

# ORDINANCE NO. 2005-019

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON DATE OF MAR 15 2005

**AN ORDINANCE AMENDING THE SACRAMENTO REGISTER TO DESIGNATE AND ADD THERETO A NEW LANDMARK TO BE KNOWN AS THE J. C. CARLY HOUSE. (M04-096)**

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

## **SECTION I**

Pursuant to Section 15.124.170 of Chapter 15.124 of Title 15 of the City Code, the Sacramento Register is amended by adding thereto the Landmark property to be known as the J. C. Carly House, located at 2761 Montgomery Way, Sacramento, California; APN 013-0231-015.

1. The house was built in 1922. Its period of significance is 1922-1933, the time when James C. Carly lived in the house. It is an excellent example of the Spanish Mediterranean Style residential architecture.
2. The residence was built for James C. Carly, the visionary real estate developer who was the prime influence in developing and establishing the character of South Curtis Oaks, which set the tone for the Curtis Park area.
3. The residence was designed by Dean and Dean Architects, the most important design firm of the period in Sacramento.
4. The property was nominated for Landmark consideration by the Sierra Curtis Neighborhood Association, Heritage Committee. The Committee's membership includes Janice C. Calpo, Dan Murphy, and Spencer Lockson, owner of the subject property with Thomas Lange.

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**SECTION 2**

Pursuant to Section 15.124.230, which states that the Significant Feature(s) or Characteristic(s) of the resources to be added to the Sacramento Register shall be identified in the designating ordinance, the significant features and characteristics of the J.C. Carly House include:

Significant Features & Characteristics: All elements, materials, surfaces and finishes, of the original design of the structure and landscape/site features, not including the kitchen and non-original baths, noting the original upstairs rear bathroom shall be included, and including the non-original exterior iron balconies and other grill work which had replaced original wood work and is compatible with the design of the structure. The light fixtures in the interior are non-original replacements and are not included. Specific features and elements include:

**EXTERIOR**

- Spanish Mediterranean Revival style
- Simple symmetrical massing with clean lines
- Asymmetrical placement of windows and features
- Form composed of primary two-story hipped roof element flanked by secondary one-story flat roof wings
- Red Spanish roof tiles on hipped roof and cap of parapets
- Narrow boxed eaves
- Smooth plaster walls, painted off-white
- Stained glass window
- Main entry door set deep within a flared scrolled recess
- Stylized rustic plank shutters with inset louvers
- Open round arches on all sides of the southwest wing
- Windows capped by flared hoods of plaster on the southeast wing
- Balconies, though scrolled iron brackets have replaced original wood supports
- Full plaster fireplace and chimney
- Downspouts (gee gutters are not original; original gutters were semi-circular troughs)
- Various groups and combinations of windows

**WINDOW TYPES:**

- 1-2-3- and 4-light casements
- 4/4 double-hung

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- 4-light sliding
- upper 2-light awning sash over pairs of 2-light casements
- tall 10-light casement window inset with round arch and green and gold stained glass
- French doors

LANDSCAPE

- Large lot with substantial yard space on all sides
- Old oak tree near the southwest projecting wing
- Old pepper tree near the southeast projecting wing
- Old camellia at southwest corner
- Arched arbor with wood gate (originally connecting yard to the Cutter family)
- Low brick wall (rising to high on Franklin Boulevard side of property)
- Round arch entry to east garden
- Art Nouveau lion's head fountain by Gladding McBean company
- Garage simple in form utilizing the finish materials of the house (smooth stucco and red tiles)

INTERIOR

- Floor plan circular on first floor/central hallway on second floor
- Foyer entry with stairway and arched passage to living room
- Foyer staircase with wrought iron railing
- Full-height stained glass window (adjacent to staircase)
- Scored plaster fireplace (living room)
- Stenciled ceilings and wood beams (dining room)
- Original tilework (upstairs bath)
- Highly detailed wood paneling (sunroom)
- French doors
- Built-in wood cabinets
- Burlap wainscot

**SECTION 3**

Pursuant to City Code Sections 15.124.170 and 15.124.230 and based on the materials presented as part of the administrative record of the duly noticed hearing conducted by this Council on March 15, 2005, to consider the nomination of the J.C. Carly House as a

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Landmark to the Sacramento Register, including the recommendation from the Design Review & Preservation Board, 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 J. C. Carly House as a Landmark on the Sacramento Register:

1. The property meets four of the Criteria for Sacramento Register Landmark eligibility pursuant to City Code Title 15, Chapter 15.124, section 15.124.170-A(1)a:
  - (i) it is associated with events that have made a significant contribution to the broad patterns of the history of Sacramento, the region, the state or the nation;
  - (ii) it is associated with the lives of persons significant in Sacramento's past;
  - (iii) it embodies the distinctive characteristics of a type, period, or method of construction; and
  - (iv) it represents the work of an important creative individual or master.
2. This property, its site and the structure, has important historical and architectural worth, and its designation as a Landmark is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of Chapter 15.124 of the City Code.
3. Adoption of this Landmark promotes the maintenance and enhancement of the significant features and characteristics of the Landmark pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Adoption of the Landmark promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmark.
5. Adoption of the Landmark is consistent with the City's Preservation Element of the General Plan.
6. Adoption of the Landmark will afford the property the use of the California Historical Building Code and eligibility for any future preservation incentives that may be adopted for Landmark properties.
7. Adoption of the Landmark helps to protect historic resources of the City of Sacramento.

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**SECTION 4**

The City Clerk of the City of Sacramento is hereby directed to add the J.C. Carly House as a Landmark to the Sacramento Register.

PASSED FOR PUBLICATION: 3-8-05

PASSED: 3-15-05

EFFECTIVE: 4-15-05

HEATHER FARGO

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MAYOR

ATTEST:

SHIRLEY CONCOLINO

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CITY CLERK

M04-096

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