

# City of Sacramento

## Legislation Text

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**File #:** 2020-00031, **Version:** 1

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**Title:**

**(Pass for Publication) Ordinance Listing 1121 Swanston Drive (Welch House) as a Landmark on the Sacramento Register of Historic and Cultural Resources (M19-015)**

File ID: 2020-000031

**Location:** 1121 Swanston Drive (012-0113-016-0000); District 4

**Recommendation:**

1) Review an ordinance listing 1121 Swanston Drive (Welch House) as a landmark on the Sacramento Register of Historical and Cultural Resources and 2) pass for publication the ordinance title per Sacramento City Code section 32(c) for consideration on February 25, 2020.

**Contact:** Carson Anderson, Preservation Director, (916) 808-8259; Sean de Courcy, Associate Preservation Planner, (916) 808-2796, Community Development Department

**Presenter:** None.

**Attachments:**

- 1-Description/Analysis
- 2-Ordinance
- 3-Historic Resource Evaluation

**Description/Analysis**

**Issue/Detail:** The property owner for 1121 Swanston Drive (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 1121 Swanston Drive, also known as the “Welch House at 1121 Swanston Drive.” 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 - the building, which was constructed in 1934, “embodies the distinctive characteristics of a type, period or method of construction.”

**Policy Considerations:** The City has an interest in maintaining the relevance and integrity of the

Sacramento Register and ensuring that properties listed on the Register meet the criteria for listing specified in City Code sections 17.604.210. To this end, City Code directs the Preservation Director, to “make preliminary determinations relative to properties’ eligibility for listing on the Sacramento [R]egister” 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 1121 Swanston Drive for listing as a landmark on the Sacramento Register is consistent with 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, “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 1121 Swanston Drive 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 September 26, 2019 the City of Sacramento’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 3) and concurred with a draft statement of nomination and directed staff to prepare a draft Ordinance for review and consideration by the Preservation Commission. On December 18, 2019, the Preservation Commission held a hearing and passed a motion recommending the City Council adopt an ordinance (Attachment 1) listing 1121 Swanston Drive in the Sacramento Register.

**Rationale for Recommendation:** Listing of 1121 Swanston Drive (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 an excellent example of the Art Moderne style residence. The Art Moderne style is one style that rose in popularity

as a result of the Modernist architectural movement. The building also introduces elements from the International and Art Deco styles, two other styles influenced by the Modernist movement.



**Figure 1: Welch House at 1121 Swanston Drive**

**Financial Considerations:** Not applicable.

**Local Business Enterprise (LBE):** Not applicable.