



Report to
PRESERVATION COMMISSION
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

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REVIEW AND COMMENT ONLY
January 4, 2012

Members of the Preservation Commission:

Subject: Sacramento Water Treatment Plant Rehabilitation Project; Historic Landmark (M11-021)

Location/Council District:

101 Bercut Drive, Sacramento, CA 95811

Assessor's Parcel Numbers 001-0064-015-0000 and 001-0210-038-0000

Council District 3

Recommendation: Staff requests the Preservation Commission review and comment on the proposed Sacramento Water Treatment Plant Rehabilitation Project. The subject site is currently developed with various facilities, infrastructure and equipment related to the operation of a water treatment plant. The proposal relates to various improvements to the on-site facilities and infrastructure.

Contact: David Hung, Associate Planner, (916) 808-5530;
Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259

Applicant: City of Sacramento, Department of Utilities, Attn: Bill Zehnder, Senior Engineer, (916) 808-1910, 1395 35th Avenue, Sacramento, CA 95822

Property Owner: City of Sacramento, Attn: Bill Zehnder, Senior Engineer, (916) 808-1910

Summary: The proposal includes replacement of two sedimentation basins (only one of the basins will be demolished), demolition of the decommissioned "911 Call Center" structure, construction of new pump station structure to take over functions of the existing historic pump station (to be retained), construction of a new dewatering structure, various related infrastructure, equipment, facilities improvements, and limited site/landscape improvements. The work is on the site of a listed City-designated historic Landmark complex.

The primary issues before the Commission are the design of the proposed new structures, including treatment on buildings, fenestrations, colors in relation to site, other structures on site, including the historic structures and the site's significant historic features and characteristics.

Table 1: Project Information
General Plan designation: Public/Quasi-Public
Special Planning District designation: River District SPD
Historic Resource designation: Landmark
Existing zoning of site: Heavy Industrial Special Planning District (M-2-SPD)
Existing use of site: Water Treatment Plant
Property area: 40 acres

Background Information: The subject site is currently developed with various facilities, infrastructure and equipments related to the operation of the water treatment plant for the City of Sacramento. The site – related to certain specific structures and site features, is a listed historic Landmark property (see attached Landmark designation ordinance for contributing resources and significant features and characteristics). Staff notes that the Commission's review on this project is outlined in the Historic Preservation Chapter, 17.134, of the City Code related to City-owned listed historic properties, in that the Preservation review results in a recommendation to the City on the project.

Public/Neighborhood Outreach and Comments: The project was noticed for the January 4, 2012 Preservation Commission Review and Comment meeting via US Mail to property owners within 300 feet of the subject site and to community associations in the area including the River District, Sacramento Old City Association, CCAN, Downtown Sacramento Partnership and the Sacramento Preservation Roundtable. The site was also posted with a notice of the hearing. As of the time of this report's printing, no comments on the proposed project had been received by Staff.

Environmental Considerations: Pursuant to the California Environmental Quality Act (CEQA), the Community Development Department is in the process of conducting environmental review of potential impacts associated with the Water Treatment Plant Rehabilitation Project. The Community Development Department has contracted with JRP Historical Consulting to prepare an updated inventory and evaluation of the Sacramento Water Treatment Plant and provide historic resources / cultural resources compliance documentation for the Water Treatment Plant Rehabilitation Project. Final environmental documents will be completed for the Preservation Commission's final review/public hearing on the project, and the City Council will take action upon the completed CEQA documentation at the time of action on the project.

Policy Considerations: The proposed project is consistent with the land use designation and applicable policies of the 2030 General Plan, including its' Historic and

Cultural Resources Element, and the River District Specific Plan and Special Planning District.

General Plan: Land Use and Urban Design Policies

The 2030 General Plan was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan designation of the subject site is Public/Quasi-Public which allows for neighborhood-serving commercial uses. The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element. Some of the goals and policies supported by this project are:

LU 8.1.6 Architecture and Planning that Complements Adjoining Uses. *The City shall strive to ensure that the City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, and architecture with the district or neighborhood in which they are located.*

General Plan: Historic & Cultural Resources Goals Policies

Staff finds the project is generally consistent with the General Plan goal to identify and preserve the city's historic and cultural resources in order to enrich our sense of place and our understanding of the city's prehistory and history.

HCR 2.1.10 Early Consultation. *The City shall minimize potential impacts to historic and cultural resources by consulting with property owners, land developers, and the building industry early in the development review process.*

HCR 2.1.11 Compatibility with Historic Context. *The City shall review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context. The City shall pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.*

HCR 2.1.16 Preservation Project Review. *The City shall review and evaluate proposed preservation projects and development projects involving Landmark parcels and parcels within Historic Districts based on adopted criteria and standards.*

Central City Community Plan Policies

CC.HCR 1.1 Preservation. *The City shall support programs for the preservation of historically and architecturally significant structures which are important to the unique character of the Central City.*

River District Special Planning District

The project meets the following goals of the River District:

1. Allow for the retention and continued operation of industrial and service-oriented uses.

2. Encourage the preservation of historic structures.

Rehabilitation Standards

For Preservation review specifically, the following is the list of the Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Properties, with the Standards most applicable to this project in bold text:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. ***New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Property's/Historic District's Character-Defining Features:

Contributing features per the City's Landmark listing include: 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 House (Old Plant Control and Laboratory 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; 3) the original portion of the Concrete Filter Building attached to the Head House on the east, long 1-1/2 story, multi-windowed flat roofed structure partly below grade; and 4) the Coagulant Building, plaster sided rectangular building with encircling frieze with incised inscription, and classical revival elements, . Also included is the associated historic Water Intake Structure in Sacramento River to the west of Plant (no longer in service,) on an axis with the Pump Station, Head House, and Filter Building.

The Landmark complex, located at **101 Bercut Drive** (001-0210-038) and associated structure in the Sacramento River west of the plant, meets Criterion i. "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii — "Embodies the distinctive characteristics of a type, period or method of construction," and iv — "Represents the work of an important creative individual or master." (See attached Historic Survey form.)

Project Design & Staff Evaluation:

Site Design

- 1. Landscape:** Limited landscape work is being proposed as part of this project; however, designs are not yet developed. Since landscape features are identified in the Landmark Ordinance – park-like setting and the central alignment of the historic pump station with filter building, staff recommends that the landscape plan reflects and builds upon these features and characteristics.
- 2. Access, Circulation and Parking:** There are no substantial changes to access, circulation and parking as a result of the proposed improvements.
- 3. Site Features:** The site consists of various buildings, basins, sludge lagoons, reservoir and sludge drying area. The new pump station and ancillary electrical buildings are located at the northwest corner of the site, visible from Interstate 5, and the new dewatering building is located at the northeast portion of the site. Staff notes that the new structures' locations and siting appear to be consistent with the site's significant features and characteristics.

Building Design

Staff recommends the Concept 1 design (Spanish Contemporary), as it reflects the significance, refinements and design qualities extant in the historic pump station and other structures in the complex, rather than being more of a background building, as is the Concept 2 design (Neo Classical Modern). The pump station is an important structure in the complex and its design should reflect this design hierarchy, albeit conveyed with a contemporary vocabulary.

- 1. Scale/Massing/Orientation/Height:** Staff has no issues with the proposed scale, massing, orientation and height of the proposed new structures. Staff notes that the height of the new structures will be approximately 35 feet from grade, meaning that they will be relatively visible from surrounding public rights-of-way.
- 2. Materials:** The new buildings will be constructed with cast-in-place concrete. Concept 1 features painted exposed steel for door frames, canopies and overhangs, prefinished metal components for trim, window frames, louvers and coping. Concept 2 features a defined base, wall and cornice with materials and surface materials similar to Concept 1.
- 3. Fenestration:** Staff recommends, on Concept 2, vertically-oriented window openings, as per the opening patterns on the historic structures, vs. the horizontal orientation in the concept design.

Conclusion: Staff recommends the Preservation Commission review and comment on the Sacramento Water Treatment Plant Rehabilitation Project and discuss issues or concerns to be considered during the project review.

Respectfully submitted by: 
DAVID HUNG
Associate Planner

Approved by: 
ROBERTA DEERING
Senior Planner for Historic Preservation

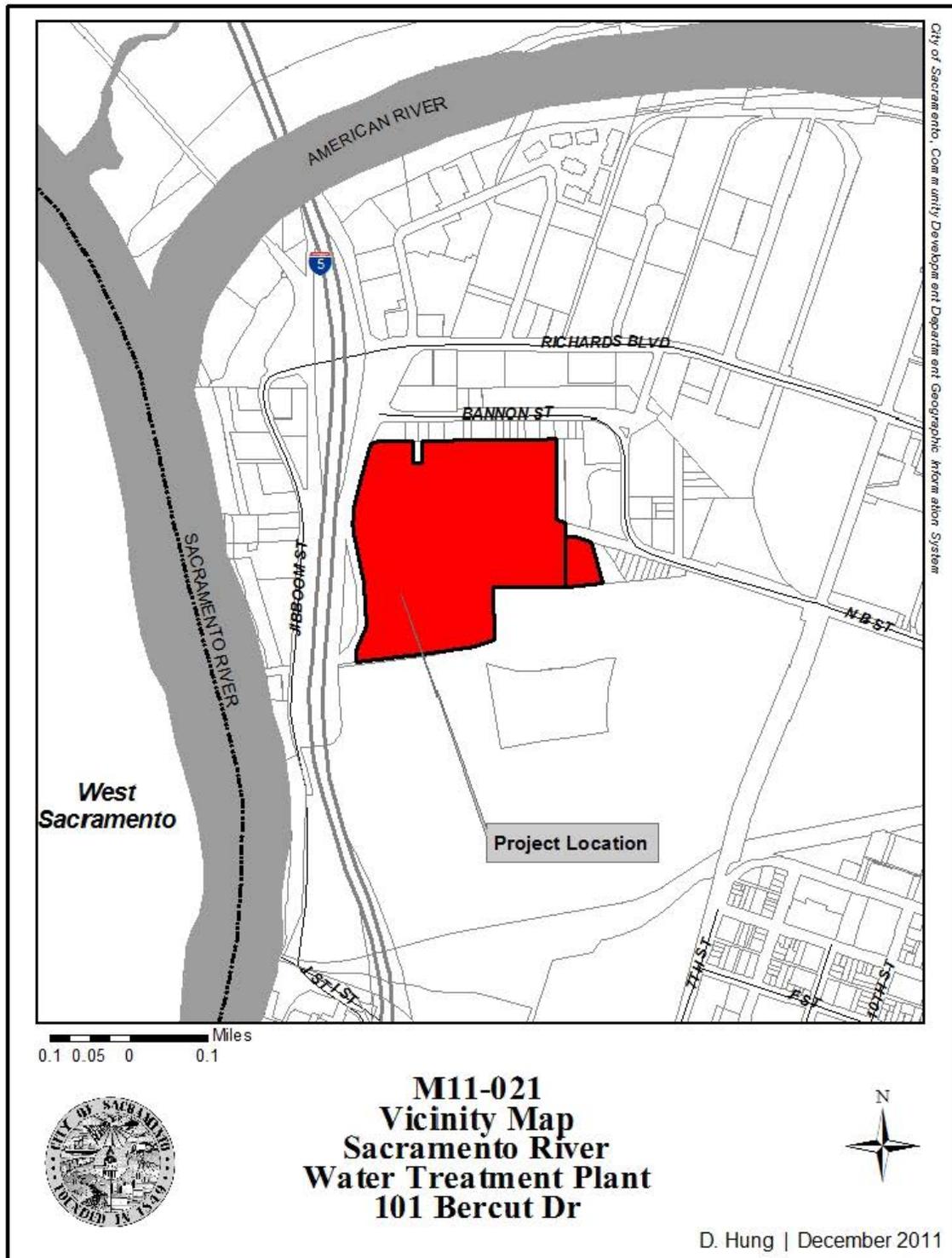
Recommendation Approved:


WILLIAM CROUCH, AIA, FRAIA, AICP,
NCARB, CBO, Casp, LEED (AP)
Preservation Director/Urban Design Manager

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Attachment 1: Vicinity Map



A. Basin 1 East Elevation



B. Basin 1 North Elevation



C. Basin 1 West Elevation



D. Basin 2 East Elevation



E. Basin 2 North Elevation



F. Basin 2 South Elevation



G. Old 911 Center North Elevation



H. Old 911 Center South Elevation



I. Old 911 Center West Elevation



J. Location of New Filter Building Looking North



K. Location of New Filter Building Looking East



L. Location of New Filter Building Looking South



M. Location of New Dewatering Building Looking West



N. Area of Dewatering Thickener Tank and Pump Station (1)



O. Area of Dewatering Thickener Tank and Pump Station (2)



Attachment 4: Architectural Documents

Exhibit 4A: Design Narrative

Introduction

The objective of this rehabilitation project is to decommission and/or replace the aging structures at the Sacramento River Water Treatment Plant, and to provide a new Dewatering Building to address solids handling deficiencies at the treatment plant. Many of the key structures at the plant were originally constructed in 1924. More structures were constructed during the 1930's and in 2003.

The existing Treated Water Pump Station, one of the original 1924 structures, is to be decommissioned and a new High Service Pump Station (HSPS) will be constructed to take its place. The architectural design for the core and shell of the HSPS is meant to be complementary to the existing structures, environmentally sensitive and aesthetically pleasing, while also being functional - taking into consideration concerns for maintenance, operations and security. The new HSPS, a 7,300 square foot building, will house eight 1,000 hp pumps, which will pump treated water out from the treatment plant to the distribution system throughout Sacramento. The building is strictly for process equipment, and is essentially one large room with a partial mezzanine above an electrical room. The mezzanine will contain HVAC equipment.

The new HSPS is located adjacent to Interstate 5, north of the existing historic pump station and one of the underground reservoirs, with the west elevation facing Bercut Drive and Interstate 5. The team has worked closely with the Department of Utilities staff and the engineering design team in providing the initial design objectives and principles for the basis of design.

Ancillary Electrical Buildings will be located directly south of the new HSPS. These buildings hold electrical transformers and gear required for powering the pumps and other new equipment at the facility.

The new Dewatering Building, 7,100 square feet in size, will hold equipment that serves to remove excess water from sludge, a by-product of the water treatment process. The sludge must be mostly dry before it can be transported off-site for disposal. This building is located in the northeast area of the facility, adjacent to the Chemical Building and the Administration Building, both constructed in 2003.

Design Concepts

Our approach to the exterior of the new buildings is to create a sense of community - past and present - and complement the existing historic fabric of the water treatment campus architecture. With the use of cast-in-place concrete systems on the exterior of all new buildings we have created a consistent application of materials that already exists at the plant today while still allowing us the ability to create interest with patterns and texture.

Our design concepts follow these key architectural goals:

- Complement the historical buildings on site
- Functional and flexible design
- Durable and easy to maintain
- Utilize sustainable strategies

- Consider visibility from public roads/highways

The design concepts are based on early design charrettes and engineering requirements. The layout, placement and concept of the existing site organization stem from the process and treatment components currently on site. The flow, sediment, treatment, storage and distribution have pre-determined the placement of new buildings based on uninterrupted service and operational needs of the facility. Two design options have been proposed for the architecture of the new buildings.

Style Option One – Spanish Contemporary

This design of the High Service Pump Station (HSPS) and Dewatering Building is inspired by the Spanish Mission language of the existing buildings. Buff/gray colored stucco and terracotta colored tile form the basis of the palette and texture for the new buildings. Using form liner panels and colored concrete, the design presents both smooth and textured form finishes that take a contemporary interpretation of Spanish Mission style, respecting the historic architecture.

Materials and surface finishes also take into consideration operations, general maintenance of the building and equipment, security and sustainable strategies, as well as cost and constructability factors.

The form of the elevation assembly is designed around a horizontal ribbed pattern. The color and texture captures a similar rhythm and color of the clay tile roof of one of the historic structures, the Head House building.



Clay tile roof on historic Head House building.

The horizontal pattern is approximately 18 inches on center. This helps in breaking down the scale and height of the building while adding interest in shade and shadow with the scalloping of the façade. The colors of buff/gray and terracotta recall the primary California Spanish mission palette and are meant to complement the existing historic buildings on site.

Other materials are prefinished metal components for trim, window frames, louvers and coping; painted exposed steel for door frames, canopies, and overhangs; and glazing. Smaller punched openings on a patterned grid are anticipated to be glass block for durability and ease of maintenance.

Style Option Two – Neo Classical Modern

This design of the buildings is based off of the Neo-classical language of the historic pump station. Light blue-gray and buff colored stucco cover the existing cast-in-place concrete structure. Windows are symmetrically positioned on a regular grid on the façade. Using smooth form liner panels, a similar modular grid will establish a complementary spacing and hierarchy to blend in with the original pump station.

The elevation design of option two is more modest and minimal, and the approach is to serve more purely as a back drop to the historic buildings on campus. The style is aligned with Neo-classical lines, smooth in texture, attention to symmetry (where possible), with a defined base, wall and cornice. The existing historic pump station serves as the basis of this design.



Original Treated Water Pump Station, with Neo-classical design elements.

Materials and surface finishes will be similar to option one for operation and general maintenance purposes, while still providing durability.

These two options were presented and discussed with City Preservation and Design Review staff in a preliminary meeting, and the consensus of direction was to continue to refine option one.

Structural Building System

The structural system for the HSPS consists of approximately 20 foot by 38 foot modular bays, dimensions based on pump spacing and required clearances. The structural grid for the Dewatering Building is to be determined. Walls for all buildings are cast-in-place concrete. Roof structures are steel

beams and girders with concrete fill over medium gauge metal deck. The foundations consist of concrete pad footings and pilasters at points of structural support for the concrete walls.

Electrical Buildings

Cast-in-place concrete, similar to that of the site wall, will be used for the Electrical Buildings. The buildings will have similar character and components of color, texture and metal trim to match the Pump Station.

Ramps are provided where needed functionally, for a person in a wheelchair performing observation tasks. For the substation this will be required for access up to the control room. For areas serving other equipment, an individual will be able to observe from the exterior of the space.

Sustainability

The design team has reviewed the project carefully and compared it against the LEED rating system. We are aware of the challenges this project will face and are able to apply the principles of the LEED system in a creative yet appropriate way to achieve sustainable goals for the project. We plan to create a scorecard to track our detailed approach to the strategies we intend to incorporate in the various categories, such as energy and atmosphere, materials and resources, indoor environmental quality and innovation.

Applicable Codes

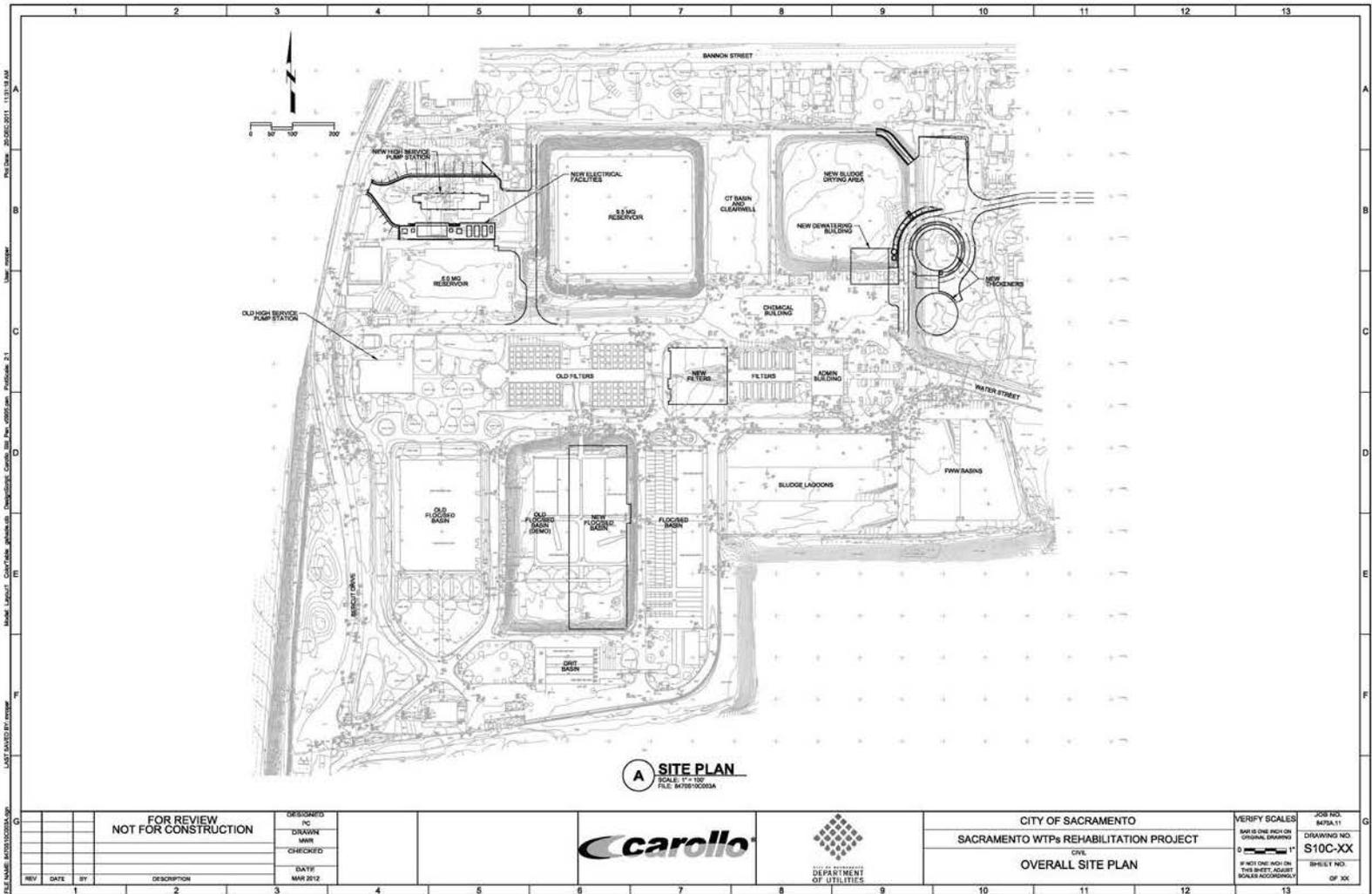
The architectural design will conform to the California Building Code (CBC) and all applicable local codes.

The construction type for all buildings shall be Type II B.

The HSPS and the Dewatering Building will be classified as F-2 occupancy, while the Electrical Buildings will be S-2.

Fire sprinklers should not be required for the Pump Building. This will be confirmed with the City of Sacramento Fire Department. Fire hydrants, dry standpipes and portable fire extinguishers in key locations will be provided in lieu of a sprinkler system.

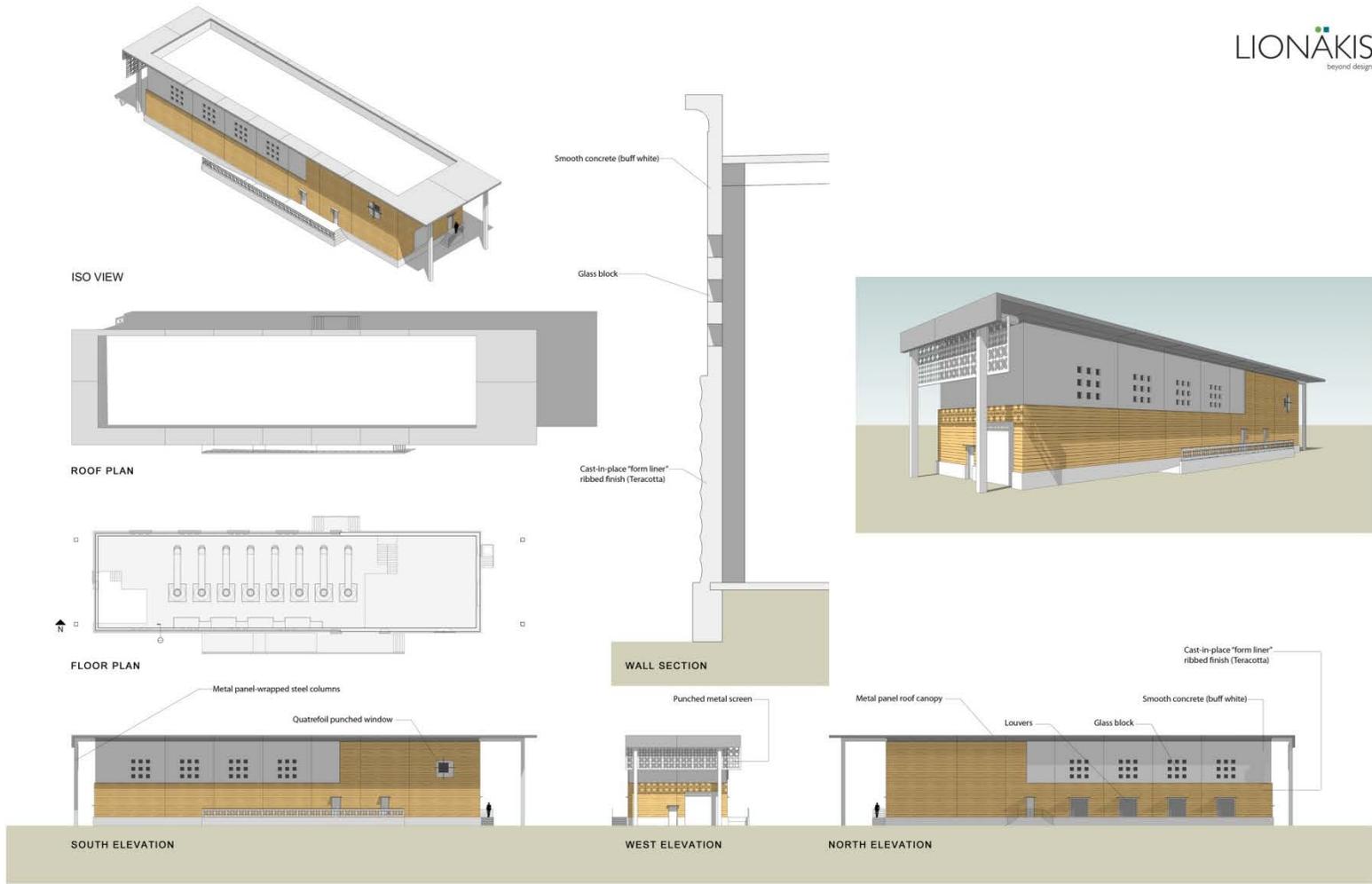
Exhibit 4B: Site Plan



(A) SITE PLAN
SCALE: 1" = 100'
FILE: M11-021-003A

FOR REVIEW NOT FOR CONSTRUCTION		DESIGNED PC				CITY OF SACRAMENTO	VERIFY SCALES	JOB NO.
		DRAWN MMK				SACRAMENTO WTPs REHABILITATION PROJECT	CIVIL	SANIS ONE INCH ON ORIGINAL DRAWING
		CHECKED		OVERALL SITE PLAN		SCALE: 1" = 100'	0	DRAWING NO.
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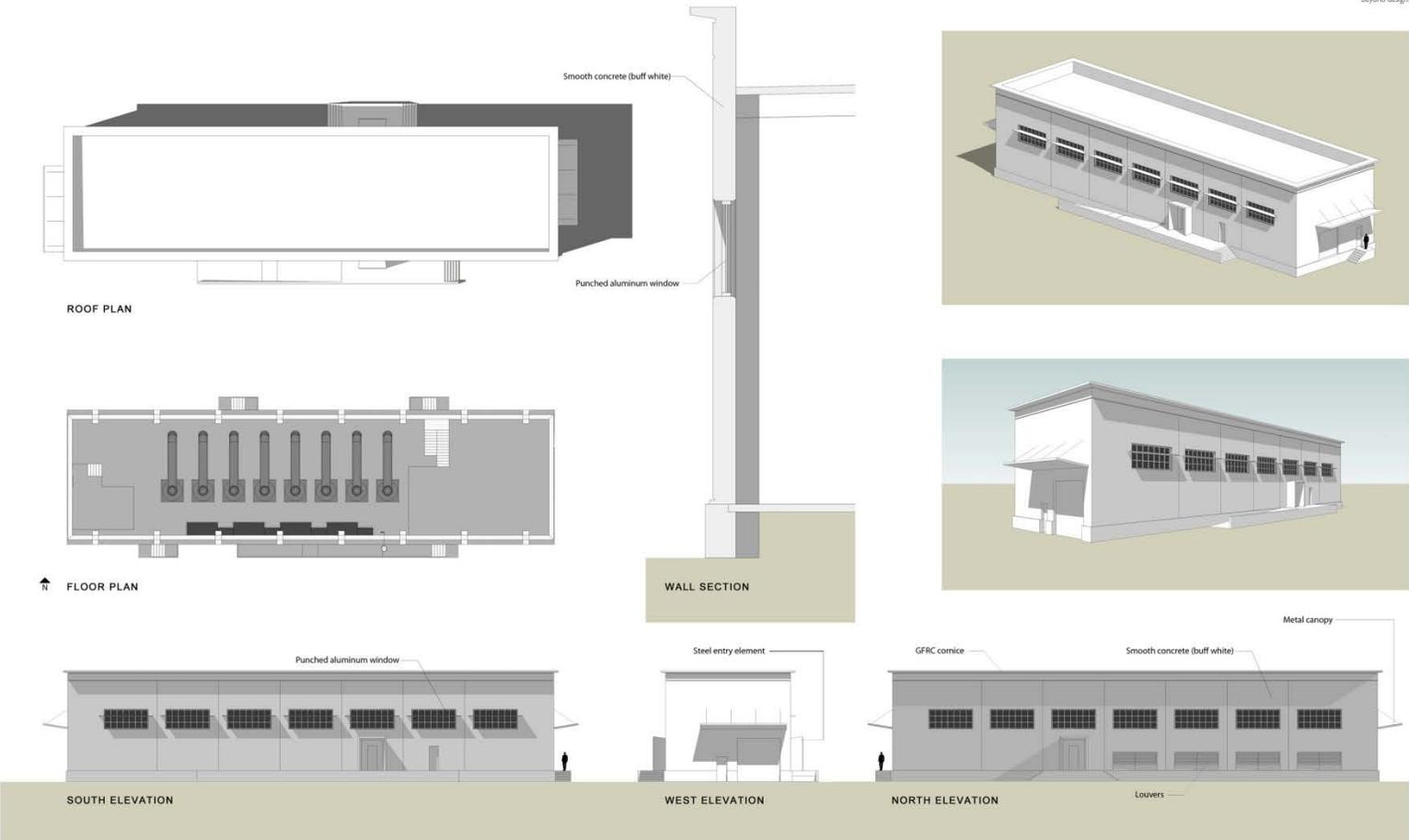
Exhibit 4C: Pump Station Concept 1 Design



SAC RIVER WTP - HIGH SERVICE PUMP STATION (CONCEPT 1)
SACRAMENTO WATER TREATMENT PLANTS REHABILITATION PROJECT

12/20/2011

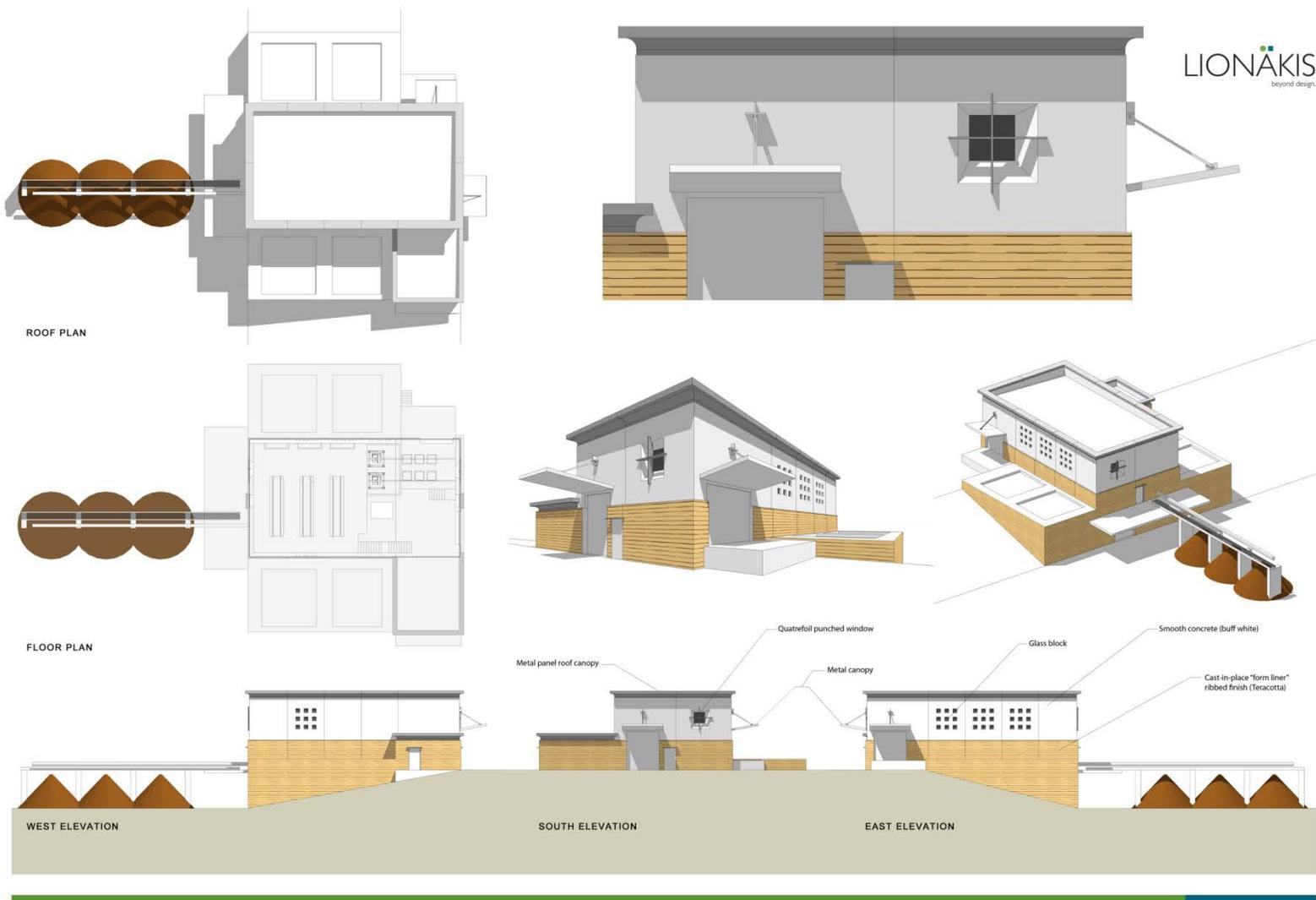
Exhibit 4D: Pump Station Concept 2 Design



SAC RIVER WTP - HIGH SERVICE PUMP STATION (CONCEPT 2)
SACRAMENTO WATER TREATMENT PLANTS REHABILITATION PROJECT

12/20/2011

Exhibit 4E: Dewatering Building



LIONAKIS
beyond design.

ROOF PLAN

FLOOR PLAN

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

SAC RIVER WTP - DEWATERING BUILDING
SACRAMENTO WATER TREATMENT PLANTS REHABILITATION PROJECT

12/20/2011

Attachment 5: River District Landmarks Ordinance (Ord. 2011-011)

ORDINANCE NO. 2011-011

Adopted by the Sacramento City Council

February 15, 2011

NOMINATION OF NINE INDIVIDUAL PROPERTIES IN THE RIVER DISTRICT AS LANDMARKS AND NOMINATION OF THE NORTH 16TH STREET HISTORIC DISTRICT AND ITS' CONTRIBUTING RESOURCES, FOR LISTING IN THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES (M10-012)

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 properties located at 116 North 16th Street, 101 Bercut Drive and related structure in the Sacramento River, 400 Jibboom Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, and the Jibboom Street Bridge, at Discovery Park, as Landmarks. The Sacramento Register of Historic and Cultural Resources is also amended by adding the North 16th Street Historic District and its' Contributing Resources.

The Preservation Director made the preliminary determination that the properties are eligible under the following Criterion:

116 North 16th Street (Pipe Works)

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

Bridge Located in Discovery Park (Jibboom Street Bridge)

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.

101 Bercut and associated structure in the Sacramento River (Water Treatment Plant)

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

400 Jibboom Street (PG&E Sacramento River Power Station "B")

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

1341 N. C Street (Fire Station #14)

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

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

700 Dos Rios Road (Dos Rios School / Smythe Academy)

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

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

950 Richards Boulevard (Sacramento Theatrical Lighting)

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

521 N. 10th Street (Volker Flooring)

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

1100 Richards Boulevard (Zellerbach Paper Company / UHaul)

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

North 16th Street Historic District

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.

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.

116 North 16th Street (Pipe Works)

Period of significance: 1923-1948

Contributing features include but are not limited to: Original 1923 structure with symmetrical arrangement of exterior elements and forms; tall, arched glazed openings on east/primary

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façade; projecting central monitor roof; multi-paned metal sash windows with larger central arched opening incorporating double doored entry; north and south-facing elevations are divided into bays with large rectangular banks of multi-paned metal sash windows; interiors with large/tall open spaces supported by timber supports/trusses; brick exterior material; flat roof with parapet; 4 mature Italian cypress along North 16th Street.

Bridge Located in Discovery Park (Jibboom Street Bridge)

Period of significance: 1931-1950

Contributing features 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.

101 Bercut (Water Treatment Plant)

Period of significance: 1921-1948

Contributing features include but are not limited to, and noting a new recommendation from the Preservation Director to herein add the Coagulant Building to the contributing features, which Staff had mistakenly omitted in their recommendations to the Preservation Director: 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; 3) the Concrete Filter Building attached to Head House on the east, long 1-1/2 story, multi-windowed flat-roofed structure partly below grade; and 4) the Coagulant Building, plaster sided rectangular building with encircling frieze with incised inscription, and classical revival elements. . Also included is the associated Water Intake Structure in Sacramento River to 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.

400 Jibboom Street (PG&E Sacramento River Power Station "B")

Period of Significance:

1912 – 1948

Contributing features 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; 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 and metal catwalks in east/west oriented section of building.

1341 N. C Street (Fire Station #14)

Period of Significance:

1948-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features 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

700 Dos Rios Road (Dos Rios School / Smythe Academy)

Period of Significance:

1951-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features 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.

950 Richards Boulevard (Sacramento Theatrical Lighting)

Period of Significance:

1951-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features 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.

521 N. 10th Street (Volker Flooring)

Period of Significance:

1949-1959

Contributing features 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.

1100 Richards Boulevard (Zellerbach Paper Company / UHaul)

Period of Significance:

1949

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Contributing features 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.

North 16th Street Historic District

Period of Significance: 1921-1959

Character-defining features 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.

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 properties located at 116 North 16th Street, 101 Bercut Drive, 400 Jibboom Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, the Jibboom Street Bridge, and the North 16th Street Historic District and its' Contributing Resources and to place them in the Sacramento Register:

The properties meet 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 **116 North 16th Street** (002-0051-002) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction."

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- B. The nominated resource located at **101 Bercut Drive** (001-0210-038) and associated structure in the Sacramento River west of the plant, meets Criterion i. "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."
- C. The nominated resource at **400 Jibboom Street** (001-0190-004) meets Criterion i – "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."
- D. The nominated resource at 1341 North C Street (001-0130-007) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."
- E. The nominated resource at 700 Dos Rios (001-0082-001) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."
- F. The nominated resource at 950 Richards Boulevard (001-0031-008) meets Criterion i – "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."
- G. The nominated resource at 521 North 10th Street (001-0081-006) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction."
- H. The nominated resource at 1100 Richards Boulevard (001-0090-005) meets Criterion i – "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii – "Embodies the distinctive characteristics of a type, period or method of construction."
- I. The nominated resource at the Jibboom Street Bridge (no APN) meets Criterion i – "Associated with events that have made a significant contribution to the broad patterns of the history of the city," and iii – "Embodies the distinctive characteristics of a type, period or method of construction."

- J. The nominated resource 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 500 N. 16th Street (001-0103-009) Contributing; Adjacent to 1517 McCormack Street (001-0141-002) Contributing; 440 N. 16th Street (001-0141-013) Contributing; 430 North 16th Street (001-0141-014) Noncontributing; 420 North 16th Street (001-0141-015) Noncontributing; 410 N. 16th Street (001-0141-016) Contributing; 400 N. 16th Street (001-0141-017) Contributing; 1448-1503 McCormack Avenue (001-0141-021 and 001-0141-022) Contributing; 470 N. 16th Street (001-0141-024) Contributing; 1517 McCormack Avenue (001-0141-025) Contributing; Adjacent to 1401 North C Street (001-0142-002) Contributing; 324 N. 16th Street (001-0142-010 and 001-0142-011 and 001-0142-012) Noncontributing; 318 N. 16th Street (001-0142-013) Contributing; 1527 N. C Street (001-0142-014) Contributing; 1401-1451 N. C Street (001-0142-018) Contributing; 1501 N. C Street (001-0142-019) Contributing; 1515 N. C Street (001-0142-020) Contributing; Adjacent to 200 N. 15th Street (001-0151-001) Contributing; Adjacent to 200 N. 15th Street (001-0151-002) Contributing; 200 North 16th Street (001-0151-005) Contributing; 1610-1616 N. C Street (001-0152-004 and 001-0152-005 and 001-0152-006) Contributing; 1615 Thorton Avenue (001-0152-017) Contributing; 221 N. 16th Street (001-0152-018) Contributing; 235 N. 16th Street (001-0152-019) Contributing; 211-217 N. 16th Street (001-0153-001) Contributing; 116 N. 16th Street (002-0051-002) Contributing; 121 N. 16th Street (002-0053-003) Noncontributing; 131 N. 16th Street (002-0053-004) Contributing; 83 N. 17th Street (002-0054-001) Contributing; 1601 N. A Street (002-0055-002) Contributing; 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. 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.
- K. In addition, the nominated resources have integrity of location, design, setting, materials, workmanship and association; and
- L. The nominated resources have important historic or architectural worth, and their designation as landmarks 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 these Landmarks 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 these Landmarks promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmarks.

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

Adoption of these Landmarks 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 these Landmarks 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 properties located at 116 North 16th Street, 101 Bercut Drive and associated structure within the Sacramento River, 400 Jibboom Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, and the Jibboom Street Bridge in Discovery Park as Landmarks, and add the North 16th Street Historic District and its' Contributing Resources, to the Sacramento Register of Historic and Cultural Resources.

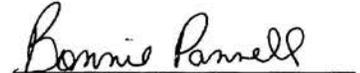
Adopted by the City of Sacramento City Council on February 15, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy.

Noes: None.

Abstain: None.

Absent: Mayor Johnson.


Bonnie Pannell, Vice-Mayor

Attest:


Shirley Concolino, City Clerk

Passed for Publication: February 11, 2011
Effective: March 16, 2011

Attachment 6: Historic Survey Form

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

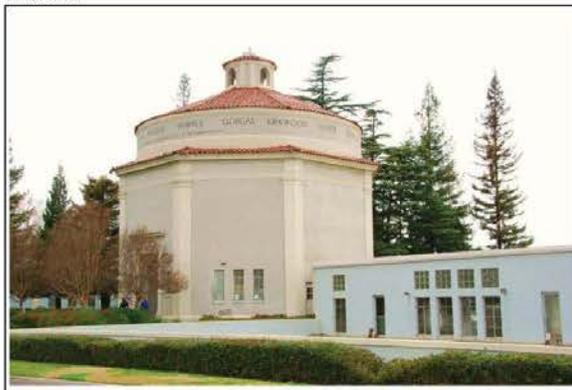
Page 1 of 1 Resource Name or #: Sacramento River Water Filtration Plant
P1. Other Identifier: Sacramento River Water Treatment Plant
***P2. Location:** *a. County Sacramento b. USGS 7.5' Quad Sacramento West Date 1967
 c. Address: 101 Bercut Drive City Sacramento Zip 95814
 *e. Other Locational Data: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

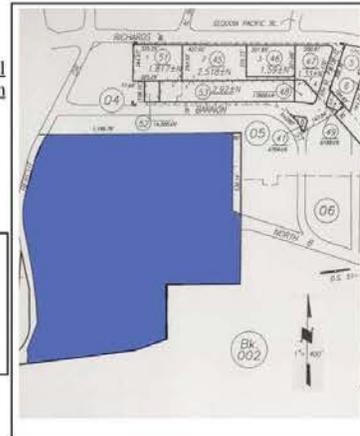
B11. Additional Resource Attributes: None

*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	Primary # _____ HR# _____
BUILDING, STRUCTURE, AND OBJECT RECORD	
Continuation Sheet, p. 3 of 3	

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.