



Agenda City of Sacramento Preservation Commission

COMMISSION MEMBERS:

Scott Blunk, LEED AP

Andrew Hope

Melissa Mourkas, ASLA, Vice Chair

Tim Brandt, AIA, LEED AP

Joe Stinson

Karen Jacques, Chair

Fred Turner, SE

CITY STAFF:

William Crouch, FRAIA, LEED AP, Urban Design Manager/Preservation Director

Roberta Deering, LEED AP, Senior Planner for Historic Preservation

Jeffrey Heeren, Senior Deputy City Attorney

**New City Hall
915 I Street, 1st Floor – Council Chambers**

December 1, 2010 – 5:30 P.M.

The City Preservation Commission was created by the City Council. Its powers and duties include: to develop and recommend to the City Council preservation policies appropriate for inclusion in the General Plan and other regulatory plans and programs of the City and to provide oversight relative to the maintenance and integrity of the Sacramento Register of Historic and Cultural Resources; to review, nominate, and make recommendations to the City Council on properties eligible for listing in the Sacramento Register as Landmarks, Historic Districts and Contributing Resources as set forth in Title 17, Chapter 17.134, of the City Code; to review and approve preservation development projects of major significance and appeals of Preservation Director decisions per the Historic Preservation Chapter, Title 17, Chapter 17.134, of the City Code.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Commission. The agenda provides a general description and staff recommendations; however, the Commission may take action other than what is recommended. The agenda is available for public review on the Friday prior to the meeting. Hard copies of the agenda, synopsis, and staff reports are available from the Community Development Department at 300 Richards Blvd, 3rd Floor (.25 cents per page), during regular business hours or can be downloaded at www.cityofsacramento.org/dsd.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Community Development Department at (916) 264-5011 at least 48 hours prior to the meeting.



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AGENDA

December 1, 2010

*New City Hall
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Preservation Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. **Approval of Minutes from November 3, 2010**

Location: Citywide

Recommendation: Approve Commission Minutes from November 3, 2010.

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

2. **M10-012 River District Landmarks and North 16th Street Historic District Nominations** (Continued from 11/03/10) (Noticed on 10/22/10)

Location: South of the American River, North of C Street, East of the Sacramento River, and West of North 18th Street, Sacramento, CA. (Multiple parcels)

Recommendation: Forward a Recommendation of Adoption to City Council:

Approve the nomination of multiple properties as Landmarks within the River District, and nomination of multiple properties as Contributing and Non-Contributing Resources as part of a “North 16th Street Historic District,” to be added to the Sacramento Register of Historic & Cultural Resources.

Contact: Evan Compton, Associate Planner, 916-808-5260; Roberta Deering, LEED AP, Senior Planner, 916-808-8259

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

3. **M10-017 Commission Initiation of Nomination of the State Printing Plant**

Location: 344 North 7th Street, 001-0210-010-0000

Recommendation: Decline to Initiate Nomination of Property to Sacramento Register of Historic & Cultural Resources.

Contact: Evan Compton, Associate Planner, 916-808-5260; Roberta Deering, LEED AP, Senior Planner for Historic Preservation, 916-808-8259

4. **M10-018 Report Back: Procedures for Listing National Register Properties in Sacramento Register (Oral)**
Location: Citywide
Recommendation: Receive and File- Informational Presentation
Contact: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

5. **Workshop on Commission's Policy Ad-Hoc Committee Recommendations (Oral)**
Location: Citywide
Recommendation: Review and Comment
Contact: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

6. **Annual Certified Local Government Report**
Location: Citywide
Recommendation: Receive and Provide Direction
Contact: Roberta Deering, LEED AP, Senior Planner for Historic Preservation (916) 808-8259

Public Comments- Matters Not on the Agenda

7. To be announced

Questions, Ideas and Announcements of Commission Members

8. To be announced

Adjournment

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Minutes City of Sacramento Preservation Commission

1

COMMISSION MEMBERS:

Scott Blunk, LEED AP

Tim Brandt, AIA, LEED AP

Karen Jacques, Chair

Andrew Hope

Joe Stinson

Fred Turner, SE

Melissa Mourkas, ASLA, Vice Chair

CITY STAFF:

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Roberta Deering, LEED AP, Senior Planner for Historic Preservation

Jeffrey Heeren, Senior Deputy City Attorney

**New City Hall
915 I Street, 1st Floor – Council Chambers**

November 3, 2010 – 5:30 P.M.

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MINUTES

November 3, 2010

*New City Hall
915 I Street – 1st Floor, Council Chambers*

All items listed are heard and acted upon by the Preservation Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call – All commissioners present except Blunk and Stinson.

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. **Approval of Minutes from October 6, 2010**

Location: Citywide

Recommendation: Approve Commission Minutes from October 6, 2010.

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

Action: Moved, seconded, and carried (Mourkas/Turner; 5:0:0) to approve the consent calendar.

2. **Preservation Commission Meeting Calendar for 2011**

Location: Citywide

Recommendation: Approve the Preservation Commission 2011 meeting dates as the 1st Wednesday of every month.

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

Action: Moved, seconded, and carried (Mourkas/Turner; 5:0:0) to approve the consent calendar.

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

3. **M10-012 River District Landmarks and North 16th Street Historic District Nominations** (Noticed on 10/22/10)

Location: South of the American River, North of C Street, East of the Sacramento River, and West of North 18th Street, Sacramento, CA. (Multiple parcels)

Recommendation: Forward a Recommendation of Adoption to City Council:

Approve the nomination of multiple properties as Landmarks within the River District, and nomination of multiple properties as Contributing and Non-Contributing Resources as part of a “North 16th Street Historic District,” to be added to the Sacramento Register of Historic & Cultural Resources.

Contact: Evan Compton, Associate Planner, 916-808-5260; Roberta Deering, LEED AP, Senior Planner, 916-808-8259

Public comment made by Bruce Booher.

Action: Moved, seconded, and carried (Mourkas/Hope; 5:0:0) to continue to December 1, 2010. The commission requested that the printing plant be placed on the December agenda for discussion and action as well.

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

4. **Presentation on Sacramento Heritage's Historic Properties Plaque Program (Oral)**

Location: Citywide

Recommendation: Receive and File- Special Presentation on the Historic Properties Plaque Program.

Contact: Karen Jacques, Chair, Preservation Commission

Action: Received and Filed.

5. **Report Back from Policy Ad-Hoc Committee**

Location: Citywide

Recommendation: Review and Provide Direction

Contact: Melissa Mourkas, Vice-Chair, Preservation Commission

Action: Reviewed and feedback was provided. The commission will discuss this further in a workshop scheduled for the December 1, 2010 meeting.

6. **Report Back from Historic Resources Survey Committee (Oral)**

Location: Citywide

Recommendation: Receive and File

Contact: Andrew Hope, Preservation Commissioner

Action: Received and Filed.

7. **Presentation on the Sacramento Register of Historic & Cultural Resources (Oral)**

Location: Citywide

Recommendation: Receive and File

Contact: Roberta Deering, LEED AP, Senior Planner, 916-808-8259

Action: Received and Filed.

Public Comments- Matters Not on the Agenda

8. **None.**

Questions, Ideas and Announcements of Commission Members

9. **Commissioner Mourkas noted that the discussion of the National and Local Register procedures was not listed on the November 3rd agenda but was mentioned in the minutes. City Staff will agendize this item for the December 1, 2010 meeting.**

Adjournment – 8:05 PM

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Report to
PRESERVATION COMMISSION
City of Sacramento

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

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PUBLIC HEARING
December 01, 2010

Members of the Preservation Commission:

Subject: Nomination for listing in the Sacramento Register of Historic and Cultural Resources of: A) eleven individual properties in the River District as Landmarks; and, B) the North 16th Street Historic District and its' Contributing Resources.

A. Landmark Nomination Locations

- 1) **Pipeworks Complex, 116 North 16th Street** (002-0051-002);
- 2) **Sacramento River Water Treatment Plant, 101 Bercut Drive** (001-0210-038) multiple structures at this parcel, and related **Intake** structure in the **Sacramento River** to the west;
- 3) **PG&E Power Station B, 400 Jibboom Street** (001-0190-004);
- 4) **Acme Cabinet / Loaves & Fishes Building, 311 North 12th Street** (001-0130-022);
- 5) **Fire Station #14, 1341 North C Street** (001-0130-007);
- 6) **Smythe Academy / Dos Rios School, 700 Dos Rios Road** (001-0082-001);
- 7) **Sacramento Theatrical Lighting Building, 950 Richards Boulevard** (001-0031-008);
- 8) **Volker Flooring / Admail West Building, 521 North 10th Street** (001-0081-006);
- 9) **Zellerbach Paper Co./UHaul Building, 1100 Richards Boulevard** (001-0090-005);
- 10) **Quonset Huts, 1400 Richards Boulevard** (001-0101-005); and
- 11) **Jibboom Street Bridge** (no APN), north of Jibboom Street, west of I-5, in Discovery Park crossing American River.

B. North 16th Street Historic District & Contributing Resources Nomination Locations

The boundaries for the North 16th Historic District generally includes properties east of Ahern Street, south of Richards Boulevard, north of C Street, and to the west of 18th Street, Sacramento, CA. Addresses and APNs include:

Structure, 500 N. 16th Street (001-0103-009) Contributing;
Rail Right-Of-Way, Adjacent to 1517 McCormack Street (001-0141-002) Contributing;

Structure, 440 N. 16th Street (001-0141-013) Contributing;
Vacant Parcel, 430 North 16th Street (001-0141-014) Noncontributing;
Vacant Parcel, 420 North 16th Street (001-0141-015) Noncontributing;
Structure, 410 N. 16th Street (001-0141-016) Contributing;
Structure, 400 N. 16th Street (001-0141-017) Contributing;
Structure, 1448-1503 McCormack Avenue (001-0141-021 and 001-0141-022) Contributing;
Structure, 470 N. 16th Street (001-0141-024) Contributing;
Structure, 1517 McCormack Avenue (001-0141-025) Contributing;
Rail Right-Of-Way, Adjacent to 1401 North C Street (001-0142-002) Contributing;
Structure, 324 N. 16th Street (001-0142-010 and 001-0142-011 and 001-0142-012) Noncontributing;
Structure, 318 N. 16th Street (001-0142-013) Contributing;
Structure, 1527 N. C Street (001-0142-014) Contributing;
Structure, 1401-1451 N. C Street (001-0142-018) Contributing;
Structure, 1501 N. C Street (001-0142-019) Contributing;
Structure, 1515 N. C Street (001-0142-020) Contributing;
Rail Right-Of-Way, Adjacent to 200 N. 15th Street (001-0151-001) Contributing;
Rail Right-Of-Way, Adjacent to 200 N. 15th Street (001-0151-002) Contributing;
Structure, 200 North 16th Street (001-0151-005) Contributing;
Structure, 1610-1616 N. C Street (001-0152-004 and 001-0152-005 and 001-0152-006) Contributing;
Structure, 1615 Thorton Avenue (001-0152-017) Contributing;
Structure, 221 N. 16th Street (001-0152-018) Contributing;
Structure, 235 N. 16th Street (001-0152-019) Contributing;
Structure, 211-217 N. 16th Street (001-0153-001) Contributing;
Structure, 116 N. 16th Street (002-0051-002) Contributing;
Structure, 121 N. 16th Street (002-0053-003) Noncontributing;
Structure, 131 N. 16th Street (002-0053-004) Contributing;
Structure, 83 N. 17th Street (002-0054-001) Contributing;
Structure, 1601 N. A Street (002-0055-002) Contributing;
Vacant Parcels, Adjacent to 1601 A Street (002-0055-001 and 002-0055-005 and 002-0055-006 and 002-0055-007 and 002-0055-008 and 002-0055-009 and 002-0055-010 and 002-0055-011) Noncontributing.

Council District: 1 and 3

Recommendation: Staff recommends the Preservation Commission forward a recommendation that the City Council adopt an ordinance to list the Pipeworks Complex (116 North 16th Street), the Sacramento River Water Treatment Plant (101 Bercut) and related Water Intake Structure in the Sacramento River west of the Plant, PG&E Power Station B (400 Jibboom Street), Acme Cabinet /Loaves & Fishes Building (311 North 12th Street), Firehouse #14 (1341 North C Street), Smythe Academy/Dos Rios School (700 Dos Rios Road), Sacramento Theatrical Lighting Building (950 Richards Boulevard), Volker Flooring/Admail West Building (521 North 10th Street), Zellerbach Paper Company / UHaul Building (1100 Richards Boulevard), Quonset Huts (1400

Richards Boulevard), and the Jibboom Street Bridge (Discovery Park over the American River) in the Sacramento Register of Historic and Cultural Resources (Register) as Landmarks and specifying each property's significant features and characteristics and to list the North 16th Street Historic District and its' Contributing Resources and specifying the District's significant features and characteristics.

Contact: Evan Compton, Associate Planner, (916) 808-5260; Roberta Deering, Senior Planner for Historic Preservation (916) 808-8259

Applicant/Nominator:

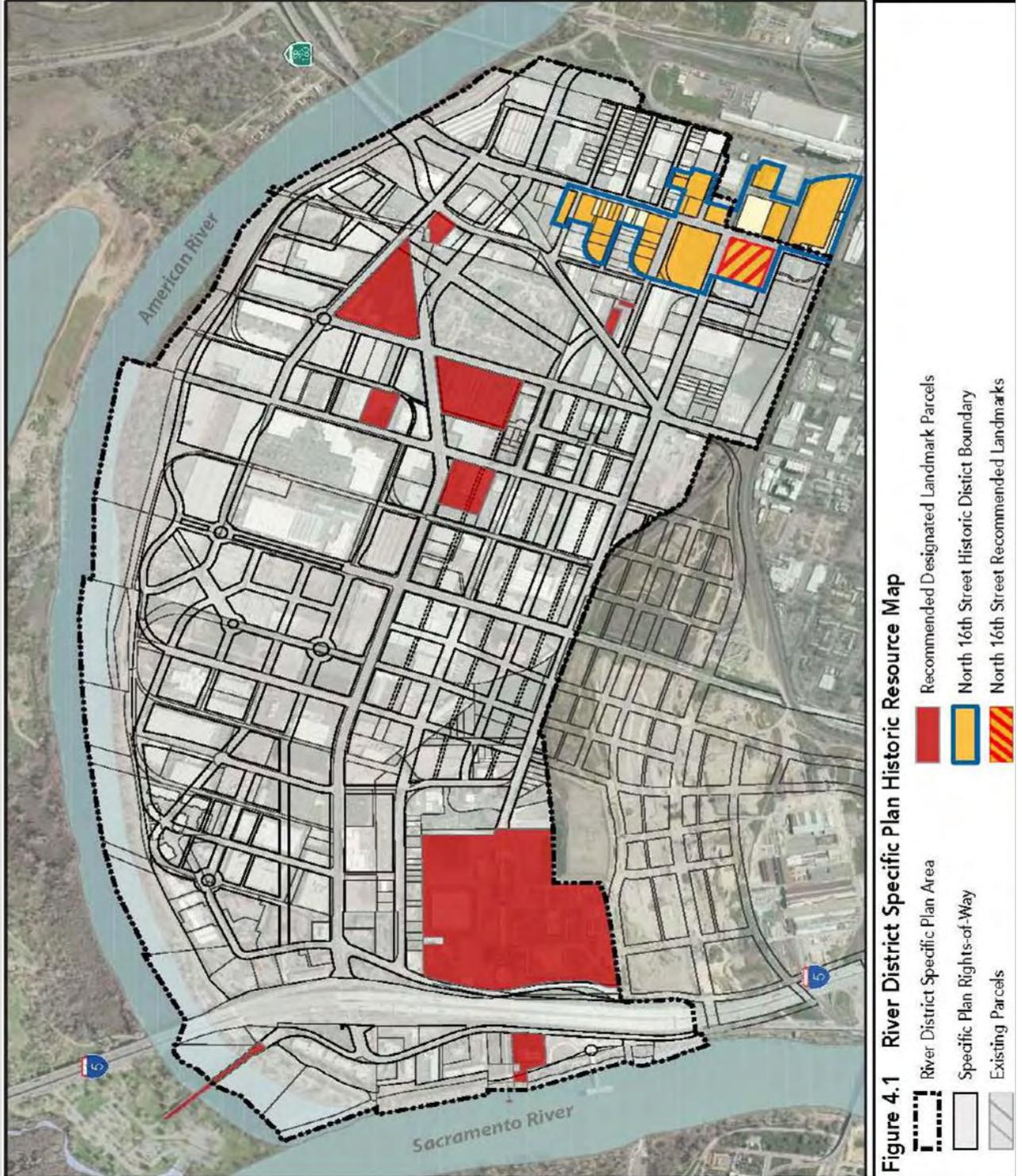
City of Sacramento: Preservation Director
300 Richards Boulevard, Sacramento, CA 95811

Property Owners: For a list of all property owners, reference Attachment 2.

Summary: The Preservation Director made preliminary determinations on October 13, 2010, and October 20, 2010, that the properties are eligible for listing as Landmarks in the Sacramento Register of Historic and Cultural Resources, and that the North 16th Street Historic District is eligible for listing as an Historic District, including its' associated Contributing Resources, and forwarded the nominated Landmarks and the North 16th Street Historic District/Contributing Resources to the Preservation Commission for its recommendations on the nominations to the City Council.

Background Information: On December 13, 1994, the City adopted the Richards Boulevard Area Plan (M93-119), commonly referred to as the "RBAP." The RBAP is a community plan establishing land uses and development standards to guide decisions on development and growth in the River District. On December 11, 2007, the City Council adopted Resolution 2007-915 directing staff to proceed with an update to the RBAP. As a result, staff has drafted the proposed River District Specific Plan.

In addition to the original Richards Boulevard Specific Plan and Special Planning District which are being updated as a part of this proposal, an historic properties survey was conducted in 1999/2000 for both the Richards Boulevard and Railyards areas. In 2001 the City Council adopted Ordinance 2001-027, which incorporated certain properties within both the Richards Boulevard and Railyards Special Planning Districts for consideration under the City's Historic Preservation Chapter of the City Code for review of proposals involving those properties' demolition. With the adoption in 2007 of the Railyards Specific Plan and Special Planning District, the City conducted a concurrent process to update the survey of the historic properties within the Railyards area and list identified historic properties in the Sacramento Register of Historic & Cultural Resources as Landmarks or Historic Districts/Contributing Resources; as part of that process the Central Shops Historic District was added to the Sacramento Register of Historic & Cultural Resources.



As part of this River District Specific Plan and Special Planning District effort, the 1999/2000 Historic Resources Survey was updated in 2009 to identify and evaluate potentially-eligible resources that had turned 50 years old or older since the 1999/2000 survey. The 2009 survey was completed and, with the exception of properties where entitlements had previously been approved for the structures demolition – structures within the Township 9 and Continental Plaza projects – and also with the exception of the State Printing Plant – due to conflicts with key components of the Specific Plan effort, Staff forwarded to the Preservation Director for Hearing the proposal to nominate the properties identified by the Consultant as potentially eligible to the Sacramento Register of Historic & Cultural Resources. Staff brought the proposed nominations and the Draft Specific Plan with the Draft EIR and the Cultural Resources Technical Report to the Preservation Commission for its' Review & Comment at a meeting held August 4, 2010. At Public Hearings held October 13 and 20, 2010, the Preservation Director nominated the proposed Landmark and Historic District/Contributing Resources properties for listing in the Sacramento Register and has forwarded the nominations to the Preservation Commission for its' recommendations to the City Council for listing the properties in the Sacramento Register of Historic & Cultural Resources as Landmarks and Historic Districts/Contributing Resources as noted in this report.

Historic Landmarks and N.16th Street Historic District: In 2009, as part of the River District Specific Plan/Special Planning District efforts, the City contracted with consultant, Historic Environment Consultants, to conduct a River District area update of the earlier Richards Boulevard/Railyards historic properties survey which had been completed in 1999/2000. The surveys identified properties that are potentially-eligible for listing, either individually or as part of a historic district, in the Sacramento Register of Historic & Cultural Resources, the California Register of Historical Resources, and the National Register of Historic Places. The 2009 survey update evaluated properties that had not been 50 years old or older at the time of the original 1999/2000 survey. Multiple individual properties were identified as potentially eligible through these surveys. And, as part of both the original and the updated survey, a potential North 16th Street Historic District was identified; it is noted that the N.16th Street Historic District's boundaries extend beyond the boundaries of the current proposed Specific Plan's area boundaries.

On September 24, 2009, staff conducted a workshop to discuss the properties identified in the survey as potentially historic and the proposed nominations of the Historic District and the individual Landmarks in the River District area. Due to adopted entitlements for Township 9 and the Continental Plaza development projects, the properties identified as potentially historic and approved for demolition within those projects' boundaries were not brought forward for nomination consideration or listing in the Sacramento Register as part of this River District planning effort. Also, the State's Printing Plant, which was also identified by the survey Consultant as potentially eligible for listing, was not brought forward for nomination consideration due to the Specific Plan/Special Planning District's key street grid proposals which would significantly affect that property. The Specific

Plan's impacts to this structure are evaluated in the River District Specific Plan Draft EIR. For the other properties identified in the survey as potentially eligible, the nominations process to list properties in the Sacramento Register is proceeding concurrently with the adoption of the Specific Plan. That process involves the August 4, 2010 Preservation Commission meeting to Review & Comment on the proposed nominations and the River District Specific plan, the October 13 and 20, 2010, Preservation Director Hearings to consider the nominations of the properties as Landmarks and the North 16th Street Historic District/Contributing Resources, the November 03, 2010, Preservation Commission Hearing and this December 01, 2010, Preservation Commission Hearing, continued from the November 03, 2010 Hearing, to consider the nominations and forward a recommendation on the nominations to the City Council. The process also includes the future City Council Hearings, including its Law & Legislation Committee and a full City Council Public Hearing to consider adopting the ordinance listing the properties in the Sacramento Register as Landmarks and Historic District/Contributing Resources, anticipated to be scheduled in January and February, 2011.

Once nominated by the Preservation Director, and then if listed by the City Council, proposals for work involving Landmark or Historic District Contributing Resources properties may utilize the California Historical Building Code. All properties for Landmark or for inclusion within the Historic District that have been nominated by the Preservation Director, and then if listed by the City Council, are reviewed in accordance with the provisions of the Historic Preservation Chapter of the City Code, Chapter 17.134, notably the Secretary of the Interior's Standards for the Treatment of Historic Properties, the River District Specific Plan, the Special Planning District, and Design Guidelines. Work involving the properties' site, exterior and publically-accessible interiors is reviewed for compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, which for most historic buildings would likely involve the Rehabilitation Standards. Work involving historic properties that complies with the Secretary of the Interior's Standards would also allow development projects to be exempt from further environmental review if other elements of the environment are not impacted.

Within the N.16th Street Historic District the the Plan proposes zoning changes that would be similar to the recently adopted R Street Special Planning District. For form (height, setback and stepback variances) entitlements, the Preservation Commission or Preservation Director would be the hearing body instead of the Planning Commission or Zoning Administrator.

Public Outreach and the Preservation Director Hearing: As part of the River District planning effort two public workshops were held on March 23, 2009 and September 24, 2009 specifically related to the historic survey and historic properties identification efforts, with property owners being sent invitations to attend the workshops. On October 13, and October 20, 2010 the formal nomination process was initiated, with the Preservation Director conducting public hearings on the recommendations by Staff for nominations of properties as Landmarks and for the North 16th Street Historic District

and its' associated Contributing Resources. At these public hearings, several members of the public provided comments.

The property owners for 1400 Richards Boulevard (Quonset Huts) do not support the proposed listing of their property. They stated the building is in poor condition, it would not be economically feasible to repair, and the original material to repair the building is not available. A letter has been attached as Attachment 6. The Preservation Director continued the hearing on that property until October 20, 2010, to allow for a site inspection concerning the condition of the property and for consideration of the other issues raised by the property owners at the October 13th hearing.

The property owner for 500 North 16th Street (Contributing Structure in the 16th Street Historic District) presented concerns the new historic district could impact the future rights of his use.

Another property owner stated he had concerns that there is currently not enough staff to complete day to day applications for simple repairs and adding more landmarks and historic districts would further exacerbate the problem.

Another property owner submitted an email (See Attachment 5) opposing the nomination of his properties in the historic district.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION TO SACRAMENTO REGISTER

Requirements for placement on the Sacramento Register as a landmark or historic district are listed in Sacramento City Code section 17.134.170. Generally, nominated resources are noted for one or more of the following characteristics: they are associated with the lives of persons significant in the city's past; they embody distinctive characteristics of a type, period, or method of construction, have high artistic value, represent the work of an important creative individual or master, or has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation; and concerning historic districts, they have a geographical definable area with a significant concentration or continuity of buildings unified by past events or aesthetically by plan or physical development, the area is associated with an event, person, or period significant or important to city history, or the designation of the geographic area as an historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of the Historic Preservation Chapter of the City Code and is not inconsistent with other goals and policies of the city.

The City Council has found that placement of qualifying properties and historic districts on the Sacramento Register can benefit the community and the owner in numerous ways. Protecting and preserving historic resources helps to maintain and revitalize the City and its neighborhoods by stimulating economic activity, encouraging the use and reuse of historic buildings, and protecting buildings and neighborhoods from

deterioration and inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing.

Development projects, permits and entitlements involving properties that are nominated to and listed in the Sacramento Register requires review and approval by either the Preservation Staff, the Preservation Director, or the Preservation Commission (level of review dependent upon the project) pursuant to the Historic Preservation Chapter of the City Code, Chapter 17.134.280. Sacramento City Code Chapter 17.134 Historic Preservation regulates the approval and issuance of permits and entitlements involving resources included on the Sacramento Register, including building permits for new construction, exterior alterations, alterations involving publically-accessible interiors, the site or existing buildings or structures, relocation of any structure, demolition or wrecking of any building or structure, sewer connection or disconnection, sign permits, and certificates of use or occupancy.

The River District area where these nominated resources are generally located is currently a City Design Review District. However, as nominated or listed historic resources, the development project review would generally be through the City's Preservation Review rather than the Design Review process, and while underlying Design Review guidelines are considerations in the Preservation Review, the preservation Standards of review as outlined in the Historic Preservation Chapter 17.134.310 of the City Code, along with any other adopted standards or guidelines of review specific to nominated or listed properties, shall govern.

Benefits of listing includes the ability to the use of the California Historical Building Code for development project and building permit reviews, and may include eligibility for incentives that may be available for the rehabilitation and maintenance of historic properties. Certain zoning land use, setbacks, step-backs, height and other development standards considerations may also be allowed to properties listed in the Sacramento Register.

Resources nominated for listing in the Sacramento Register by the City's Preservation Director are regulated under Chapter 17.134 for a period of 180 days in the same manner as if they were listed in the Sacramento Register. After 180 days has elapsed, if the City Council has not adopted an ordinance placing the resources on the Sacramento Register, these restrictions will no longer apply, unless the City Council extends the time period for an additional 180 days.

In addition, Chapter 17.134.490 sets forth minimum maintenance requirements for the purpose of protecting Historic Resources from deliberate or inadvertent neglect. Prompt correction of structural defects is required. The Code Enforcement Manager and Building Official are authorized to enforce the provisions of this Chapter and utilize provisions of Chapter 1.28 of Title 1 of the Sacramento City Code. The City Attorney is authorized to take such legal actions as are legally available.

See below for specific information regarding the nominated Landmarks' and the North 16th Street Historic District's criteria for eligibility for listing in the Sacramento Register,

and the recommended significant features and characteristics of the nominated Landmarks and Historic District, and associated Contributing Resources, as determined by the Preservation Director at the Public Hearings held October 13, 2010, and October 20th, 2010, and as recommended by Staff for the Commission's consideration and recommendation/s to the City Council for its' final decisions on listing of the properties in the Sacramento Register.

Development Project Review: Upon the date of the preliminary determination of eligibility and nomination by the Preservation Director, October 13th and 20th, 2010, the properties are subject to Chapter 17.134.180 of the City Code, Protections pending final decision and action on the designation ordinances by the City Council.

Environmental Considerations: A Draft Environmental Impact Report (EIR) was prepared for the River District Specific Plan (RDSP) and circulated for public review. The EIR considered all environmental issue areas, to include Cultural and Historic Resources. The RDSP area contains several historic structures listed in, or eligible for listing in, the Sacramento, California, and/or National Registers. Implementation of the RDSP includes the installation of the backbone infrastructure (streets and utilities) to support the future development of the Plan area. Demolition of the State Printing Plant would be necessary at such time as Bannon Street and Sixth Streets are extended through the State's property, as proposed in the Plan. The analysis in the Draft EIR determined that the demolition of the Plant would result in a Significant and Unavoidable impact . No other historic properties would be disturbed as part of the installation of the backbone infrastructure for the Specific Plan.

The Department of General Services for the State of California sent a comment letter on the Draft EIR expressing their concerns with the proposed demolition of the State Printing Plant. In response to this letter, staff from the City and DGS met on September 8, 2010 to discuss the development opportunities of the site if the proposed road grid was extended.

No other comments were received that addressed historic or cultural issues.

As part of the RDSP project, the North 16th Street Historic District would be created to protect the historic characteristics of the district and its contributing resources, including over 20 buildings constructed mostly in the 1920s.

Mitigation measure 5.3-2 is recommended to reduce the impact on archeological resources, should any be encountered during ground disturbing activities in the RDSP area. This mitigation requires testing of sites for resources prior to ground disturbing activities. If resources are discovered, a qualified archeologist shall be contacted to determine the nature and integrity of the find and the appropriate course of action.

A Final Environmental Impact Report is currently being prepared on the River District Specific Plan effort. The Draft Environmental Impact Report is included in Attachment 7.

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

Historical Overview/Context of River District – 2009 Historic Properties Survey:

For historical overview of the entire River District area, see the overview section of the 2009 River District Historic Survey Update, Attachment 3.

The proposed North 16th Street Historic District area reflects the early development of warehouse/distribution/ transportation functions of the River District. The area developed as the access to the area between the American River and downtown Sacramento developed. The first connection was the construction of the original Sixteenth Street Bridge over the American River in 1915 for the Lincoln Highway, which was the first coast to coast road in the country. William Dreher purchased the ranchland along 16th Street and began to develop the land, including factory sites and service and oil stations. A major trucking firm located along North 16th Street, followed by produce distribution uses in 1926. The Sixteenth Street bridge was widened in 1935 and extended in 1941. With the I Street and Jibboom Street Bridges and the multiple rail connections, the area’s suitability for transportation-related functions of storage, warehousing and product distribution facilities grew. Auto- and truck-related uses, including oil and gas storage and distribution also located along the North 16th Street Corridor. The types of uses within the district is reflected in the various types of structures, and in their materials and construction techniques, with a major collection of brick masonry structures exhibiting a variety of building and brickwork styles. Generally, buildings and related elements, particularly east and west of North 16th Street, reflect their storage and distribution functions via both rail and truck, with the structures along North 16th Street reflecting more auto and traveling service uses.

Eligibility Criteria and the Property’s Character-Defining Features: Below, please find the recommended eligibility criteria, character-defining features, photographs and Consultant’s survey form/s for each of the nominated properties:

LANDMARK NOMINATIONS:

116 North 16th Street -- Pipeworks Complex

Period of significance: 1923-1948

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

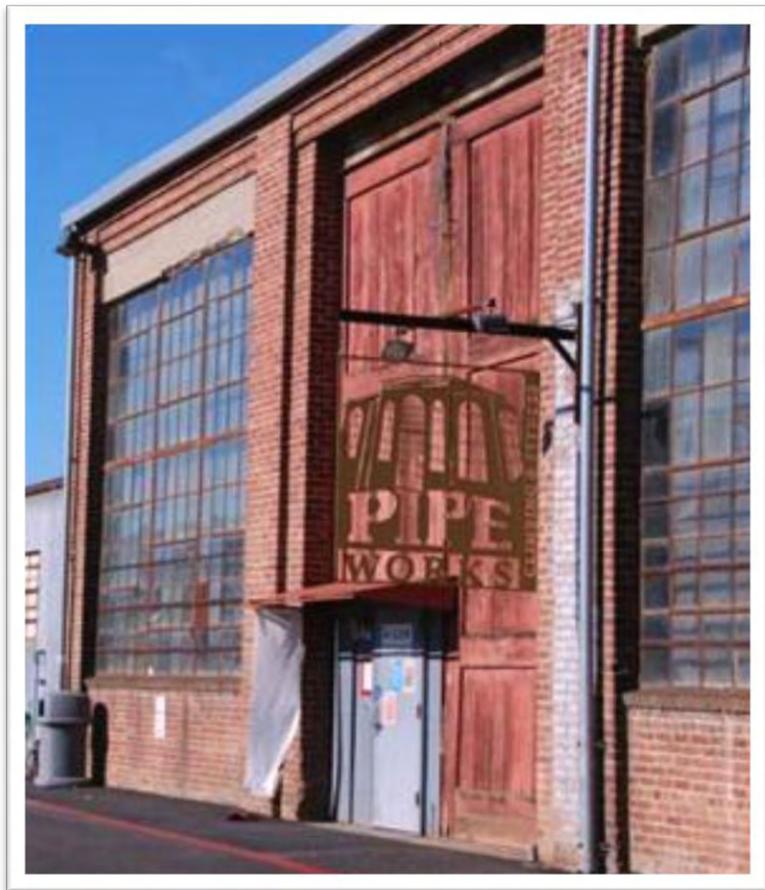
iii – embodies the distinctive characteristics of a type, period or method of construction.

Features and Characteristics include but are not limited to:

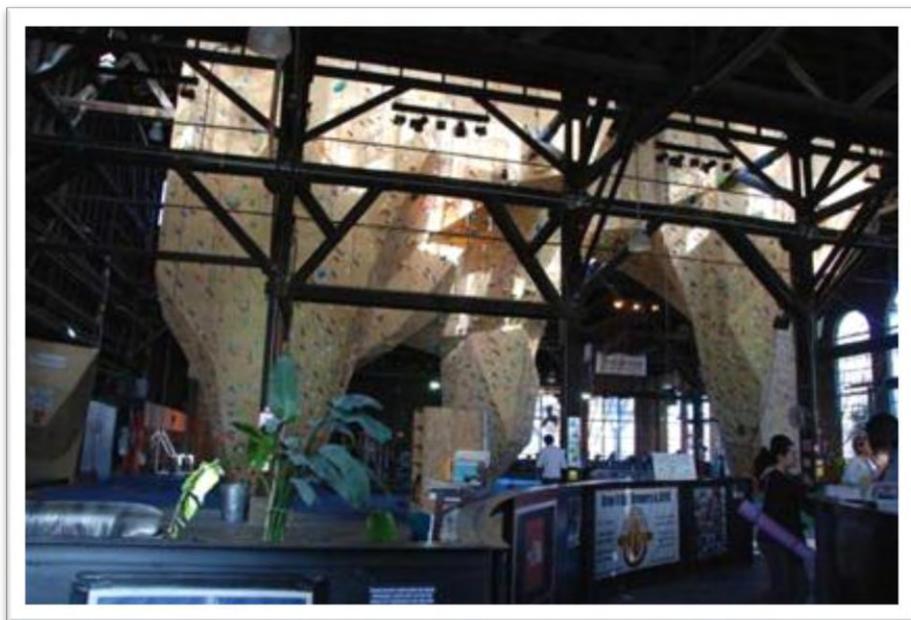
Original 1923 structure with arrangement of exterior elements and forms; tall, arched glazed openings on east/primary façade; projecting central monitor roof; multi-paned metal sash windows with larger central arched opening incorporating double-door entry; north and south-facing elevations are divided into bays with large rectangular banks of window openings; multi-paned metal sash windows; interiors with large/tall open spaces with timber supports/trusses; brick and other original exterior materials; flat roof with parapet; 4 mature Italian cypress along North 16th Street.



East/Primary Facade



Portion of South Elevation



Portion of Interior

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

Page 1 of 3 Resource Name or #: 116 N. 16th Street
P1. Other Identifier: Sacramento Pipe Works
***P2. Location:** *a. County: Sacramento City: Sacramento Zip: 95814
 b. Address: 116 N. 16th Street
 *c. USGS 7.5' Quad Sacramento West Date: 1992
 *e. Other Locational Data: APN#: 002-0051-002

***P3a. Description:**

The large brick structure is two stories in height. The façade is symmetrical, with the taller central portion recessed and flanked by two slightly shorter wings. The main body of the building appears to have a shallow gabled roof with a projecting central monitor. The east-facing façade surfaces contain a series of tall arched windows, multi-paned with metal sash. The recessed central section contains a large central arched window incorporating the double-doored entry, and is flanked by smaller arched windows.

Divided into bays, the north and south-facing side elevations contain large rectangular banks of multi-paned, industrial, metal-sash windows. The southern wing also contains an entry. Large timber trusses form the structural system. The interior space is tall and open, and contains machinery visible through the windows. A brick extension has been made to the west end of the building, and a butler-type metal structure has been added to the back of that.

The south elevation has a metal shed addition and large wood doors containing a smaller metal framed door. The south wing entry is not original. The roof has also been modified. Two metal sheds stand to the south along 16th Street and other metal buildings exist on site at the rear. The brick addition on the west contains a large truck door, and the adjacent metal addition to the west has a standard door along North B Street. The building is covered with vines, and four Italian cypress trees mark the major corners of the façade, along with bushes and shrubs. The building is in fair condition and some maintenance repair appears to be needed.

***P3b. Resource Attributes:** HP8

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



***P5b. Description of Photo:**

***P6. Date Constructed/Age and**

Source: Historic
 Prehistoric Both
 1923 factual

***P7. Owner and Address:**
 Touchstone Climbing Inc.
 800 Potter St.
 Berkeley, CA 94710

***P8. Recorded by:**
 Paula Boghosian, Historic
 Environment Consultants
 5420 Home Court
 Carmichael, CA 95608

***P9. Date Recorded:**
 January 2009

***P10. Survey Type:**
 Intensive

P11. Report Citation*:
 Richards Boulevard Area,
 Architectural and Historical

Property Survey, Historic Environment Consultants, January 1999.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

DPR 523A-Test (8/94)

*These items consist of required information.

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

Page 2 of 3 *NRHP Status Code 3S, 5D1

*Resource Address: 116 N. 16th Street

B1. Historic Name: Sacramento Pipe Works

B2. Common Name: Sacramento Pipe Works

B3. Original Use: Industrial

B4. Present Use: Recreational

***B5. Architectural Style:** Industrial with Beaus Arts influences

***B6. Construction History:**

The building was constructed in 1923. Additions and modifications to rear and roof in: 1956, 1978, 1982.

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

***B8. Related Features:** expanded parking lot on the south of the building

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Economic/Industrial

Area: River District Special Planning Area

Period of Significance: 1923-1948

Property Type: Economic/Industrial

Applicable Criteria: C

The Sacramento Pipe Works building was constructed in 1923 at a cost of \$35,000 to serve as a new manufacturing plant for the owners, Edward and William Schaw. When constructed, the building's dimensions were 122' x 145' (17,690 sq.ft.). The majority of the floor space was used for steel pipe manufacturing. Expansion of the plant took place twice in later years. In 1956, 9,425 sq.ft. were added to the rear and in 1978, 14,400 sq.ft. were constructed adjacent to the first addition. Both additions increased Sacramento Pipe Works overall floor space to 41,515 sq.ft. Both additions were designed and constructed under the supervision of "Gene S. Porter, Inc., a local civil engineering firm. In 1982 Gene S. Porter, Inc., also designed and supervised the structural reinforcement of the building for the prevention of earthquake damage.

The building is currently being utilized as a fitness and climbing center and contains a large climbing structure in its large interior space.

The building is a particularly fine representative of small industrial architecture. The Beaux Arts character of the original Pipe Works building with its tall arched window openings, and the light and airy image created by the building's many windows add elegance to an otherwise utilitarian structure. Though somewhat altered, the original structure essentially retains its original image, and its additions are not intrusive to its principle east elevation.

The building appears to be potentially eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Sacramento Register as a contributor to the North 16th Street Historic District.

B11. Additional Resource Attributes: None

***B12. References:**

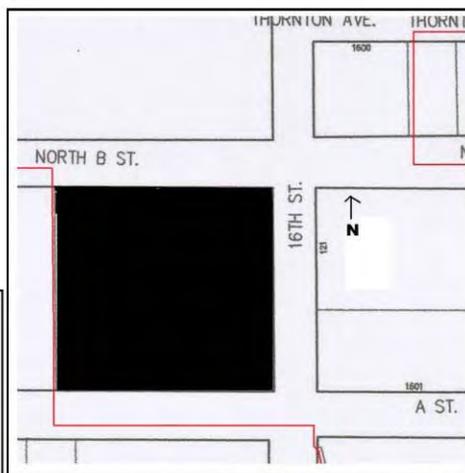
William Shaw, Sacramento Bee, 9/29/1923, p. E-6
 Sanborn Insurance Maps

B13. Remarks:

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

***Date of Evaluation:** January 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

*These items consist of required information.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI# _____ Trinomial _____
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Page 3 of 3 Resource Name or #: 116 N. 16th Street, Sacramento Pipe Works
Recorded by: Paula Boghosian



**101 Bercut – Sacramento River Water Treatment Plant
Sacramento River – Water Intake Structure**

Period of significance: 1921-1948

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

Features and Characteristics include but are not limited to:

A. *Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including:*

1) the Pumping Station, its' form, materials, classical revival elements, quoined corners and centered entry with encircling frieze with incised inscription; tall rectangular multi-paned metal sash windows;

2) the Head Building (Administration Building) 2-story, octagonal, cream-colored concrete and stucco structure with clay-tiled conical roof and cupola, exterior circular drum between walls and roof's inscribed names of well-known scientists and inventors and two inscriptions; multi-paned metal sash windows;

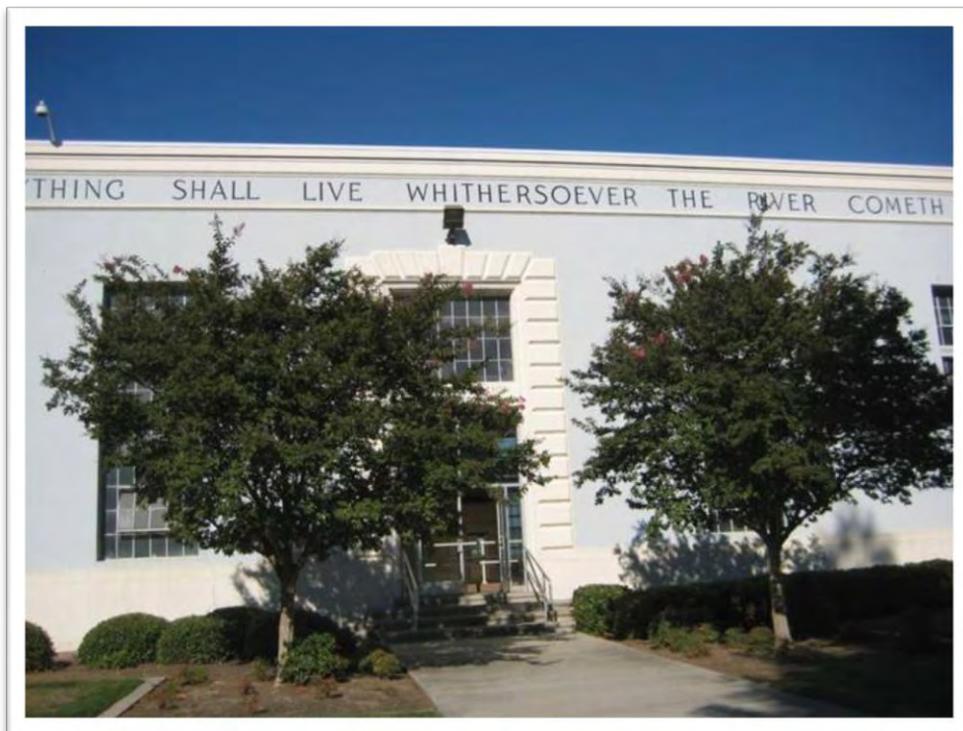
3) the Concrete Filter Building, the original west-most portion attached to Head House, 1-1/2 story-high interior space, multi-windowed flat-roofed structure partly below grade; multi-paned metal-sash windows;

4) the Coagulant Building, plaster sided rectangular building with encircling frieze with incised inscription, and classical revival elements

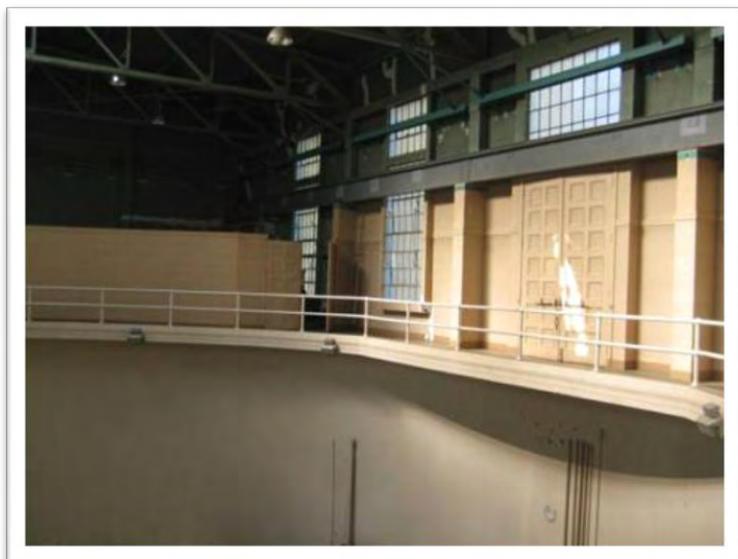
B. *the Water Intake Structure in Sacramento River west of Plant, on an axis with the Pump Station, Head House, and Filter Building, with cream colored exterior, oval shaped base supporting encircling projecting deck and oval upper structures, curved form and covered with partially conical clay tile roof, flanking entry "gates" to suspension bridge walkway from tower to shore with "gates" at each end for cable supports, cream plaster with river-height indicator, multi-paned windows and mooring rings.*



Pumping Station



South Primary Façade



Interior

Head / Administration Building



West Façade, above; South Façade, below, with Filter Building to East (Right)





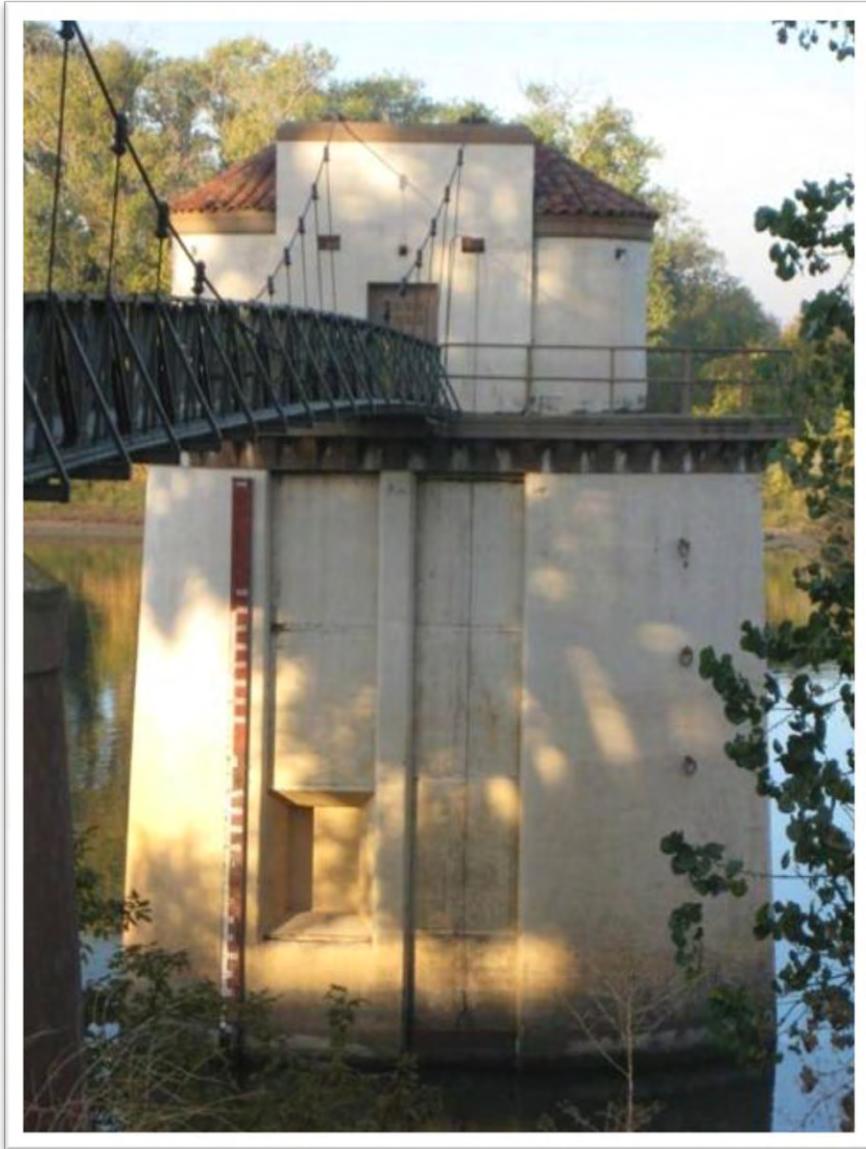
Filter Building South Facade



Coagulant Building North Façade



Coagulant Building Interior



Water Intake Structure, including photo of gate under construction

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____ HRI # _____
PRIMARY RECORD		Trinomial _____ NRHP Status Code <u>35</u>
Other Listings _____		
Review Code _____	Reviewer _____	Date _____

Page 1 of 1 Resource Name or #: Sacramento River Water Filtration Plant
P1. Other Identifier: Sacramento River Water Treatment Plant
*P2. Location: *a. County Sacramento b. USGS 7.5' Quad Sacramento West Date 1967
c. Address: 101 Bercut Drive City Sacramento Zip 95814
*e. Other Locational Data: APN#: 001-0210-038
*P3a. Description:

The Sacramento River Water Filtration Plant is located to the east of Interstate 5 Freeway just north of downtown Sacramento. The Plant complex is comprised of three principal structures, a below grade reservoir, and various tanks, pumps and holding ponds, placed in a landscaped setting of lawn with mature trees and shrubs.

The Pumping Station, one of the three main buildings, is sited closest to the eastern side of the I-5 Freeway. This building is a one story, rectangular concrete structure with a flat roof and minor Classical Revival references. Building corners and the centered entry are quoined, and an encircling frieze beneath the cornice bears the incised inscription, "And Everything Shall Live Whithersoever the River Cometh, Ezekiel, XLVII-9". The interior is lit by tall, rectangular, multi paned, metal-sashed windows. Some alterations to the base of this building have occurred. The building is in good condition.

*P3b. Resource Attributes: HP9

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



P5b. Description of Photo:
View to Northwest 02/09
*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1921 Factual
*P7. Owner and Address:
City of Sacramento
Real Estate Div.,
1023 J Street
Sacramento, CA 95814
*P8. Recorded by:
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608
*P9. Date Recorded:
7/95, 9/97, 3/2009
*P10. Survey Type:
Intensive

P11. Report Citation*: Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

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

Page 1 of 1 *NRHP Status Code 35

*Resource Address: 101 Bercut Drive

B1. Historic Name: Sacramento River Water Treatment Plant

B2. Common Name: Sacramento River Water Treatment Plant

B3. Original Use: Water Treatment Plant B4. Present Use: Water Treatment Plant

*B5. Architectural Style: Classical Revival/Beaux Arts influences

*B6. Construction History

The building was constructed in 1921.

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

*B8. Related Features: The complex contains several structures and buildings, as described, including the water intake facility in the Sacramento River.

B9a. Architect: Dean & Dean b. Builder: Mathews Construction Co.

*B10. Significance: Theme Public Utility in an industrial area

Area Richards Blvd. Special Planning District

Period of Significance 1921-1948 Property Type Water Treatment Plant Applicable Criteria C

The Sacramento River Water Treatment Plant was the most modern facility of its kind in the United States at the time of its construction in 1921. The dedication ceremony included the starting of the plant's pumps by Mrs. Calvin Coolidge through an electrical impulse transported by telegraph from the White House in Washington, D.C. According to Plant information, it was the first filtration plant constructed west of the Rockies. It was one of the most modern, state-of-the-art facilities of its kind in the country at the time of its construction. The complex received designation as a national American Water Works Association historical landmark in 1987.

In addition to historic importance, the buildings of the complex, particularly the Pumping Station and the Administration Building, are handsome and elegant examples of classical revival style variations, unusually graceful for essentially functional public works buildings. With their park-like setting, they represent the implementation of "City Beautiful" ideals in a utilitarian context.

The Head House, Pump House and Coagulant Buildings are the principal agents of the Beaux Arts architectural design and style complex. The pools, aeration ponds and storage facilities also located on the property are functional elements of the plant's activities and are utilitarian in nature.

The complex possesses both historical and architectural/engineering significance, has retained a substantial degree of integrity, and appears to meet eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Sacramento Register as a Landmark property.

B11. Additional Resource Attributes: None

*B12. References:
Sacramento Survey III, Richards Blvd. Area Architectural and Historical Survey, Sacramento City Information Brochure

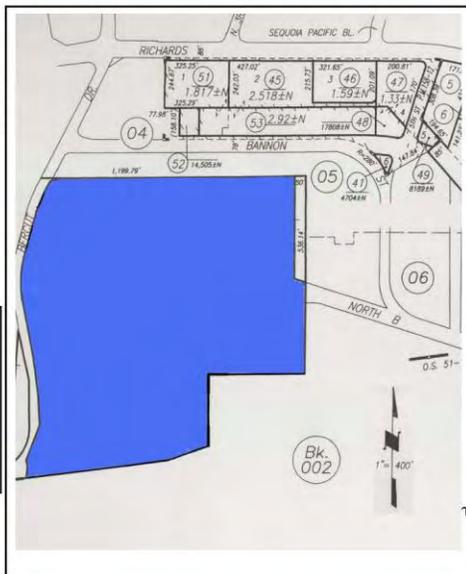
B13. Remarks:

*B14. Evaluator: Paula Boghosian, HEC

*Date of Evaluation: 7/95, 9/97, 3/2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD Continuation Sheet, p. 3 of 3	Primary # _____ HRI# _____
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Sacramento River Water Treatment Plant, 101 Bercut Drive

P3a., continued

The Head Building (Administration Building) is a two story octagonal structure of concrete and stucco with a clay-tiled conical roof and cupola. On the exterior, the circular drum between walls and roof contains inscribed names of well-known inventors and scientists, and two inscriptions. Alterations include the enlargement of windows. The building is in good condition. The concrete Filter Building, attached on the east, is a long, one and one-half story, multi-windowed, flat-roofed structure, partly below grade. The tanks and ponds lie to the south of the structure.

With an estimated output of 48 million gallons per day, the plant was an example of the rapid sand filtration technique, utilizing an intake pier, grit removal and storage stations, coagulating tanks, sedimentation basins, a head house and chlorine plant, filters and a clear water reservoir. The plant's channeling system was based on the gravity flow design, utilizing 40 inch wide pipes carrying water from the Sacramento River 1100 feet to the pumping station. A new reservoir was added by 1950, and a lime treatment facility was constructed in 1960.

An associated structure lies to the west in the Sacramento River, approximately 30' from shore, housing a water intake system and accompanying functions. The structure is approximately two stories in height (above water level), with an oval shaped base supporting an encircling projecting deck and oval upper building. The north and south ends of the structure above deckline are curved in form and covered with partially conical clay-tiled roofs. They flank an entry tower with support cables for the suspension bridge walkway that extends to the tower on shore. The structure is surfaced with stucco, fitted with a river height indicator, multi-paned windows and mooring rings.

A series of recent updates and construction has occurred on the east half of the property. Old settling ponds in that area have been replaced by new buildings. A new main office building has been added as well as a new tower structure that reflects the original head house in design. A new concrete settling/filtration pond has been added to the east of the original concrete settling/filtration ponds. The main entrance has been moved from Bercut Drive to 1 Water Street on the opposite side of the property, and enclosed by large gates.

400 Jibboom Street – PG&E Sacramento River Power Station “B”

Period of Significance:

1912 – 1948

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

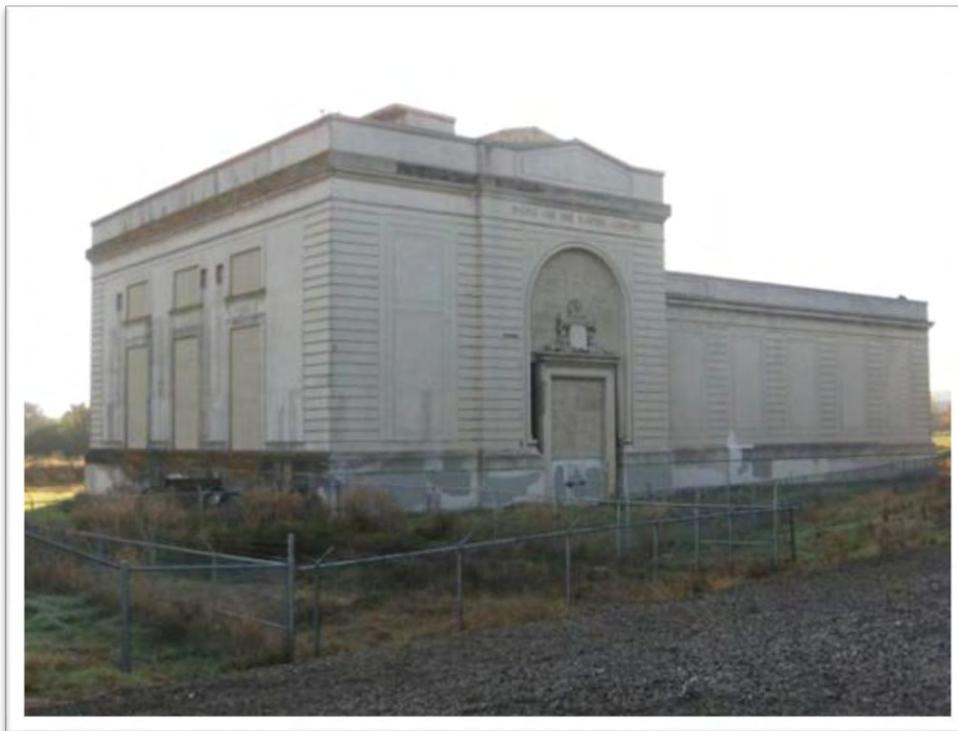
i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

Features and Characteristics include but are not limited to:

Classical Revival/Beaux Arts exterior design elements with L-shaped reinforced concrete with steel frame massing, multi-paned window openings, parapets, roof monitors; 4 missing tall metal stacks above north/south section of building; massive classical door at primary/western façade with arched frame surmounted with ornate cartouche, north and south facades contain tall blind arches, encircling roof parapet contains shallow pediment form above each arch element; multi-story interior volumes; setting facing the Sacramento River relatively open, was to have been generally park-like; interiors of two large sections of the building generally open, missing machinery throughout, and missing metal catwalks in east/west oriented section of building.



PG&E Station B SURVEY form:

Please see Attachment 4 for the National Register Nomination on this property.

311 N. 12th Street -- Acme Cabinet / Loaves & Fishes Building

Period of Significance:

1922-1959

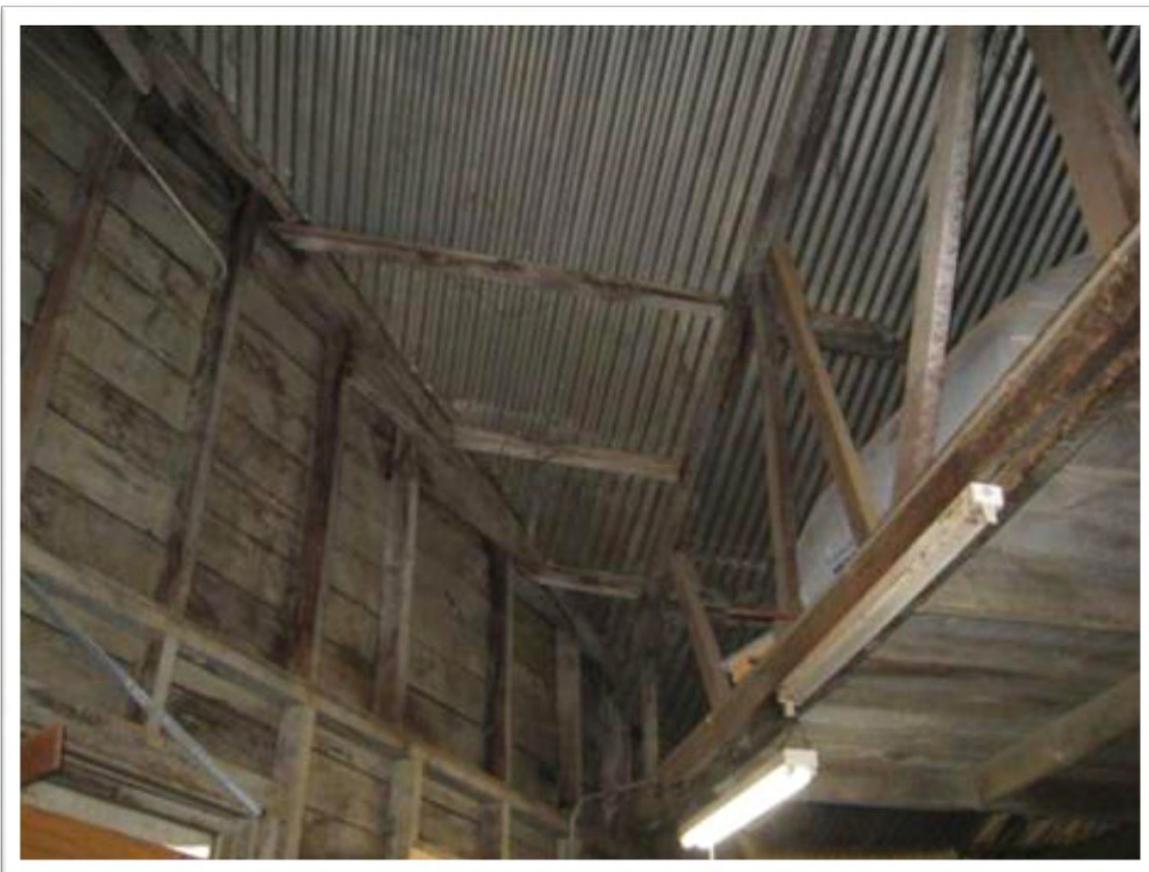
The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

iii – embodies the distinctive characteristics of a type, period or method of construction

Features and characteristics include but are not limited to:

1-1/2 story wood frame structure with gable roof and metal clad “false” front sheathed in textured metal to appear as rusticated stone, with stepped parapet. Primary façade with four windows and central door is angled from rest of building to parallel N. 12th Street’s alignment; multi-paned industrial sash windows.





Interior at front showing change to façade angle aligning with N. 12th Street's street alignment

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

Page 1 of 1 Resource Name or #: 311 N. 12th Street

P1. Other Identifier: Acme Cabinet

*P2. Location: *a. County: Sacramento

b. Address: 311 N. 16th Street City: Sacramento Zip: 95811

*c. USGS 7.5' Quad Sacramento West Date: 1992

*e. Other Locational Data: APN#: 001-0130-022

***P3a. Description:**

The one and one-half story, wood frame structure is comprised of a gabled, metal-sheathed building, and a façade surfaced with textured metal sheeting. The pressed metal surface of the façade had been fabricated to give it the appearance of rusticated stone or concrete blocks. The façade contains a stepped parapet with a tall central section and a centered louvered vent opening. The lower portion of the façade contains four windows and a centered door. The front of the building is angled to parallel North 12th Street, which runs at a northeast/southwest angle to the standard grid. The openings in the façade have been covered. The wood frame building behind the façade contains multi-paned industrial sash windows.

*P3b. Resource Attributes: HP8

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



P5b. Description of Photo:

View to the east.

*P6. Date Constructed/Age and

Source: Historic

Prehistoric Both

1922

*P7. Owner and Address:

Loaves & Fishes

***P8. Recorded by:**

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

*P9. Date Recorded:

February 2009

*P10. Survey Type:

Intensive

P11. Report Citation*:

Richards Blvd. Area

Architectural and Historical

Property Survey, Historic Environment Consultants, January 1999.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # _____ HRI# _____
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Page 1 of 1 *NRHP Status Code: 5S1

***Resource Address:** 311 N. 12th Street
B1. Historic Name: Acme Cabinet Shop
B2. Common Name: Loaves & Fishes
B3. Original Use: Woodworking Shop **B4. Present Use:** Part of a facility for homeless
***B5. Architectural Style:** Vernacular
***B6. Construction History:**

This building was constructed in 1922. The openings in the façade have been covered. There may be some alterations to the rear portion of the building that are not visible from the street.

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

***B8. Related Features:** A small park behind a solid curved wall along North 16th Street, connecting it to Mary House on the corner of North C Street.

B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme:** Commercial Architecture **Area:** River District Special Planning Area
Period of Significance: 1922-1959 **Property Type:** Brick Commercial Building **Applicable Criteria:** C

The structure apparently was constructed in 1922 for the Machold Brothers. Formerly a planning mill, the building served wood working and cabinetry functions, such as the Acme Cabinet Shop, for many years until its present ownership by Loaves and Fishes. The rusticated stone imitation of the building's façade is an interesting and now unusual example of a surface treatment once typical of commercial or industrial buildings of the 1920s era. The shape and texture of the façade create an image, once commonplace, that is now almost absent in Sacramento. The building is a rare and representative remnant of its type and has essentially retained its original image. As such, it appears to be potentially eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Sacramento Register as a Landmark Structure.

B11. Additional Resource Attributes: None

***B12. References:**

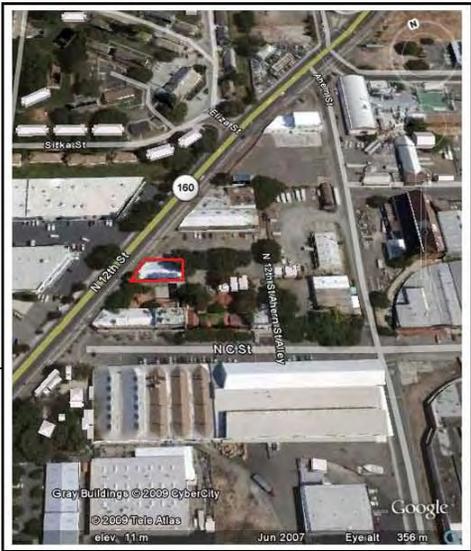
Assessor's Records
 Google Earth
 Interview with Emil Ister, owner of Acme Cabinet
 Sacramento city Directories, 1922-1982

B13. Remarks:

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

***Date of Evaluation:** February 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

*These items consist of required information.

1341 N. C Street -- Fire Station #14

Period of Significance:

1948-1960 (1960 date in reference to period of significance since structure continues in its original use and 1960 is 50-years prior to this report date.)

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

Features and characteristics include but are not limited to:

Painted brick exterior, 2 story in simplified Moderne style with shallow horizontal projecting bands of brick wrapping around the building at the cornice and above and below second floor windows and around truck doors and above first floor windows; two large truck doors on primary/south façade; flat roof behind parapet.





State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____ HRI # _____
PRIMARY RECORD		Trinomial _____ NRHP Status Code <u>5</u>
Other Listings _____	Review Code _____	Reviewer _____ Date _____

Page 1 of 1 Resource Name or #: 1341 North C Street
P1. Other Identifier: Fire Station # 14
*P2. Location: *a. County Sacramento b. USGS 7.5' Quad Sacramento East Date 1992
c. Address: 1341 North C Street City Sacramento Zip 95814
*e. Other Locational Data: APN#: 001-0130-007

***P3a. Description:**

Fire Station #14, located on North C Street, was constructed of brick in 1948. It was designed by Clarence C. Cuff, a well-known, long established Sacramento Architect. Cuff designed the now demolished Merrium Apartments in downtown Sacramento. In the Fire House, Cuff employs simplified elements of the Moderne Style prominent during the 1930s and 1940s. Shallow projecting bands of brick wrap around the building horizontally at the cornice, above and below second floor windows, around the truck doors of the first floor, and above the first floor windows, the structure's only ornamentation and its principal Moderne design element. There are two large truck doors, a multi-paned metal sash window, and a standard door on the first floor of the south elevation. Another standard door and windows are tied into the overall composition with the encircling projecting brick belt course at header height. The second floor contains bands of windows that have been changed to aluminum or vinyl sash and a rear entry with wood stairs. The roof is obscured by the horizontal parapet.

***P3b. Resource Attributes:** HP9

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



P5b. Description of Photo:
View to Northwest 5/2009
***P6. Date Constructed/Age and Source:** Historic Prehistoric Both
January 1948
***P7. Owner and Address:**
City of Sacramento
915 I Street
Sacramento, CA 95814
***P8. Recorded by:**
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*: Richards
Boulevard Area, Architectural
and Historical Property Survey,

Historic Environment Consultants, January 1999.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

DPR 523A-Test (8/94)

*These items consist of required information.

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

Primary # _____
 HR# _____

Page 1 of 1

*NRHP Status Code 5S1

*Resource Address: 1341 North C Street

B1. Historic Name: Fire Station #14

B2. Common Name: Fire Station #14

B3. Original Use: Fire Station

B4. Present Use: Fire Station

*B5. Architectural Style: Moderne Influences

*B6. Construction History

The building was constructed in January 1948. Alterations include a shed-roofed addition which appears to have been added to the rear of the second story, and modifications to the rear door and stairway. The truck doors do not appear to be original. Dates of the modifications are unknown, but appear to generally date from the 1960s. Original windows have been replaced.

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

*B8. Related Features:

None

B9a. Architect: Clarence C. Cuff

b. Builder: Unknown

*B10. Significance: Theme Public works in mixed industrial area

Area River District Special Planning District

Period of Significance 1948-1998 Property Type Public: Fire House Applicable Criteria C

The two story brick building is a simple and utilitarian example of its Moderne style and utilitarian type. The principal design elements are limited to the building's most visible and competently composed elevations, the south and east facades. The building housed a single fire department company with four people and one engine. As such, it was one of the City's smaller units, appropriately sized for this area. Its design was also one of the architect's more functional works, and does retain some significance as one of the few remaining works of this well known local architect. The property has retained important features of its original design by an important local architect and appears to be potentially eligible for listing in the Sacramento Register as a Landmark structure.

B11. Additional Resource Attributes: None

*B12. References:

- Harold Ayers
- Ed Flowers
- Nancy Miller
- Sacramento Fire Department,
- Sacramento City Real Estate Records

B13. Remarks:

*B14. Evaluator: Paula Boghosian, HEC

*Date of Evaluation: April 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

*These items consist of required information.

700 Dos Rios Road – Dos Rios School / Smythe Academy

Period of Significance:

1951-1960 (1960 date in reference to period of significance since structure continues in its original use and 1960 is 50-years prior to this report date.)

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

Features and characteristics include but are not limited to:

1-story, strong horizontal oriented form, Moderne style and decorative elements with enlarged round corner entry and curving stairway, ornamental details and side classroom wings extending at roughly 90 degree angle; horizontal bands of windows and window banks, multi-paned metal sash windows, scalloped trim beneath shallow projecting eave; interior reflects curving entry elements and open “streamline” forms; setting of building, set back with lawn from the street and large sycamore street trees.





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

Page 1 of 1 Resource Name or #: 700 Dos Rios

P1. Other Identifier: Dos Rios School

*P2. Location: *a. County: Sacramento

b. Address: 700 Dos Rios City: Sacramento Zip: 95811

*c. USGS 7.5' Quad Sacramento East Date: 1992

*e. Other Locational Data: APN#: 001-0082-001

***P3a. Description:**

The one story stucco-surfaced structure reflects Moderne design in its rounded corner entry, ornamental details, and simple treatment of its classroom wings. Two one-story classroom wings extend in different directions at a roughly 90 degree angle from the entry, forming an "L" shape. Horizontal bands of windows and window banks provide lighting to the classrooms, and provide an open, airy quality reflective of architectural design of that era. The rounded entry buildings is divided into three horizontal bands by a shallow molding that enframes horizontal groups of multi-paned, metal sash windows. A scalloped trim encircles the structure beneath the projecting eave. Entry stairs are curved to reflect the shape of the building, and lead to the recessed, angled entrance. The curved portion of the building containing the entry is particularly distinctive. A number of additional buildings have been added to the site, including a two story classroom building, additional classroom buildings installed inside the angle of the "L" of the original school building, a multi-purpose room and cafeteria, and buildings south and east of the southern wing of the original school. While these buildings detract from the Moderne image of the original "L" shaped school building, they are not attached.

*P3b. Resource Attributes: HP15

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



P5b. Description of Photo:

View to the east

*P6. Date Constructed/Age and

Source: Historic

Prehistoric Both

1942

*P7. Owner and Address:

North Sacramento School Dist.

5735 47th Ave. 802A

Sacramento, CA 95824

*P8. Recorded by:

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

*P9. Date Recorded:

February 2009

*P10. Survey Type:

Intensive

P11. Report Citation*:

Richards Blvd. Area

Architectural and Historical

Property Survey, Historic Environment Consultants, January 1999.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List)

DPR 523A-Test (8/94)

*These items consist of required information.

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

Page 1 of 1 *NRHP Status Code 5S1

*Resource Address: 700 Dos Rios

B1. Historic Name: Dos Rios School

B2. Common Name: Smythe Academy

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Moderne

*B6. Construction History:

The building was constructed in 1942. A short canopy has been added to the south end of the building. The date of this small addition is unknown.

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

*B8. Related Features:

Several other buildings, in addition to the original five classrooms, have been added to the school site; five additional rooms were added in 1948, a multi-purpose hall and cafeteria were constructed in 1952, a portable building was added in 1968, and 1971, and a locker room was converted to a classroom in 1987. Since that time, several other portable/temporary structures have been added.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Elementary School Area: River District Special Planning Area

Period of Significance: 1942-1948 Property Type: School Applicable Criteria: C

The school was designed by George Sellon, a leading Sacramento architect of the era, and California's first State Architect. The original school building's fine Moderne design and proportions lend style and importance to the building.

George Sellon was an important figure in the field of architecture in Sacramento and the State, from just after the 1906 fire and earthquake in San Francisco, into the 1940s, designing some of the city's best known buildings. The California State Life Building, better known today as the 926 J Street building, was his design and the site of his architectural office.

The original school reflects a skillful execution of Merderme or Art Deco design of the era, utilized sensitively in a public school context. Al though the building is flanked by later auxiliary buildings locking design distinction, the original form remains intact and essentially separate from the auxiliary structures.

As a good example of its style and type of building and its design by the hand of a master architect who was a notable statewide figure in his profession as well as important regional designer, the original school building on this property, excluding the auxiliary structures, is potentially eligible of listing in the Sacramento Register as a Landmark structure.

B11. Additional Resource Attributes: None

*B12. References:

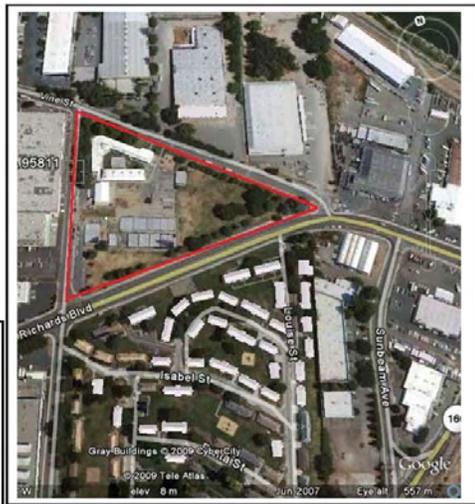
Richards Blvd. Area Architectural and Historical Survey
 Sacramento City School District Records and staff interviews
 Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

*Date of Evaluation: February 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

*These items consist of required information.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HR# _____ Trinomial _____
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Page 2 of 2 Resource Name or #: 700 Dos Rios
Recorded by: Paula Boghosian



Interior detail, showing the branching of the two hallways to the east (left) and south (right).



Interior detail near main entrance (to the right).

950 Richards Boulevard – Sacramento Theatrical Lighting Building

Period of Significance:

1951-1960 (1960 date in reference to period of significance since structure continues in its original use and 1960 is 50-years prior to this report date.)

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

Features and characteristics include but are not limited to:

Mid-Century Modern style, especially in facades, and forms/entry features in primary entry/offices section of structure relative to massing arrangements, window and door arrangements/design/materials, combination of exterior facades in concrete plaster and brick materials with colors emphasizing vertical and horizontal openings. Three large arched roof truss sections behind office section with expansive open interior warehouse area supported by intricate wood truss systems.





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

Page 1 of 1 Resource Name or #: 950 Richards Blvd.
P1. Other Identifier: Sacramento Theatrical Lighting Co.
***P2. Location:** *a. County: Sacramento City: Sacramento Zip: 95811
 b. Address: 950 Richards Blvd. Date: 1992
 *c. USGS 7.5' Quad Sacramento West
 *e. Other Locational Data: APN#: 001-0031-008

***P3a. Description:**

The building is oriented horizontally, with projecting rounded sections toward the rear, supported by interior trusses. The façade of the one story L-shape building is divided visually into two portions along the facade. A longer portion extends to the west from the shorter section that contains the entry and projects further toward the north. The longer west section of the northern façade is surfaced with stucco and contains a long 'ribbon' bank of windows.

The section that contains the entrance consists of a full height glazed section containing the glass-doored entry, and a solid section of thin brick or tiles stacked and arranged in layers interrupted by shallow vertical channels. The planter at the base is constructed of the same materials. The main wall surfaces are concrete plaster. The east elevation of the building reveals three arched roof truss sections projecting from the roof and extending to the west.

The layers of stacked brick or stone on the façade were originally an earth color and have been painted dark grey. The stairs are brick of terra cotta color.

***P3b. Resource Attributes:** HP6

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



P5b. Description of Photo:
View to the southwest
***P6. Date Constructed/Age and Source:** Historic
 Prehistoric Both
 Completed 1951
***P7. Owner and Address:**
 Sacramento Theatrical Lighting Co.
 950 Richards Blvd.
 Sacramento, CA 95811
***P8. Recorded by:**
 Paula Boghosian, Historic Environment Consultants
 5420 Home Court
 Carmichael, CA 95608
***P9. Date Recorded:**
 March 2009
***P10. Survey Type:**
 Intensive
P11. Report Citation*:
 Richards Blvd. Area

Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

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

Primary # _____
 HRI# _____

Page 1 of 2 *NRHP Status Code 5S1

*Resource Address: 950 Richards Blvd.
B1. Historic Name: Coffin-Reddington Drugs
B2. Common Name: Sacramento Theatrical Lighting
B3. Original Use: Distribution Center **B4. Present Use:** Theatrical Supplies
***B5. Architectural Style:**
***B6. Construction History:** Completed in 1951.

*B7. Moved? No Yes Unknown Date: _____ Original Location:
 *B8. Related Features: None

B9a. Architect: Albert C. Martin & Associates, Los Angeles **b. Builder:** Cahill Brothers, San Francisco
***B10. Significance: Theme:** _____ **Area:** River District Special Planning Area
Period of Significance: 1951-present **Property Type:** Industrial/Distribution **Applicable Criteria:** C

The building is important due to its architectural design and architect, as well as its use as an important distribution point for a long time established business firm. The Coffin-Reddington Warehouse was completed in 1951. The company had been founded in San Francisco about 100 years prior to that, making it a very old original California company. Coffin Reddington had merged just a year prior to the completion of this warehouse with the Brunswick Company out of Los Angeles. The building continued to be occupied under the Coffin-Reddington name until 1962 when it assumed the name of the parent corporation, Brunswick Drug Company. It operated under the name of the parent corporation, Brunswick Drug Company. It operated under the name of the parent corporation, Brunswick Drug Company. It operated under the name of the parent corporation, Brunswick Drug Company.

The building was designed by the architectural firm of A.C. Martin & Associates, a well known Los Angeles architectural firm.

(see attached continuation sheet).

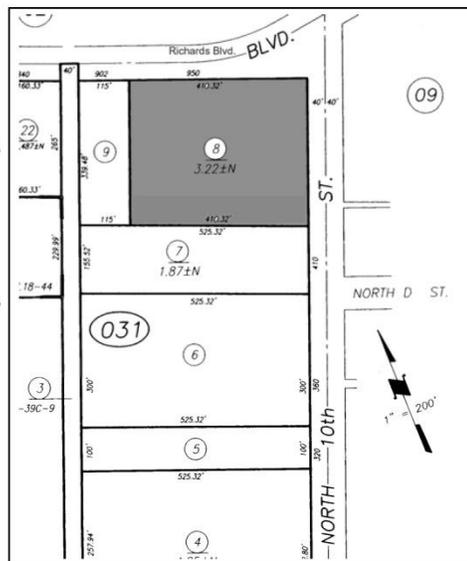
B11. Additional Resource Attributes: None

***B12. References:**
 Architectural Record News, April 17, 2006
 Hess, Alan, *The Ranch House*, Harry Abrams Inc., New York, 2004.
 Los Angeles Times: 4/4/2006, p. B-10
 Sacramento City Directories 1926-1982
 Sanborn Fire Insurance Maps 1915, 1952
 Sacramento County Assessor Parcel Viewer
 Sacramento Union: 3/10/1950, p. 3; 6/25/1950, p. 10; 2/24/1951, p. 9.
 Wikipedia Online Encyclopedia,
http://en.wikipedia.org/wiki/Albert_C._Martin,_Sr.

B13. Remarks:
***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.

***Date of Evaluation:** March 2009

(This space reserved for official comments.)



*These items consist of required information.

DPR 523B-Test (8/94)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI# _____ Trinomial _____
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Page 2 of 3 Resource Name or #: 950 Richards Blvd.
Recorded by: Paula Boghosian

***B10. Significance: (continued)**

In 2006 the firm AC Martin Partners, Inc. celebrated its 100 year anniversary. Three generations of the Martin family helped guide the firm to prominence in Los Angeles architecture. In a 1979 article the L.A. Times credited the firm with designing "...more than 50 percent of all the major buildings erected in downtown Los Angeles since World War II." Among AC Martin's more memorable projects are: Ventura County Courthouse (1912), the Million Dollar Theater (1917 on Broadway), St. Vincent de Paul Roman Catholic Church (1923, Figueroa St.), Santa Monica Catholic Church (1926), the May Company store (1939, Wilshire Blvd.), a collaboration in the design of Los Angeles City Hall (1928), Log Angeles Dept. of Power and Water (1965, Hope St.), TRW Science Research Park (1968) and Arco Plaza Towers (1973). During its long history the firm has received over 100 design and planning awards. The company has been credited with the design of some 1,500 buildings. In the Los Angeles area

The design of the building reflects architectural modes of the time termed as "contemporary" due to their simplicity of form and detail, strong horizontal shapes, and reflection of the International Style to which the architect was well-exposed in the Los Angeles area. The interior truss work of the building is also impressive.

Due to architectural values, its design by a master, and important distribution uses, the building appears eligible for listing in the Sacramento Register as a Landmark structure.



Los Angeles City Hall

Library of Congress



May Company Department Store

Library of Congress

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HR# _____ Trinomial _____
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Page 3 of 3 Resource Name or #: 950 Richards Blvd.
Recorded by: Paula Boghosian

*B10. Significance: (continued)



Million Dollar Theater, Los Angeles
Library of Congress

521 N. 10th Street – Volker Flooring

Period of Significance:
1949-1959

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

iii – embodies the distinctive characteristics of a type, period or method of construction

Features and characteristics include but are not limited to:

1 story reinforced concrete with painted cement plaster walls and shallow hip roof; L-shaped building with prominent angled corner entry, recessed and framed by scored and rounded supports and two vertically fluted panels topped with rectangular deco-styled panels; west elevation with large multi-paned industrial sash windows; south elevation smaller multi-paned horizontal windows at upper portion of walls past one larger multi-paned opening flanking the corner entry.



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

Page 1 of 2 Resource Name or #: 521 N. 10th Street

P1. Other Identifier: Volker Flooring

*P2. Location: *a. County: Sacramento

b. Address: 521 N. 10th Street City: Sacramento Zip: 95811

*c. USGS 7.5' Quad Sacramento West Date: 1992

*e. Other Locational Data: APN#: 001-0081-006

***P3a. Description:**

The one story building is constructed of reinforced concrete with a painted cement plaster surface. The shallow hip, composition-shingled roof covers an "L"-shaped building with a service wing extending south, and an office area in the west wing.

The angled entry is on the southwest facing corner, and is attractively enhanced with modern stylistic ornamentation. The entry is recessed and framed by scored and rounded supports and two vertically fluted panels topped with rectangular deco-styled panels.

The west elevation contains eight multi-paned, industrial sash windows, while the south facing elevation contains smaller horizontally shaped windows placed high on the wall. The service wing extending to the south contains similar windows in its western elevation and a truck door.

Alterations appear minor.

***P3b. Resource Attributes:** HP8

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



P5b. Description of Photo:

View to northeast

***P6. Date Constructed/Age and**

Source: Historic

Prehistoric Both

1949

***P7. Owner and Address:**

Zeigler, Ronald L./Elizabeth Jo et al

Box 348

Los Alamos, CA 93440

***P8. Recorded by:**

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

***P9. Date Recorded:**

March 2009

***P10. Survey Type:**

Intensive

P11. Report Citation*: None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # _____ HRI# _____
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Page 1 of 1 *NRHP Status Code 5S1

*Resource Address: 521 N. 10th Street
B1. Historic Name: William Volker Company
B2. Common Name: Admail West
B3. Original Use: Warehouse, office and showroom **B4. Present Use:** Direct Mail House
***B5. Architectural Style:** Art Deco and Moderne influences
***B6. Construction History:**
 The building was constructed in 1949 and is largely unaltered. It is early example in Sacramento of tilt-up concrete wall construction in the area.

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** None
B9a. Architect: unknown **b. Builder:** unknown
***B10. Significance: Theme:** Commercial Property **Area:** River District Special Planning Area
Period of Significance: 1949-1959 **Property Type:** Industrial **Applicable Criteria:** C

The 36,000 square foot warehouse building was built for William Volker & Co., wholesale floor covering distributor in 1949. It was considered a contributor to the expansion of the industrial park character of this area. The Volker Company remained in the building until 1981. It was purchased by Westco Products, bakery supply manufacturer, in 1983, and occupied by that company until the early to mid 1990s. It is still owned by its Westco owner, Ronald Ziegler.

The construction process was fairly new in the area, with reinforced cement walls cast in a form flat on the ground. When set, the concrete walls were lifted by a crane and put in place. By eliminating the construction of upright wooden forms for the walls, completion of the building was hastened.

The building contains some attractive design components reflective of the era, and is important as an early example of tilt-up concrete construction in Sacramento. The building appears eligible for listing in the Sacramento Register as a Landmark.

B11. Additional Resource Attributes:

***B12. References:**
 Sacramento Assessor
 Sacramento Bee: Sept. 24, 1949, p. 8.
 Sacramento City Directories

B13. Remarks:

***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.
***Date of Evaluation:** March 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

*These items consist of required information.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HR# _____ Trinomial _____
--	---

Page 1 of 2 Resource Name or #: 521 N. 10th Street
Recorded by: Paula Boghosian



Detail view of front entrance. View to the north.

1100 Richards Boulevard – Zellerbach Paper Company / UHaul

Period of Significance:
1949

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

iii – embodies the distinctive characteristics of a type, period or method of construction

Features and characteristics include but are not limited to:

1-1/2 story building covering 160,000 square feet or reinforced concrete and steel surfaced with cement plaster; north façade/office entry section shorter 1-story with glassed entry with three columns, pylon of horizontal field stone; north east corner façade contains continuous band of windows wrapping corner beneath shallow metal canopy with “streamlined” fascia and glass block; western end façade has paired windows at same height; major element is warehouse area with roof containing eight long parallel banks of monitors facing north. Rear elevation façade surfaced with corrugated metal sheathing. (Excludes non-original wood canopy at front entry.)





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

Page 1 of 1 Resource Name or #: 1100 Richards Blvd.

P1. Other Identifier: Zellerbach Paper Company

*P2. Location: *a. County: Sacramento

b. Address: 1100 Richards Blvd. City: Sacramento Zip: 95814

*c. USGS 7.5' Quad Sacramento East Date: 1992

*e. Other Locational Data: APN#: 001-0090-002

***P3a. Description:**

The one and one-half story, 160,000 square foot building was constructed of reinforced concrete and steel in 1948, as a cost of \$350,000. The façade (north) elevation is shorter (one-story) and contains the glassed entry with three columns, and a pylon of horizontal field stone, and offices. The northeastern corner of the façade contains a continuous band of windows that wrap around the building corner beneath a shallow metal canopy with a "streamlined" fascia, and glass block while the western end contains paired windows, arranged at the same height. The roof contains several long banks of monitors with windows facing to the north. This provides a good light supply to the interior. The concrete building is surfaced with cement plaster. The rear elevation is surfaced with corrugated metal sheathing.

*P3b. Resource Attributes: HP8

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



P5b. Description of Photo:

View to the southwest

*P6. Date Constructed/Age and

Source: Historic
 Prehistoric Both
1949

*P7. Owner and Address:

Park Villa Clovis LP
745 Vin Hill Wy.
Martinez, CA 94553

*P8. Recorded by:

Paula Boghosian, Historic
Environment Consultants
5420 Home Court
Carmichael, CA 95608

*P9. Date Recorded:

April 2009

*P10. Survey Type:

Intensive

P11. Report Citation*:

Richards Boulevard Area,
Architectural and Historical

Property Survey, Historic Environment Consultants, January 1999.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # _____ HRI# _____
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Page 1 of 1 *NRHP Status Code 5S1

*Resource Address: 1100 Richards Blvd.

B1. Historic Name: Zellerbach Paper Company

B2. Common Name: none

B3. Original Use: Distribution Warehouse

B4. Present Use: Storage/Truck Rental

***B5. Architectural Style:**

***B6. Construction History:**

The building was constructed between September 1948 and June 1949. The windows on the western end of the north (façade) elevation appear to have been replaced.

***B7. Moved?** No Yes Unknown **Date:**

Original Location:

***B8. Related Features:**

None

B9a. Architect: Crown Zellerbach central engineering office: E.A. Brayman, VP in charge of operations, Director of design and construction
b. Builder: Campbell Construction Co.

***B10. Significance: Theme:** Commercial Development **Area:** River District Special Planning Area

Period of Significance: 1949 **Property Type:** Warehouse **Applicable Criteria:** C

The property was purchased from the Bercut-Richards Packing Company and Tom H. Richards who initiated development of the Industrial Park Area north of the city. The general plans and specifications have been prepared by the central engineering office of the Crown Zellerbach Corporation. E.A. Breyman, vice president in charge of operations, directed the design and construction. The building is a good representation of its building type and utilitarian-adapted International style influences. For its era of construction, it appears to be a rather early example of a building design that became widespread by the 1960s and was employed in the design of a wide variety of building types. At the time of its construction, it attracted considerable local attention as a progressive example of future construction design for the type of building. A groundbreaking was held in September of 1948, attended by mayor Belle Coolidge and a number of Zellerbach officials. After the groundbreaking, the officials were entertained by T.J. Labhard, president of the Chamber of Commerce and his executive committee at a luncheon in the Sutter Club.

The new local division headquarters served as the distribution point for Northern California and most of Nevada.

The building is an excellent representative of its type and style, and has retained most of its integrity. As such the building appears eligible for the California Register of Historical Resources, and the Sacramento Register as a Landmark structure.

B11. Additional Resource Attributes: none

***B12. References:**

County Assessor

City Directories

Google Earth

Sacramento Bee: 2/7/1946, p. 1; 9/1/1948; 9/24/48 p. 3

B13. Remarks:

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

***Date of Evaluation:** April 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

1400 Richards Boulevard -- Quonset Huts

Period of Significance:
1946-1948

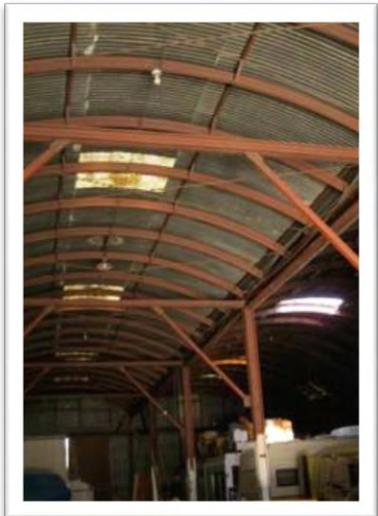
The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

iii – embodies the distinctive characteristics of a type, period or method of construction

Features and characteristics include but are not limited to:

Sections of three quonset hut metal structures combined to make one larger structure. Barrel shaped roof/wall structure with flat-ended facades at north and south ends; corrugated metal on semi-circular steel support frames; central section has large metal truck door and smaller rectangular multi-paned window openings on the flat portion of the façades and inset into lower portion of rounded sides.





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

Page of Resource Name or #: 1400 Richards Blvd.

P1. Other Identifier: Quonset Huts

*P2. Location: *a. County: Sacramento

b. Address: 1400 Richards Blvd. City: Sacramento Zip: 95814

*c. USGS 7.5' Quad Sacramento East Date: 1992

*e. Other Locational Data: APN#: 001-0101-005

***P3a. Description:**

The building(s) appear to be a combination of two quonset structures, united by the central section of a third. The semi-circular, barrel-shaped structures have flat façade elevations on either end (north and south). The partially pre-fabricated structures are constructed of corrugated metal sheeting on a semi-circular steel support frame. The central section holds a large metal truck door. Windows beneath the top of the arched sections have been closed, as has the door in the façade of the east end of the joined buildings. The single multi-paned, metal-sash windows in the east and west ends have not been sealed. A rectangular, gabled building stands adjacent to the east. The wood frame structure is surfaced with corrugated metal sheathing. The north facade contains a large, double, truck door opening and a metal-sash, multi-paned window. Areas containing any identifying signage have been painted over. A metal power utility tower stands adjacent on the west. The buildings are in fair condition.

*P3b. Resource Attributes: HP8

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



P5b. Description of Photo:

View to the southwest

*P6. Date Constructed/Age and

Source: Historic

Prehistoric Both

1946-48

*P7. Owner and Address:

Morr Family Trust

1608 7th Ave.

Sacramento, CA 95818

*P8. Recorded by:

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

*P9. Date Recorded:

April 2009

*P10. Survey Type:

Intensive

P11. Report Citation*:

Richards Boulevard Area,

Architectural and Historical

Property Survey, Historic Environment Consultants, January 1999.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # _____ HRI# _____
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Page 1 of 1 *NRHP Status Code 551

*Resource Address: 1400 Richards Blvd.

B1. Historic Name: Basler Property

B2. Common Name: Quonset Hutsit

B3. Original Use: Wholesale Hardware

B4. Present Use: Auto Storage/Vacant

*B5. Architectural Style: Quonset Huts

*B6. Construction History: The quonset buildings were constructed between 1946 and 1948. The corrugated metal building was built 5-7 years later. Other modifications, such as closed openings and signage have unknown dates.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: Power utility tower

B9a. Architect: none

b. Bullder: Unknown

*B10. Significance: Theme: War surplus quonset huts

Area: River District Special Planning Area

Period of Significance: 1946-1948

Property Type: Quonset Huts

Applicable Criteria: C

The structures were assembled on this land, owned by the Basler family the turn of the 20th Century, for current owner Ralph Frost's father-in-law. The contractor who built it, specialized in erecting World War II surplus quonset huts. These huts were built for a wholesale hardware dealer by Basler. The gabled metal building to the east was erected about 5-7 years later. The hardware dealer occupied the buildings for a number of years. William Basler, Mrs. Frost's grandfather, was a pioneer owner and settler of this area round 1900 and owned much of the land in this area. He was a fuels dealer, handling oak firewood and coal. A street east of North 16th Street has been named for this family.

The structures are highly identifiable as specialty WWII buildings, and their distinctive form is known around the world. The concept of quick and light construction for field use begun by the British for WWI use was redesigned by the U.S. for use in WWII. Essentially an update of the Iriquois council lodge constructed of steel rather than wood poles and animal skins, the design was upgraded by the G.A.Fuller Co. for use by the British and U.S. during WWII. The useful and practical buildings were bought as surplus after the war for many locations around the world. Although they still appear to be manufactured, the original surplus Quonset huts are becoming increasingly rare in the Sacramento area. The image of this type of structure has become synonymous with WWII associations.

As an element of a distinctive building category, it may be eligible for inclusion in a thematic nomination to the National Register of Historic Places with other appropriate representatives of the type throughout the area.

These Quonset buildings are eligible for listing in the Sacramento Register as a Landmark.

B11. Additional Resource Attributes:

***B12. References:**

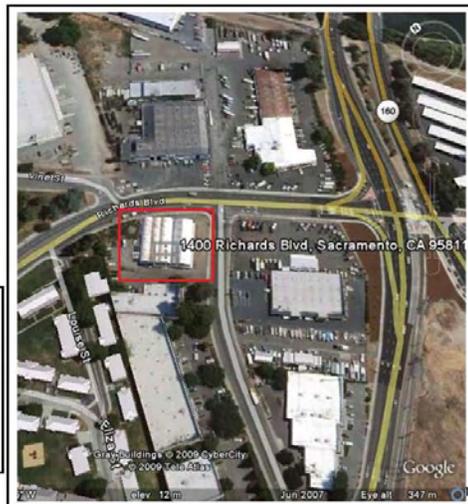
Frost, Ralph, Interview with Wm. Basler's Grandson-in-law
 Google Earth
 Sacramento City Directories

B13. Remarks:

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

*Date of Evaluation: April 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

Bridge Across American River in Discovery Park -- Jibboom Street Bridge

Period of significance: 1931-1950

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

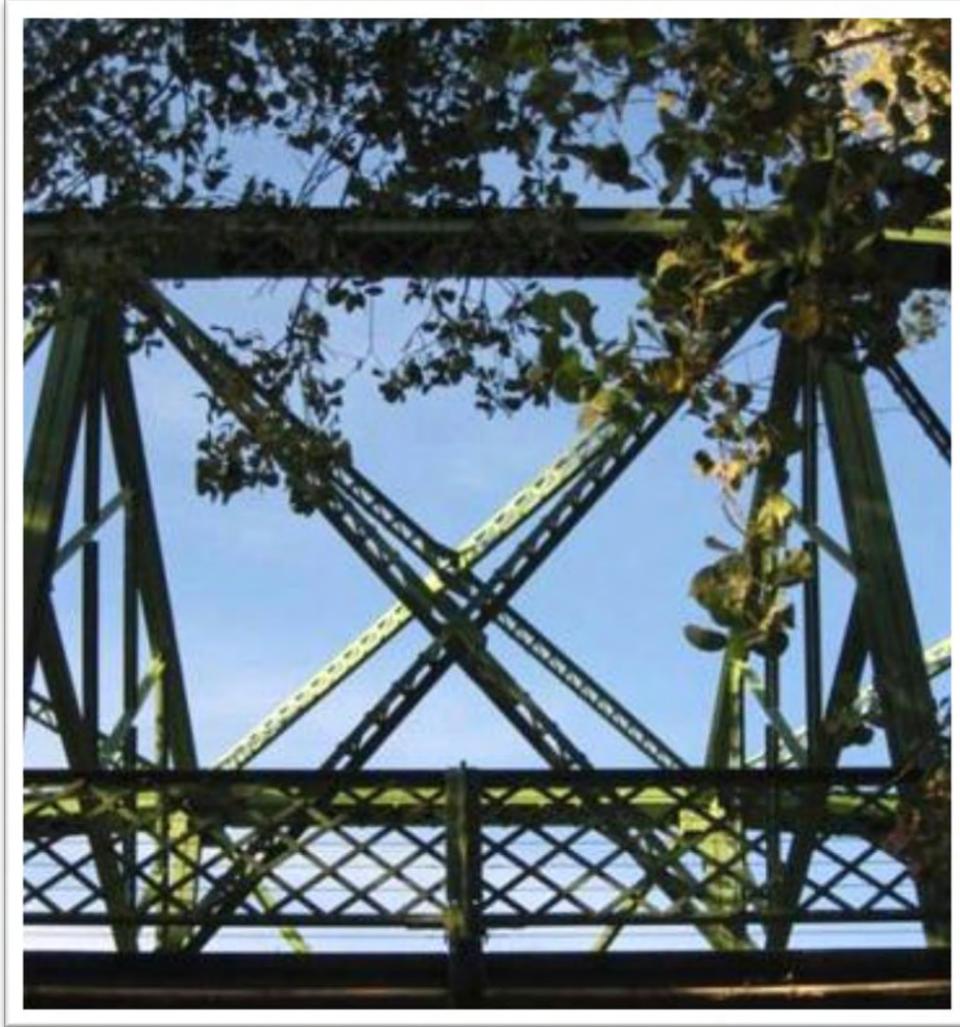
i – associated with events that have made a significant contribution to the broad patterns of the history of the city

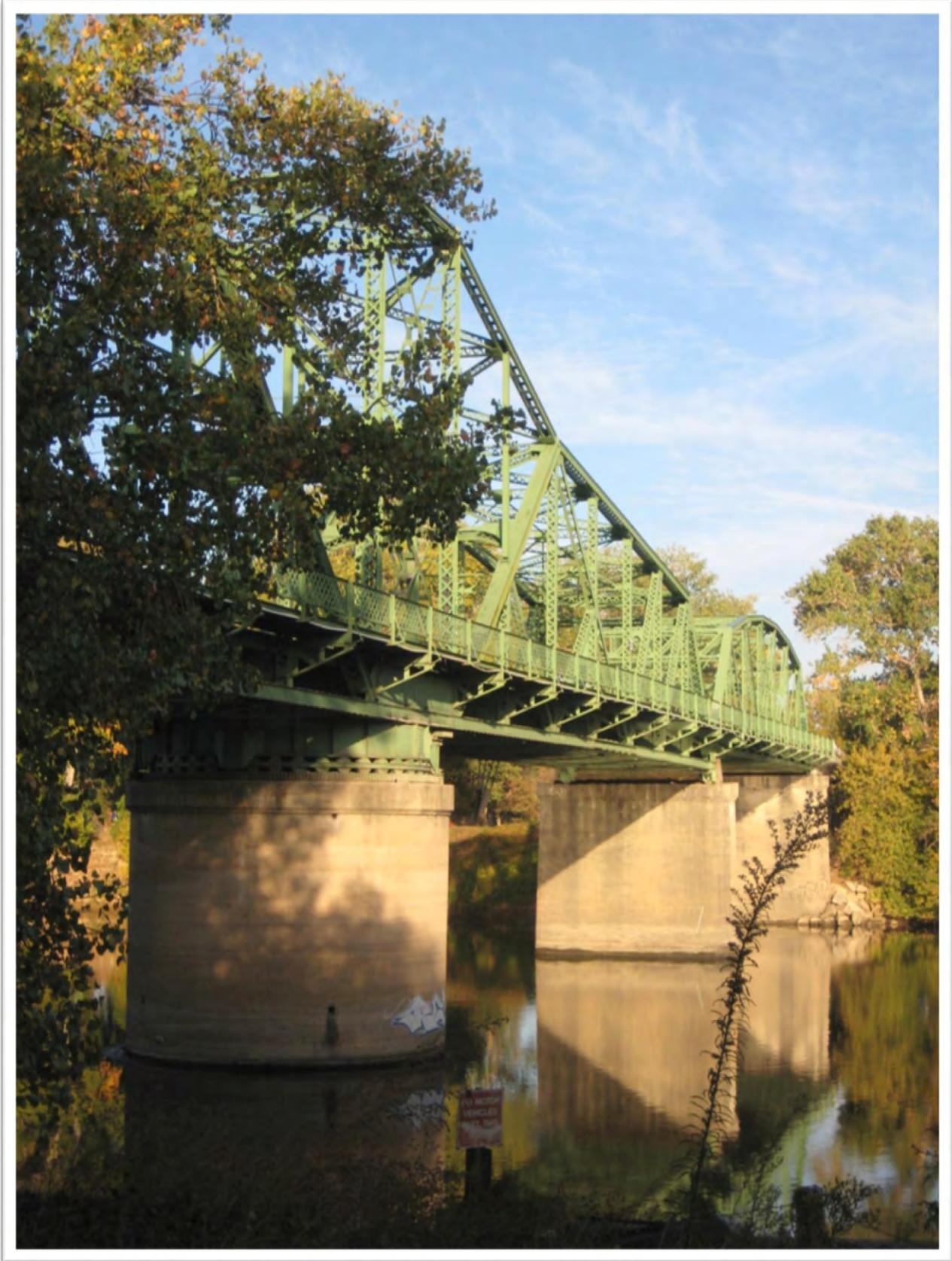
iii – embodies the distinctive characteristics of a type, period or method of construction.

Features and characteristics include but are not limited to:

Combined cantilever and swing bridge with two traffic lanes and three spans; center pier swing bridge; steel construction on concrete piers with main span of 341 feet and two secondary Parker truss spans of 139 feet each; metal railing design; metal color; curved, arched concrete railings at each end, with dedication plaque at south end entry onto bridge.





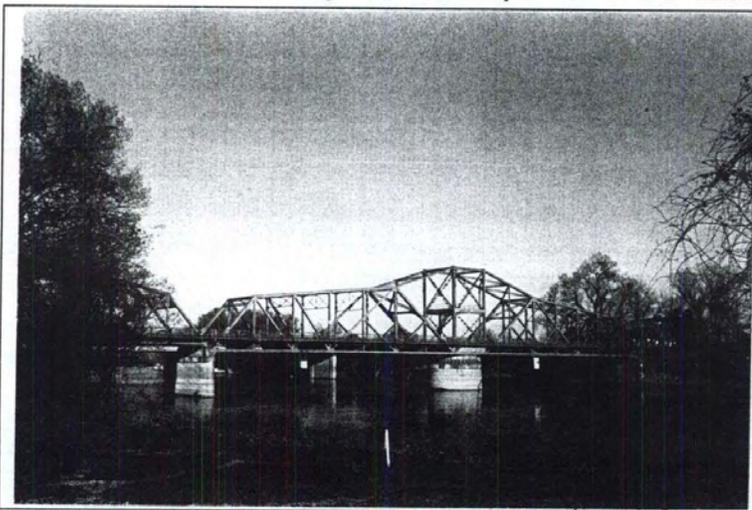


State of California — The Resources Agency		Primary # _____
DEPARTMENT OF PARKS AND RECREATION		HRI # _____
PRIMARY RECORD		Trinomial _____
Other Listings		NRHP Status Code _____
Review Code _____	Reviewer _____	Date _____

Page 1 of 1 *Resource Name: Jibboom Street Bridge
 P1. Other Identifier: Truss Bridge Number 24C-22 (Caltrans Bridge Inventory)
 *P2. Location: *a. County: Sacramento County
 b. Address: Jibboom Street/Sacramento River, at Discovery Park City Sacramento Zip 95811
 *c. USGS 7.5' Quad Sacramento West Date 1967
 *e. Other Locational Data: UTM Zone 10; E: 630013 N: 4273486. Lat: 38 36 08 N Long: 121 30 25 W

*P3a. Description:
 The structure is a combined cantilever and swing bridge, with two traffic lanes, and three spans. The whole cantilever span rotates on the center pier allowing the bridge to swing open. Constructed of steel, with concrete piers, the bridge has a mainspan of 351 feet and two secondary Parker truss spans of 139 feet each. Metal railings flank the traffic lanes. The bridge appears to be in fair to good condition.

*P3b. Resource Attributes: HP 19
 *P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



*P5b. Description of Photo:
View to the north
 *P6. Date Constructed/Age and Source: Historic Prehistoric Both
1931
 *P7. Owner and Address:
County of Sacramento
700 H Street
Sacramento, CA 95811
 *P8. Recorded by:
Paula Boghosian
Historic Environment Cons.
5420 Home Court,
Carmichael, 95608
 *P9. Date Recorded: March 1998
 *P10. Survey Type: Intensive

P11. Report Citation*: Caltrans Bridge Survey, Richards Blvd. Special Planning District Survey
 *Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

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

Primary # _____
 HRI# _____

Page 1 of 1 *NRHP Status Code 2
 *Resource Name: Jibboom Street Bridge
 B1. Historic Name: Jibboom Street Bridge
 B2. Common Name: Jibboom Street Bridge
 B3. Original Use: bridge B4. Present Use: bridge
 *B5. Architectural Style: n/a
 *B6. Construction History:

The bridge was constructed in 1931, and has received little modification..

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

*B8. Related Features:
 Jibboom Street Viaduct (included in I Street Bridge nomination package).

B9a. Architect: Charles W. Deterding, Jr., Sac. Co. Engineer
 b. Builder: Duncanson & Harrelson Contractor: Lord & Bishop, Contractors
 *B10. Significance: Theme Transportation Area Richards Blvd. Special Planning District
 Period of Significance 1931-1950 Property Type Bridge Applicable Criteria A, C

The bridge has played an important role in the development of the region. Until the I-5 bridge was built in 1968, the Jibboom Street Bridge was Sacramento's important link in the north-south automobile route. Formerly, it continued across the Bannon Slough over a long trestle to the Garden Highway and northward.

The bridge is significant under Criterion A, as a locally important crossing, and Criterion C, as a distinctive example of a type and method of construction. The property has been determined eligible for listing in the National Register of Historic Places. The Jibboom Street Viaduct was included in the I Street Bridge National Register of Historic Places nomination as a contributing property.

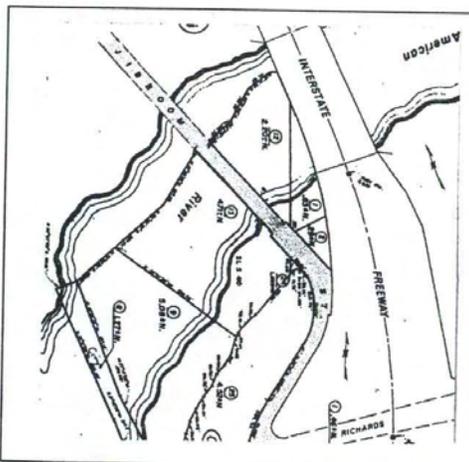
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 California State Department of Transportation,
Bridge Inventory, 1985

B13. Remarks:

*B14. Evaluator: Paula Boghosian, HEC
 *Date of Evaluation: March 1998

(This space reserved for official comments.)



*These items consist of required information.

DPR 523B-Test (8/94)

North 16th Street Historic District

Period of Significance: 1921-1959

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

Geographically-definable area possessing significant concentration or continuity of buildings unified by past events/functions and aesthetically by physical development; associated with significant period important in the history of the city.

Features and characteristics include but are not limited to:

Various sized 1 to 2-1/2 story (with high floor to ceiling dimensions) structures, from large footprint warehouse/distribution/manufacturing structures to smaller accessory structures and commercial structures; primarily industrial type with large truck bays and several with concrete loading docks and truck ramps which are primarily located along the east/west streets in the district; also commercial type structures with showroom windows, generally along N. 16th St.; most structures built to property lines and oriented to transportation alignments, whether streets or rail lines, for car, truck and rail related operations, with some exterior walls curving along the rail spur alignments; most east/west streets and rail spur alignments are not developed with standard curbs/gutters/sidewalks/planter strips/street trees since were given over to support the uses' transport/loading/unloading functions; many structures exhibit brick exteriors with various types of brickwork and decorative cornices, parapets, blind arches, etc., and while most unpainted, some are painted brick. Buildings with parapets surrounding flat/bowed roofs exhibit various parapet shapes, including stepped, arched and other. Other exterior materials include corrugated metal, reinforced concrete, concrete block, plaster, and wood siding, and several exhibit corrugated metal and Spanish tile roofs. Many with industrial metal sash windows. Interiors of many are large open areas; wood timber truss or metal support structures.



North 16th Street (Recommended) Historic District



Contributing Resources in orange

Boundary of Historic District Area in blue

See River District Specific Plan for current map.

Figure 1. Map of Historic Resources recommended in the River District Specific Plan for inclusion in the North 16th Street Historic District.

Structure, 500 N. 16th Street (001-0103-009) Contributing



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>5</u>
Other Listings _____	Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource Name or #: 500 N. 16th Street
P1. Other Identifier: Capitol Sheet Metal
*P2. Location: *a. County Sacramento b. USGS 7.5' Quad Sacramento East Date 1967
c. Address: 500 N. 16Th Street City Sacramento Zip 95814
*e. Other Locational Data: APN#: 001-0130-009

***P3a. Description:**

The two story brick building is rectangular in form and its base is concrete. The eastern section of the building is divided into two different floors, while the rear or western end is an undivided one-story space. Windows are multi-paned industrial sash type, on both floors and the rear, and the principal entry is centered on North 16th Street.

Constructed in 1935 the building reflects the form and image of the emerging *International Style* that originated in Europe. The style received much of its early inspiration from factory buildings and other industrial structures, and certainly fits its role in this Sacramento representative of the style.

***P3b. Resource Attributes:** HP8

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



P5b. Description of Photo:
View to Northwest 3/2009

***P6. Date Constructed/Age and Source:** Historic
 Prehistoric Both
1935, factual

***P7. Owner and Address:**
Capitol Sheet Metal
500 N. 16th Street
Sacramento, CA 95811

***P8. Recorded by:**
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608

***P9. Date Recorded:**
March 2009

***P10. Survey Type:**
Intensive

P11. Report Citation*: Richards Consultants, January 1999.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 3 Resource Name or #: (Assigned by recorder) _____
 Artifact Record Photograph Record Other (List)

DPR 523A-Test (8/94)