

ORDINANCE NO. 2016-0048

Adopted by the Sacramento City Council

November 10, 2016

LISTING THE SACRAMENTO RAILYARDS WATER TOWER AS A LANDMARK ON THE SACRAMENTO REGISTER OF HISTORIC & 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”). Listing properties on the Sacramento Register helps to maintain and revitalize the City of Sacramento and its neighborhoods by encouraging the use and reuse of historic building and protects buildings and neighborhoods from deterioration and inappropriate alterations, all of which enhance the City’s economic, cultural, and aesthetic standing.
- C. To be listed as a landmark on the Sacramento Register, the city council must make the findings required by section 17.604.210.A of the city code.
- D. The Sacramento Railyards Water Tower (referred to as the “Water Tower” or the “resource”), located within the Railyards Project area as shown on Exhibit A (APN # 002-0010-056-000), is eligible for listing as a landmark on the Sacramento Register because it satisfies the following requirements:
 - 1. **Criterion i:** The Water Tower is associated with events that have made a significant contribution to the broad patterns of the history of the city, the

region, the state or the nation (City Code section 17.604.210.A.1.a.i) – The Water Tower played a role in supporting the operation of the Sacramento railyards by providing a crucial supply of water. With its large storage capacity, the Water Tower delivered a constant and reliable source of water used throughout the facility daily and during emergencies such as fires. In turn, this allowed the Sacramento shop yard to run continually and efficiently and its employees to manufacture, maintain, and repair steam locomotives and rail cars that contributed greatly to the local, state, and national economy. With the demolition of the majority of the Sacramento shop yard’s buildings and infrastructure following its closure by the [Union Pacific Railroad], the Water Tower is a rare structural remnant of what was one of the nation’s largest railroad manufacturing and repair facilities.

2. **Criterion iii:** The Water Tower embodies the distinctive characteristics of a type, period or method of construction (City Code section 17.604.210.A.1.a.iii) – The Water Tower is a distinctive example of a hemispherical-bottom steel water tower from the early twentieth century. It possesses the hallmark components of this specific type of water tower, including a cylindrical water tank, hemispherical bottom, conical cap, and metal truss legs. These elements were left exposed rather than enclosed in a brick or wood tower to visually emphasize its structural and engineering design. With its slender form and tall height, the structure is also a visual landmark on the landscape and currently maintains a visual connection with the Central Shops Historic District. While hemispherical-bottom water towers were widely constructed from the 1890s through the 1940s, most have been demolished. Therefore, the Water Tower at the Sacramento Railyards is regarded as a rare example of this type of water tower and as the last structural remnant of the former SPRR heavy repair and manufacturing facility.
3. **Integrity Considerations:** The Water Tower retains integrity of location, design, setting, materials, workmanship and association (City Code section 17.604.210.A.1.b) – The Water Tower retains sufficient integrity to convey its historic significance. The Water Tower has not been significantly altered since its construction in the early 1930s; it retains its original, cylindrical water tank, hemispherical bottom, conical roof, four truss supports, and central riser. It also retains its original ladder, catwalk, finial, balcony and railing, tie rods, and horizontal set of struts. The most substantial alteration appears to be the removal of the exterior black paint,

as indicated in the Chicago Bridge & Iron Works drawings for the structure. Therefore, the Water Tower maintains integrity of design, materials, workmanship, and condition. It also maintains integrity of location having never been moved. Its integrity of setting has been diminished due to the loss of the majority of the buildings as the Sacramento shop yard. However, the Water Tower currently retains a visual and spatial connection with the Central Shops Historic District, the surviving core of eight buildings that still stand approximately 500 feet southwest of the structure.

4. **Historic/Architectural Worth:** The Water Tower 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 chapter of 17.604 of the city code – As explained above, the property has significant historic or architectural worth and its designation as a landmark is reasonable, appropriate and necessary to further the goals of the city's preservation program to preserve the City's rich and diverse historic resources.

- E. The factors in section 17.604.210.A.2 of the Sacramento City Code, which are to be considered when determining whether to list a nominated resource on the Sacramento Register, are inapplicable to the Water Tower.

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

SECTION 1.

The city council hereby finds the following:

- A. The Water Tower is eligible for listing as a landmark on the Sacramento Register because it satisfies the following requirements:
 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, the region, the state or the nation (City Code section 17.604.210.A.1.a.i);
 2. It embodies the distinctive characteristics of a type, period or method of construction (City Code section 17.604.210.A.1.a.ii);

3. The resource has integrity of location, design, setting, materials, workmanship and association when judged with reference to the first requirement (City Code section 17.604.210.A.1.b); and
4. The resource 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 (City Code section 17.604.210.A.1.c).

B. The city council has considered the factors in section 17.604.210.A.2 of the city code and determined they are inapplicable to the Water Tower.

SECTION 2.

The Water Tower is hereby listed on the Sacramento Register as a landmark.

SECTION 3.

In accordance with section 17.604.220.C.2 of the city code, the following are identified as significant features and characteristics of the resource:

1. Riveted steel plate construction
2. 100,000-gallon cylindrical tank with a hemispherical bottom and conical roof with a spherical finial
3. Metal truss supports reinforced with one set of horizontal struts and tie rods and resting on trapezoidal, board form concrete foundations
4. Balcony with metal "IXIXI" railing
5. Central riser
6. Three-inch overflow pipe
7. Metal ladder with cylindrical cage and catwalk extending underneath the water tank base
8. Tall, narrow form with an approximate 100-foot height
9. Visual relationship to the Central Shops Historic District
10. All metal parts painted, in either one or the other color: primer – a color comparable to Dutch Boy red; finish – black.

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Exhibit A – Water Tower Location

Adopted by the City of Sacramento City Council on November 10, 2016, by the following vote:

Ayes: Members Ashby, Guerra, Hansen, Harris, Jennings, and Schenirer

Noes: None

Abstain: None

Absent: Members Carr, Warren, and Mayor Johnson

Attest:

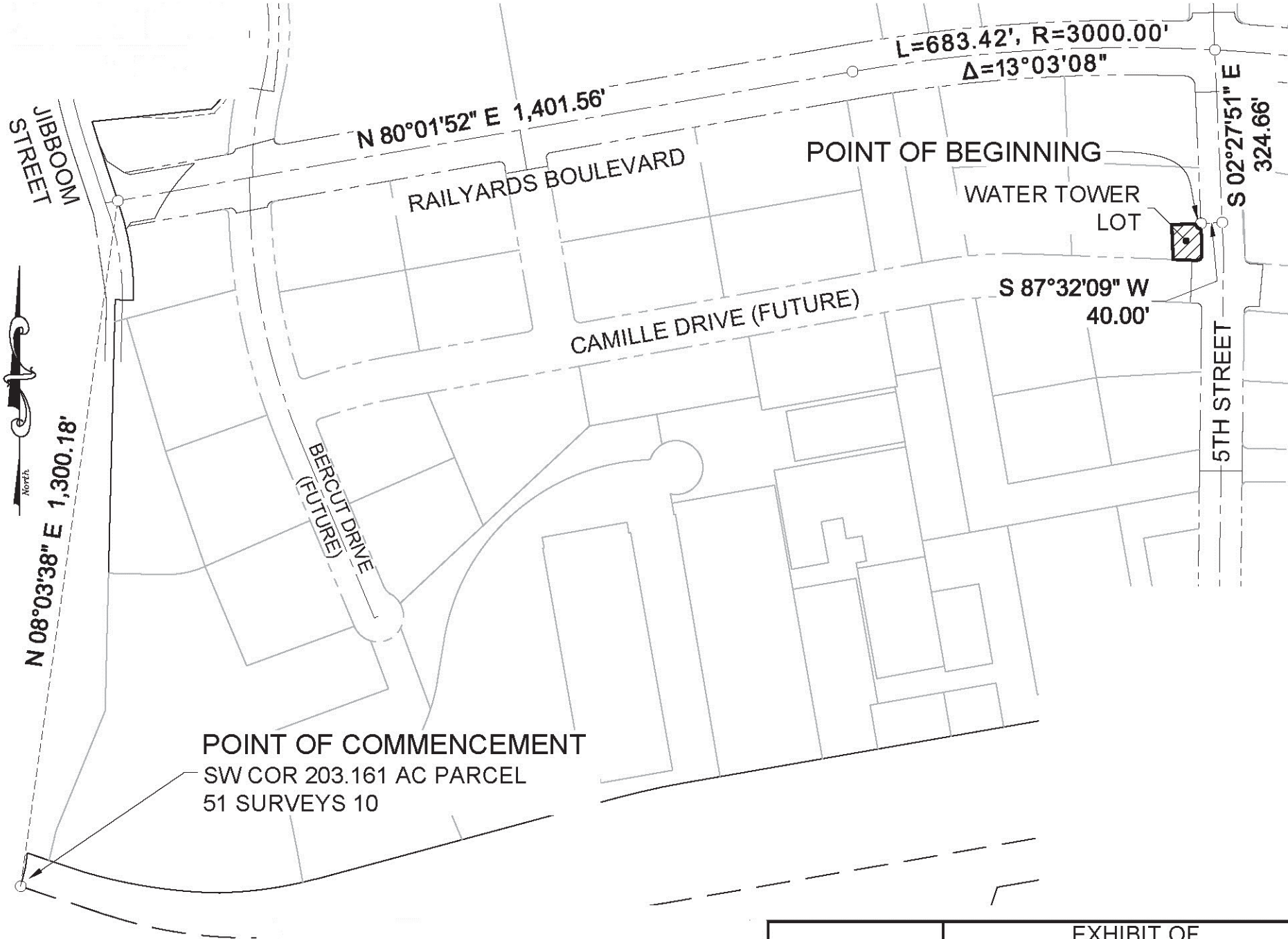
Shirley Concolino Digitally signed by Shirley Concolino
DN: cn=Shirley Concolino, o=City of Sacramento, ou=City
Clerk, email=sconcolino@cityofsacramento.org, c=US
Date: 2016.12.16 13:03:08 -08'00'

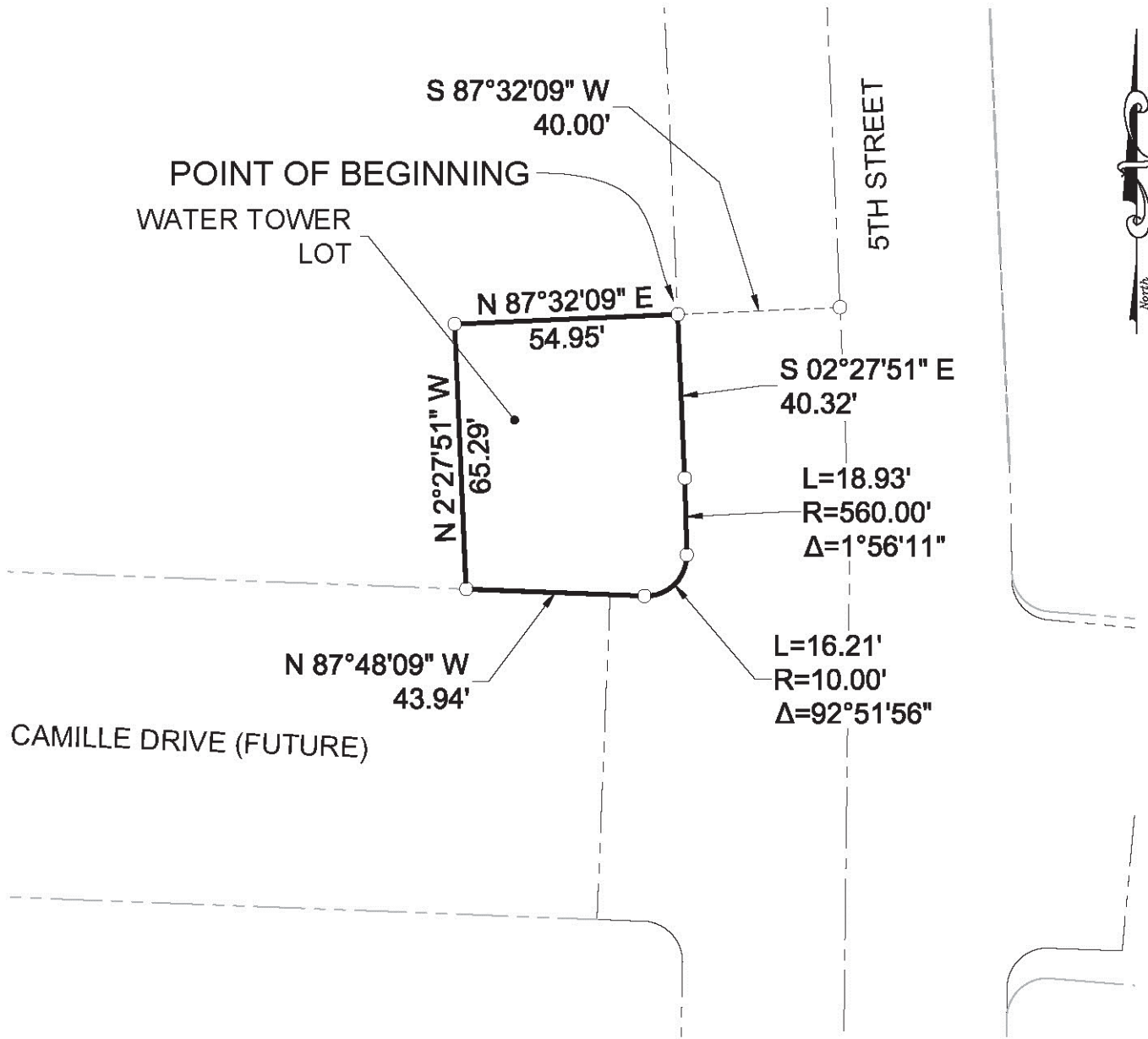
Shirley Concolino, City Clerk

Passed for Publication: November 1, 2016

Published: November 4, 2016

Effective: December 10, 2016





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| SCALE: 1" = 40' | EXHIBIT OF WATER TOWER PARCEL |
| JOB #: 15-11-071 | |
| DATE: OCT., 2016 | |
| CITY OF SACRAMENTO, CALIFORNIA | |

EXHIBIT 'A'
LEGAL DESCRIPTION
THE RAILYARDS
WATER TOWER LOT

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING A PORTION OF PARCEL A, AS SHOWN ON THAT MAP FILED JULY 31, 1990, IN BOOK 120 OF PARCEL MAPS, PAGE 10, SACRAMENTO COUNTY OFFICIAL RECORDS AND A PORTION OF THAT CERTAIN 203.161 ACRE PARCEL AS SHOWN ON THE MAP FILED MARCH 22, 1993 IN BOOK 51 OF SURVEYS, PAGE 10, SAID COUNTY RECORDS AND A PORTION OF PARCEL 1 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 30, 2015 IN BOOK 20150930, PAGE 1633, SAID COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 203.161 ACRE PARCEL (BEING THE WESTERLY TERMINUS OF THE COURSE SHOWN AS NORTH 71°34'07" WEST, 289.99 FEET THEREOF), THENCE NORTH 08°03'38" EAST, 1300.18 FEET TO A POINT BEING THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID 203.161 ACRE PARCEL AND THE CENTERLINE OF RAILYARDS BOULEVARD; THENCE ALONG SAID CENTERLINE, NORTH 80°01'52" EAST, 1,401.56 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3,000.00 FEET, A CENTRAL ANGLE OF 13°03'08", AND AN ARC LENGTH OF 683.42 FEET TO THE INTERSECTION OF SAID RAILYARDS BOULEVARD AND 5TH STREET; THENCE ALONG THE CENTERLINE OF 5TH STREET, SOUTH 02°27'51" EAST, 324.66 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 87°32'09" WEST, 40.00 FEET TO A POINT IN THE WEST RIGHT-OF-WAY OF SAID 5TH STREET AND THE TRUE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE FROM SAID **POINT OF BEGINNING** ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 02°27'51" EAST, 40.32 FEET;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE WEST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 01°56'11" AND AN ARC LENGTH OF 18.93 FEET;
- 3) ALONG THE ARC OF A COMPUND CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 92°51'56" AND AN ARC LENGTH OF 16.21 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND A PROJECTION THEREOF, NORTH 87°48'09" WEST, 43.94 FEET; THENCE LEAVING SAID PROJECTION, NORTH 02°27'51" WEST, 65.29 FEET; THENCE, NORTH 87°32'09" EAST, 54.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,680 SQUARE FEET, MORE OR LESS.