

## City Council Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

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**File ID:** 2019-00630

May 28, 2019

**Public Hearing Item 27**

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**Title: Ordinance Listing 730 I Street (Bank of America Branch Building) as a Landmark on the Sacramento Register of Historic and Cultural Resources (M19-001) [Passed for Publication 05/14/2019; Published 05/17/2019; Notice 05/17/2019]**

**Location:** 730 I Street (006-0034-019-0000); District 4

**Recommendation:** Conduct a public hearing and upon conclusion: 1) pass a Motion determining the listing of 730 I Street as a landmark on the Sacramento Register of Historical and Cultural Resources exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which includes actions taken to assure the maintenance, restoration, enhancement, or protection of the environment and where the regulatory process involves procedures for the protection of the environment; and 2) adopt an Ordinance listing 730 I Street as a landmark on the Sacramento Register of Historical and Cultural Resources.

**Contact:** Carson Anderson, Preservation Director, (916) 808-8259, Community Development Department

**Presenter:** Sean de Courcy, Associate Preservation Planner, (916) 808-2796, Community Development Department

**Attachments:**

- 1-Description/Analysis
- 2-Ordinance
- 3-Historic Resource Evaluation
- 4-Public Comments

## Description/Analysis

**Issue/Detail:** The property owner for 730 I Street (Figure 1) retained the services of Historic Environment Consultants to conduct property-specific background research and prepare a historic resource evaluation form (Attachment 3) for 730 I Street, also known as the “Bank of America Building at 730 I Street.” After review of the background research and historic resource evaluation, the Preservation Director concluded the property appears eligible for listing in the Sacramento register pursuant to the criteria provided in Sacramento City Code section 17.604.210.A.1.a.iii and 17.604.210.A.1.a.iv.



**Figure 1: Bank of America Building at 730 I Street**

**Policy Considerations:** The City has an interest in maintaining the relevance and integrity of the Sacramento register and ensuring that properties listed on the Sacramento register meet the criteria for listing specified in City Code sections 17.604.210 and 17.604.220. To this end, the City Code directs the Preservation Director to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento register” and to “initiate proceedings to nominate resources for listing on the Sacramento register” (Pursuant to City Code sections 17.604.100.C.2 and 17.604.220.).

The nomination of 730 I Street for listing as a landmark on the Sacramento Register is consistent with the Sacramento 2035 General Plan goal HCR 2.1, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR 2.1.1 states that “the City shall identify historic and cultural resources, including individual properties, districts, and sites, to ensure adequate protection.”

**Economic Impacts:** Not applicable.

**Environmental Considerations:** The listing of 730 I Street as a historic landmark on the Sacramento register is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Listing the property as a historic landmark would ensure that future development on the site would undergo preservation review, as part of the City's site plan and design review process, prior to the granting of any entitlements, thereby protecting the historic resource, which would be considered part of the environment.

**Sustainability:** Not applicable.

**Commission/Committee Action:** On April 4, 2019, the City's Preservation Director, in conformance with Section 17.604.220 of the City Code, held a public hearing, reviewed the historic analysis prepared by staff and Historic Environment Consultants (Attachment 2), concurred with a draft statement of nomination, and directed staff to prepare a draft Ordinance (Attachment 1) for review and consideration by the Preservation Commission. On April 17, 2019, the Preservation Commission held a public hearing and made a recommendation to City Council to pass an ordinance listing 730 I Street on the Sacramento Register.

**Rationale for Recommendation:** Listing of 730 I Street (Figure 1) as a landmark on the Sacramento Register is consistent with the Historic Preservation Chapter (17.604) of the City Code and the goals of the 2035 General Plan. Listing the nominated resource on the Sacramento register will help ensure its preservation and encourage rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. The building embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii) as a distinctive local example of the International Style. Additionally, the building represents the work of an important creative individual or master (17.604.210.A.1.a.iv) for its association with prominent Mid-Century architecture firm Wurster, Bernardi, and Emmons; the work of Byzantine Mosaics; and master mason Alfonso Pardiñas, who designed and installed the colorful mosaic tile work on the exterior spandrel panels and interior pillars.

**Financial Considerations:** Not applicable.

**Local Business Enterprise:** Not applicable.

ORDINANCE NO. \_\_\_\_

Adopted by the Sacramento City Council

[Date Adopted]

AN ORDINANCE LISTING 730 I STREET (BANK OF AMERICA BRANCH BUILDING) AS A LANDMARK ON THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

BACKGROUND

- A. The city council has found “that significant aspects of the city’s rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city’s economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character.” (Sacramento City Code section 17.604.100.A.)
- B. To this end, the City Code provides a mechanism for listing landmarks, historic districts, and contributing resources on the Sacramento Register of Historic and Cultural Resources (“Sacramento register”).
- C. On April 4, 2019, the Preservation Director reviewed a statement of nomination and determined that the property located at 730 I Street is eligible for listing on the Sacramento Register of Historic and Cultural Resources a landmark. On April 17, 2019, the Preservation Commission concurred with the findings of the Preservation Director and recommended the City Council list the property at 730 I Street as a landmark in the Sacramento register.

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

SECTION 1

- A. 730 I Street (Bank of America Branch Building) meets the criteria for listing on the Sacramento register provided within City Code section 17.604.210.A.1.iii and 17.604.210.A.1.iv. In addition, the city has considered City Code Section 17.604.210.A.1.b-c in determining the resource is eligible for listing.

- i. 730 I Street embodies the distinctive characteristics of a type, period or method of construction (17.604.210.A.1.a.iii)

This Bank of America Building at 730 I Street (Figure 1) is an iconic representative of a “modern” building with International style influences. The building was designed by the notable Bay Area architecture firm Wurster, Bernardi and Emmons, who incorporated references to the work of notable European architect Mies van der Rohe into the building’s aesthetic. The International style evolved from the design work of European modernists that espoused minimalist and functional aesthetic principles through the use of modern materials and construction techniques. The International movement was initiated in 1932 with the exhibition and publication of “Architecture Since 1922: The International Style” by Philip Johnson and Henry Russell Hitchcock. The exhibition took place at the Museum of Modern Art in New York City, and emphasized the use of flat roofs, windows set flush with outer walls, unornamented surfaces, large window groupings, expanses of windowless wall surfaces, and unified wall cladding. Following the 1932 unveiling by Johnson and Hitchcock, the International style gained prominence throughout the United States and can be seen today in both residential and commercial applications throughout the country. The Bank of America Building at 730 I Street exhibits classic elements of the International Style, including the use of steel framing to display black and grey granite panels, glass mosaic spandrels designed by Alfonso Pardiñas, and the 182 large four by eight-foot glare-free glass window panels set flush into aluminum frames. The publicly accessible interior (former) bank lobby contains teak paneling from Thailand and large pillars surfaced with multi-colored glass mosaic tiles. Together, these elements make the property a distinctive representation of the International movement in Sacramento and qualify it for listing as a historic landmark on the Sacramento register pursuant to City Code section 17.064.210.A.1.a.iii.

- ii. 730 I Street represents the work of an important creative individual or master (17.604.210.A.1.a.iv)

The Bank of America Building at 730 I Street was designed by prominent Mid-Century architecture firm Wurster, Bernardi, and Emmons (WBE). The company was a highly successful northern California company and influential design firm founded in 1926 and remaining an industry leader well into the 1970s. William Wurster founded the architectural office in San Francisco, Theodore Bernardi joined the firm in 1934, and Donn Emmons was the last of the three namesakes to join the company in 1938 (shown in Figure 2). By the end of World War II, all three were partners in the highly successful company that had grown to around 50 employees and become known as a “finishing school” for many young Bay Area architects. The company received more than 100 awards for excellence in design. When the Bank of America Branch building at 730 I Street was completed, Donn Emmons’s influence had become paramount. During Emmons’s prominence, the company completed notable projects such as Golden Gateway redevelopment project (San Francisco), Bank of America World Headquarters (San Francisco), Capitol Towers (Sacramento), Merritt College Campus (Oakland), Mill Valley Public Library, Woodside Community Church, and the Bank of America Building at 730 I Street in Sacramento. WBE received more than 100 awards for excellence in design, including the

notable American Institute of Architects award for being a distinguished architectural firm in 1965.

WBE contracted with Byzantine Mosaics, and master mason Alfonso Pardiñas, to install the colorful mosaic tile work on the exterior spandrel panels, and interior pillars in the Bank of America Branch Building at 730 I Street. After earning his U.S. citizenship in World War II, Pardiñas returned to Mexico, where he worked under the tutelage of master artists such as Clemente Orozco, Diego Rivera, and David Alfaro Siqueiros. In the early 1950s, Pardiñas founded the company, Byzantine Mosaics, with Jorge Rodriguez and Manuel Perdamo. Most of the company's mosaic works were assembled in Mexico before being shipped to the United States for installation. From the 1950s through the 1970s, Pardiñas was prominent in San Francisco bohemia circles and collaborated with such regional artists as Benny Bufano, Jean Varda, Ruth Asawa, architect Leonard Cahn. Byzantine Mosaics was a prominent manufacturer of architectural mosaics and provided murals for at least six Bay Area Rapid Transit (BART) stations, the Russian Orthodox church on Geary Street in San Francisco, and office buildings, including the Bank of America in San Mateo, and the Sentinel Building in San Francisco. The tile mosaic work on and in the Bank of America Branch building at 730 I Street is of high quality and contributes substantially to the artistic character of the building's design. The design of 730 I Street represents the work of an important creative individual or master (17.604.210.A.1.a.iv)

- iii. 730 I Street has integrity of location, design, setting, materials, workmanship and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subsection A.1.a of this section (17.604.210.A.1.b)

The Bank of America Building at 730 I Street is in its original location. While the building has undergone several renovations, including the current adaptive reuse; the work has preserved important features of the International style, on the building's exterior, and the publicly accessible interior spaces. Overall the renovation has been compatible with the character of the building and the original materials that convey the historical significance of the building remain; therefore, the property retains a moderate to high historic integrity of design, materials, and workmanship. The building is located on a prominent corner adjacent to the County Center complex, a notable redevelopment project from the late Mid-Century period. This area provides important context to the era's design, setting, feeling, and association related to the Bank of America Building at 730 I Street. Therefore, the building retains its historic integrity of location, design, setting, materials, workmanship, and association consistent with the requirements of City Code.

- iv. 730 I Street has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of this chapter. (17.604.210.A.1.c)

The Bank of America Building at 730 I Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship and association. Further, its designation as a landmark

is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of the historic preservation chapter of the city code as it is an excellent example of the International architectural style, the work of master architects Wurster, Bernardi, and Emmons, and is an important representation of the design and decorative arts of the Mid-Century modern period in Sacramento.

Page 1 of 21 Resource Name or #: 730 I Street

P1. Other Identifier: Former Bank of America Branch

\*P2. Location: \*a. County: Sacramento

b. Address: 730 I Street

City: Sacramento

Zip: 95814

\*c. USGS 7.5' Quad Sacramento West

Date: 1992

\*e. Other Locational Data: APN#: 006-0034-019

**\*P3a. Description:**

The former branch Bank of America building occupies one-half of a city block between 7<sup>th</sup> and 8<sup>th</sup>, J and I Streets in downtown Sacramento. The rectangular three-story steel-frame building has a lower level/basement floor and was designed to accommodate two more floors on the top. The lower level contained banking facilities, safe deposit services, and parking. Stylistically, the building projects modernistic design related to the International style, reflecting the work of European modernist architects such as Mies van der Rohe. The exterior walls of such stylistic works express the interior volumes they enclose, being freed from standard building structure by the use of steel framing. The building is surfaced with black and gray granite panels, glass mosaic spandrels, and 182 large four by eight foot glare-free glass window panels set flush into the frames. At the ground level, parking for 40 cars is screened from the street by a 4-foot-high pierced concrete block wall. Originally, the ground floor contained standard banking facilities, with offices on the upper floors. Interior areas contain travertine marble floors and golden brown teak wood veneer cabinetry that rises to the bottom of the windows. Large pillars are surfaced with multi-colored glass mosaic tiles like the window spandrels, and have teakwood bases. The ramped lower level formerly contained a "motorist Time-Saver Lobby" with tellers' windows, short-term parking, armored car access and safe deposit vault. Vault doors remain.

Some temporary partitions were added to open floors when the building served as City Hall and Council chambers during the rehabilitation of the old City Hall. Former banking fixtures have been removed from the lower level-basement but vault doors and four large pillars with mosaic panels remain. The escalator has been removed as part of the rehabilitation of the office building.

**\*P3b. Resource Attributes:** HP6

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



**P5b. Description of Photo:**

View to the Southwest

\*P6. Date Constructed/Age and

Source:  Historic

Prehistoric  Both

1960

\*P7. Owner and Address:

730 I St Investors, LLC

1725 Capitol Ave.

Sacramento, CA 95811

\*P8. Recorded by:

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

\*P9. Date Recorded:

February 2019

\*P10. Survey Type:

Intensive

P11. Report Citation\*:

none

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Linear Resource Record   
 Archaeological Record  District Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3CS

\*Resource Address: 730 I Street

B1. Historic Name: Bank of America downtown branch

B2. Common Name: -

B3. Original Use: Bank Branch

B4. Present Use: Under rehabilitation for offices

\*B5. Architectural Style: International style influences

\*B6. Construction History: construction completed 1960

The building has few alterations.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features: parking for bank purposes, lower level motorist/customer banking facilities/access

B9a. Architect: Wurster, Bernardi & Emmons

b. Builder: Erickson-Campbell & Associates

\*B10. Significance: Theme: International/Mid-Century Modern Architecture influences Area: Downtown

Period of Significance: 1960

Property Type: Commercial

Applicable Criteria: C, National Register

City Codes, 17.604.210A.1.a.iii, 17.604.210A.1.a.iv; Public Resources Code 4852.b.3.

Bank of America first came to Sacramento in 1921 as the Bank of Italy. By 1960, it had expanded from the original four branches to thirteen. This branch was the first Bank of America bank in California to have a lower level streamlined to provide the “motorist-Time Saver Lobby”/drive-through service, an example of banking improvement for that era.

The form, materials, and image of the bank building combine to constitute an iconic representative of a “modern” building with International style influences, referencing in particular work of notable European architect Mies van der Rohe. The architect’s minimalist credo, “Less is More”, became a common modernist slogan.

The modern International style originated with the Bauhaus institution which was established in Germany after War 1. Bauhaus architects valued minimalist, unadorned designs and used space and new construction materials in innovative ways. The International style evolved from the design work of European modernists that espoused minimalist, functional, and lack of ornamentation practices The International style was initiated in 1932 with a publication and exhibition in New York in 1932, co-authored by Philip Johnson and Henry Russell Hitchcock. The exhibition and text were entitled *Architecture since 1922: The International Style*. Some characteristics of the style included a flat roof, windows set flush with outer walls, unornamented surfaces, large window groupings, expanses of windowless wall surface, and unified wall cladding. During the later years of the use of the style, building surfaces varied from the original preference for white stucco. The style was widely adopted in the United States for both commercial and residential uses with variations in materials and interpretation.

(Please see Continuation sheet 3)

B11. Additional Resource Attributes: n/a

\*B12. References:

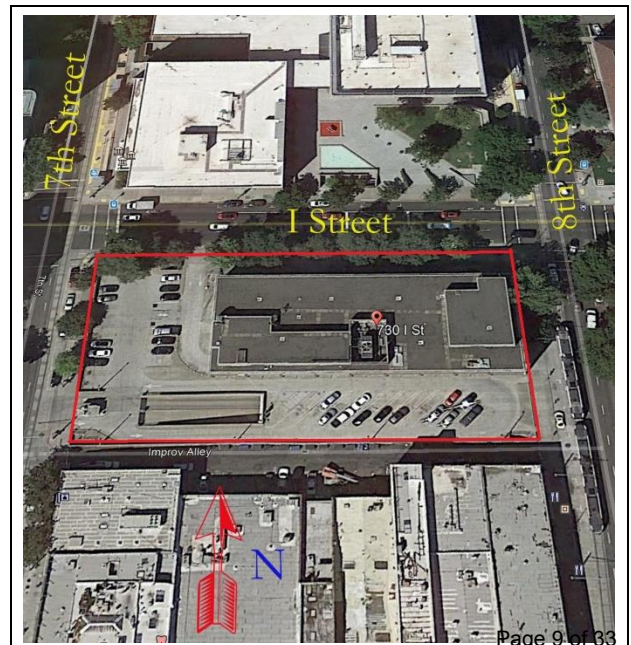
(Please see Continuation sheet 5)

B13. Remarks:

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

\*Date of Evaluation: March 2019

(This space reserved for official comments.)



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Recorded by : Paula Boghosian

B10: **Significance** (continued)

The building is significant as an excellent, “text-book,” example of the style, and is the work of master architects. Its steel frame and glass envelope encloses the interior volumes of the building while enriching its image with classically recognized rich materials, colors, and textures.

The building’s designers, Wurster, Bernardi and Emmons, were partners in a nationally known architectural firm of the mid-twentieth century. The architectural firm was a highly successful and architecturally influential design office that significantly influenced the built environment from the 1920s to the 1960s. William Wurster also contributed significantly to the establishment of the 2<sup>nd</sup> Bay Area Tradition of design and served as the academic head of the Department of Environmental Design at the University of California, Berkeley.

Wurster, Bendardi and Emmons began in 1926 when William Wurster opened an architectural office in San Francisco. Theodore Bernardi joined the Wurster firm in 1934 and Emmons in 1938. Emmons left the firm in 1941 to become an officer in the U.S. Navy during World War II. Near the end of war, in 1944, Bernardi became a partner in Wurster and Bernardi. After Emmons returned, he became a partner as well and the firm became Wurster, Bernardi & Emmons (WBE).

The architectural practice of WBE was diversified. They designed large institutional and commercial building and complexes, large scale housing projects and individual home designs. WBE grew to include some 50 employees and it became known as the “finishing school” for many young Bay Area architects. The firm received more than 100 awards for excellence in design.

Some of the more significant projects for WBE were Ghirardelli Square (S.F.), Bank of America Headquarters (S.F.), Center for Advance Study in the Behavioral Sciences (Palo Alto), Capitol Towers (Sacramento), Golden Gateway complex (S.F.), and BART design consultants. Additional projects in Sacramento include the Bank of America Branch, 730 I St., California State Printing Plant (1954, 344 n. 7<sup>th</sup> St.) and Cal Expo (master plan and buildings, 1968).

The A.I.A. presented its annual architectural firm award in 1965 to Wurster, Bernardi & Emmons. The firm was cited for its “...great and continuing body of finely conceived and beautifully detailed work on the Pacific Coast, work which is simple, direct and always modest; work which has never wavered from these principles since the early thirties and has served as an example for direct, sane, successful architecture to the younger generation through all these years.”

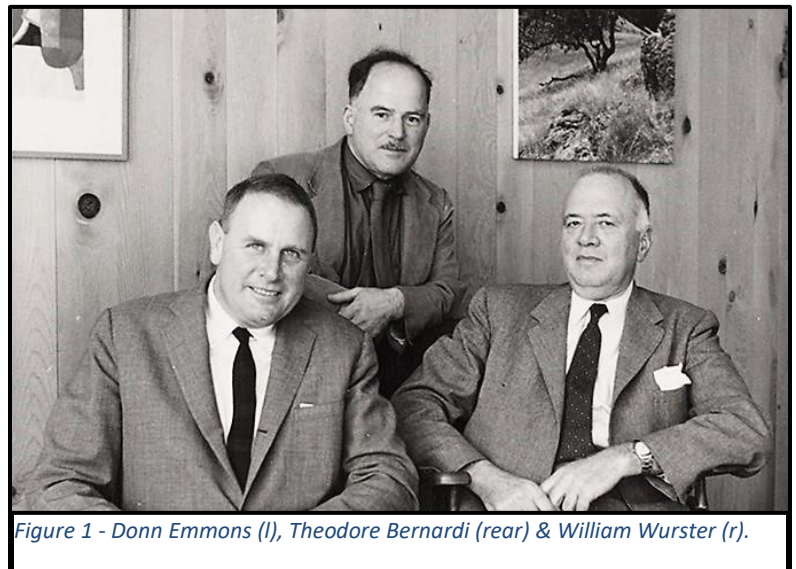


Figure 1 - Donn Emmons (l), Theodore Bernardi (rear) & William Wurster (r).

**William Wurster**

William Wurster was born in Stockton in 1895. He graduated with honors from the University of California at Berkeley in 1919. William Wurster briefly apprenticed for John Reid Jr., a San Francisco architect, before becoming the architectural designer for Charles Dean in Sacramento. For the next two years, he worked designing the City of

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Recorded by : Paula Boghosian

B10; **Significance** (continued)

Sacramento's water filtration plant. He also worked independently designing several small residences. In April 1922, he became a registered California architect, and in 1926 opened his own architectural firm in San Francisco. He remained strongly associated throughout his career with the Bay Area and its regional style along with his mentor Bernard Maybeck, landscape architect Thomas Church and fellow architect Joseph Esherick. He designed hundreds of houses in the 1920s using indigenous materials and a direct, simple style suited to the climate.

Wurster's graduate studies at Harvard were interrupted when appointed dean of the architecture and planning school at Massachusetts Institute of Technology, serving from 1944 to 1950. He joined the University of California (UC) at Berkeley faculty in 1950 as the Chair of the Department of Architecture. By 1959, Wurster was able to combine the UC Berkeley schools of Architecture, Landscape Architecture and Urban Planning into a new College of Environmental Design. He served as the first Dean until his retirement in 1963.

Wurster was awarded an honorary Doctor of Laws degree for U.C. Berkeley in 1964. He was a Fellow of the American Institute of Architects and in 1969 was awarded its Gold Medal. At his death in 1973 the New York Times wrote, "*Mr. Wurster [was] known as a leading architect since he started practice in San Francisco in 1926.*"

### **Theodore Bernardi**

Born in Yugoslavia in 1903, Theodore C. Bernardi emigrated with his family to the U.S. in 1904. He attended the Oakland public schools and earned his B.A. degree in Architecture from U.C. Berkeley in 1924. He studied at the graduate level at Berkeley for a short time and then began working as a draftsman with Bay Area firms.

Bernardi worked for some well-known architects such as John Galen Howard, John Reid, Jr., and Miller & Pflueger. Bernardi worked as Director of Artistic Program for Miller and Pflueger on the Paramount Theatre. He obtained his architectural license in 1933. He found some depression era work at the Civil Works Administration (S.F.) in 1933-34 and produced elevations, plans and detail drawings of the San Carlos Presidio Church in Monterey, CA.

Bernardi went to work as a draftsman for William Wurster in 1934 and by 1937-42 was the Chief Designer for Wurster. In 1944 he became a full partner with Wurster and then Emmons joined them in 1945. In addition to his work with WBE, he became a lecturer at the School of Architecture, Berkeley, from 1954 to 1971. Bernardi became a Fellow of the AIA in 1962. He received the Collaborative Achievement in Architecture Award, (AIA), for Ghirardelli Square in 1966.

Former colleagues recalled Bernardi in an obituary (1990): "*In many ways, Theodore's buildings were a reflection of himself: humble, a bit reticent, approachable, friendly, and above all, unpretentious, the latter characteristic quite remarkable, given the degree of his professional renown and the luster of his many awards...*"

### **Donn Emmons**

Mr. Emmons was born in Olean, N.Y., in 1910. He studied architecture at Cornell University, graduating in 1933. In 1934 he studied architecture at University of Southern California. From 1934 to 1938 he worked with several Los Angeles architectural firms. He moved to the Bay Area in 1938, where he began his long association with Wurster and Bernardi. As previously mentioned, his architectural career was put on hold while he served four years in the Navy during World War II.

Some of the more notable projects that Emmons was involved in were: the Golden Gateway redevelopment project (S.F.); Bank of America World Headquarters (S.F.); Capitol Towers (Sacramento); Merritt College Campus (Oakland Hills); Mill Valley Public Library; Woodside Community Church; BART – Chief Architectural Consultant,

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B10: **Significance** (continued)

Center for Advanced Study in Behavioral Sciences (Palo Alto), Stern Hall (UC Berkeley), University of Victoria (Campus Design) and Bunker Hill Plan (Los Angeles).

During his tenure with the firm, WBE received more than 100 awards for excellence in design, and Mr. Emmons himself was named a Fellow of the AIA in 1954 for "outstanding achievement in design." The AIA honored Emmons in 1984 with the Albert John Evers Environmental Award. The San Francisco Arts commission gave him an award in 1986 for "*Distinguished work and achievement in Architecture.*" Emmons died in 1997.

The A.I.A. presented its annual architectural firm award in 1965 to Wurster, Bernardi & Emmons. The architectural firm of Wurster, Bernardi, and Emmons was a nationally prominent architectural office that contributed importantly to the architectural environment of the country.

"Though there has been much debate over whether a *Bay Region Style* exists, it is typically defined in terms of site-specific climatic conditions...the personalities who stand out in historical force are William Wurster, Theodore Barernardi, Audrey Emmons, Gardner Dailey, Joseph Esherick, and Charles Moore, hailed as the direct bearers of the ongoing design tradition whose roots are traced back to Maybeck and Morgan." [Serraino]

**Alfonso Pardiñas**

Alfonso Pardiñas was responsible for the colorful mosaic tile work on the exterior walls and the large interior pillars of the former Bank of America building at 730 I Street, built in 1960. This work includes the application of a pattern of rich mosaic work on interior office pillars, and opaque spandrels between floors and windows on the exterior of the building. The colors and patterns are vibrant, and contribute importantly to the variety of materials enriching the image of the building.

Born in Mexico in 1924, Pardiñas came to the United States around 1941. He served in the U.S. military during World War II and became a U.S. citizen. In 1948, he studied with a renowned German mosaicist, Theodore Hanisch, and began his career in tile setting by doing bathrooms. In the early years, he worked in Mexico on works by artists like Jose Clemente Orozco, Diego Rivera, and David Alfaro Siquerios. By the mid-1950s, entranced by Italian church mosaics, Pardiñas founded his San Francisco-based company Byzantine Mosaics. Associates were Mexican muralist Jorge Rodriguez and Manuel Perdamo whose father established one of the first mosaic factories in the country. It appears that most of the mosaics associated with Padrinas were fabricated in Mexico. Besides running his own firm, Pardiñas served as a salesman and broker on large jobs for Mosaicos Venecianos de Mexico. This company produced a unique type of mosaic tiles and had a factory of 80 people that assembled them into murals and other works, including those of Pardiñas. During the 1950s, 1960s and 1970s, he was prominent in San Francisco bohemia circles and collaborated with such Bay artists as Benny Bufano, Jean Varda, Ruth Asawa, and architect Leonard Cahn.

The company received frequent and sizable public and private contracts all over the United States with a concentration in California. Pardiñas would obtain commissions and fabricate the work, his company primarily producing the works in Mexico. He was responsible for work in at least six BART stations and provided work for several churches including the Russian Orthodox Church on Geary Street in San Francisco, and office buildings including the Bank of America in San Mateo and the Sentinel Building in San Francisco. Besides executing mosaics for work designed by artists Jean Varda in the Union City station and Mark Adams at MacArthur, Pardiñas designed two attractive flowing tile murals for both El Cerrito stations and did his own tile work in Union City. It is unknown, however, how much of the work attributed to his business was executed and/or designed by him as the artist, or the extent of his role as a manager/fabricator. The handsome tile mosaic work on and in the former Bank of America building is of high quality and contributes substantially to the artistic character of the work.

Alfonso Pardiñas passed away in 1975.

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Recorded by : Paula Boghosian

B10: **Significance** (continued)

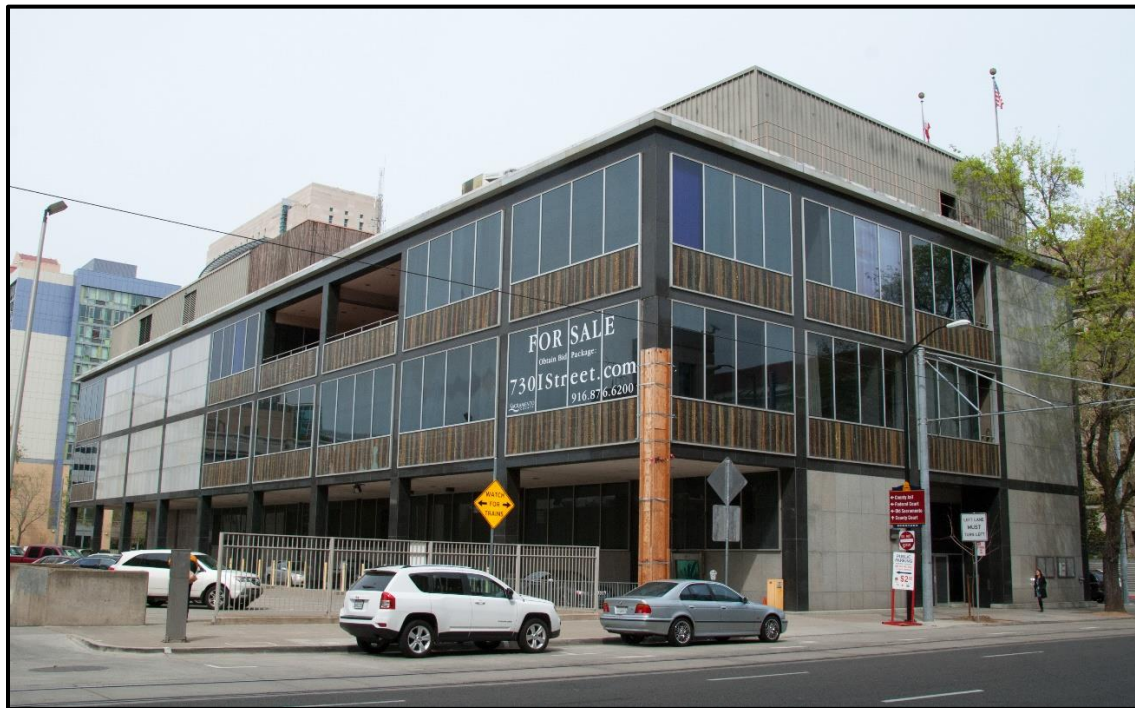
The Bank of America downtown branch building appears to meet criterion C for listing in the National Register of Historic Places, and criteria 17.604.210A.1.a.iii, “as the embodiment of distinctive characteristics of a type, period or method of construction,” and 17.604.210A.1.a.iv,” as the work of an important creative individual or master,” for listing in the Sacramento Register. The property also appears to meet criteria for listing in the California Register of Historical Resources under Public Resources Code 4852.b.3.

**\*B12. References:** (continued)

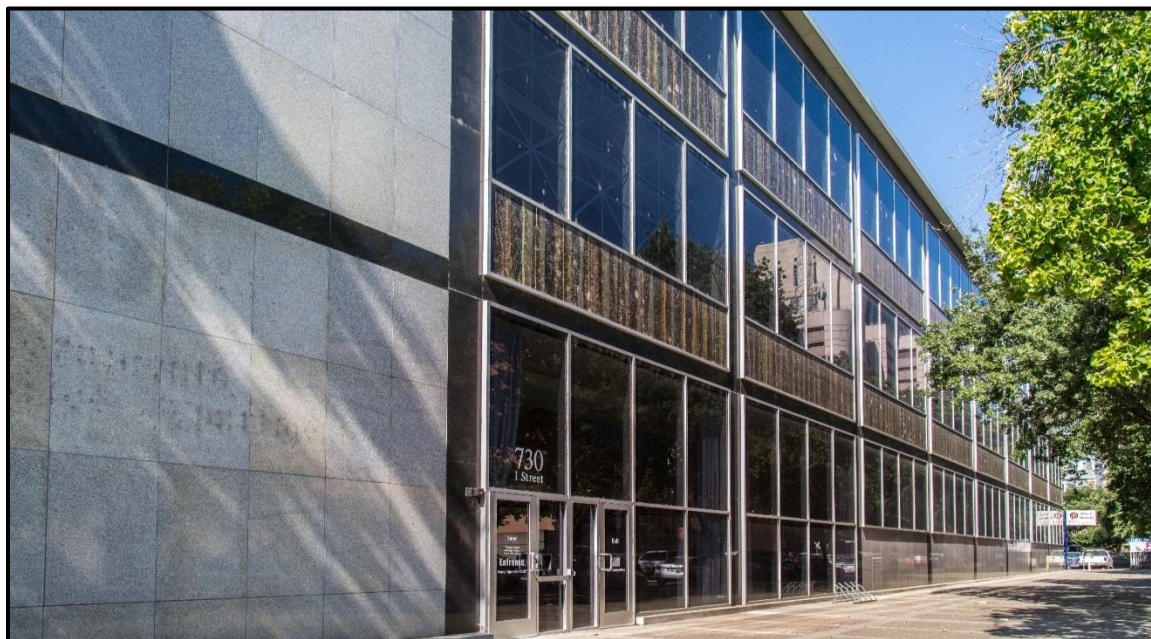
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Recorded by: Paula Boghosian



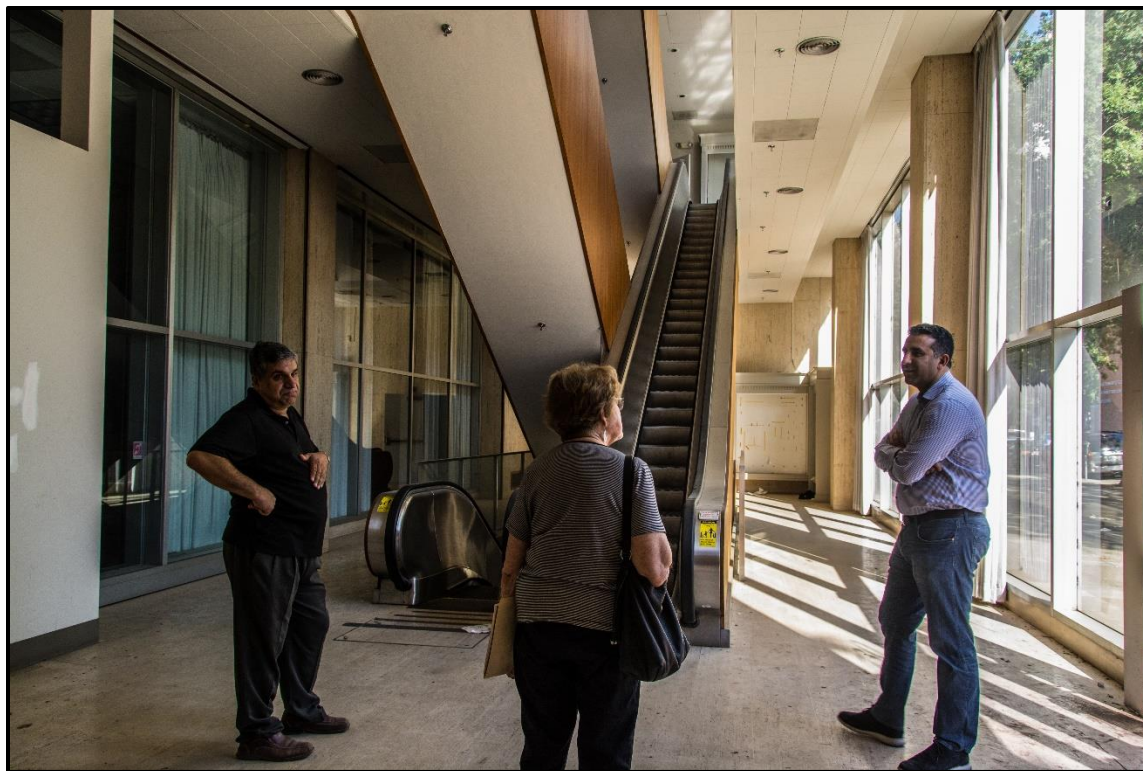
Rear of building. View to the northwest.



Main façade along I street. View to the southwest.



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Recorded by: Paula Boghosian



Lobby, view to the west



Ground floor office space, view to the southwest.

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Mosaic tile columns with teak wood bases. The cabinetry on the right is teak as well.

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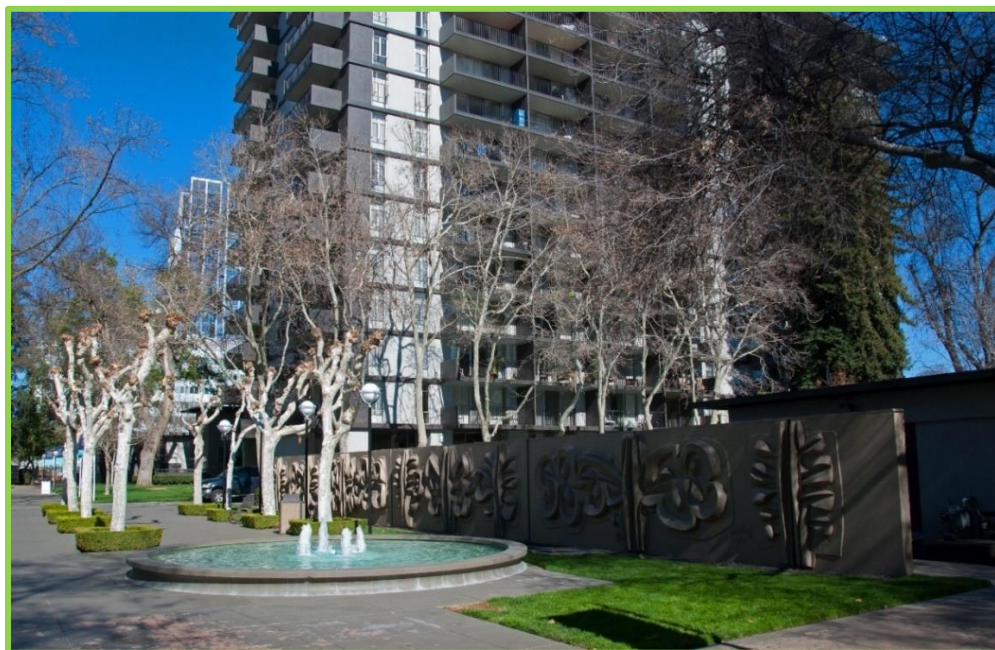


Page 10 of 21      Resource Name or #: 730 I Street  
Recorded by : Paula Boghosian

**Notable WBE Buildings:**

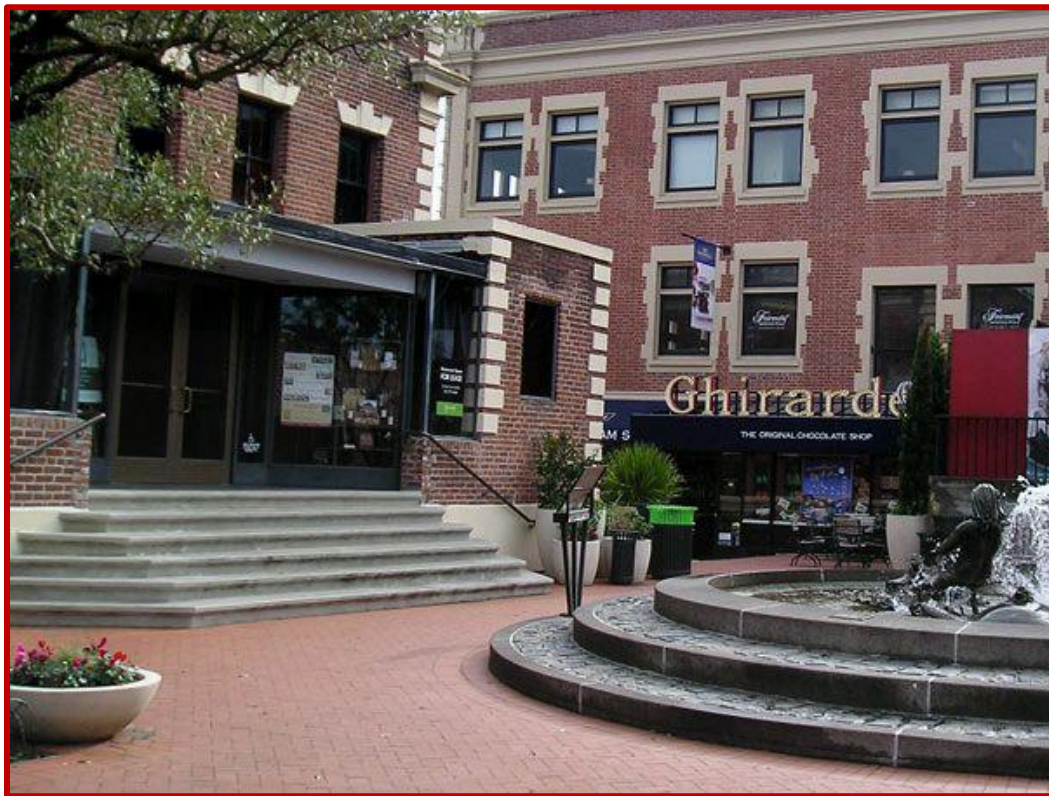


Bank of America Branch, Sacramento, 730 I Street, 1960



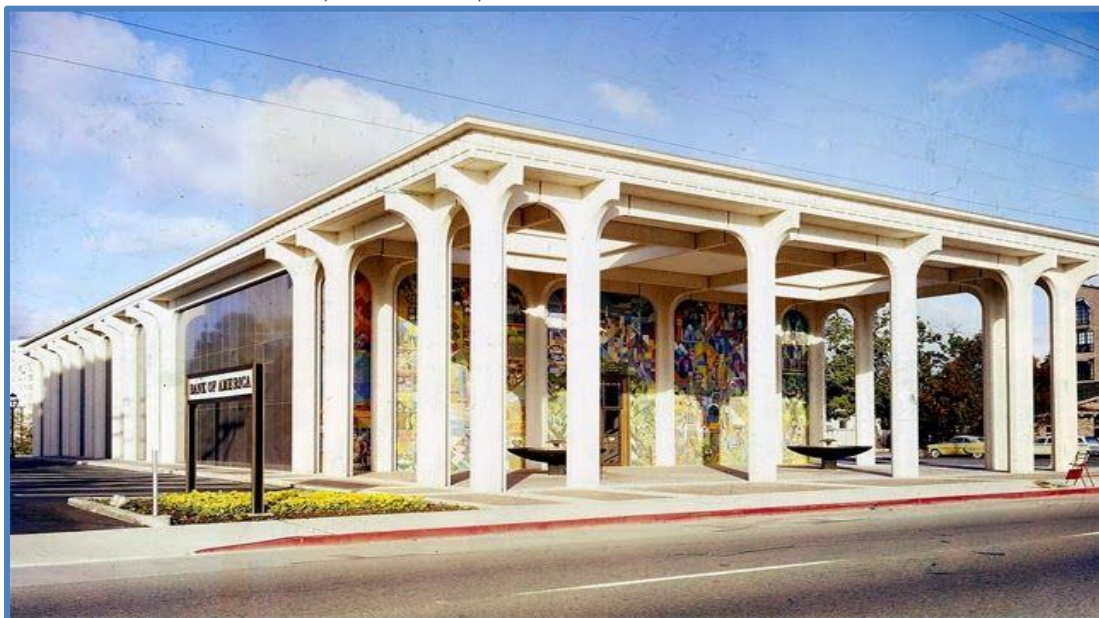
Capitol Towers, Sacramento, 1960

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Ghirardelli Square, San Francisco

Bank of America Branch, San Mateo, 1963





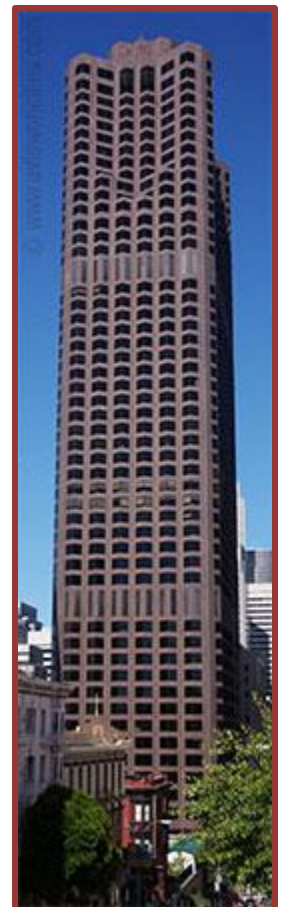
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Mill Valley Library



Bank of America Headquarters (San Francisco), 1969



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Bunker Hill Plan, 1967



Merritt College Campus, Oakland



Merritt College Campus, Oakland



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Recorded by : Paula Boghosian

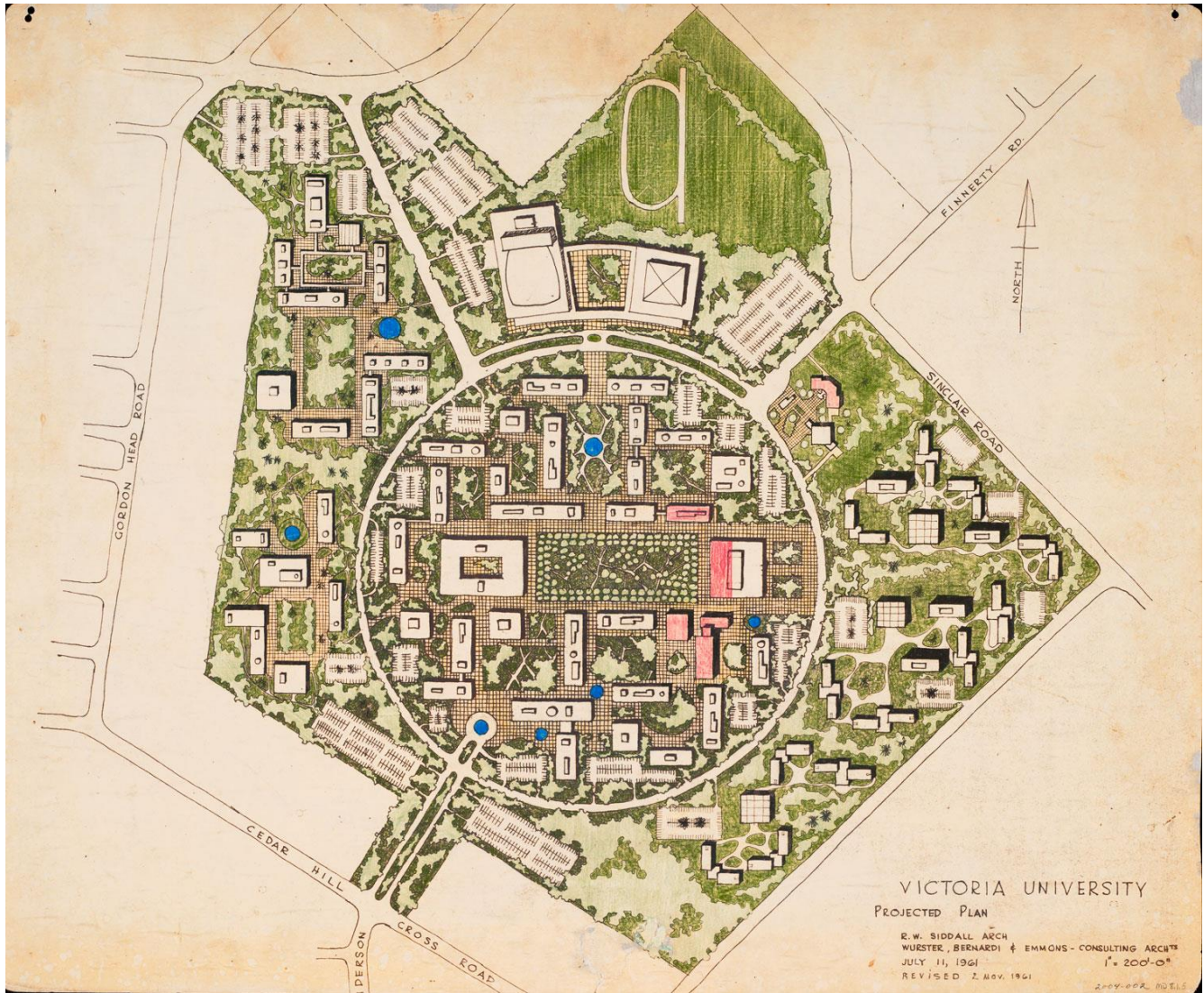


University of Victoria, Victoria    WBE



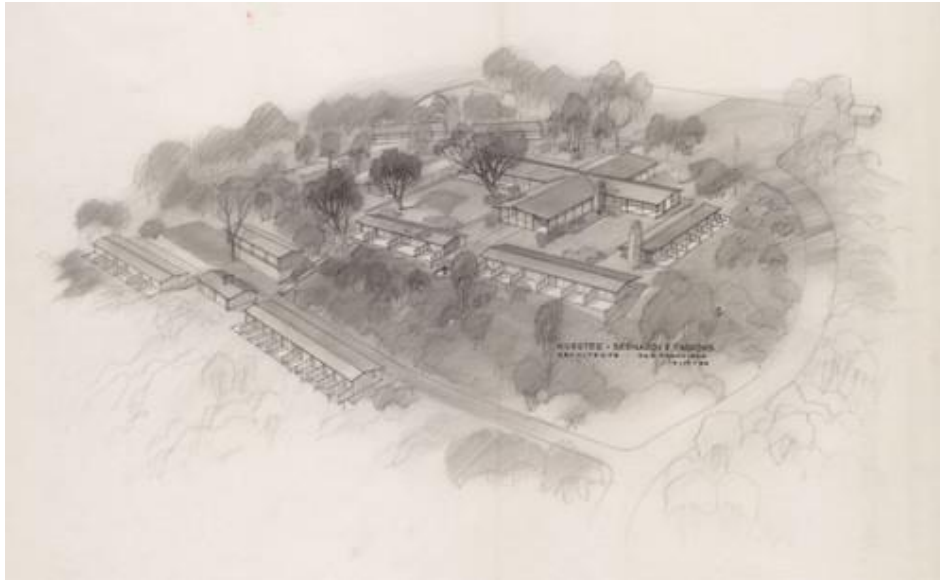
University of Victoria, Victoria    WBE



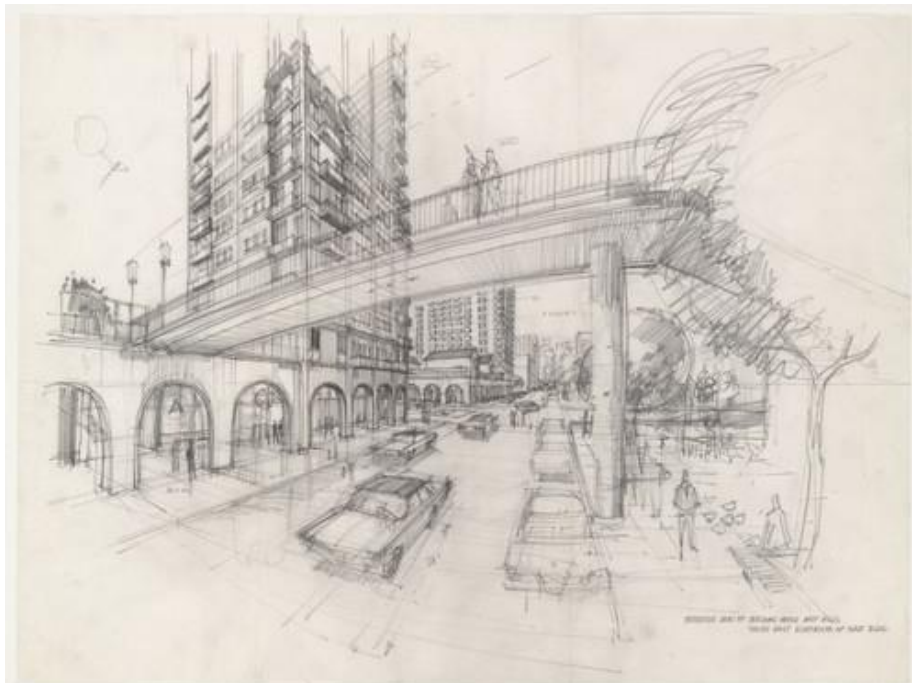


University of Victoria, Victoria WBE

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Center for Advanced Study in Behavioral Sciences, Palo Alto



Golden Gateway Redevelopment Project, San Francisco



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Recorded by: Paula Boghosian



Stern Hall, UC Berkeley



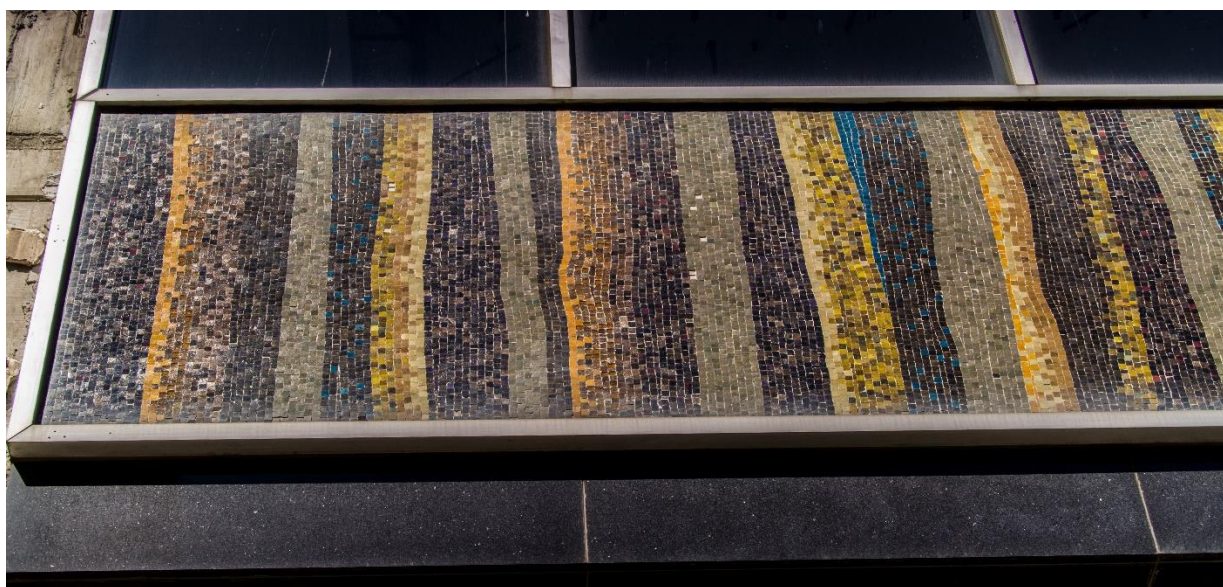
House in Portola Valley 1957



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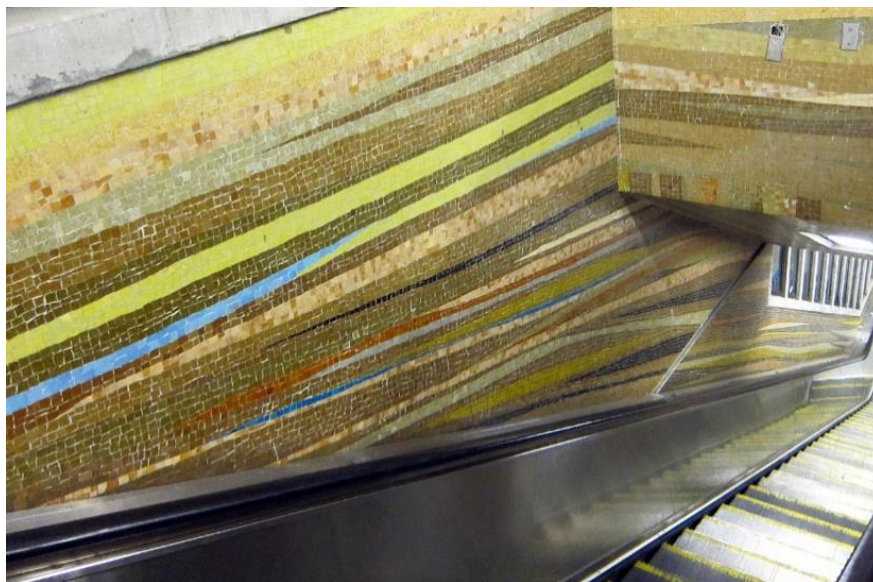
Walsh Road, Atherton



Detail of Pardiñas mosaic on the exterior of 730 I Street



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Pardiñas' colorful staircase that leads down to the trains at the El Cerrito Plaza station

El Cerrito Del Norte BART mosaic: Photo by Tom Radulovich.

[https://commons.wikimedia.org/wiki/File:El\\_Cerrito\\_Del\\_Norte\\_BART\\_mosaic.jpg](https://commons.wikimedia.org/wiki/File:El_Cerrito_Del_Norte_BART_mosaic.jpg)



Page 20 of 21                      Resource Name or #: 730 I Street  
Recorded by : Paula Boghosian



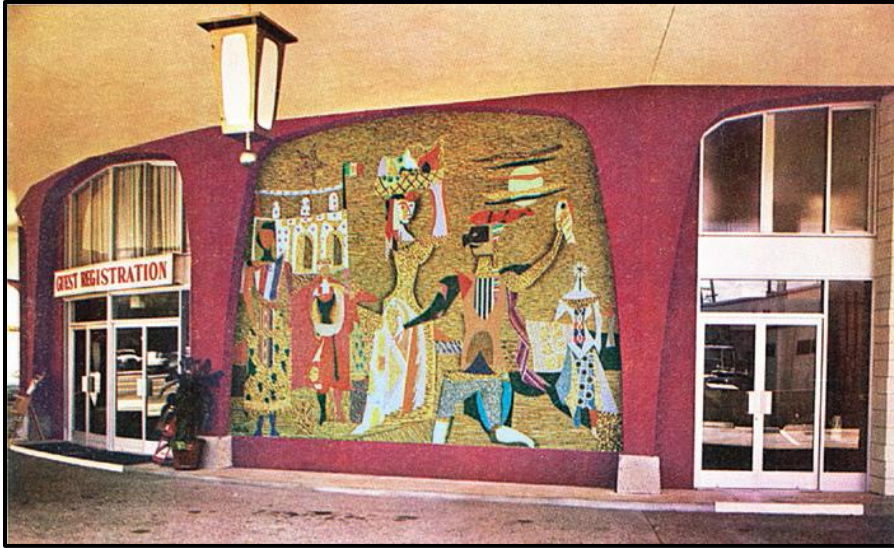
Mosaic installation Pardiñas contributed to for Bank of America: an immense mural designed by artist Louis Macouillard at Third Avenue and El Camino Real in San Mateo.



This mural, designed by artist Jean Varda with mosaics by Pardiñas, was installed at the main entrance of the Stockton Library.



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Designed by Varda with mosaics executed by Pardiñas, this mural appeared at the main entrance to the Villa Roma Motor Motel, a now-demolished building designed by Eichler architects Anshen and Allen in San Francisco's North Beach.



Pardiñas executed several mosaic creations for Safeway, including this one in Berkeley.



PRESERVATION  
**SACRAMENTO**

PO Box 162140, Sacramento CA 95816 – preservation.sacramento@gmail.com – PreservationSacramento.org

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April 9, 2019

**Submitted via email**

To: Carson Anderson, Preservation Director  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

ATTN: Sean de Courcy, Associate Preservation Planner

**Re: Project M19-001, Nomination of Listing 730 I Street as a Historic Landmark on the Sacramento Register of Historic and Cultural Resources**

The Board of Directors of Preservation Sacramento supports the listing of the above named property in the Sacramento Register of Historic and Cultural Resources. The current property owner has been in contact with Preservation Sacramento regarding the upcoming plans for the building, and we appreciate their willingness to list the property in the Sacramento Register as part of the ongoing plans for rehabilitation and reuse of one of downtown Sacramento's most notable International Style properties, and one of the few Sacramento properties designed by Wurster, Bernardi and Emmons. We hope that this example will encourage other property owners and developers in downtown Sacramento to list their eligible historic buildings as landmarks in similar fashion.

Sincerely,

William Burg, President  
Preservation Sacramento Board of Directors

M19-001 – 730 I Street Historic Landmark Nominations



Wed 4/10/2019 4:36 PM

Karen Jacques <threegables1819@gmail.com>

Support for Landmark Nominations

To Sean deCourcy

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Hi Sean,

I will not be attending the upcoming Preservation Commission meeting, but do want to go on record as supporting the both M18-017, the fourth landmark houses on 38th Street in East Sacramento and N19-001, the former Bank of America building at 730 I Street. I am always happy to see the nomination of additional buildings as landmarks on the City list because it both protects the buildings and calls attention to Sacramento's historic architecture. I hope the Commission and City Council will approve both applications.  
Karen

## M19-001 – 730 I Street Historic Landmark Nominations




Wed 4/10/2019 4:11 PM

Shawna Friesen <sfriesen@golyon.com>

Support of 38th St homes & BofA building

To Sean deCourcy

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

To whom it may concern,

As a resident of East Sacramento for the last 30 years, a realtor, and a member of Preservation Sacramento, I support project numbers **M18-017** for the homes on 38th Street and **M19-001** for 730 I Street/Bank of America Building to be placed on a historical registry.

I have watched too many beautiful homes in my own neighborhood be torn down so that a "McMansion" can be built in it's place...leaded glass windows, master craftsmanship and lovely structures, taken down to studs or worse scrapped and placed in a land fill. I only wish the city would impose **stricter** guidelines on the building and remodel practices that are gentrifying and homogenizing the neighborhood(s) that used to be so uniquely appealing, including but not limited to East Sac, Land Park, & Curtis Park. The heritage and fabric of what makes our neighborhoods desirable is disappearing. Many homes no longer have any backyard, do not represent the existing "older" houses around it, cost millions to purchase and are made of cheaper materials than the one in it's original place.

That is why I am in support for the above mentioned projects.

Thank you,

**Shawna Friesen**

REALTOR®, Master's Club Member

Lyon Real Estate

Cal BRE # 01972229

2620 21st St Ste. 100

Sacramento, CA 95818

Direct: [916-216-3613](tel:916-216-3613)

Email: [sfriesen@golyon.com](mailto:sfriesen@golyon.com)

Website: [sfriesen.golyon.com](http://sfriesen.golyon.com)

M19-001 – 730 I Street Historic Landmark Nominations



Wed 4/10/2019 2:48 PM

Phyllis Ehlert <pehlert00@gmail.com>

**M19-001**

To Sean deCourcy

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Please do consider the old BofA building a historical structure. Its clean lines and marble facade are truly classical.

Phyllis Ehlert

Sent from my iPhone



Wed 4/10/2019 2:46 PM

Phyllis Ehlert <pehlert00@gmail.com>

**Nomination**

To Sean deCourcy

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I have always loved that BA building with its clean lines, beautiful marble. I was worried that it would be destroyed by remodeling so I am elated that it can be protected.

Phyllis Ehlert

Sent from my iPhone



# M19-001 – 730 I Street Historic Landmark Nominations



Tue 4/16/2019 5:13 PM

Alejandro Rayburn <arayburn@unitehere.org>


Timely Notice - Preservation Commission Agenda

To Sean deCourcy

Cc Christian Rak; Eric Myers

Retention Policy Default 2 year delete (1 year, 11 months)

Expires 4/1/2021

 You forwarded this message on 4/17/2019 7:10 AM.

To: Sean de Courcy, Associate Preservation Planner

I am writing on behalf of UNITE HERE Local 49 because I am very interested in one of the items which appeared on the Preservation Commission agenda for tomorrow, April 17th at 5:30pm (Item #4, M19-001 730 I Street Historic Landmark Nomination.)

It appears to me, based on my review of the City's website over the past few days, that the City did not provide adequate public notice of Wednesday's meeting under the Brown Act. I've laid out the facts related to this issue below. In light of what appears to be inadequate notice, we ask that the meeting – at least presentation and consideration of Item #4 – be postponed until a future date.

At 7:00am yesterday (Monday April 15<sup>th</sup>), I reviewed the city's website for upcoming meetings at this web page URL[http://sacramento.granicus.com/ViewPublisher.php?view\\_id=21](http://sacramento.granicus.com/ViewPublisher.php?view_id=21). At that time, I did not see any agenda for the Preservation Commission – neither notice of the upcoming meeting nor the agenda. At around 10:00 am yesterday, I checked the same city website again, and at that time found the notification of the Preservation Commission meeting posted along with the agenda for that meeting.

Our concern is that proper 72-hour notice under the Brown Act for this meeting was not given on the City's website. I'm particularly concerned about this apparent failure to post in a timely manner in light of the recently implemented amendments to the Brown Act concerning advanced online public notice (Govt Code section 54954.2, through AB2257 passed and signed into law in 2016.)

We ask that item 4 be postponed until proper notice can be given. Please let me know the status of this item in light of the concerns I have raised. Thank you.

Alejandro Rayburn  
Senior Research Analyst

Cc: Chris Rak, President, UNITE HERE Local 49  
Eric Myers, Esq., McCracken Stemerma & Holsberry

**UNITEHERE!**  
916-430-4414  
[arayburn@unitehere.org](mailto:arayburn@unitehere.org)