

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
PRESERVATION DIRECTOR**

300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

Staff recommends the Preservation Director approve the Statement of Nomination and recommended the Preservation Commission hold a hearing and make a recommendation to City Council regarding passing an ordinance listing 1810 S Street as a historic landmark on the Sacramento Register of Historic and Cultural Resources (M20-004).

Statement of Nomination to List 1810 S Street on the Sacramento Register of Historic and Cultural Resources as a Historic Landmark (M20-004)

This request includes a historic landmark nomination that would list 1810 S Street on the Sacramento Register of Historic and Cultural Resources (Sacramento register). Staff recommends the Preservation Director approve the statement of nomination and initiate nomination of the resource consistent with the requirements of City Code section 17.604.220.

Issue/Detail: City Staff prepared property-specific background research and a historic resource evaluation form (Attachment 2) for 1810 S Street, also known as the “Nathaniel Colley Law Offices.” After review of the background research and historic resource evaluation, staff 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.ii for its association with the lives of persons significant in the city’s past; and 17.604.210.A.1.a.iv because it represents the work of an important creative individual or master.

Attachments

- 1 Statement of Significance
- 2 Historic Resource Evaluation (DPR 523) Form

Community Outreach: A notice of the public hearing describing the proposed landmark listing was sent to the property owner and all adjacent property owners within 300-feet of the property, 1810 S Street. A hearing notice has been posted at the property 10-days in advance of the hearing as required by City Code. Preservation Sacramento, Nathaniel S. Colley, Sr. Civil Rights Coalition, Womens’ Civic Improvement Club of Sacramento, Sacramento Observer newspaper, Midtown Association, Richmond Grove Neighborhood Association, and Capitol Area R Street Association (CARSA) have been notified of the landmark proceeding. Staff has received no comments opposing the proposed landmark designation.

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 and 17.604.220. To this end, 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 1810 S Street for listing as a historic 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.”

Environmental Considerations: The listing of 1810 S 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 actions 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.

Rationale for Recommendation: Listing 1810 S Street as a historic 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. Furthermore, 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.

Listing a historic landmark on the Sacramento register requires the resource to meet the requirements of City Code section 17.604.210, subsection A.1 which states:

- A. Listing on the Sacramento Register-Landmarks. A nominated resource shall be listed on the Sacramento register as a landmark if the city council finds, after holding a hearing required by this chapter, that all of the requirements (a-c) set forth below are satisfied:
 - a. The nominated resource meets one or more of the following criteria:
 - i. 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;
 - ii. It is associated with the lives of persons significant in the city’s past;
 - iii. It embodies the distinctive characteristics of a type, period or method of construction;

- iv. It represents the work of an important creative individual or master;
- v. It possesses high artistic values; or
- vi. It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation;
- b. The nominated resource 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;
- c. The nominated 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.

1810 S Street, Nathaniel Colley & Associates Law Offices

- a. *The building is associated with the lives of persons significant in the city's past (17.604.210.A.1.a.ii)*



Figure 1: Nathaniel Colley & Associates Law Offices at 1810 S Street

The Nathaniel Colley & Associates Law Offices at 1810 S Street (Figure 1) is most closely associated with Nathaniel Sextus Colley. Colley was the first African American attorney in private practice in Sacramento. Colley embarked on a prominent and respected legal career that focused in large measure on the fight to end segregation in housing, education, politics, and the workplace for African Americans and all people of color. Because of Nathaniel Colley's efforts, public housing practices were changed throughout California and the western states. Largely because of Colley, African

Americans were finally able to apply for, and receive, public housing on an equal basis with other people in need. Colley's civic contributions earned him the Humanitarian Award by the National Asthma Center in 1980. Colley gained local, regional, and national recognition as one of the leaders in the struggle to end segregation in public housing for African Americans and was a highly regarded attorney in the fight for equality. A significant portion of Colley's law practice occurred at 1810 S Street, and is the only law office still standing that is directly associated with the prominent attorney. The building has increased significance because Colley commissioned it expressly to house his practice. Therefore, 1810 S Street is eligible for listing on the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.210.A.1.a.ii for its association with Nathaniel Colley, a person significant in the City's past.

The building represents the work of an important creative individual or master (17.604.210.A.1.a.iv)

James C. Dodd's commercial work during the Mid-Century period. Dodd was the first licensed African-American architect in Sacramento and the creator of important works, including the Shiloh Baptist Church at 3565 9th Avenue (1963) which is listed on the California Register of Historic and Cultural Resources and the National Register of Historic Places for its architectural significance. Dodd was recognized as a Mid-Century Modern architect in Sacramento. Dodd was an active member of the local chapter of the American Institute of Architects (AIA), serving on the Board of Directors. He served statewide as the director of the California Council of the American Institute of Architects (CCAIA) Board of Directors, and at the national level as a Regional Director on the AIA Board. In 1979, he was one of the first two African-American architects directly elected by members in his region. He was elected to the College of Fellows of the AIA in 1981. Dodd was also a charter member of the National Organization of Minority Architects (NOMA) in 1970, and, in 1974, he received the NAACP Citizens Award for his outstanding work in the Field of Architecture. Dodd's commission from Colley to build 1810 S Street, makes the building eligible for listing on the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.210.A.1.a.iv for its architectural design by James C. Dodd, an important creative individual and master.

b. The nominated resource has integrity of location, design, setting, materials, workmanship and association.

The property at 1810 S Street possesses a high degree of historic integrity. The building is in its original location. While the building has undergone several tenant improvements, the elements necessary to convey its historic design, materials, and workmanship of the Mid-Century Modern architect James C. Dodd have not been altered. These include but are not limited to, the building's original address numbers, flat roof with wide box overhanging eaves, colonnade entryway, and the building facades adorned in geometric ornamentation. The area surrounding 1810 S Street has

experienced redevelopment and modernization, slightly altering the setting of the law offices but has not affected the association of the property with Nathaniel S. Colley and James C. Dodd.

- c. The nominated 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.*

The Nathaniel Colley & Associates Law Offices at 1810 S Street holds important historic and architectural significance, serving as a noteworthy expression of ethnic historical heritage in Sacramento as a significant example of the work of African American architect James Dodd, and in housing the law practice of Nathaniel Colley, Sacramento's distinguished, and earliest known African American attorney. Designation as a City landmark is therefore reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the City's historic preservation program.

Statement of Nomination

1810 S Street, Nathaniel Colley & Associates Law Offices

Landmark Nomination (M20-004)

Listing 1810 S Street as a historic 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. Furthermore, 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.

Listing a historic landmark on the Sacramento register requires the resource to meet the requirements of City Code section 17.604.210, subsection A.1 which states:

- B. Listing on the Sacramento Register-Landmarks. A nominated resource shall be listed on the Sacramento register as a landmark if the city council finds, after holding a hearing required by this chapter, that all of the requirements (a-c) set forth below are satisfied:
- a. The nominated resource meets one or more of the following criteria:
 - i. 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;
 - ii. It is associated with the lives of persons significant in the city's past;
 - iii. It embodies the distinctive characteristics of a type, period or method of construction;
 - iv. It represents the work of an important creative individual or master;
 - v. It possesses high artistic values; or
 - vi. It has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation;
 - b. The nominated resource 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;
 - c. The nominated 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.

1810 S Street, Nathaniel Colley & Associates Law Offices

- a. *The building is associated with the lives of persons significant in the city's past (17.604.210.A.1.a.ii)*

The Nathaniel Colley & Associates Law Offices at 1810 S Street is most closely associated with Nathaniel Sextus Colley. Colley was the first African American attorney in private practice in Sacramento. Colley embarked on a prominent and respected legal career that fought to end segregation in housing, education, politics, and the workplace for African Americans and all people of color. Because of Nathaniel Colley's efforts, public housing practices were changed throughout California and the western states. Largely because of Colley, African Americans were finally able to apply for, and receive, public housing on an equal basis with other people in need. Colley's civic contributions earned him the Humanitarian Award by the National Asthma Center in 1980. Colley gained local, regional, and national recognition as one of the leaders in the struggle to end segregation in public housing for African Americans and was a highly regarded attorney in the fight for equality. Although it is the last and the only one of the law offices still standing that is directly associated with the prominent attorney, a significant portion of Colley's professional career occurred at 1810 S Street. The building has increased significance because Colley commissioned it expressly to house his practice. Therefore, 1810 S Street is eligible for listing on the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.210.A.1.a.ii for its association with Nathaniel Colley, a person significant in the City's past.

The building represents the work of an important creative individual or master (17.604.210.A.1.a.iv)

1810 S Street is an excellent example of James C. Dodd's commercial work during the Mid-Century period. Dodd was the first licensed African-American architect in Sacramento and the creator of important works, including the Shiloh Baptist Church at 3565 9th Avenue (1963) which is listed on the California Register of Historic and Cultural Resources and the National Register of Historic Places for its architectural significance. Dodd was recognized as a Mid-Century Modern architect in Sacramento. Dodd was an active member of the local chapter of the American Institute of Architects (AIA), serving on the Board of Directors. He served statewide as the director of the California Council of the American Institute of Architects (CCAIA) Board of Directors, and at the national level as a Regional Director on the AIA Board. In 1979, he was one of the first two African-American architects directly elected by members in his region. Dodd was also a charter member of the National Organization of Minority Architects (NOMA) in 1970. He was elected to the College of Fellows of the AIA in 1981. In 1974, Dodd received the NAACP Citizens Award for his outstanding work in the Field of Architecture. Dodd's collaboration with Colley to build 1810 S Street, makes the building eligible for listing on the Sacramento Register of Historic and Cultural Resources under city code criteria 17.604.210.A.1.a.iv for its architectural design by James C. Dodd, an important creative individual and master.

- b. The nominated resource has integrity of location, design, setting, materials, workmanship and association.*

The property at 1810 S Street possesses a high degree of historic integrity. The building is in its original location. While the building has undergone several tenant improvements, the elements necessary to convey its historic design, materials, and workmanship of the Mid-Century Modern architect James C. Dodd have not been altered. These include but are not limited to, the building's original address numbers, flat roof with wide box overhanging eaves, colonnade entryway, and the building facades adorned in geometric ornamentation. The area surrounding 1810 S Street has experienced redevelopment and modernization, slightly altering the setting of the law offices but has not affected the association of the property with Nathaniel S. Colley and James C. Dodd.

- c. The nominated 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.*

The Nathaniel Colley & Associates Law Offices at 1810 S Street holds important historic and architectural significance, serving as a noteworthy expression of ethnic historical heritage in Sacramento as a significant example of the work of African American architect James Dodd, and in housing the law practice of Nathaniel Colley, Sacramento's distinguished, and earliest known African American attorney. Designation as a City landmark is therefore reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the City's historic preservation program.