

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: Recommendation to Council to add 1127-1131 12th Street to the
Non-Residential Official Register as a Priority Structure

BACKGROUND INFORMATION

This structure was deleted by the Board during the Spring 1981 work study session. At the March 1, 1982 meeting, the Board reconsidered the eligibility of the structure. They found that the structure appeared to be eligible for the Official Register and adopted the proposed designation of Priority Structure.

The owners are opposed to the proposed designation on the grounds that they have development plans for the site. They do not wish to have any potential delays resulting from the designation, nor do they wish to damage potential economic gains.

The proposed project, which has been in the planning stages for two years, will be a 400,000 square foot multi-use complex covering the entire block bounded by K - L - 12 - 13 streets. The complex will house a hotel, retail and office space, and a public mall. The project would be developed by Capital Center 1 who are not presently the owners but have an option in escrow. Preliminary drawings and a model have been developed. Demolition of all structures on the subject block, of which 1127-1131 12th Street is one, is planned.

PROJECT INFORMATION

(See attached Inventory Form.)

The Board is asked to receive and review testimony supporting or opposing the listing of 1127-1131 12th Street before adopting, modifying or rejecting the designation of Priority Structure.

The Board's action will be transmitted as a recommendation to Council for further public hearing and consideration. This transmittal will be made with the other non-residential structures proposed for listing on the Official Register.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the listing of this structure will not have significant adverse impact on the environment and filed a Negative Declaration on January 14, 1982. The Negative Declaration was prepared for the Non-Residential Building Survey project.

EVALUATION

Using the criteria established by the Preservation Board, staff finds that the building is eligible for inclusion on the Official Register as a Priority Structure.

In style the building is primarily Spanish Colonial Revival as evidenced by the twisted engaged columns, arches on the north elevation, Churrigueresques projections at the roof line, around the main entrance and within the arches, balconies with metal balustrades and tile roof. This 17th century Spanish Baroque style was revived at the San Diego Panama Pacific Exposition in 1915 and developed into a very popular architectural trend in the 1920's. Exceptions, in this structure, to the Spanish Colonial Revival are the pilasters and Roman capitals at the sixth floor level and the ornamental relief panels. These classical design elements may have been introduced as a means to relate this structure to the nearby classical Capital building. Although the ground floor has undergone some alterations, the major part of the structure retains a high degree of design integrity.

The strength of the overall design results from the successful integration of applied ornament with structural features. The building is a representative example of a widely popular architectural style, modified with classical elements to relate it to its site, adjacent to the Capital building.

For the purpose of the survey, it would be consistent to identify the building as a Priority Structure. This designation does not imply that demolition will be prohibited, nor even that a demolition delay will be evoked. Designation will allow for recognition of an important architectural type and will allow the Board to request photographs and measured drawings, in the event that the development of the site proceeds as anticipated.

STAFF RECOMMENDATION

Staff recommends that the Board adopt, as a recommendation to Council, the designation of Priority Structure for 1127-1131 12th Street.

This recommendation is based on the following Findings of Fact:

1. The information and evaluation contained in the Historic Resources Inventory (and updated by staff in their report) is found to be substantially true and correct.
2. Based upon the foregoing, the structure has significant historic and architectural value of sufficient importance to warrant designation as a Priority Structure and which satisfies the criteria contained in and established pursuant to Sacramento City Code 32.101, 32.401 and 32.407.
3. For the reasons set forth in Ordinance No. 3469, Fourth Series, in adopting the Preservation Ordinance, recognition of the historic and architectural significance of the structure through designation on the Official Register is in the public interest.

4. No application is pending for any of the permits set forth in Section 32.601.
5. The benefits which will result from recognition of the structure's historic and architectural worth through designation outweigh the detriments.
6. The public interest will be served by recognition of the historic and architectural significance of the structure through designation.
7. The provisions of Section 32.401 through 32.407 have been complied with.
8. The possibility of future delays as a result of designation is speculative and not supported. The review required of the Preservation Board pursuant to Sections 32.601-32-809 can and ordinarily is provided within the time frame of the normal review process which must in any case be undertaken by other City departments and agencies, particularly if the application is presented to the Board in a timely fashion during the development stages of the project.

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Francesca Apartments
2. Historic name: Francesca Apartments
3. Street or rural address: 1127-1131 12th Street
City Sacramento Zip 95814 County Sacramento
4. Parcel number: 006-112-17
5. Present Owner: Bernard Hummelt Address: 400 Broad Street
City Nevada City Zip 95959 Ownership is: Public _____ Private X
6. Present Use: apartments/commercial Original use: apartments/commercial

DESCRIPTION

- 7a. Architectural style: Eclectic; Spanish Colonial Revival/Classical
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Six and a half stories in height, the concrete structure is eclectic in style, drawing from both Spanish Colonial Revival and Classical themes for its design. The vertical window banks on the ends of the building project slightly, contain curved balconies, and are crowned, above the cornice with a decorative cartouche design. The facade is divided into vertical window bays above the six story balconies by shallow pilasters and capitals. The projecting balconies are concrete with metal balustrade and decorative railing insets. Windows are sixteen-light casement below eight-light transoms, with metal sash. End bay spandrels and sixth floor window bays contain ornamental relief panels.

There have been alterations to ground floor storefronts including new aluminum sash show windows, new window bases, and new entry doors.

The building relates well to the Senator Hotel across the street and to Weinstocks in terms of overall design and scale.



8. Construction date: Estimated _____ Factual 1924
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 79 Depth 40
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1981

ITEM 9

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: ground floor remodeling

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial X Other: ___

16. Threats to site: None known ___ Private development X Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1924 B.S. Berry built the Francesca Apartments. The five shops on the first floor were originally occupied by the National Auto Club, Ridium Revigator Company, Capitol City School of Beauty Culture, and the Francesca Lamp Shoppe.

The building is an attractive apartment building whose proportions, composition, and detailing add elegance to its design. Its image is understated and graceful, an appropriate statement for its proximity to Capitol Park, the Senator Hotel, and this once elite downtown area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sacramento City Directories,
1924-1940
Sacramento Map and Assessment Rolls,
1918, 1925, 1926

22. Date form prepared 1981
By (name) HEC
Organization S.C.P.I.D.
Address: 915 I Street
City Sacramento Zip 95814
Phone: 449-5381

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

