



Report to
PRESERVATION COMMISSION
City of Sacramento

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

2

PUBLIC HEARING
January 5, 2011

Members of the Preservation Commission:

Subject: Nomination of the Franklin Blvd. Tank House located at 4115/4121 Franklin Blvd. as a Landmark for listing in the Sacramento Register of Historic and Cultural Resources (M10-019)

Location/Council District:

4115/4121 Franklin Boulevard

Assessor's Parcel Number 020-0111-037-0000 & -038
Council District 5

Recommendation: Staff recommends the Preservation Commission (Commission) forward a recommendation to the City Council that it adopt an ordinance placing the Franklin Blvd. Tank House located at 4115/4121 Franklin Boulevard in the Sacramento Register of Historic and Cultural Resources (Register) as a Landmark and specifying the property's significant features and characteristics.

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

Applicant: Preservation Director, City of Sacramento

Property Owner: North Valley Bank

Summary: MBI, on behalf of the property owner, submitted a Demolition Investigation and Report application for the Preservation Director's review of the structure's eligibility for listing in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) prior to submitting an application to demolish the tank house located at 4115/4121 Franklin Boulevard. The Preservation Director has reviewed the eligibility request, commissioned research and evaluation from a qualified architectural historian (California State Department of Parks and Recreation (DPR) 523A and B forms, attached, were prepared for the property, including an evaluation relative to the Sacramento Register eligibility criteria) and has made a preliminary determination that the tank house is eligible as a landmark for listing in the Sacramento Register and is forwarding the nomination to the Preservation Commission for its review and recommendation to the City Council.

Background Information: The Franklin Blvd. Tank House was recorded and evaluated after Staff received a Demolition Investigation and Report application from the property owner's representative. Pursuant to the Historic Preservation Code Chapter 17.134.430, a Demolition Investigation and Report application is submitted when an Applicant is proposing to demolish or relocate a building or structure that was constructed at least fifty years prior to the date of the application for Eligibility Investigation and Report, and that building or structure is not currently listed in the Sacramento Register, is not the subject of a pending nomination, has not been nominated for listing on the Sacramento Register or reviewed pursuant to this section within the past three years. The Preservation Director reviewed the research and evaluation of the structure's history and significance, the City's eligibility criteria, and made a preliminary determination that the structure was eligible for listing in the Sacramento Register.

Eligibility Criteria:

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

- iii. "It embodies the distinctive characteristics of its type and period;"

The recommended period of significance is estimated 1940 or before; noting that further investigation of the interior framing may yield clues as to more definitive construction date.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement on the Sacramento Register of Historic and Cultural Resources (Register) as a Landmark or as a Contributing Resource within a Historic District are listed in Sacramento City Code section 17.134.170. Generally, nominated resources are noted for one or more of the following characteristics: they are associated with the history of the city and/or the lives of persons significant to its past; they embody distinctive characteristics of a type, period, or method of construction, have high artistic value, and/or have significant historic or architectural worth; and concerning historic districts, they have a geographical definable area with a significant concentration or continuity of resources unified by past events or aesthetically by plan or physical development.

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

inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing. The Preservation Commission is authorized to develop and implement preservation incentives, including the use of the State Historical Building Code, which may provide flexibility in means to meet Building Code standards to retain historic fabric and preserve historic structures.

Sacramento's Historic Preservation Chapter of the City Code, Chapter 17.134, regulates the approval and issuance of permits and entitlements involving resources in the Register, including building permits for new construction; exterior alterations of existing buildings or structures, including work on windows; work affecting certain significant publicly-accessible interiors and site work; relocation of any structure; demolition or wrecking of any building or structure; sewer connection or disconnection; sign permits; and certificates of use or occupancy.

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

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

Development Project Review: Upon the date of the preliminary determination of eligibility by the Preservation Director, the properties are subject to Chapter 17.134.180 of the City Code, Protections Pending Final Decision.

Environmental Considerations: The Environmental Services Manager has determined that this action is not a Project per Section 15378 of the California Environmental Quality Act (CEQA), because it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Future development proposals affecting the property may require environmental review.

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.

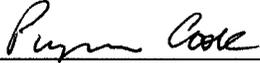
Property's Character-Defining Features:

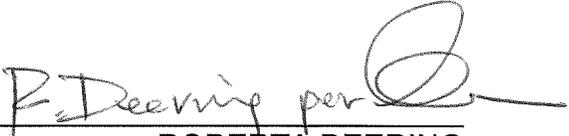
Contributing features include but are not limited to: General form, siding, openings, trim, original wood materials, and structural system.

Proposed Findings and Conditions

Findings Of Fact

- A.** Recommend to the City Council to adopt an ordinance listing the Tank House located at 4115/4121 Franklin Boulevard as a Landmark in the Sacramento Register, consistent with the Historic & Cultural Resources Element of the City's 2030 General Plan; and
- B.** The property has important historical and architectural worth, and its designation as a Landmark is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of the Historic Preservation Chapter 17.134 of the City Code; and
- C.** The Preservation Director has determined the property meets the adopted Sacramento Register eligibility criteria and factors to be considered pursuant to the City Code's Historic Preservation Chapter 17.134.170; and
- D.** The Preservation Commission concurs with the Preservation Director's preliminary determination that the structure meets the eligibility criteria.
- E.** The Preservation Commission concurs with the recommended features and characteristics.

Respectfully submitted by: 
SUSANNE COOK
Associate Planner

Approved by: 
ROBERTA DEERING
Senior Planner, Historic Preservation

Recommendation Approved:

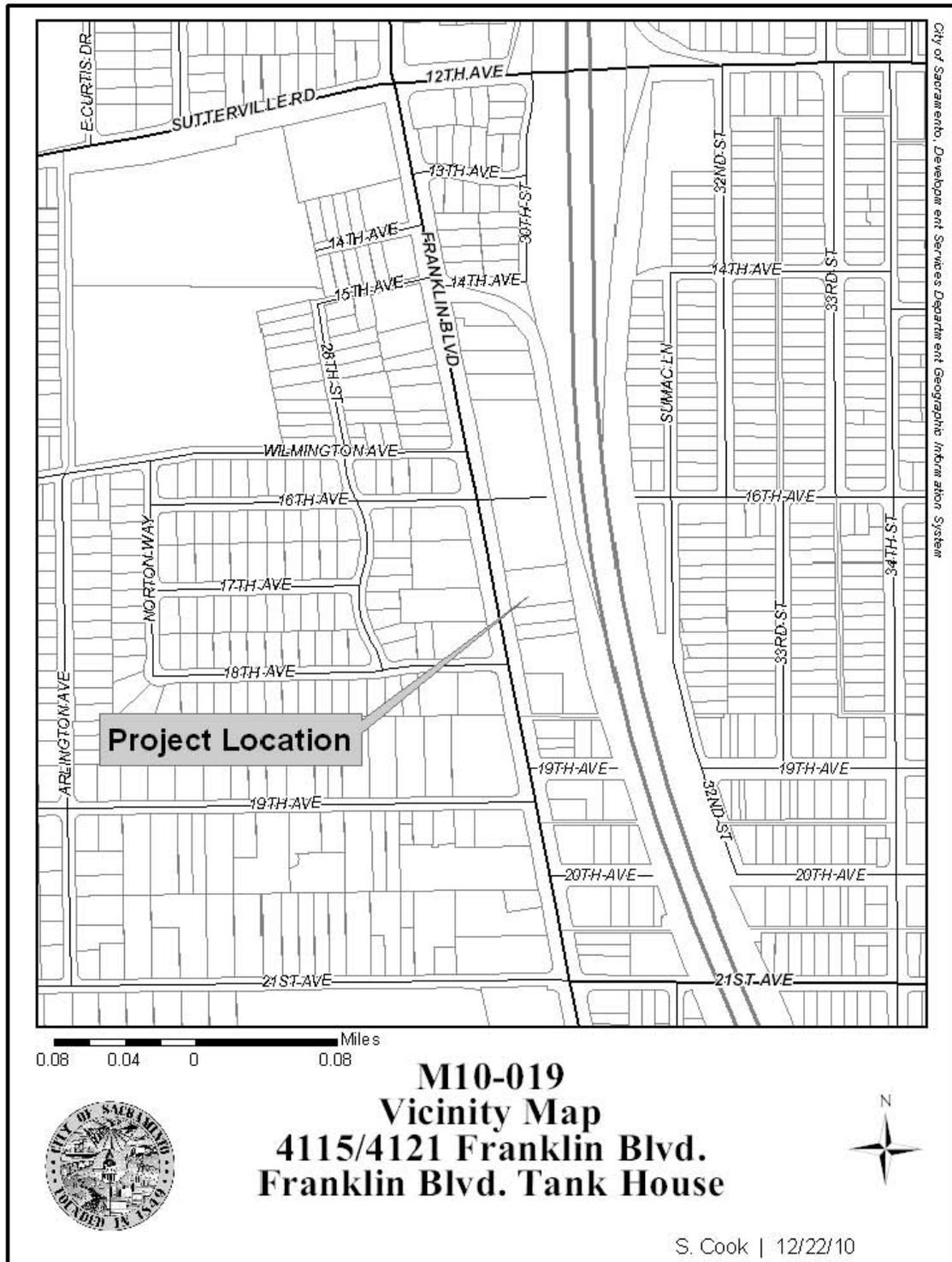
WILLIAM CROUCH
Preservation Director

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Attachment 1: Vicinity Map



Attachment 2: DPR 523 Forms

PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Franklin Boulevard Tank House

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: Sacramento East 1969 T 8 North ; R 5 East ; ¼ of ¼ of Sec 19 ; Mount Diablo B.M.

c. Address: 4115 / 4121 Franklin Boulevard City: Sacramento Zip: 95820

d. UTM: Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN: 020-0111-037-0000

***P3a. Description:** (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The historic-era structure on this property consists of a domestic tankhouse. This structure is elevated approximately 30 feet high and features a hipped roof with moderate eave overhang, window openings (some boarded) on each façade, and slightly angled walls at the bottom of the structure; the walls run along the bracing legs of the tower. The tankhouse displays both horizontal wooden siding (some original / some replacement), and plaster (later modification). Plywood sheets have been attached to the western and southern elevations. Single-entry doors are located on the eastern and northern elevations. Lighting fixtures have been mounted beneath the eaves on the western (front) elevation. This structure is situated at the front of the otherwise vacant 4115 / 4121 Franklin Boulevard parcel, fronting the thoroughfare.

***P3b. Resource Attributes:** (List attributes and codes)

HP4 - Tankhouse

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



P5b. Description of Photo:
(View, date, accession #)
Photo 1, View towards
NW

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
Ca. 1930s

*P7. Owner and Address:
Nvb Business Bank
PO Box 994630
Redding, CA 96099

*P8. Recorded by:
Chronicles Historical Research
Elk Grove, CA 95758

*P9. Date Recorded:
November 2010

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none".) None

*Attachments: NONE

Building, Structure/Object Record

Milling Station Record

Other (List):

Location Map

Archaeological Record

Rock Art Record

Sketch Map

District Record

Artifact Record

Continuation Sheet

Linear Feature Record

Photograph Record

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Tankhouse

B4. Present Use: Tankhouse (not in use)

***B5. Architectural Style:**

Vernacular / Utilitarian

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed ca. 1940

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

Original Location: Rear of Property

***B8. Related Features:**

None

B9a. Architect: Unknown

B9b. Builder: Unknown

***B10. Significance: Theme** Ancillary Architecture

Area Sacramento

Period of Significance ca. 1935-1960 **Property Type** Tankhouse

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The subject property (4115 / 4121 Franklin Boulevard) is located on land that was originally outside Sacramento city limits. During the mid 19th century, Sacramento was developing at a rapid pace, due largely to the Gold Rush, as well as its growing status in transportation (facilitated by its proximity to two major watercourses). As the population grew, so did land speculation on the outskirts of town (McGowan 1961). (Continuation).

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

***B12. References:**

- McGowan, J. History of the Sacramento Valley. 1961.
- Sacramento County Assessment Map Books 1911-1939.
- Sacramento County Building Permits 1956-2007.
- Historic Aerials 1957, 1964, 2002.
- Sacramento Daily Union 1865
- Sacramento Daily Record-Union 1887.
- Sacramento Historic Society: Pacers and Trotters 1979
- Cassady, J. A. Heilbron and Brothers 1984.
- Historic Topographic Maps (Fair Oaks; Sacramento East)
- Bachelis, F. A Pelican Guide to Sacramento and Gold Country 1986.
- Sacramento County Assessor Property Characteristics.

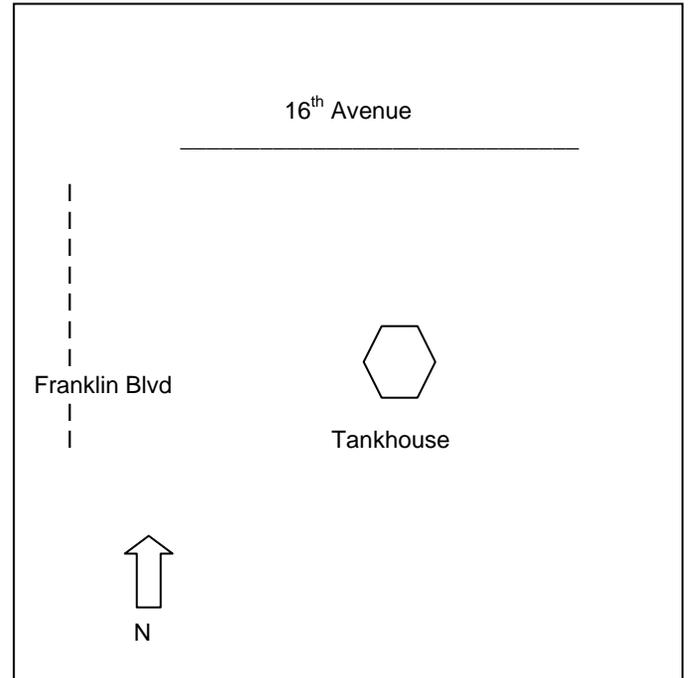
B13. Remarks:

***B14. Evaluator:**

Angela T.

***Date of Evaluation:**

November 2010



*Recorded by: Angela T.

*Date: Continuation Update

Affiliation: Chronicles Historical Research and Consulting

B10 (Significance) continued:

Often, these parcels located outside the city limits were agricultural in nature. It was not until after the turn of the century (1910s / 1920s) that vicinity farmland was progressively being transformed into a suburban landscape (McGowan 1961).

Subject Property Development

Louisiana Race Course Era

One of the subject property's earliest noted uses was as a part of a popular race track known as the Louisiana Race Course. The track property was built in 1855 by A. G. Butler and E. Skaggs, and located at the corner of what is now 12th Avenue and Franklin Boulevard on 41.6 acres; an additional 10 acres was later added. Butler and Skaggs were well-known businessmen in the city, and as entrepreneurs, were catering to the popularity and interest in harness racing. The property became the site for many horse and cattle exhibitions and festival games. The race course property was also used for state fairs held prior to 1861. Horse-drawn stages transported spectators at half-hour intervals from the Orleans Hotel on 2nd Street to the race course grounds (Sacramento Historical Society 1979; Bachelis 1986). On March 8, 1864, a fire destroyed the stables, stands, and tavern on the property. Shortly after, land transaction records indicate that James Coyle received 159.6 acres in Section 19 of Township 8 North, Range 5 East (location of the subject parcel) (BLM Record # 1532). County homestead records show that Julia Coyle (James' wife) formally filed for a declaration of homestead in October 1880 on behalf of herself and her husband (Homestead Act Records, Book 4, pg. 269). It appears that the property remained in the Coyle family after James' death in 1892, evidenced by later maps. Shortly after, the Odd Fellows Bank took over ownership of the entire former Louisiana Race Course property and eventually sold it to William Curtis (for whom Curtis Park is named) (Sacramento Daily Union 1865; Sacramento Daily Record-Union 1887). The majority of what was originally the race course would later become the Curtis Park neighborhood.

Land Speculation / Subdivision Era

Curtis, who was a farmer at the time, sold the property three years later for \$150 per acre, almost double what he originally paid. This was a testament to increasing land values at this time. Alsip and Company, a real estate agency, handled the purchase for an unnamed investor (Sacramento Daily Record-Union 1887). Due to its location outside the city limits, the subject property is not shown in detail on Sanborn maps; it should be noted that the existing structure (tank house) is not shown on historic maps depicting the city (Figures 1 and 2).

By 1911 (after an expansion eastward), the City Assessor Map Book for Outside Land shows the block as subdivided (Louisiana Subdivision – Supplemental). At this time the property is owned by Otto Heilbron (son of prominent citizen August Heilbron). One year later, Charles Kleinsurg became part owner of the property. The 1912 City Directory lists Heilbron and Kleinsurg in the real estate insurance business. The subject property, however, is not listed in the City Directory as being part of Sacramento until 1940 at which time Jack Ban (a grocer) is shown as occupying the rear of the 4115 property; the main or front part of the parcel is listed as K.L. Mitchell Liquors (Sacramento City Directory 1940). It should be noted that directories denoting a main and rear occupancy often indicates the presence of more than one building. Ban was depicted on the 1939 Sacramento County Assessment Map Book as owner of the subject parcel. He appears to have retained ownership of the property until the mid 1940s, as which time Mrs. V.J. Lowrey, a widow, occupied the property for a short time (Sacramento City Directory 1941-1949).

By 1949, P.C. Actis is shown as occupying the property. In fact, the name "Pete Actis Lathing" is still visible in faded paint on the west façade of the existing tank house structure. During this year the 4121 property first appears in the City Directory, occupied by a commercial business, the Canadian Fur Company. This company remained on the 4121 parcel until the 1960s during which time Harry Magidson owned the property (Sacramento County Building Permits). By 1956, Valley Surplus owned the 4115 parcel; County building permits lists an electrical sign erected by them on the property that year. It was not until the following year, however, that they were listed in the City Directory (Sacramento City Directory 1956-57). Historic County Assessor's records for 1959, which gives an estimated first construction date for the parcel of 1935, show at least six buildings on the property (commercial and one residence). The residence is depicted at the rear of the property with what appears to be a circular structure, possibly indicating the tank house (Figures 3 and 4) (Sacramento County Assessor Property Characteristics).

*Recorded by: Angela T.

*Date: Continuation Update

Affiliation: Chronicles Historical Research and Consulting

B10 (Significance) continued:

City Directories continue to list the 4115 property in that specific commercial capacity until 1972 at which time it becomes Valley Electronics. The 1970s saw the Canadian Fur Company change to Joseph's Radio and TV (Sacramento City Directories 1957-1977).

Over the ensuing years, building permits indicate minor internal alterations in the 4121 property (e.g. construction of non-bearing partitions), and the 4115 property (e.g. reroof). More substantial modifications occurred when the house on the 4115 parcel was converted to a church sometime in the late 1970s / early 1980s (non-dated permit # 0402599). The church was possibly the Rock Church, previous owners of the subject property prior to the current owners, Nvb Business Bank. A 2002 aerial of the vicinity shows a different shaped building fronting the property, and what appears to be the tank house, moved to the northwest corner of the building at the front of the property. The Rock Church transferred ownership of the property to Nvb Business Bank in March 2006 (Document # 60321-2059). A permit for the demolition of the buildings was issued May 23, 2007. The demolition was completed by July of that year (Permit # 0708357).

Regulatory Considerations

Cultural resources in California are protected by a number of federal, state, and local regulations, statues, and ordinances. Prior to the approval of discretionary projects, potentially significant impacts on historical resources must be considered.

The State CEQA Guidelines define a significant historical resource as "a resource listed or eligible for listing on the CRHR (Public Resources Code Section 5024.1). A resource may be eligible for inclusion in the CRHR if it:

1. is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. is associated with the lives of persons important in our past;
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the CRHR must retain enough of their historic character or appearance to be able to convey the reasons for their significance. Such integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The Sacramento Register eligibility criteria mirror the CRHR criteria.

Evaluation

Research has shown that the subject property has undergone various uses over time, one of which was as a popular race track during the mid 19th century. Although the property was associated with the Louisiana Race Course, no surface features or buildings from that time period remain on the property today. The buildings / structures that were on the race course property were likely destroyed in the fire that occurred in 1864. Historic maps reviewed during this investigation did not depict the race course structures or grounds (GLO Map 1865; Fair Oaks Topographic Maps 1892 and 1909, Brighton 1911). The property, therefore, in its current condition does not reflect association to its earliest known / most notable usage, and consequently does not appear to meet the criteria for listing under Criterion 1.

Likewise, the subject property was owned by various individuals over time; arguably the most prominent owner was Otto Heilbron of the notable Heilbron family. His ownership of the property however, was as part of a real estate business, and as such would not have been a property considered most closely associated to him. Per National Register Bulletin 15, association with a person should reflect a close relationship to their productive life (e.g. office, residence). Otto was but one of many short-term owners who left no discernable extant improvements on the property. The property therefore, does not appear to meet the criteria for listing under Criterion 2.

*Recorded by: Angela T.

*Date: Continuation Update

Affiliation: Chronicles Historical Research and Consulting

B10 (Significance) continued:

Although other buildings were present on the property at one time (residential / commercial), the only remaining structure is the tank house. Available archival evidence reviewed during this investigation points to a construction date of ca. 1930s for this structure; however this date was unable to be substantiated (e.g. through an examination of internal framing materials and techniques). As of the writing of this evaluation, the structure has been sealed off with plywood boards. The tank house was likely part of the residential property that once occupied the rear of the parcel. Because the subject property was located outside city limits, no original permits are on file. The earliest available permits on file for the subject property date to 1956. Earlier maps do not depict the tank house, as shown in Figure 1 below.

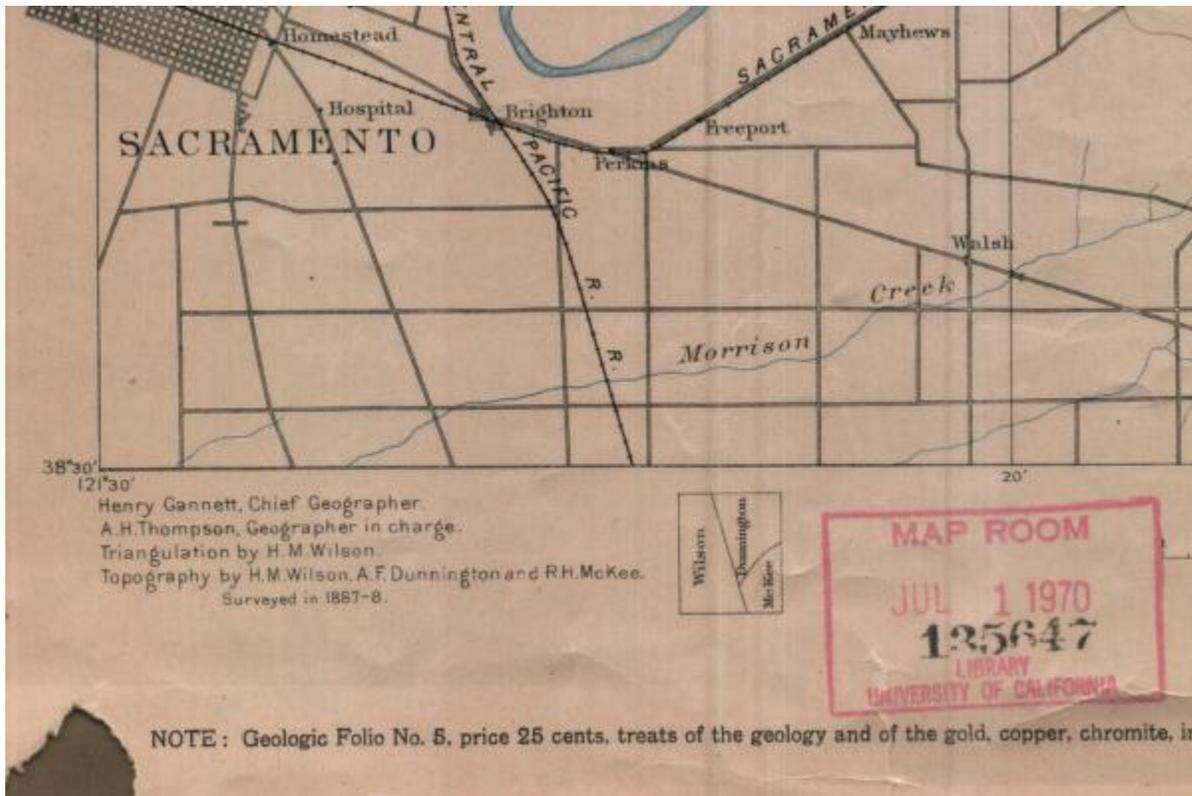


Figure 1 Fair Oaks 1892 Topographic Map (Non-Sectioned) Depicting Vicinity

This rough construction date (1930s) generally coincides with the construction of other water towers in and around Sacramento. According to City of Sacramento Preservation staff, however, few tank houses proper remain within the city limits; the remaining number is estimated to be approximately three. To this end, the subject tank house is representative of a relatively rare property type within the city of Sacramento.

*Recorded by: Angela T.

*Date: Continuation Update

Affiliation: Chronicles Historical Research and Consulting

B10 (Significance) continued:

The structure's original association appears to have been related to residential usage; with no other remaining residential features on the parcel, much of its relation to the rest of the property has been lost. The structure itself however, in terms of its architecture, represents a relatively rare property type in Sacramento that serves as a tangible reminder of the city's pre-suburban past. The relatively minor ad-hoc modifications that this vernacular structure has undergone over the years (altered siding, the installation of modern lighting fixtures, and a move from the rear to the front of the property) are reversible. For its embodiment of a distinctive property type, the tank house appears to meet the eligibility criteria for listing in the CRHR / Sacramento Register under Criterion 3.

While buildings and structures can sometimes provide important information on historic construction techniques and technologies (Criterion 4), this type of structure is well documented, and does not appear to be a source of important primary information. This investigation was limited to the overall property and the sole existing structure (tank house), however it is possible that subsurface features could exist. It is recommended that an archaeological monitor be present during future project-related ground disturbing activities.



Tank house, View of Upper Elevation.



Tank house, View of Northern Elevation.

*Recorded by: Angela T.

*Date: Continuation Update

Affiliation: Chronicles Historical Research and Consulting

FIGURES

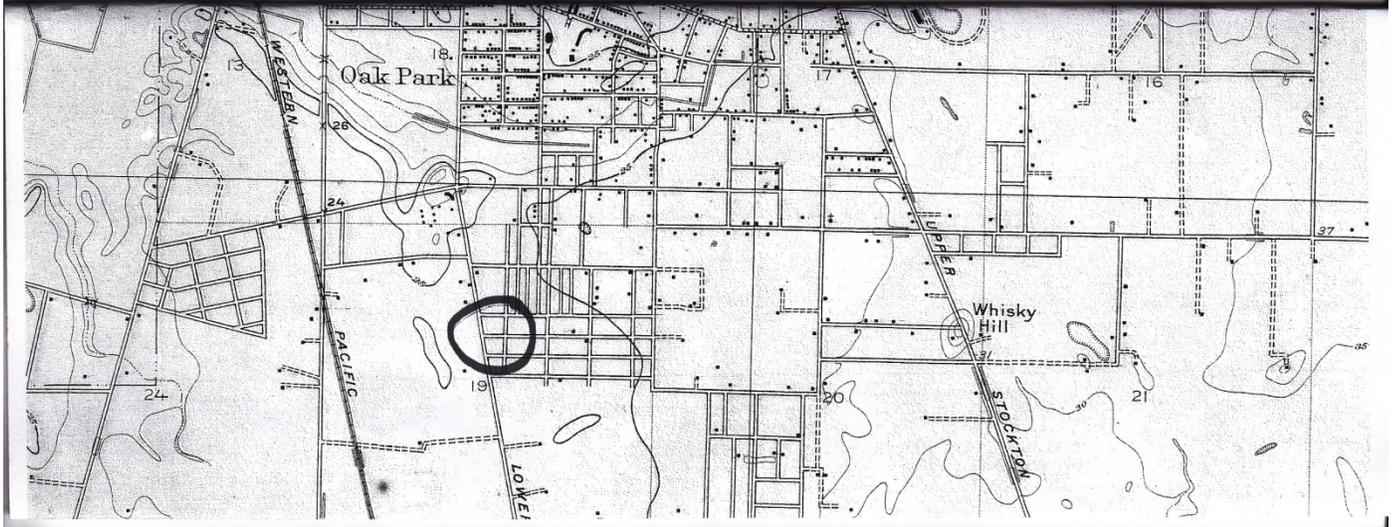


Figure 2, Brighton 1911 Topographic Map; Study Area Circled (no buildings depicted)

COMMERCIAL BUILDING RECORD

PARCEL 020-111-7637

ADDRESS 4115 - FRANKLIN BLVD.

SHEET 3 OF 8 SHEETS

VALLEY SURPLUS		DESCRIPTION OF BUILDING																					
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR			FRONT		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL											
			F	L	R	%	Wiring	Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH						
D 3 A	x Sub-Standard	x 2x4-J Frame				x Flat		K.T.	Conduit	x Heating	Cooling	Store	B	1	2	3	Type	Top	Material	Grade	TRIM	Walls	Ceilings
ARCHITECTURE	Standard	Concrete				Unfinished	Recessed	Bx.	x Cable	Forced	Clean'g	Small	x						O.P.	E	O.P.	FIB Bd	FIB PL
	Heavy	Brick				Br.	Transom:		Fixtures	Gravity	Humid.												
TYPE	Special	Reinforced				Terra Cotta	Plate Glass in	x Few	x Cheap	Floor Unit													
USE DESIGN	FOUNDATION	Ct. Bond Beam	x			Siding	Metal Wood	Avg.	Med.	Zone Unit													
Apartment	x Concrete Bees	Curtain Walls					Bulkhead:	Many	Good	Central"													
Garage	Brick	Partitions:																					
Hotel	Reinforced					ROOF		PLUMBING		Steam													
Market		Wall "x				Flat x GAB		Poor	Good	Hot Water													
Office	Light Heavy	Party Wall	x			Trusses	Back Trim:	x NONE		Oil Burner													
x Store SMALL x		Steel Deck				ALUM.		Water Heater		M-B.T.U.													
Theatre		Conc. Floor				Composition	Lighting	Gas	Electric														
		x Sub Floor				Tile	Trim.	Drop Ceiling	Water Softener														

CONSTRUCTION RECORD				EFFEC.	APPR.	NORMAL % GOOD				RATING (E,G,A,F,P)					BATH & LAVATORY DETAIL															
Permit No.	Permit For	Amount	Date	YEAR	YEAR	Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-Shop	Ft.	No.	FINISH		FIXTURES				SHOWER						
																		Floors	Walls	Wc.	La.	Tub	Ur.	Type	Grade	Sh.	O.T.	G.D.	Finish	
			1935	1935	1960	25	16	0.40	51	F	F	A	A																	

COMPUTATION

Appraiser & Date	Unit	Area	Unit Cost	Cost												
G.R. ADAMS 3-16-57	SMALL STORE	1539	3.90	6002												
	FRONT	57	6.50	370												
	DECK HIGH FLOOR	1539	.30	461												
	PLBG ADJ.			510												
	TOTAL			6323												
	NORMAL % GOOD			51												
	R.C.L.N.D.			3224												

Figure 3. County Assessor Property Characteristics, 1959

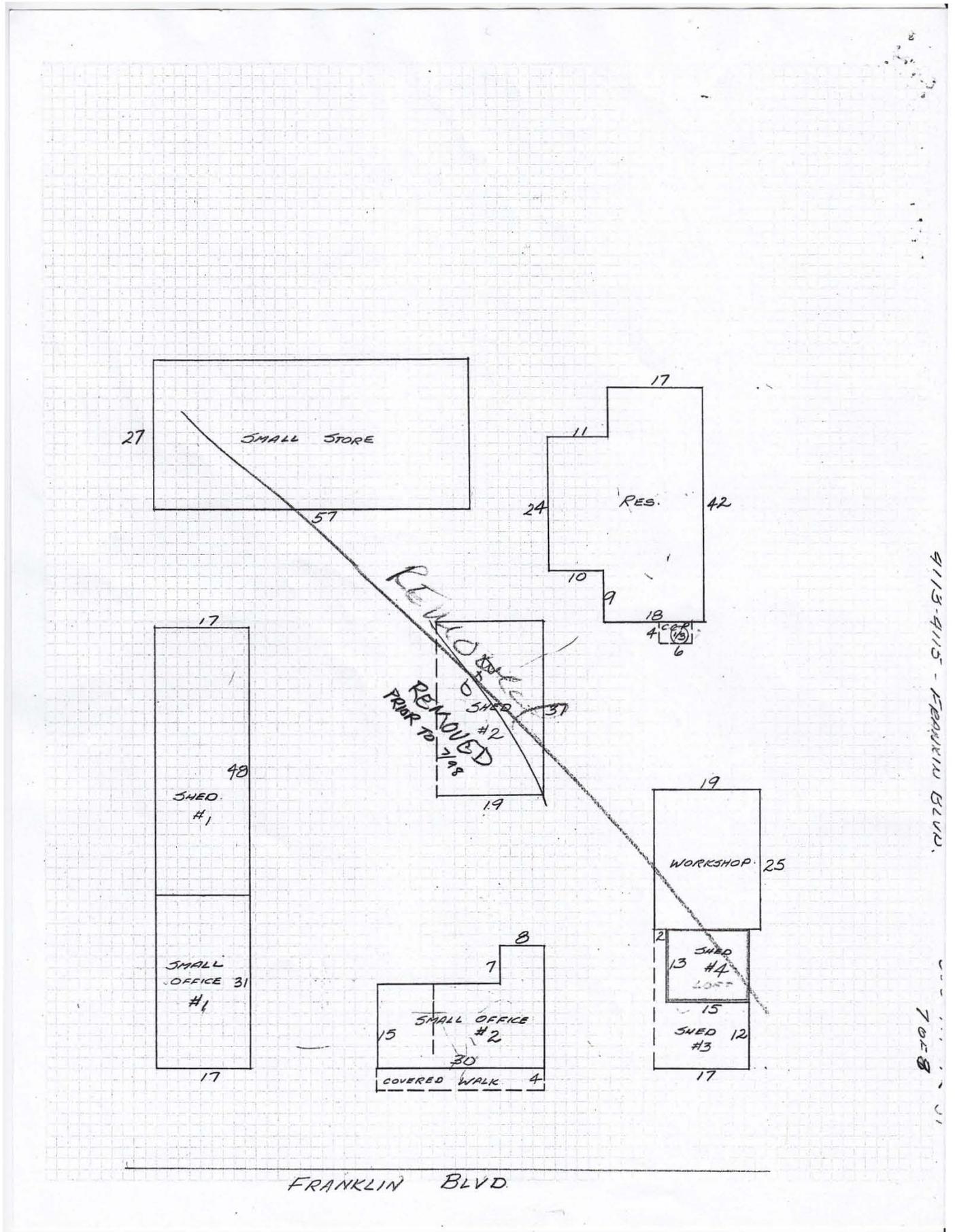


Figure 4, County Assessor Property Characteristics, 1959 (Sketch Map)

Attachment 3: **Additional Photographs**



Photo 1: Tank House



Photo 2: Lettering on Tank House



Photo 3: Top of the Tank House



Photo 4: Base of the Tank House

Attachment 4:

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATING AND ADDING THE TANK HOUSE AT 4115/4121 FRANKLIN BOULEVARD TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES AS A LANDMARK (M10-019)

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

SECTION 1

The Sacramento Register of Historic and Cultural Resources is amended by adding the property located at 4115/4121 Franklin Boulevard as a Landmark.

The property located at 4115/4121 Franklin Boulevard (020-0111-037-0000 & -038) is eligible under Criterion iii. "It embodies the distinctive characteristics of its type and period."

SECTION 2

Sacramento City Code Section 17.134.180 prescribes that the Significant Feature(s) or Characteristic(s) of the resources to be added to the Sacramento Register shall be identified in the designating Ordinance.

The significant features and characteristics of the tank house at 4115/4121 Franklin Boulevard - include the following:

Contributing features include but are not limited to: General form, siding, openings, trim and structural system.

SECTION 3

Pursuant to Sacramento City Code Sections 17.134.170 and 17.134.180 and based on the duly noticed hearing conducted by the Preservation Commission and City Council, the staff reports and nomination materials attached thereto, and the testimony presented at the hearing on the nomination, the City Council makes the following findings in support of its action to designate the property located at 4115/4121 Franklin Boulevard as a Landmark and to place it in the Sacramento Register:

The property meets the Criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (1-5):

- A. The nominated resource located at 4115/4121 Franklin Boulevard (020-0111-037-0000 & -038) meets Criterion iii. "It embodies the distinctive characteristics of its type and period."
- B. In addition, the nominated resources have integrity of location, design, setting, materials, workmanship and association; and
- C. The nominated resource has important historic or architectural worth, and its designation as a landmark is reasonable, appropriate, and necessary to protect, promote, and further the goals of this chapter, pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (b-c).

Adoption of this Landmark promotes the maintenance and enhancement of the significant features and characteristics of the Landmarks pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

Adoption of this Landmark is consistent with the City's Historic & Cultural Resources Element of the 2030 General Plan.

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

Adoption of this Landmark helps to protect historic resources of the City of Sacramento.

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the property located at 4115/4121 Franklin Boulevard (020-0111-037-0000 & -038) as a Landmark to the Sacramento Register of Historic and Cultural Resources.