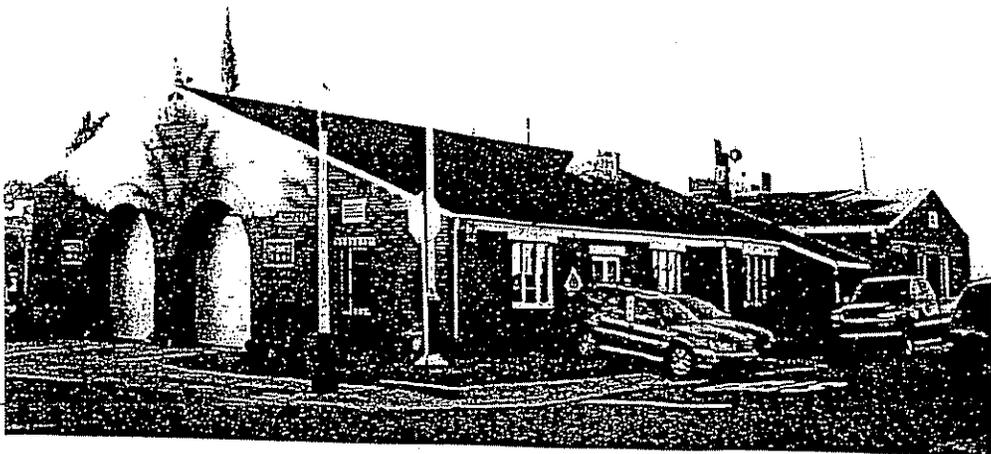
P6. Date Constructed/Age and Sources:
1933 (Factual)
 Prehistoric Historic Both

P7. Owner and Address:
City of Sacramento

P8. Recorded by:
Leslie Crow, Historian
2003 Shameran Street
Stockton, CA 95210

P9. Date Recorded: 1/27/2003

P10. Survey Type:



P11. Report Citation: None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

NRHP Status Code 551

Page 2 of 6 Resource name or #: 3145 Granada Way

- B1. Historic name: Fire House #4
- B2. Common Name:
- B3. Original Use: City of Sacramento Fire Station B4: Present Use: City of Sacramento Fire Station
- B5. Architectural Style: Mediterranean
- B6. Construction History: Constructed 1933 (Factual) Composition shingles replaced terra cotta tiles in the 1980s, gutters and downspouts added at this time; louvered vent opening added over southern façade's window opening; one casement window replaced with aluminum slider on eastern elevation; sodium vapor lamps installed at several locations; two roof-mounted air conditioner units added

B7. Moved? No Yes Unknown Date: Original Location:

B8. Related Features: None

B9a. Architect: Charles F. Dean b. Builder: Azevedo & Sarmiento
B10. Significance: Oldest example of fire station in continuous service remaining in the City of Sacramento Theme: Public Utility/Emergency Service Area: Sacramento

Period of Significance: 1933-present Property Type: Public Utility Applicable Criteria: 551

In March of 1932, it was proposed by the Sacramento City Manager, James S. Dean, that the Sacramento Fire Department be reorganized to address some of the inefficiencies caused by the growth and development of the City. Coverage by the community's emergency services had been compromised as the rapid expansion of housing developments had not included the creation of new fire stations needed to serve these residential neighborhoods.

The year 1932 was during the Great Depression; a time when funds were being made available from the Federal government through Works Progress Administration programs rolled out by Franklin D. Roosevelt after he defeated Herbert Hoover in the race for the presidency. These public works projects were designed in the early phase of FDR's administration in an effort to "kick start" the national economy and provide jobs for the unemployed while contributing worthwhile enhancements to local jurisdictions. Dean intended to bank on the availability of this money to provide one-third of the funds needed to build a central headquarters building for the fire department, as well as to build a third company house in an out-lying residential area. This would further allow the fire department to shrink the total number of fire stations from fourteen to nine while improving coverage patterns, at the same time reducing operating expenses by \$75,000 annually.

...Continued on Continuation Sheet page 4 of 6

B11. Additional Resource Attributes: HP 9—Public Utility Building

- B12. References:
City of Sacramento City Council Minutes, June 8, 1933. (Accessed at SAMCC)
Heizer, Harvey Michael. *Memories of the Fire Service*. 1941.
Phillips, Kerry. "Historic Firehouses: Preserving Sacramento's Fire-fighting History."
Inside East Sacramento. April 1999. pp. 36-37.
Sacramento Bee, 7/10/1933, 11:5-6.
Sacramento Union. 6/29/1933, 12:4; 7/7/1933, 8:4.

Sketch Map:

B13. Remarks: This fire house represents the oldest structure still in continuous use by the City of Sacramento Fire Department and is the work of a significant Sacramento architect, Charles F. Dean. Examples of such fire houses are becoming rare as pressure mounts to up-grade emergency services facilities to accommodate new equipment and mandated public safety standards.

B14. Evaluator: Leslie Crow
Date of Evaluation: 1/27/2003

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6

Resource name or #: Fire House #4

Recorded by: Leslie Crow

Date 1/27/2003

Continuation

Update

Description continued from page 1 of 6:

of these triple windows flank the doorway opening. This entrance consists of a pair of doors with four lights divided by horizontal mullions. A set of four windows opens into the northern end of the east-facing façade.

A shed-roof supported by a rectangular brick support column extends from the rear of the eastern elevation attached to the cross-gable ell. This roof overhang shelters the rear entry into the fire house. The cross-gable section of the building has a pair of casement windows opening into the center of the façade. One of these windows has been replaced with an aluminum slider window, the other remains original, with double sashes of four lights divided by horizontal mullions. A structural ledger beam extends above the windows across the entire width of the building. A small, wooden louvered vent opens into the attic space in the gable end, placed in the center of the elevation. At the water table there is a square below floor vent opening with cast iron grate. The back of this part of the building features a series of six window openings extending across the western façade. Each window is symmetrically spaced with straight lintels over each opening.

A small extension with a pair of square window openings at the corner has a low-pitched roof at the northwest corner of the building.

Two roof-mounted air conditioning units have been installed atop the roof of each segment of the building. A brick chimney rises from a point near the rear entrance of the eastern façade. This chimney supports a dish antenna installation.

Original terra cotta tile roofing has been replaced with composition shingles. Gutters and downspouts have also been added to the structure. Additional lighting by way of sodium vapor lamps has been added at the corners of the building.

A flag pole clearly dating from the construction of the facility remains in place at the corner of the property, as does a King Ferronite city lighting fixture at the curb. Interestingly, a two-dimensional figure of a man with a fire hose which appears in a photo taken in 1936 is still visible atop the peak of the gable roof on the Granada Way elevation.

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6

Resource name or #: Fire House #4

Recorded by: Leslie Crow

Date 1/27/2003

Continuation

Update

Significance continued from page 2:

Dean brokered an agreement between the Sacramento Fire Department Relief and Protective Association Fund to finance the construction of one of these new fire stations in the form of a lease/option to purchase agreement. The proposal provided for the Relief Association to invest in the real property of a fire house with a 15 year lease arrangement with the City. The new fire house would be constructed on land owned by the City. Since the costs of construction were undetermined, the deal was made using a fixed price per unit of \$1,000 of the total price. The City could exercise its right to purchase the building anytime after January 1, 1937 at a ratio of \$875 per \$1,000 of total cost. The scale slid each year until a purchase after January 1, 1949 would cost the City only \$1.00.

At the June 8, 1933 meeting of the Sacramento City Council, a plan was proposed to execute a Bill of Sale with the Relief Association to be deposited with the Bank of America National Trust and Savings Association in escrow. At any time that the City wished to exercise their option to buy, according to the amount required outlined in the agreement, they had only to deposit that amount into the escrow account to the benefit of the Relief Association who would duly deliver the bill of sale. Accordingly, "Councilman Anderson moved that the Lease, Option to Purchase, Escrow Instructions and Copy of Bill of Sale between the City of Sacramento and the Sacramento Fire Department Relief & Protective Association for financing the construction of a new Fire house at the corner of Granada and Seville Ways, be approved." The motion was seconded by Councilman Bellhouse and was carried.

This agreement was signed by James Calvert, A. W. Boothby, George Polkinghome and Charles A. Perret, trustees for the Relief Association.

For the consideration of \$1.00, the trustees agreed to convey to the City of Sacramento a "fire house erected or to be erected on those certain lots situated in the City of Sacramento...described as: -'Lots 3 and 4 of Alhambra Tract according to the Official Map or Plat thereof on File in the office of the County Recorder of the County of Sacramento, State of California."

The members of the Relief Association were only too happy to have secured their investment with an instrument as trustworthy as real property in light of the nature of the national economy following the stock market crash of October, 1929. This arrangement also seemed to be positive by virtue of providing modern facilities for fire fighters employed by the City of Sacramento and improving their ability to fight fires within the residential neighborhoods expanding beyond downtown.

The innovative approach to financing the new construction of much-needed fire stations attracted wide attention. City Manager James Dean was invited to a national meeting of firemen in Portland, Oregon in September of 1933 to explain the creative arrangement. It was clear that "[t]he new firehouse is a big step in modernizing the fire department and in obtaining funds in lean years when the city is finding it difficult to meet operating expenses. The new buildings are being made possible by loans from the firemen, who realize a higher rate of interest through rentals than if the money were in a savings account." (*Sacramento Union*, 7/29/1933, 1:4) Indeed, a fire house at 3101 Stockton Boulevard at 6th Avenue had been the first in Sacramento to be erected using this financing scheme, with 3145 Granada Way representing the second project undertaken through this arrangement.

A lease back agreement was devised whereby the City agreed to pay \$9.00 per each thousand dollars of the total cost of the building, including contract price, architect's fees, and interest at the rate of 7% annually for capital expended for the erection of the building. Payments would commence on December 1, 1933, exclusive of the costs of furniture and landscaping for the site. The term for this agreement was for a span of fifteen years.

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

Primary # _____
 HRI # _____
 Trinomial _____

Page 5 of 6

Resource name or #: Fire House #4

Recorded by: Leslie Crow

Date 1/27/2003

Continuation

Update

Continued from page 4 of 6. ...

Architect Charles F. Dean was retained to design the new fire house. On June 28, 1933, eleven bids for the construction of the project were opened. The low bidders were Azevedo & Sarmento at \$15,300. (*Sacramento Union*, 6/29/1933, 12:4) In the ensuing couple of weeks, a few specifications for the fire house were revised to allow the project to come in under the \$14,000 the Relief Association was prepared to loan the City. This resulted in the bid being reduced to \$13,684. (*Sacramento Union*, 7/7/1933, 8:4)

Dean's design called for a Mediterranean-style, brick structure in scale with the surrounding residential development. It was roofed with terra cotta tiles, which were subsequently replaced with composition shingles. A large room for the hook and ladder wagon as well as two other pieces of fire apparatus dictated the design of the primary facade. Fourteen beds were provided in the dormitory, with a living room, kitchen and dining room, work room, office and shower and lavatory included in the facility. The architect called for local building materials to be employed in the construction.

Engine Company Number 4, stationed at a location at 26th Street between L and M Streets, was reassigned to the new fire station after its completion. Truck Company #3, previously at 19th Street, between L and M Streets joined them. This resulted in the abandonment of the 26th Street building and Engine Company #2's relocation into the 19th Street facility. (*Sacramento Bee*, 7/10/1933, 11:5-7)

The work on the fire house on Granada Way was completed on October 20, 1933, about ninety days after it had commenced.

Architects Charles F. Dean and his brother, James S. Dean, were natives of Belto, Texas. Charles attended Texas A&M University and came to California in 1908 from Chicago to participate in designing the numerous structures being built to restore San Francisco after the great earthquake and fire of 1906. He came to Sacramento after five months and was joined by his brother James, also an architect, who had attended Massachusetts Institute of Technology after Texas A & M.

In 1920, they formed a partnership, calling the firm Dean & Dean. Charles was always the principal designer and James the business partner. They maintained this association until 1930 when James became Sacramento's City Manager.

Some other structures in Sacramento designed by Dean & Dean include the Westminster Presbyterian Church, Sutter Club, Memorial Auditorium and Trinity Episcopal Cathedral. In addition, Charles F. Dean was involved in many public school designs, including Hiram Johnson High School at 65th Street and 14th Avenue. The brothers also designed many of Sacramento's single family residences during the 1920s.

Charles Dean's design for Fire House #4 may be said to have a character and scale made to match the residential setting in which it was situated. By virtue of the location's association with the Alhambra Theater, the fire house was designed to be sympathetic with the ornate Spanish/Mediterranean architectural vocabulary in the vicinity. The structure has not been altered in substantial ways since its construction in 1933, with the exception of the roofing material being converted from terra cotta tile to composition shingles in the 1980s. Today the property is surrounded by larger retail establishments, including a Safeway grocery store and its ancillary parking, but remains a contributor to the residential character of the neighborhood setting which exists just off busy Alhambra Boulevard.

Departmental training which had been offered at one time had been suspended in 1917 as the result of World War I. A first aid division was assembled in 1923, but no substantive training had been carried out. An idea to offer standard training to all Sacramento firefighters was advanced in 1938 by Chief Engineer M. J. Dunphy. He took his idea to City Manager James Dean, who helped in planning the construction of a drill tower at Engine Company No. 4. The tower was completed in June, costing \$6,000. Captain Manuel I. Vieira became the director of training at the new facility on July 16, 1938 (Heiser, 138)

State of California—The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Resource name or #: Fire House #4

Recorded by: Leslie Crow

Date 1/27/2003

Continuation

Update

Continued from page 5 of 6 ...

In January of 1947, the City of Sacramento exercised its right to purchase the station from the Relief Association for a sum of \$2,811.09, computed on the basis of a ratio of \$20.00 per thousand on the construction cost of a total of \$14,055.45.

Fire houses built within residential settings, such as this example, serve the community on quite a personal level. Far from being distant, industrial and remote from the neighborhood, this type of installation was part of the neighborhood scene from the start. Involvements with the residents in the vicinity were frequent and easy, enhancing the quality of life for occupants of the neighborhood and providing much-needed emergency services for the area. It is no accident that the fire house was built in this manner and at this scale to fit in with the residential character established by this development.

The architectural vocabulary employed by Charles Dean took its cue from the Alhambra Theater next door. The Mediterranean forms and materials were well suited for this type of structure. Indeed, the area's street names also allude to the Mediterranean region: Granada, Seville, Alhambra, etc. Although one of the defining elements of this architectural style, the terra cotta tile roofing material, has recently been replaced, this alteration is easily reversible.

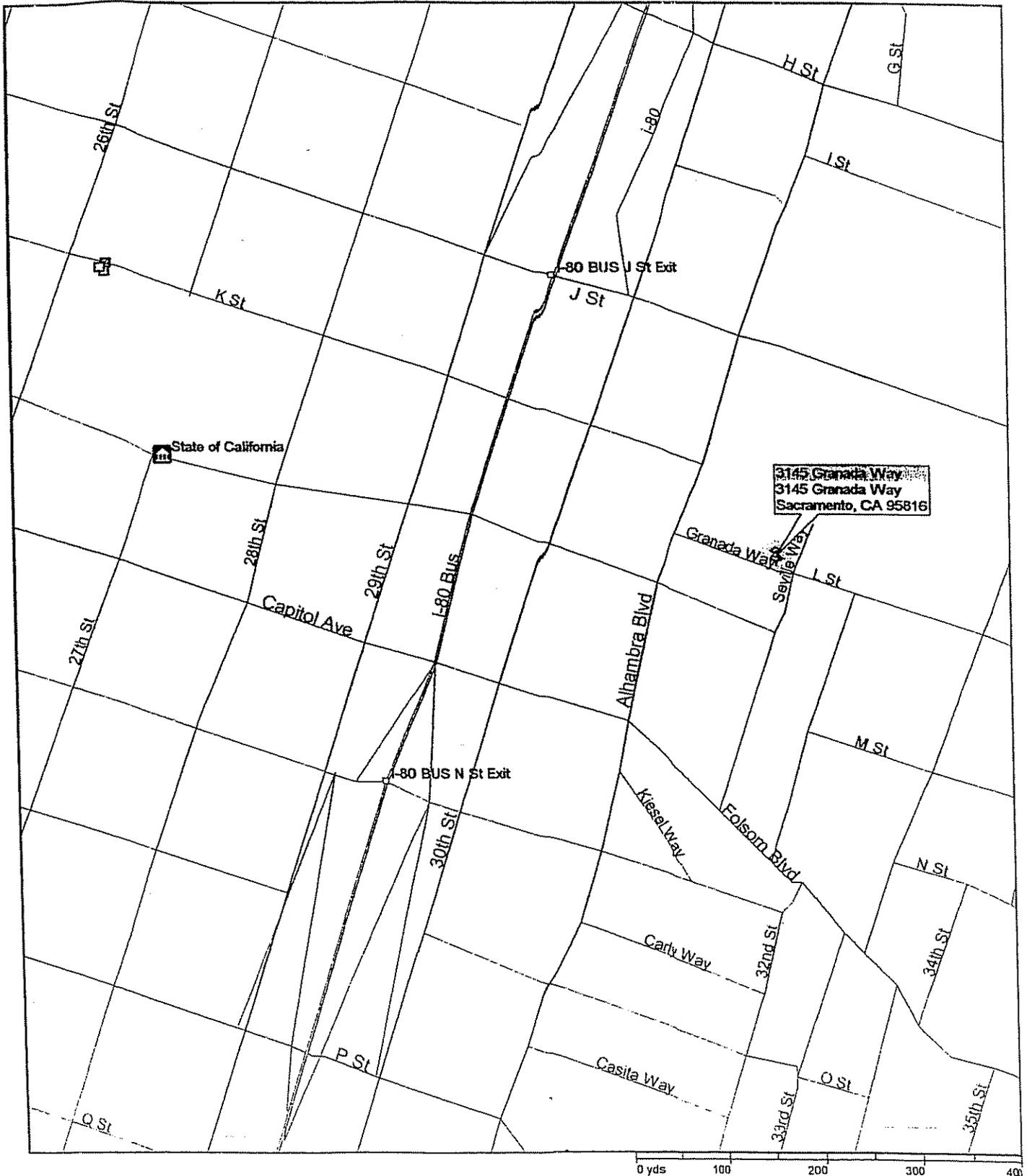
In addition to this building's association with the noted architectural career of Charles F. Dean, it is now the oldest building in continuous use as a Sacramento Fire Station left in the City. By way of context, it should be noted that in 2002, the fire house located at 3720 Folsom Boulevard was designated an individual Sacramento Landmark. This 1915 building of eclectic English cottage design had once served as the home of Chemical Company #4 until the 1930s. Other characteristic neighborhood fire houses in Sacramento include the English Tudor style (Chemical #3) in the Boulevard Park neighborhood on 20th Street, near D Street; the Prairie School style Chemical #2, dating from circa 1911 is located on 22nd Street; the former Engine #9 station at 3101 Stockton Boulevard dates from the 1930s and is a fine example of a Spanish Colonial style; Chemical #5 at 2014 Ninth Street; Engine #7 on Portola Way at 26th Street in Curtis Park and the Italian Renaissance-influenced Engine #6 on Fourth Avenue in Oak Park are all reflective of Sacramento's sensibility of creating fire houses which were architecturally reflective of their neighborhood settings. Many of these structures are threatened or in need of rehabilitation—most are in some sort of adaptive re-use and no longer associated with the fire department at all. (Phillips, 36-37)

Sacramento's fire department, established in 1850, has served the community since the days when the City was constructed largely out of canvas. The legacy of this fire fighting tradition is reflected in the structures used to house the equipment and personnel employed to defend the safety of Sacramento's citizens. 3145 Granada Way is currently in the position of being the oldest structure in continuous use by the fire department since its construction in 1933. It seems fitting indeed to consider listing this property as a City Landmark structure during its 70th anniversary year.

Today's fire houses are sited in commercial and industrial settings and are utilitarian in nature; large and imposing in scale in order to accommodate the technological needs of modern fire fighting. It is clear that as the City grows and the technological requirements of the fire department evolve, structures such as the one at 3145 Granada Way will not remain viable as housing for firefighters and their equipment and will by necessity be replaced. It is critical, therefore, that the extant representatives of these historic fire department facilities remaining in service and evocative of architectural characteristics related to their surroundings be preserved for future generations of Sacramentans.

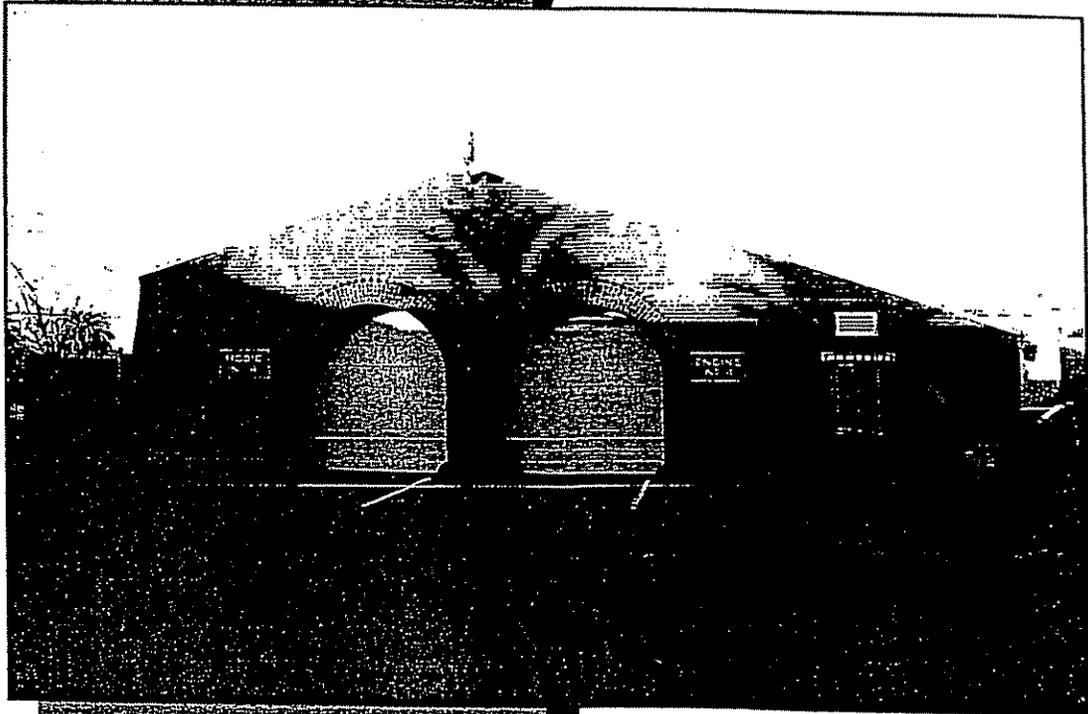
Fire House #4

3145 Granada Way, Sacramento, CA 95816



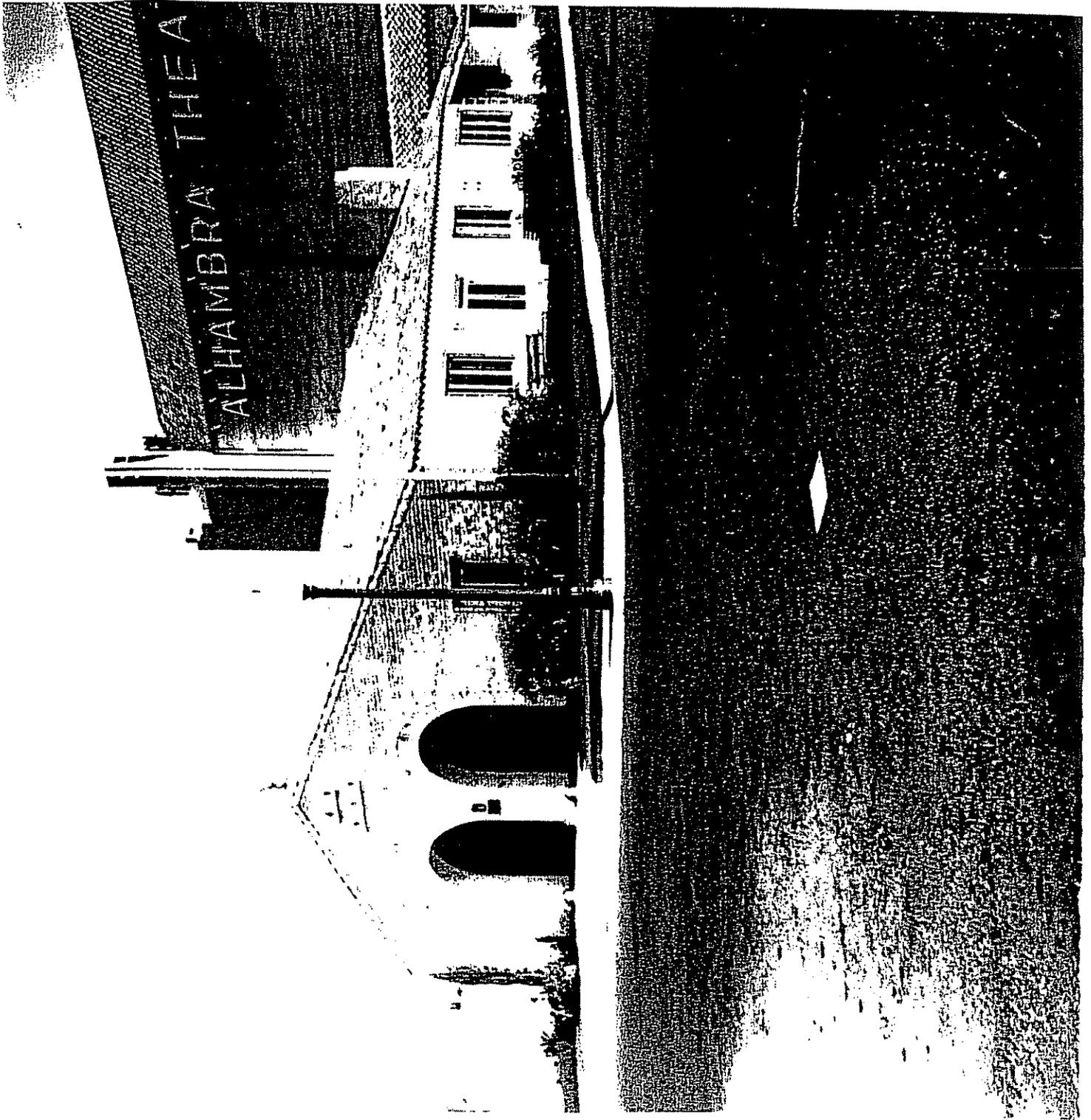
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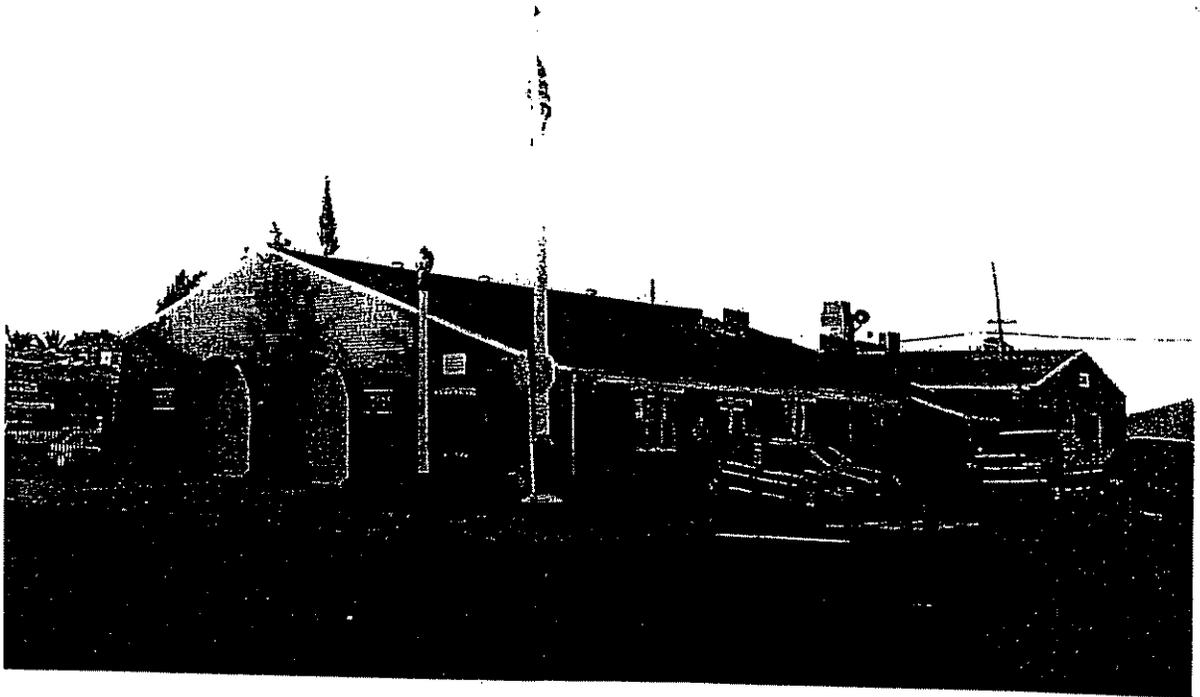


Sacramento Fire House #4
Constructed in 1933
Charles F. Dean, Architect

Photo by Leslie Crow, 12/18/2002

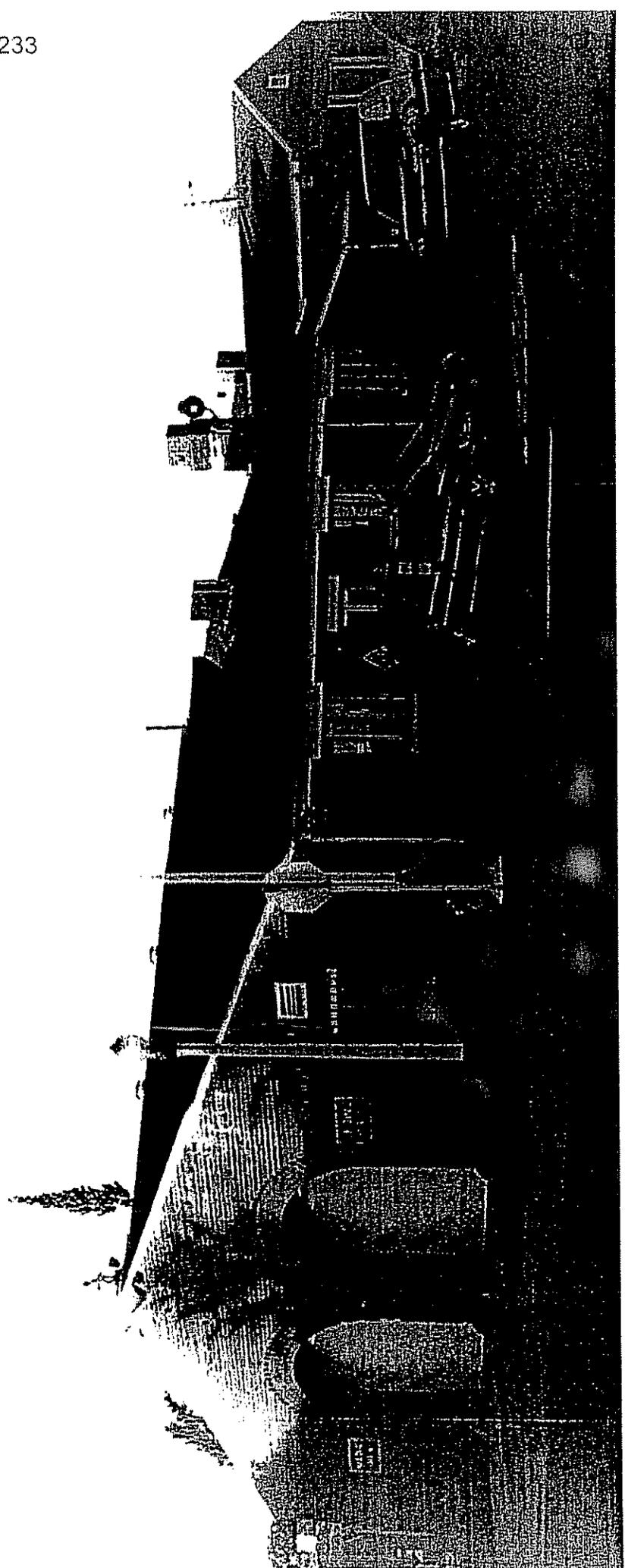






Subject: Fire Station #4 – M03-233

August 23, 2005



M04-233

December 01, 2004

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

**ITEM NO. 2
December 01, 2004**

MEMBERS IN SESSION:

M03-233

Sacramento Fire House # 4

REQUEST:

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

LOCATION:

3145 Granada Way
Sacramento, CA
APN: 007-0123-134/037

APPLICANT:	City of Sacramento
OWNER:	City of Sacramento
APPLICATION FILED:	September 10, 2004
STAFF CONTACT:	Roberta Deering ph: 916-808-8259 ; fax:916-264-5543; e-mail address: rdeering@cityofsacramento.org

SUMMARY: On November 03, 2004, the Design Review & Preservation Board (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, the item is returning to the Board for a mandated second noticed public hearing on the prospective nomination and to consider and take action on the approval of a nomination recommendation to the City Council.

Attached is staff report of November 03, 2004, including the adopted Resolution of Intent for the nomination of the Sacramento Fire House #4 as a Landmark.

RECOMMENDATION: Preservation Staff recommends the following action:

Recommend to the City Council that it adopt an ordinance designating the Sacramento Fire House #4 as a Landmark , identifying the recommended significant features and characteristics of the Landmark, and add the listing to the Sacramento Register.

BACKGROUND INFORMATION: See November 03, 2004, Staff Report and attachments and noting the Board's adoption of a Resolution of Intent at its November 03, 2004, hearing.

STAFF EVALUATION: See November 03, 2004, Staff Report and attachments. Staff also has the following recommendations:

- **Significant Features & Characteristics:** The remaining elements of the structure's original design, materials and finishes, and its California Mediterranean stylistic elements, noting that the original tile roof is currently missing. Replacement of the tile roof, at some point in the future, would restore a significant feature to this structure.

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, the Sacramento Preservation Roundtable and other neighborhood associations and interested individuals were notified. The Sacramento Preservation Roundtable sent a letter of support and the Pioneer Mutual Hook and Ladder Society testified in support of its Landmark nomination application at the November 03, 2004, hearing before the Board.

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 Sacramento Fire House #4 on the Sacramento Register as a Landmark specifying the property's significant features and characteristics, per staff's recommendation.

Report Prepared By,

Roberta Deering
Preservation Director

M04-233

December 01, 2004

Item No. 2

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Attachments

Page -4 - November 03, 2004, Staff Report and adopted Resolution of Intent

M03-233

November 03, 2004

Item No. 4

Page- 1

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

ITEM NO. 4

MEMBERS IN SESSION:

November 03, 2004

M04-096

Sacramento Fire House #4

REQUEST:

Initiation of Listing on Sacramento Register as a Landmark Property

LOCATION:

3145 Grenada Way
Sacramento, CA 9581
APN: 007-0123-134 & 037
Council District 3

APPLICANT:	Preservation Director at request of the Pioneer Mutual Hook and Ladder Society
OWNER:	City of Sacramento
APPLICATION FILED:	September 10, 2004
STAFF CONTACT:	Roberta Deering ph: 916-808-8259; fax:916-264-5543 e-mail address: rdeering@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 Sacramento Fire House #4, 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 Sacramento Fire House #4 as a Landmark on the Sacramento Register.

BACKGROUND INFORMATION: The preparation of the Landmark Nomination application was undertaken by the Pioneer Mutual Hook and Ladder Society. The subject property appears eligible for listing in the Sacramento Register as a local landmark. The Nomination has been reviewed and the Preservation Director recommends the property for inclusion in the Sacramento Register.

STAFF EVALUATION: Staff has the following comments:

In the opinion of Preservation Staff, the Sacramento Fire House #4, satisfies the necessary criteria for Landmark listing.

Pursuant to Section 15.124.170-A(1)a

- (i) it is associated with events that have made a significant contribution to the broad patterns of the history of Sacramento, the region, the state or the nation;
- (ii) it is associated with the lives of persons significant in Sacramento's past; and
- (iii) it represents the work of an important creative individual or master.

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

The nomination was completed by Leslie Crow, Historian. Property owners within a 500 foot radius were notified of the proposed nomination and this hearing. SOCA, NAG, other neighborhood associations, and interested individuals were notified. No comments had been received upon completion of this report.

APPROVAL PROCESS: The Board may choose to adopt or choose not to adopt a Resolution of Intent to nominate the Sacramento Fire House #4 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 its consideration.

RECOMMENDATION: Preservation Staff recommends that the Board: 1) adopt a Resolution of Intent to nominate the Sacramento Fire House #4, located at 3145 Granada

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Way, Sacramento, as an individual landmark to be added to the Sacramento Register, and forward said nomination to the City Council for its 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 & 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 adding the resource to the Sacramento Register.

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

Report Prepared By,

Roberta Deering
Preservation Director

Attachments

Attachment 1: Notice of Decision and Findings of Fact

Attachment 2: Resolution of Intent

Attachment 3: Nomination Form

Attachment 2
M03-233

RESOLUTION NO. _____

ADOPTED BY THE DESIGN REVIEW AND PRESERVATION BOARD

ON DATE OF _____

**RESOLUTION OF INTENT TO CONSIDER THE NOMINATION OF THE
SACRAMENTO FIRE HOUSE # 4 AS A LANDMARK AND RECOMMEND IT BE
ADDED TO THE SACRAMENTO REGISTER**

WHEREAS, the Sacramento City Council, in adopting Chapter 15.124 of the Sacramento City Code, has found that placement of qualifying structures, resources and historic districts on the Sacramento Register benefits both the community and property owners, because protecting and preserving historic resources help to maintain and revitalize the City and its neighborhoods by stimulating economic activity, encouraging the use and reuse of historic buildings, and protecting buildings and neighborhoods from deterioration and inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing; and

WHEREAS, on September 10, 2004, a Landmark Nomination Application for this property was submitted to the City's Preservation Office; and

WHEREAS, the City's Preservation Director has made a determination that the information in the application indicates that the resource meets the Sacramento Register eligibility criteria and considerations; and

WHEREAS, the Design Review and Preservation Board (Board) has the authority under Chapter 15.124 to consider Landmark, contributing resources and historic district nominations for inclusion on the Sacramento Register by adoption of a resolution of intent after holding a noticed public hearing; and

WHEREAS, on November 03, 2004, the Board conducted a duly noticed public hearing on its intent to nominate and recommend to the City Council the following Landmark for inclusion on the Sacramento Register:

The Sacramento Fire House # 4, 3145 Grenada Way, Sacramento

WHEREAS, the Board has received and considered oral and documentary evidence at

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

NOW, THEREFORE, BE IT RESOLVED that the Design Review and Preservation Board adopts this resolution to consider the nomination of the Sacramento Fire House #4 as a Landmark and recommend to the City Council of the City of Sacramento that it be placed on the Sacramento Register;

AND BE IT FURTHER RESOLVED that the Preservation Director will identify significant features and characteristics of the nominated resource to be included in the notice of the Board's Hearing on the Nomination and for the Board's consideration at its Hearing on the nomination and recommendation to the City Council on the property's listing in the Sacramento Register;

AND BE IT FURTHER RESOLVED that staff give notice to the owners of the property nominated and surrounding property owners as per Chapter 15.124.210 of the City Code and to bring this nomination to the Board for hearing on Wednesday, December 01, 2004, pursuant to City Code Chapter 15.124.210.

I hereby certify that the foregoing Resolution was adopted by the Design Review and Preservation Board of the City of Sacramento at its Special Meeting held on November 03, 2004

Signed:

Robert L. Chase, Chair

ATTESTED: _____
Roberta Deering
Preservation Director

M03-233

**NOTICE OF DECISION AND FINDINGS OF FACT FOR ADOPTION OF A
RESOLUTION OF INTENT TO NOMINATE AS A LANDMARK
THE PROPERTY LOCATED AT
3145 GRANADA WAY SACRAMENTO, CALIFORNIA,
AND RECOMMEND TO THE CITY COUNCIL THAT IT BE LISTED IN
THE SACRAMENTO REGISTER**

At the special **November 03, 2004**, meeting of the City's Design Review & Preservation Board, the Board considered evidence in the above matter.

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

- B Adopted a Resolution of Intent to nominate as a Landmark and recommend 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 nominate as a Landmark and recommend to the City Council that the Sacramento Fire House #4 be considered as a Landmark and place the property on the Sacramento Register.
2. This property, its site and the structure, has important historical and architectural worth, and it's designation as a Landmark is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of Chapter 15 of the City Code.
3. The Preservation Director has determined the property meets the adopted Sacramento Register eligibility criteria and factors to be considered pursuant to City Code Chapter 15.124.170.

CONDITIONS

Upon the date of the adoption by the Board of the Resolution of Intent, the property will be subject to Chapter 15.124, Sections 190 and 380, of the City Code, Protections Pending Final Decision and City Projects.

ATTEST:

Roberta Deering
Preservation Director
Secretary to the Board

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE SACRAMENTO REGISTER TO DESIGNATE AND ADD THERETO A NEW LANDMARK TO BE KNOWN AS THE FIRE STATION #4. (APN: 007-0123-134/037) (M03-233)

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 Fire Station #4, located at 3145 Granada Way, Sacramento, California; APN 007-0123-134/037.

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 "Fire Station #4" 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 August 16, 2005, to consider the nomination of the Fire Station #4 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 Fire Station #4 as a Landmark and add it to the Sacramento Register:

1. The property meets three of the Criteria for Sacramento Register Landmark eligibility pursuant to City Code Title 15, Chapter 15.124, section 15.124.170-A(1)a:
 - (i) It is associated with events that have made a significant contribution to the broad patterns of the history of Sacramento, the region, the state or the nation.

It is the oldest example of a fire station in continuous service remaining in Sacramento.

- (ii) it is associated with the lives of persons significant in Sacramento's past. Built in 1933, Fire Station #4, was part of a creative financing plan to bring federal WPA money to local communities. Then City Manager James S. Dean (formerly half of the architectural team of Dean and Dean), used federal funds to cover one-third of the cost and brokered an agreement between the City and the Sacramento Fire Department Relief and Protective Association Fund to finance construction in the form of a lease/option to purchase agreement. The proposal provided for the Relief Association to invest in the real property of a fire house with a 15 year lease arrangement with the City. This creative financing approach garnered much attention and Mr. Dean was invited to share the arrangement at a national meeting of firefighters.

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

The building is a good example of the well-known and respected architect Charles F. Dean. It is a representative example of the work that the brothers Dean and Dean designed during their partnership throughout the City 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 Fire Station #4.
7. Adoption of the ordinance designating the Fire Station #4 as a Landmark will add the property to the Sacramento Register.
8. This building 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 Fire Station 4 designated as a Landmark on the Sacramento Register pursuant to Section 1 above:

Significant Features & Characteristics:

The patterned brick exterior, residential scale building was designed to be sympathetic with the ornate Spanish/Mediterranean architectural vocabulary of the then adjacent Alhambra Theater. The structure has not been altered in substantial ways since its construction in 1933, with the most notable exception of the roofing material being converted from terra cotta tile to composition shingles in the 1980s as well as the addition of gutters and downspouts; the terra cotta Spanish tile roof is considered to be a significant feature to be restored in the future.

The building has a low-pitched asymmetrical gable roof. A large room for the hook and ladder wagon as well as two other pieces of fire equipment dictated the design of the primary façade, the most prominent feature of which is a pair of detailed arched doorway openings which provide access into the fire station equipment bay. The original doors are no longer extant but would also be considered a significant feature to be restored in the future. The wall on the westerly side of the southern exposure is subtly flared outward creating a quality of being low to the ground and well anchored to the site. Two rows of round, pierced terra cotta-lined vents are arranged at the top of the gable end. Relatively deep set steel casement windows, with a heavy lintel at the top of each opening are arranged symmetrically along the facades. A small, wooden louvered vent opens into the attic space in the gable end, placed in the center of the elevation. At the water table, there is a square below floor vent opening with a cast iron grate. A small extension with a pair of square window openings at the corner has a low-pitched roof at the northwest corner of the building.

The programmatic use of the facility determined its overall form and includes the large front room and the gable roofed ell attached at a ninety degree angle to the rear of the equipment room portion of the fire station. A structural ledger beam extends above the windows across the entire width of the east elevation of the ell. Two doorways provide access into the fire house from this eastern elevation.

A flag pole clearly dating from the construction of the facility remains in place at the corner of the property, as does a King Feronite city lighting fixture at the curb. Interestingly, a two-dimensional figure of a man with a fire hose which appears in a photo taken in 1936 is still visible atop the peak of the gable roof on the Granada Way elevation.

Significant interior features include original woodwork, window trim, cabinetry and doors. Also original wood paneling, barrel vaulted ceilings and exposed brick in the residential portion of the facility, exposed rafters and wood paneled ceilings in both the equipment bays and elsewhere; and built-in recessed shelving units. There is also a recessed arched alcove workstation in the equipment bays with original cabinetry and a structural header over doors between equipment bay and the rear of the facility.

Firestation #4 (M03-233)

August 23, 2005

SECTION 4

The City Clerk of the City of Sacramento is hereby directed to add the Fire Station #4 as a Landmark to the Sacramento Register.

Mayor Heather Fargo

Attest:

Shirley Concolino, City Clerk