

PRESERVATION BOARD

PROJECT LOCATION	3024-3026 G Street		
APPLICANT	Dean F. Unger, 700 Alhambra Blvd., Sacramento, Ca. 95816		
OWNER	Dean F. Unger, 700 Alhambra, Sacramento, CA 95816		
PLANS BY			
FILING DATE	June 6, 1982	ACTION DATE	REPORT BY: CSL Sdgh
EQ Fee:		ED NEG.DEC.	APN: 003-212-0900

Proposal: Applicant requests the Board to consider 3024-3026 "G" Street for inclusion on the Official Register

Background: This structure post-dates 1920 and was not considered for inclusion on the Official Register during the residential survey.

Project Information: The Board is requested to review the attached State Historic Resources inventory form and staff evaluation. If the Board finds that the structure appears eligible for the Official Register, they will adopt a proposal to recommend to Council the designation of Priority Structure. No public testimony is taken at this time. Following the Board's action, legal noticing and posting will be done. On July 6, 1982 the Board will receive testimony of make their final recommendation to Council.

Environmental Assessment: The Environmental Coordinator has determined that the proposed action does not require environmental assessment because an existing City Ordinance provides procedures to protect the environment (CEQA, Section 15108).

Evaluation: Using the criteria established by the Design Review/Preservation Board, staff finds that the building eligible for inclusion on the Official Register as a Priority Structure. The building exhibits a strong well balanced design that contributes to the streetscape and the Central City. (Staff is waiting for confirmation on whether this building was design by Julia Morgan.)

Historical/Cultural Significance: Non-Contributing

There are no established associations with important people or events.

Architectural Significance: Major

This is an important architectural example that retains a high measure of design integrity.

Environmental Significance: Major

Because of the buildings size and distictive design, it gives definition to the streetscape.

Design Integrity: No obvious alterations

The building appears to retain its original character

Physical Condition: Good

The building appears to be sound and in need of no serious maintenance.

Staff Recommendation: Staff recommends that the Board adopt the proposal to recommend to Council the designation of Priority Structure for 3024-3026 "G" 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; and
7. The provisions of Section 32.401 through 32.407 have been complied with.

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: G Street Apartments
2. Historic name: Wilniwa Apartments
3. Street or rural address: 3024-3026 "G" Street
City Sacramento Zip 95816 County Sacramento
4. Parcel number: 003-212-0900
5. Present Owner: Dean F. Unger Address: 700 Alhambra
City Sacramento Zip 95816 Ownership is: Public _____ Private X
6. Present Use: Apartments Original use: Apartments

DESCRIPTION

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

This is a two-story brick apartment building with a classically detailed symmetrical facade and tile roof overhand with modillions. The corners of the front elevation extend in square bays. Paired and single double-hung windows are six over one. Fixed windows have four lites. All windows have brick lugsils and a brick string course runs the length of the building. The ground floor front elevation has three modified Palladian windows with Doric molding. The blind arch over the windows has a decorative keystone and are filled in with a decorative garland. These windows are separated by two entries consisting of a single paneled door and side lites. The entries have the same decorative arched and molded treatment as the windows. The frieze has decorative moldings over the paired windows. Two downspouts have molded heads and are attached at the ends of the front elevation with decorative brackets.

Attach Photo(s) Here

8. Construction date:
Estimated _____ Factual 1921
9. Architect Julia Morgan
(not confirming)
10. Builder _____
11. Approx. property size (in feet)
Frontage 80' Depth 160'
or approx. acreage .22 ac.
12. Date(s) of enclosed photograph(s)

13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: None
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ☒ Industrial ____ Commercial ☒ Other: area becoming populated with offices
16. Threats to site: None known ☒ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: _____

SIGNIFICANCE

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

The building was built in 1921 by Mr. Norris, a contractor who resided next door at 3012 'G' Street. Mr. Norris named the Wilniwa Apartments after his three sons, using the first two initials of each. Prior to 1941 the structure passed into the Hickman family.

This is a simple and nicely designed apartment house in a "Modern" interpretation of the Renaissance Revival. The basic rectangular form has been broken up and given visual interest through the use of the distinctive ground floor windows and entries, single paired and triple windows, string course, bays, and downspout brackets. Decoration and structure are very well balanced in a design of classic grandure and serenity. This building strongly resembles the work of Julia Morgan as evidenced by her work at 3160 'H' Street.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

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

City Directories
Mrs. Frank Lazzari, 3023 "G" St., Sacto.,
Evelyn R. Miles, 3012 "G" St., Sacto.,

22. Date form prepared June 6, 1982
By (name) Cynthia St. Louis
Organization Sacramento City Planning Department
Address: 927 - 10th Street
City Sacramento, CA Zip 95814
Phone: (916) 449-5604

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

