

Agenda

Director Hearing

Published by the
Community Development Department
(916) 264-5011

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician

Thursday January 23, 2025
1:00 p.m.

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/82732542678?pwd=7CuPk2w882YMnPB5lfszz6YqbRA7KX.1>

Call In: US: +1-669-900-6833

International Numbers

Webinar ID: 827 3254 2678

Access Code: 320610 (*320610# for call in attendees)

Public Participation Instructions: Click the link below

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

How to Submit Written Comments

Written comments may be emailed to the planner associated with the agenda item of interest. See agenda below for planner email address.

Staff Reports

Each agenda item includes a link to download a staff report.

Errata Items

Information received after publication of the agenda and staff reports, if any, is available for download at the link below (see 'Agenda for Upcoming Meetings'):

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

Attendance Assistance

If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.

1. San Francisco Boulevard Landmark Nomination (M24-006) (Noticed 1/10/2025)

Location: San Francisco Boulevard, a six-block segment of road between Stockton Boulevard at the west end and 55th Street at the east end (District 6, represented by Councilmember Guerra)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15308-actions taken to assure maintenance, restoration, enhancement, or protection of the environment);

Item B. Review a Statement of Nomination to initiate Historic Landmark proceedings for San Francisco Boulevard to be added to the Sacramento Register of Historic and Cultural Resources and forward a recommendation to the Preservation Commission.

Contact: Henry Feuss, Preservation Planner, (916) 808-5880,

hfeuss@cityofsacramento.org

2. 1112 40th Street Historic Landmark Nomination (M24-013) (Noticed 1/10/2025)

Location: 1112 40th St, APN(s): 008-0134-016-0000; (District 4, Represented by Councilmember Pluckebaum)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15308-actions taken to assure maintenance, restoration, enhancement, or protection of the environment);

Item B. Review a Statement of Nomination to initiate Historic Landmark proceedings for 1112 40th St to be added to the Sacramento Register of Historic and Cultural Resources and forward a recommendation to the Preservation Commission.

Contact: Henry Feuss, Preservation Planner, (916) 808-5880,

hfeuss@cityofsacramento.org

Instructions for Public Participation in Director Hearings

All Director Hearings are conducted via **Teleconference Meetings Only**.

View Agendas and Staff Reports Online

All meeting agendas and staff reports, including attachments, are available here:

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

Submit Written Comments Electronically

Written comments received are distributed to Directors, filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically to the contact person identified for each agenda item. Use the link above to access the meeting agenda.

Director Hearings

Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/82732542678?pwd=7CuPk2w882YMnPB5lfszz6YgbRA7KX.1>

Webinar ID: 827 3254 2678 **Passcode:** 320610

Dial in via telephone: +16694449171 (Toll Free)

Meeting ID: 82732542678 **Passcode:** *320610#

Address the Directors via Zoom

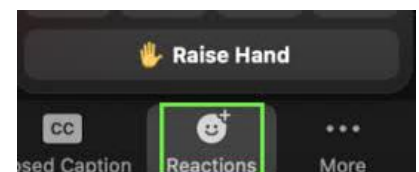
1. **LOCATE** the meeting agenda and Zoom link here:

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

2. **LOGIN** to the meeting by either clicking on the Zoom webinar link on the meeting's agenda or dialing the Zoom phone number and entering the webinar ID.

3. **"RAISE YOUR HAND"** to speak when a Director confirms the public comment speaking period for your desired item.

a. **Online:** If you are online, click on "Raise Hand" on the bottom of your screen. First click "reactions"; then click "Raise Hand" (see image at right).

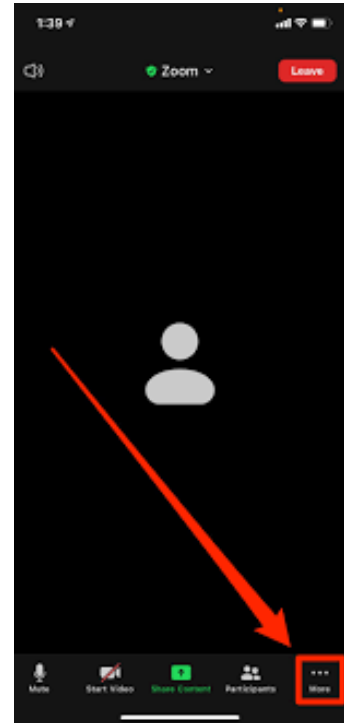


- b. **Mobile App:** In the mobile Zoom app, you can raise your hand by tapping the "Raise Hand" option in the "More" tab. See image at right for "More" tab location.
- c. **Telephone:** If you are calling in via telephone, to raise your hand, dial *9 (star-nine). Then to unmute or mute, dial *6 (star-six). Speakers will be called on by the last four digits of their phone number.

When it is your time to speak, it is recommended, but not required, that you give your name. All speakers will have 3 minutes to address the Director(s) and will be muted after the allocated time. Participants who wish to speak on multiple agenda items will follow the same process.

Video Tutorials

- [How to join and participate in a Zoom webinar](#)
- [How to raise your hand in a Zoom webinar](#)



**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT**

PRESERVATION DIRECTOR

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

STAFF RECOMMENDATION:

Staff recommends the preservation director approve the Statement of Nomination to list San Francisco Boulevard on the Sacramento register of historic and cultural resources as a landmark (M24-006) and make a recommendation to the preservation commission to review an ordinance and make a recommendation to the city council.

Statement of Nomination initiating listing of San Francisco Boulevard as a landmark on the Sacramento register of historic and cultural resources (M24-006)

Request: This request includes a Statement of Nomination that would list San Francisco Boulevard (hereinafter “nominated resource”) as an individual landmark 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.

Attachments

1. Statement of Nomination
2. Historic Resource Evaluation (DPR 523) Form
3. Historic American Landscapes Survey (HALS) Report
4. Public Comments

Background: In 2013, when a disease began to cause the decline of palm trees on San Francisco Boulevard, Preservation staff were consulted to assist with selecting an alternative compatible species. This prompted the creation of a historic resource evaluation that found the nominated resource to be eligible for listing on the Sacramento register of historic and cultural resources and the California Register of Historical Resources. Due to staff shortages, landmark proceedings for the nominated resource were not brought forward at that time.

In early 2024, work being undertaken by the Sacramento Municipal Utility District (SMUD) included the removal or significant trimming of palm trees located along the nominated resource. City staff were contacted by concerned citizens and advocacy groups, and in response, staff brought the Historic Resource Evaluations (Attachment 2) to the preservation commission for review and comment on September 17, 2024. The preservation commission recommended staff proceed with initiating a nomination to the Sacramento register. Letters of support have been received from several residents and property owners adjacent to the historic landmark.

Policy Considerations: Nominating San Francisco Boulevard and considering listing 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 2040 General Plan. Furthermore, listing the nominated landscape on the Sacramento Register will help ensure its preservation and encourage its rehabilitation consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Nominating San Francisco Boulevard for listing on the Sacramento register is consistent with Sacramento 2040 General Plan goal HCR-2.3, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, "The City shall maintain and update the Sacramento Register of Historic and Cultural Resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts..."

Environmental Considerations: Nominating San Francisco Boulevard as a historic landmark 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 on the Sacramento register of historic and cultural resources will ensure that future infrastructure improvements within the nominated resource will undergo preservation review prior to initiation of projects.

Community Outreach: A notice of the public hearing describing the proposed landmark listing was sent to the property owners of San Francisco Boulevard. Preservation Sacramento, the Colonial Heights Neighborhood Association, Oak Park Little League Baseball/Softball, and the South Oak Park Community Association have been notified of the landmark proceeding. No objections to listing have been received by staff.

Statement of Nomination

Listing San Francisco Boulevard 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 2040 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.

San Francisco Boulevard embodies the distinctive characteristics of a type, period, or method of construction (Sacramento City Code Section 17.604.210.A.1.a.iii).

San Francisco Boulevard is a unique example of City Beautiful movement infrastructure in Sacramento from the early 20th century. It has aesthetic qualities consistent with important movements in American park and boulevard design, and the layout of the roadway itself represents distinctive characteristics in city street design. Significant features and characteristics include: a wide boulevard made up of four lanes of travel bordering the Colonial Heights neighborhood, two parallel 7-foot-wide median strips planted with a variety of trees and shrubs from various time periods and prominently featuring California Fan Palm trees, side park strips bordering the boulevard that feature lawn interspersed with deciduous shade trees, and sidewalks. The palm tree allées in the medians of the boulevard have undergone minor changes due to age/disease-related loss of specimen, however, the landscape continues to retain a high degree of historic integrity and new trees have been of a compatible species.

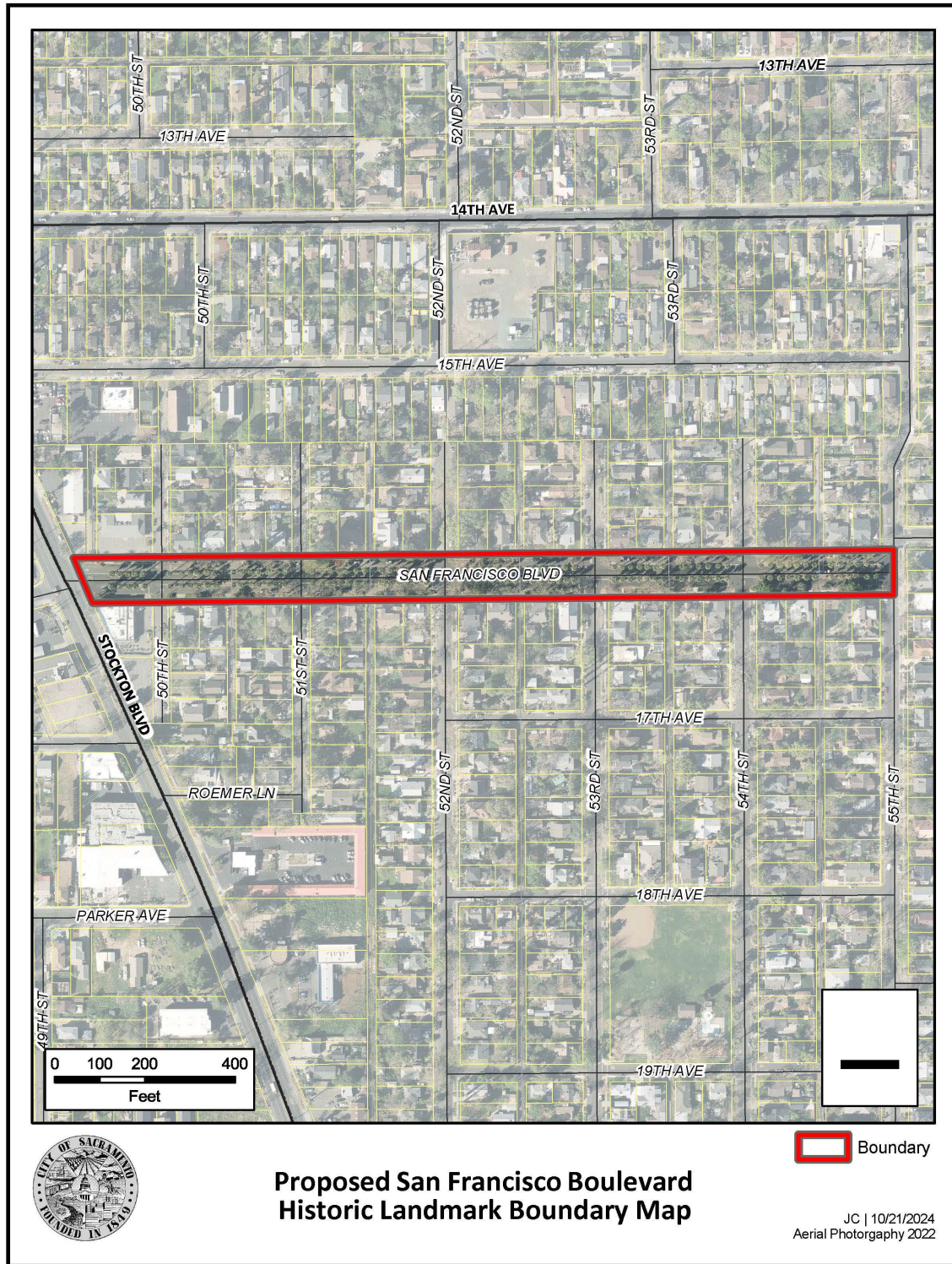
The nominated resource has integrity of location, design, setting, materials, workmanship and association, as judged with reference to the criterion in Sacramento City Code (17.604.210.A.1.b)

San Francisco Boulevard has integrity of design, setting, materials, workmanship, and association as a distinctive landscape constructed during the City Beautiful movement, which was an outgrowth of the Garden City movement of the late 19th century. While some trees have been replaced due to age or disease, the replacement trees are of a compatible species. In addition, the overall streetscape pattern of planters and roads have remained in their original configuration.

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. (17.604.210.A.1.c)

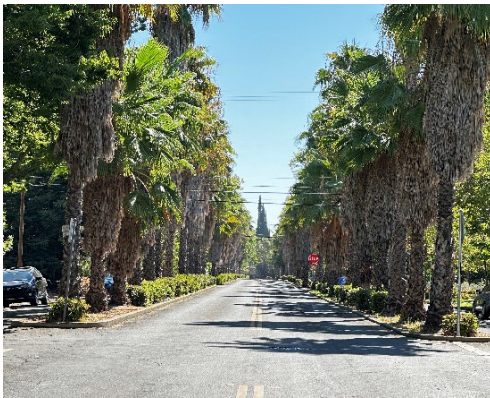
San Francisco Boulevard has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship, and association. It is a significant and unique representation of the City Beautiful movement in Sacramento.

Landmark boundaries



Significant Features and Characteristics

- A 21' central roadway with single lanes going in opposite directions. (A)
- 2 single lane 16'6" roadways lie outside the medians, one in each direction. (B) & (C)
- Parallel 7' median strips frame in the central roadway planted with a variety of trees and shrubs from various time periods. (B)
- Side tree lawns (park strips) feature lawn interspersed with deciduous shade trees at relatively consistent spacing. (D)
- Canary Island Palm trees were featured prominently in the medians, framing the boulevard. They were replaced with California Fan Palm trees. (D)



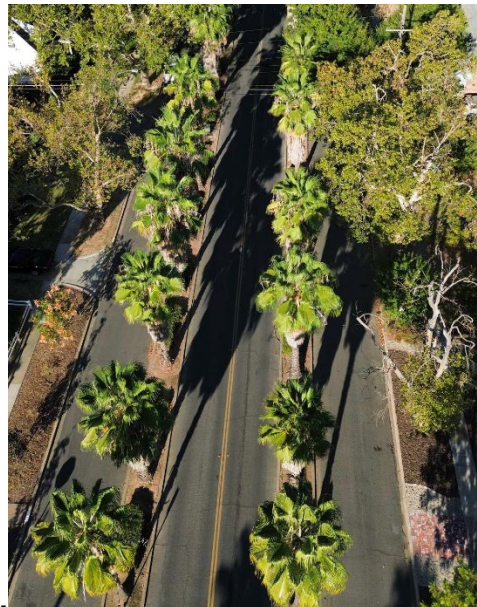
A.



B.



C.



D.

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: San Francisco Boulevard

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Sacramento

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Sacramento East-unsectioned Date: 2012 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: San Francisco Boulevard

City: Sacramento, CA

Zip: 95820

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

San Francisco Boulevard consists of six blocks of a residential housing development, approximately 1700' in length, organized around a boulevard made up of four lanes of travel with two parallel median strips. The boulevard begins at Stockton Boulevard on the west and ends at 55th Street on the east. A later segment of the roadway extends beyond 55th Street but does not continue the boulevard pattern. The central roadway is 21' wide with one lane in each direction. The central roadway is flanked by two additional lanes of traffic, one in each direction, separated by the median strips. The medians are planted with a variety of trees and shrubs from various time periods. The side tree lawns (park strips) feature lawn interspersed with deciduous shade trees at relatively consistent spacing. Adjacent to the park strip is a sidewalk and the houses are set back from the sidewalk by anywhere from 10-25'. The makeup of the current tree planting in the central median strips consists of *Phoenix canariensis* (Canary Island Date Palm), *Washingtonia filifera* (California Fan Palm) and possibly *Washingtonia robusta* (Mexican Fan Palm). The original plantings on the median strips were a monoculture of *Phoenix canariensis*. There were six on each of the first three blocks, 12 on the fourth block and 10 on the fifth block in the 1993 aerial photograph. It is believed that the *Phoenix canariensis* are the remains of the original planting scheme for the boulevard. By March 2013, as few as 11% of the original palm trees were extant.

*P3b. Resource Attributes: HP29-Landscape Architecture; HP-37-Highways/Trail

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: View of plantings and medians on San Francisco Boulevard.

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
Ca. 1910

*P7. Owner and Address:
City of Sacramento
911 I Street
Sacramento, CA 95814

*P8. Recorded by: Melissa Mourkas, ASLA
Landscape Legacy
4932 12th Avenue
Sacramento, CA 95820

*P9. Date Recorded: May, 2013

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments: NONE Location Map Sketch Map
 Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

L1. Historic and/or Common Name: San Francisco Boulevard

L2a. Portion Described: Entire Resource Segment Point Observation **Designation:**

b. Location of point or segment: (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map)

L3. Description:

San Francisco Boulevard consists of 5 blocks of a residential housing development, approximately 1700' in length, organized around a boulevard made up of four lanes of travel with two parallel median strips. The boulevard begins at Stockton Boulevard on the west and ends at 55th Street on the east. A later segment of the roadway extends beyond 55th Street but does not continue the boulevard pattern. The central roadway is 21' wide with one lane in each direction. The central roadway is flanked by two additional lanes of traffic, one in each direction, separated by the median strips. The medians are planted with a variety of trees and shrubs from various time periods. The side tree lawns (park strips) feature lawn interspersed with deciduous shade trees at relatively consistent spacing. Adjacent to the park strip is a sidewalk and the houses are set back from the sidewalk by anywhere from 10-25'.

L4. Dimensions: (In feet for historic features and meters for prehistoric features)

a. Top Width: 100'

b. Bottom Width:

c. Height or Depth:

d. Length of Segment: 1,700'

L5. Associated Resources:

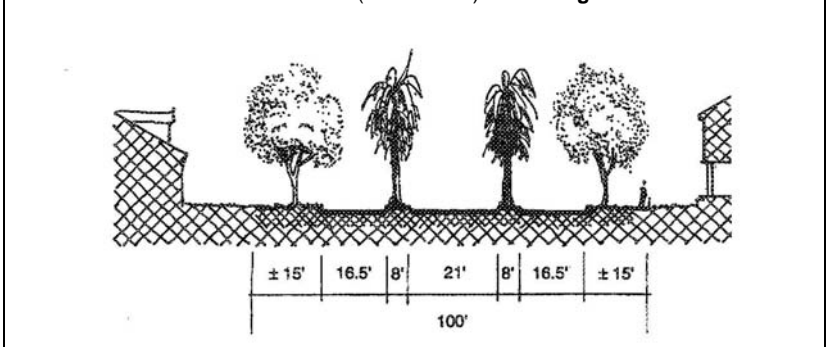
Possible historic district TBD.

L6. Setting: (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

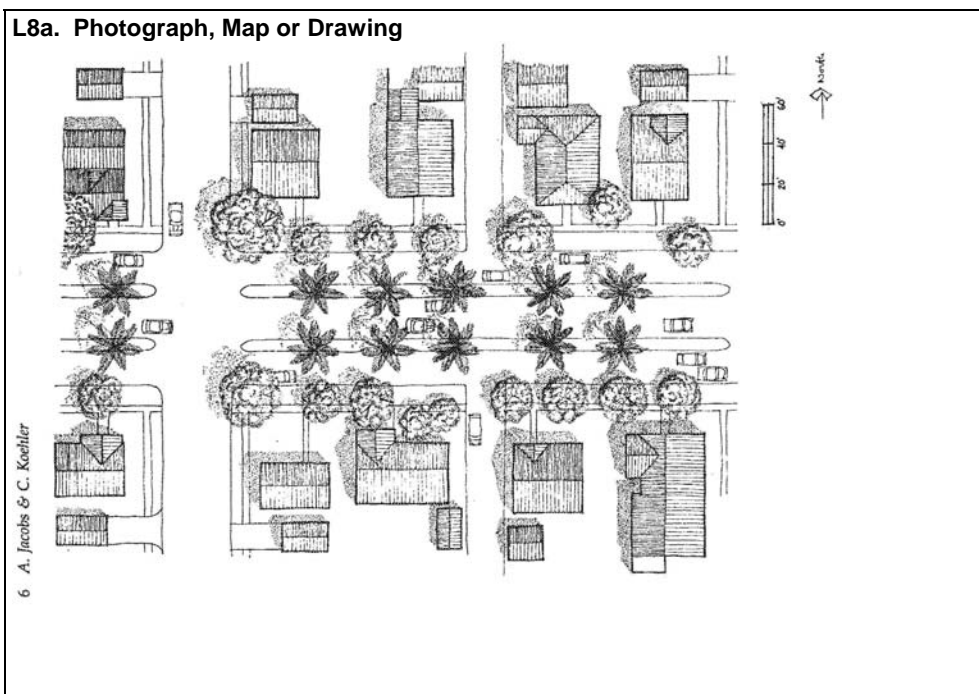
The Boulevard is an early 20th-Century residential subdivision. It is located east of Stockton Boulevard, a major thoroughfare in both the City and County of Sacramento. The terrain is flat with the exception of the raised medians at curb height.

L7. Integrity Considerations: Original date palms succumbed to disease and were replaced in 2013 with California fan palms, using the rehabilitation guidelines for Cultural Landscapes: Replacement of Deteriorated Historic Materials and Features. This does not compromise the overall integrity of the resource. 2013 work on the medians also removed non-original materials.

L4e. Sketch of Cross-Section (not to scale) **Facing: East**



L8a. Photograph, Map or Drawing

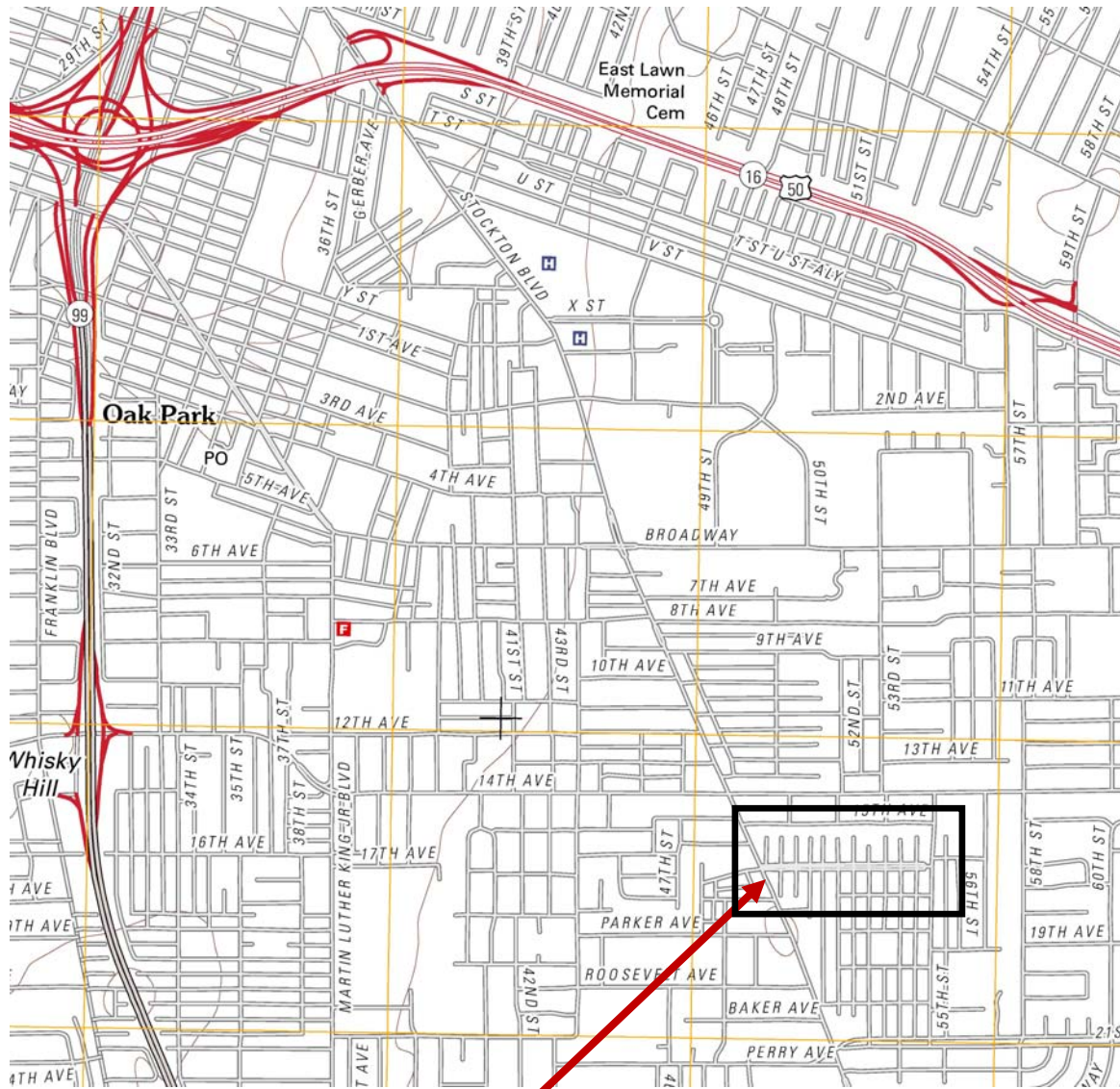


L8b. Description of Photo, Map, or Drawing: Plan view, graphic scale shown.

L9. Remarks:
 Sketch maps L4e and L8a from Jacobs et al-2000.

L10. Form Prepared by:
 Melissa Mourkas, ASLA

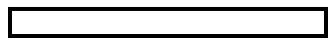
L11. Date: May, 2013



San Francisco Boulevard



True North



0 1
Kilometers

(each grid is one square kilometer)

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or # San Francisco Boulevard**

- B1. Historic Name: San Francisco Boulevard
- B2. Common Name: San Francisco Boulevard
- B3. Original Use: Residential Subdivision
- B4. Present Use: Residential Subdivision

*B5. **Architectural Style:** New City Beautiful Planning Movement, Early 20th Century

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Original Construction of roads, medians and tree plantings: ca 1910.

Alterations: 1990 to 2012: Shrubs and small concrete pads added to some medians. Diseased and dying palms replaced with multiple species of trees. 2013: Removal of remaining diseased Canary Island Palm trees and other non-original plantings and replaced with California Fan Palm trees.

*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

*B8. **Related Features:**

Residential structures lining the boulevard dating from the period of significance and later.

B9a. Architect: Unknown

b. Builder: Colonial Investment Company

*B10. **Significance: Theme:** 1. New City Beautiful Planning Movement, Early 20th Century
2. Streetcar Suburbs, Early 20th Century

Area: United States

Area: Sacramento

Period of Significance: 1910

Property Type: Boulevard

Applicable Criteria: 1,3.

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

San Francisco Boulevard is a regional example of the new city planning movement, an outgrowth of the Garden City movement of the late 19th Century, coined by Ebenezer Howard in his 1898 book, Garden Cities of To-Morrow. Building upon the work of Frederick Law Olmsted, Sr. and Ebenezer Howard in planning entire communities, landscape architects such as Frederick Law Olmsted, Jr., were active in the design of cities and suburban subdivisions in the early 20th Century. Sacramento examples of planned residential communities include Boulevard Park (1905), portions of Land Park (College Tract-1920'-1930's), various Wright and Kimbrough tracts in Tahoe Park and East Sacramento, Elmhurst, and the entire subdivision known as Colonial Heights, of which San Francisco Boulevard is a section. Boulevard Park was a Wright and Kimbrough development featuring two broad boulevards with central medians on 21st and 22nd Streets. The center medians were planted with date palms at some point after the subdivision was laid out. College Tract was also a Wright and Kimbrough development which included curvilinear streets laid out adjacent to the new city park, William Land Park. College Tract and other later subdivisions in Land Park broke from the grid that that defined Sacramento's historic street pattern to date.

Colonial Heights, in which San Francisco Boulevard is located, is also an example of one of Sacramento's "streetcar suburbs". Like Oak Park, Colonial Heights was serviced by a streetcar line operated by the Central California Traction Railroad (CCTR) that traversed Stockton Boulevard, originating in the downtown Sacramento to the north, and turning east on 21st Avenue to Colonial Acres and south to Stockton, CA. The CCTR operated passenger streetcars until 1943, although at least one source describes them as still operating on Stockton Boulevard in 1959. The electric freight line continued in use of the railroad line until 1966. The original developer for Colonial Heights was George Peltier. George Peltier had involvement with the building of the CCTR. Development of the subdivision was later transferred to the J.C. Carly Company.

San Francisco Boulevard is eligible for the CRHR and for listing in the Sacramento Register of Historic Resources. Under Criterion 1/A, it is associated with a broad pattern of early 20th Century development that evolved from the New City Planning Movement and represents a type of development that is characteristic of the early 20th Century. Under Criterion 3/C, it embodies the distinctive characteristics of a type, style, period or method of construction and is a distinguishable entity whose components may lack individual distinction. The Boulevard has integrity of location, design, setting, materials, workmanship and association. It has aesthetic qualities consistent with important movements in American park and boulevard design, and the layout of the roadway itself represents distinctive characteristics in city street design. The replacement of the original diseased and dying palms with a replacement similar in habit, growth and in the same linear pattern meets the Secretary of the Interior's Standards for Rehabilitation-Cultural Landscape Guidelines. It should be noted that with further survey work, there is the potential for a district nomination for San Francisco Boulevard and the residences that line it.

Additional historical context can be found on the continuation sheets.

(This space reserved for official comments.)

B11. Additional Resource Attributes: (List attributes and codes) HP 29-Landscape Architecture, HP 37-Highway/Trail.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 8

Resource Name or # San Francisco Boulevard

***B12. References:**

Benassini-2012: Correspondence from Joe Benassini, Urban Forester, City of Sacramento. October, 2012.

Boghosian et al-2006: Paula Boghosian and Don Cox, Sacramento's Boulevard Park, Arcadia Publishing, 2006.

Burg-2006: William Burg, Sacramento's Streetcars, Arcadia Publishing, 2006.

Burg-2013: William Burg. Personal correspondence re: Central California Traction Railroad, April 25, 2013.

Center for Sacramento History

Daffin et al-2013: Summary of research completed by Shirley Daffin, Chantou Lam, Andy Shepard, Rose Cabral and other members of the Colonial Heights Neighborhood Beautification Committee, e-mail to Melissa Mourkas and others, January 14, 2013.

Isidro-2005: Jocelyn Munroe Isidro, Sacramento's Land Park, Arcadia Publishing, 2005.

Jacobs-1993: Allan Jacobs, Great Streets, Massachusetts Institute of Technology, 1993.

Jacobs et al-2000: Allan Jacobs, Cortus Koehler, *San Francisco Boulevard*, Journal of Urban Design, Vol. 5, No. 11, 3-18, 2000

Lynch-2006: George Gilbert Lynch, *Rambling Rosedale*, Quarterly Bulletin Kern County Historical Society, Fall 2006.

Mead and Hunt/PGA Design-2012: Cultural Landscape Survey and Evaluation of William Land Park, January, 2012.

Moffett-2012: Personal correspondence to Preservation Director from Preservation Commissioner Chad Moffett, October 16, 2012.

Mourkas-2012: Personal correspondence to Preservation Director from Preservation Commission Chair Melissa Mourkas, October 14, 2012.

Roper et al-2008: C. Kristina Roper, Jon L. Brady and Phillip Valejo. Chowchilla Historical Resources Reconnaissance Survey-Final Report, October, 2008.

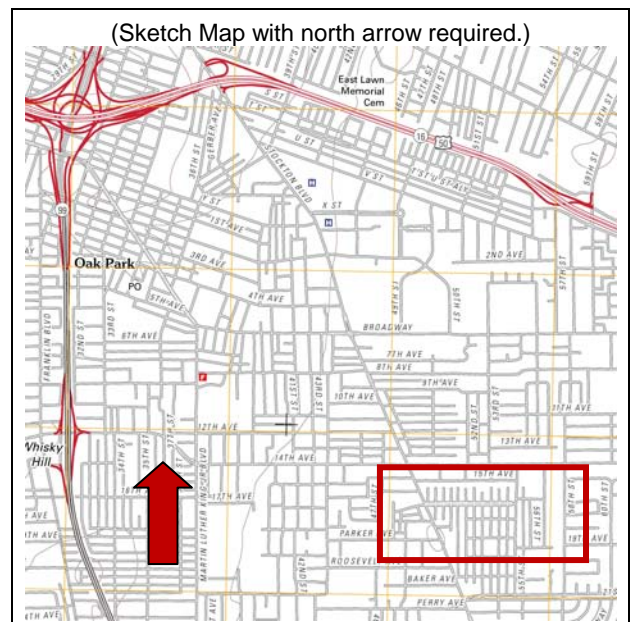
Sacramento Archives-2008 (Center for Sacramento History): Sacramento's Elmhurst, Tahoe Park and Colonial Heights, 2008.

Sacramento Union-1959: Vol. 216, No. 153: *The Palmy Days Remain*, September 13, 1959

B13. Remarks:

***B14. Evaluator:** Melissa Mourkas, ASLA

***Date of Evaluation:** May, 2013



*Recorded by: Melissa Mourkas, ASLA
Additional Historical Context

*Date: May, 2013 Continuation Update

A single type of palm used as a median planting can be found in many early 20th century neighborhood streetscapes, mostly in southern California. Preliminary research on this particular subdivision and the development of the neighborhood indicates that the Boulevard's double median strips, made from a relatively narrow central street flanked by two narrow side streets, and both medians originally planted with evenly-spaced *Phoenix canariensis* –Canary Island Date Palms – was part of the original subdivision plan, established in ca.1910.



San Francisco Boulevard, ca.1960. Courtesy of Center for Sacramento History.

Similar uses of palm tree allées for the purpose of enticing development was seen in the Cross of Palms, Rosedale Colony, an agricultural development established in Kern County, California, in 1889. The Kern Valley Land Company originally planted four hundred palm trees on both sides of Seventh Standard Road and Rudd Road, forming a cross shape when viewed in plan view. Recent Google Earth Imagery indicates many of these palms are still extant. In 2006, an author counted 351 palms still in existence (Lynch-2006).

The Chowchilla Historic Resources Survey, (Roper, et al, 2008) describes a similarly unique roadway in Chowchilla, California: "The most identifiable landmark in Chowchilla is the palm-tree lined Robertson Boulevard. The road is 12 miles long and the palm trees were planted at the direction of Orlando Robertson. While the Boulevard is not as majestic as other palm-lined thoroughways in the State, the trees provide Chowchilla residents with a valuable link to the past. Robertson Boulevard is signed as State Route 223 and is listed as a California Historic Landmark".

Another example is East and West Las Palmas Avenue, in Patterson, CA, which originates in the town center and are lined with palm trees for several miles in each direction.

Boulevard design is quite varied throughout history but also a major design feature of many urban centers. The Paseo de Gracia in Barcelona has a double median/allée design, with the main lanes of traffic in the center flanked by side traffic lanes. Jacobs (Jacobs-1993) describes boulevards as going beyond their primary purpose of funneling automobiles and pedestrians. They may well serve as boundaries of districts or connections between areas of a city but they are often intimately experienced as small segments, as part of daily urban life or as special destinations. Avenue Montaigne in Paris exhibits a single allée of trees separating center traffic lanes from side parking lanes.

Locally, Boulevard Park (21st-22nd Streets), T Street in Elmhurst and 21st Avenue feature distinctive wide center medians. Broadway Street, in Oak Park, features a narrow center median planted with *Washingtonia robusta* (Mexican Fan Palms).

Use of palms in allées or linear plantings is also characteristic of the Central Valley's agricultural heritage and farm development patterns. Many farmsteads were marked, or the property boundary delineated, by rows of palms. Often the driveway leading to the main residence and cluster of farm buildings are lined with palms.

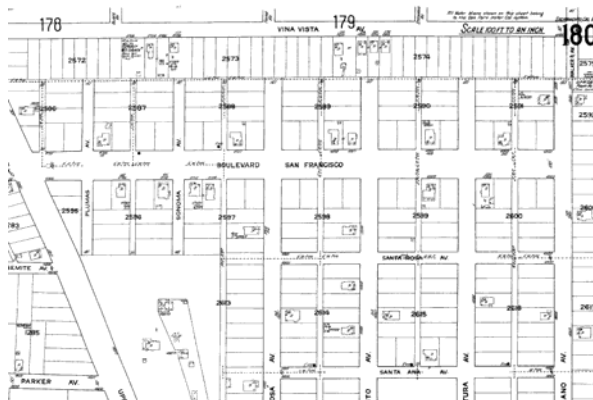
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Colonial Heights was originally a subdivision outside of Sacramento city limits that was developed to support the Central California Traction Railroad (CCTR), a street car and electric freight railroad company. Colonial Acres, east of Colonial Heights, was the terminus of the passenger service. The land was originally part of Sutter Township, and belonged to Frances Benton; it then became the property of Peter Roemer, who sold it to the Colonial Investment Company. Lots started selling on May 12, 1910. George Peltier was the president of the Colonial Investment Company and this is verified through the county records (see Map 10, p. 37 at the Sacramento County Clerks' office). Mr. Peltier is described as a Sacramento banker and developer of the Alhambra Theatre, and president of the Central California Traction Company. In 1913, the real estate firm of J. C. Carly Company took over the development. Mr. Roemer was a farmer and, until it was subdivided, the land he owned was described as a vast and beautiful vineyard. His home was on the land now known as the Greenbrier Motel, and a home still exists at the corner of Stockton Boulevard and Roemer Lane, part of the boundary of Colonial Heights. The home was known as Roemer's Castle. A 1994 Sacramento Bee article described San Francisco Boulevard as "once the entry way to an old farming estate", however there is no mention about the palms being present or whether the double median design was in use at the time of Roemer's ownership. Further research into Roemer's history may shed light on this.

Colonial Heights was a suburb of Sacramento located in the unincorporated County and was annexed into the City in 1948. Its original 1910 boundaries were 15th Ave, Stockton Blvd, 58th Street, and extended to Fruitridge Ave. The original street names have all been changed except for San Francisco Boulevard; all of the streets were named after California counties or cities, except 21st Ave was called Colonial Ave.

The mature size and photographic documentation ca. 1960 verify that palms have been present in on San Francisco Boulevard in Colonial Heights for many years; however it has not been verified as to who designed the subdivision or the boulevard, other than the developer, Colonial Investment Company.



1915 Sanborn Map



1993 Aerial Image (Google Earth Historical imagery). Tree loss began after this photograph was taken.



Railroad Map showing CCTR Rail Lines 1928.



May 2013 after re-planting with *Washingtonia filifera*.

HISTORIC AMERICAN LANDSCAPES SURVEY

SAN FRANCISCO BOULEVARD Sacramento, California

HALS NO. XX-##

Location: San Francisco Boulevard is a six-block segment of road, beginning at Stockton Boulevard at the west end and extending to 55th Street at the east end. The center point of the boulevard is located at Latitude 38.537160°, Longitude - 121.445333° (Google Earth). The boulevard is located in the City of Sacramento, within the County of Sacramento, California.

Significance: Themes: 1). New City Beautiful Planning Movement, Early 20th Century; 2). Streetcar Suburbs, Early 20th Century. Period of Significance: 1910.

San Francisco Boulevard is a regional example of the new city planning movement, an outgrowth of the Garden City movement of the late 19th Century, coined by Ebenezer Howard in his 1898 book, *Garden Cities of To-Morrow*. Building upon the work of Frederick Law Olmsted, Sr. and Ebenezer Howard in planning entire communities, landscape architects such as Frederick Law Olmsted, Jr., were active in the design of cities and suburban subdivisions in the early 20th Century. Sacramento examples of planned residential communities include Boulevard Park (1905), portions of Land Park (College Tract-1920' - 1930's), various Wright and Kimbrough tracts in Tahoe Park and East Sacramento, Elmhurst, and the entire subdivision known as Colonial Heights, in which San Francisco Boulevard is located. Boulevard Park was a Wright and Kimbrough development featuring two broad boulevards with central medians on 21st and 22nd Streets. The center medians were planted with date palms at some point after the subdivision was laid out. College Tract was also a Wright and Kimbrough development which included curvilinear streets laid out adjacent to the new city park, William Land Park. College Tract and other later subdivisions in Land Park broke from the grid that that defined Sacramento's historic street pattern to date.

Colonial Heights, in which San Francisco Boulevard is located, is also an example of one of Sacramento's "streetcar suburbs". Like Oak Park, Colonial Heights was serviced by a streetcar line operated by the Central California Traction Railroad (CCTR) that traversed Stockton Boulevard, originating in the downtown Sacramento to the north, and turning east on 21st Avenue to Colonial Acres and south to Stockton, CA. The CCTR operated passenger streetcars until 1943, although at least one source describes them as still operating on Stockton Boulevard in 1959. The electric freight line continued in use of the railroad line until 1966. The original developer for Colonial Heights was George Peltier. George Peltier had involvement with the building of the CCTR. Development of the subdivision was later transferred to the J.C. Carly Company.

Description: San Francisco Boulevard consists of six blocks of a residential housing development, approximately 1700' in length, organized around a boulevard made up of four lanes of travel with two parallel median strips. The boulevard begins at Stockton Boulevard on the west and ends at 55th Street on the east. A later segment of the roadway extends beyond 55th Street but does not continue the boulevard pattern. The central roadway is 21' wide with one lane in each direction. The central roadway is flanked by two 16'6" wide additional lanes of traffic, one in each direction, separated by 7' wide median strips. The medians are planted with a variety of trees and shrubs from various time periods. The side tree lawns (park strips) feature lawn interspersed with deciduous shade trees at relatively consistent spacing. Adjacent to the park strip is a sidewalk and the houses are set back from the sidewalk by anywhere from 10-25'. The makeup of the current tree planting in the central median strips consists of *Phoenix canariensis* (Canary Island Date Palm), *Washingtonia filifera* (California Fan Palm) and possibly *Washingtonia robusta* (Mexican Fan Palm). The original plantings on the median strips were a monoculture of *Phoenix canariensis*. There were six on each of the first three blocks, 12 on the fourth block and 10 on the fifth block according to a 1993 aerial photograph. It is believed that the *Phoenix canariensis* are the remains of the original planting scheme for the boulevard. By March 2013, as few as 11% of the original palm trees were extant. A decision was made in 2013 by city staff (Preservation Director Roberta Deering and Urban Forest Manager Joe Benassini) in consultation with Preservation Commission members Chad Moffett and Melissa Mourkas that the diseased and dying date palms may be replaced under the guidance of the Secretary of the Interior's Standards with a similar species, the California fan palm. Management of the date palms had become difficult for the city's urban forestry staff and the California fan palms are an easier species to manage at that scale. As of 2019, all of the remaining date palms have been replaced with California fan palms. Over time, as newly planted palms reach their mature size, it is expected that all of the fan palms along the boulevard will be of the same size and height.

San Francisco Boulevard is eligible for the California Register of Historical Resources (CRHR) and for listing in the Sacramento Register of Historic Resources. Under CRHR Criterion 1, it is associated with a broad pattern of early 20th Century development that evolved from the New City Planning Movement and represents a type of development that is characteristic of the early 20th Century. Under Criterion 3, it embodies the distinctive characteristics of a type, style, period or method of construction and is a distinguishable entity whose components may lack individual distinction. The Boulevard has integrity of location, design, setting, materials, workmanship and association. It has aesthetic qualities consistent with important movements in American park and boulevard design, and the layout of the roadway itself represents distinctive characteristics in city street design. The primary character-defining features are the four distinct travel lanes and a central double median planted with an alleé of

palms. The 2013 and ongoing replacement of the original diseased and dying date palms with a replacement similar in habit, growth and in the same linear pattern meets the Secretary of the Interior's Standards for Rehabilitation-Cultural Landscape Guidelines. It should be noted that with further survey work, there is the potential for a historic district nomination for San Francisco Boulevard and the residences that line it.

History:

San Francisco Boulevard was constructed by the Colonial Investment Company, ca. 1910. Colonial Heights was originally a subdivision outside of Sacramento city limits that was developed to support the Central California Traction Railroad (CCTR), a street car and electric freight railroad company. Colonial Acres, east of Colonial Heights, was the terminus of the passenger service. The land was originally part of Sutter Township, and belonged to Frances Benton; it then became the property of Peter Roemer, who sold it to the Colonial Investment Company. Lots started selling on May 12, 1910. George Peltier was the president of the Colonial Investment Company and this is verified through county records (see Map 10, p. 37 at the Sacramento County Clerks' office). Mr. Peltier is described as a Sacramento banker and developer of the Alhambra Theatre, and president of the Central California Traction Company. In 1913, the real estate firm of J. C. Carly Company took over the development. Mr. Roemer was a farmer and, until it was subdivided, the land he owned was described as a vast and beautiful vineyard. His home was on the land now home to The Greens Hotel, and a home still exists at the corner of Stockton Boulevard and Roemer Lane, part of the boundary of Colonial Heights. The home was known as Roemer's Castle. A 1994 Sacramento Bee article described San Francisco Boulevard as "once the entry way to an old farming estate", however there is no mention about the palms being present or whether the double median design was in use at the time of Roemer's ownership. Further research into Roemer's history may shed light on this.

Colonial Heights was a suburb of Sacramento located in the unincorporated County and was annexed into the City in 1948. Its original 1910 boundaries were 15th Avenue, Stockton Boulevard, 58th Street, and extended to Fruitridge Avenue. The original street names have all been changed except for San Francisco Boulevard; all of the streets were named after California counties or cities, except 21st Avenue was called Colonial Avenue.

The mature size of the remaining date palms on San Francisco Boulevard and photographic documentation ca. 1960 verify that palms have been present in on San Francisco Boulevard in Colonial Heights for many years; however it has not been verified as to who designed the subdivision or the boulevard, other than the developer, Colonial Investment Company.

Additional Historical Context: Similar uses of palm tree allées for the purpose of enticing development was seen in the Cross of Palms, Rosedale Colony, an agricultural development established in Kern County, California, in 1889. The Kern Valley Land Company originally planted four hundred palm trees on both sides of Seventh Standard Road and Rudd Road, forming a cross shape when viewed in plan view. Recent Google Earth Imagery indicates many of these palms are still extant. In 2006, an author counted 351 palms still in existence (Lynch-2006).

The Chowchilla Historic Resources Survey, (Roper, et al, 2008) describes a similarly unique roadway in Chowchilla, California: “The most identifiable landmark in Chowchilla is the palm-tree lined Robertson Boulevard. The road is 12 miles long and the palm trees were planted at the direction of Orlando Robertson. While the Boulevard is not as majestic as other palm-lined thoroughways in the State, the trees provide Chowchilla residents with a valuable link to the past. Robertson Boulevard is signed as State Route 223 and is listed as a California Historic Landmark”.

Another example is East and West Las Palmas Avenue, in Patterson, CA, which originates in the town center and is lined with palm trees for several miles in each direction.

Boulevard design is quite varied throughout history but also a major design feature of many urban centers. The Paseo de Gracia in Barcelona has a double median/allée design, with the main lanes of traffic in the center flanked by side traffic lanes. Jacobs (Jacobs-1993) describes boulevards as going beyond their primary purpose of funneling automobiles and pedestrians. They may well serve as boundaries of districts or connections between areas of a city but they are often intimately experienced as small segments, as part of daily urban life or as special destinations. Avenue Montaigne in Paris exhibits a single allée of trees separating center traffic lanes from side parking lanes.

Locally in Sacramento, Boulevard Park (21st-22nd Streets), T Street in Elmhurst and 21st Avenue feature distinctive wide center medians. Broadway Street, in Oak Park, features a narrow center median planted with *Washingtonia robusta* (Mexican Fan Palms).

Use of palms in allées or linear plantings is also characteristic of the Central Valley’s agricultural heritage and farm development patterns. Many farmsteads were marked, or the property boundary delineated, by rows of palms. Often the driveway leading to the main residence and cluster of farm buildings are lined with palms.

- Sources: Benassini-2012: Correspondence from Joe Benassini, Urban Forest Manager, City of Sacramento. October, 2012.
- Boghosian et al-2006: Paula Boghosian and Don Cox, Sacramento's Boulevard Park, Arcadia Publishing, 2006.
- Burg-2006: William Burg, Sacramento's Streetcars, Arcadia Publishing, 2006.
- Burg-2013: William Burg. Personal correspondence re: Central California Traction Railroad, April 25, 2013.
- Center for Sacramento History
- Daffin et al-2013: Summary of research completed by Shirley Daffin, Chantou Lam, Andy Shepard, Rose Cabral and other members of the Colonial Heights Neighborhood Beautification Committee, e-mail to Melissa Mourkas and others, January 14, 2013.
- Isidro-2005: Jocelyn Munroe Isidro, Sacramento's Land Park, Arcadia Publishing, 2005.
- Jacobs-1993: Allan Jacobs, Great Streets, Massachusetts Institute of Technology, 1993.
- Jacobs et al-2000: Allan Jacobs, Cortus Koehler, San Francisco Boulevard, Journal of Urban Design, Vol. 5, No. 11, 3-18, 2000
- Lynch-2006: George Gilbert Lynch, Rambling Rosedale, Quarterly Bulletin Kern County Historical Society, Fall 2006.
- Mead and Hunt/PGA Design-2012: Cultural Landscape Survey and Evaluation of William Land Park, January, 2012.
- Moffett-2012: Personal correspondence to Preservation Director from Preservation Commissioner Chad Moffett, October 16, 2012.
- Mourkas-2012: Personal correspondence to Preservation Director from Preservation Commission Chair Melissa Mourkas, October 14, 2012.
- Mourkas-2013: California Department of Recreation Primary Record Form, San Francisco Boulevard. On file at California Historic Information System, North Central Information Center, Sacramento, CA. May, 2013.

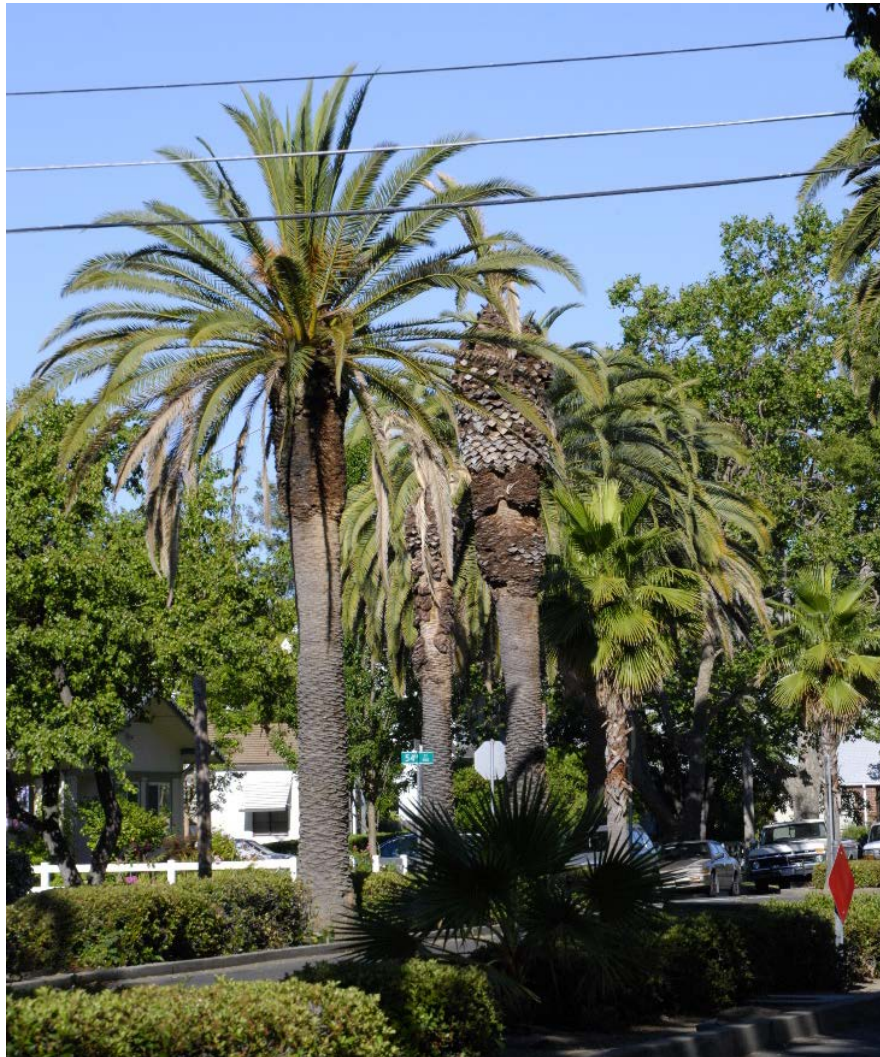
Roper et al-2008: C. Kristina Roper, Jon L. Brady and Phillip Valejo.
Chowchilla Historical Resources Reconnaissance Survey- Final Report, October,
2008.

Sacramento Archives-2008 (Center for Sacramento History): Sacramento's
Elmhurst, Tahoe Park and Colonial Heights, 2008.

Sacramento Union-1959: Vol. 216, No. 153: The Palmy Days Remain,
September 13, 1959

Historian: Melissa Mourkas
CA LA #5139

July 22, 2019



Some of the original *Phoenix canariensis* (date palms) extant in 2013 (Mourkas, 5/2013).



View of remaining *Phoenix canariensis*, fan palm replacements prior to 2013 and median plantings (Mourkas 5/2013).



May 2013 after re-planting portions of the boulevard with *Washingtonia filifera* (California fan palms) (Mourkas, 5/2013).



View of the center two-way travel lane with flanking side lanes. By 2019, all of the date palms have been replaced with fan palms. The varying heights of the fan palms are expected to equalize over time. (Mourkas 7/2019).

RELEASE AND ASSIGNMENT

I, Melissa Mourkas, am the owner, or am authorized to act on behalf of the owner, of the materials described below including but not limited to copyright therein, that the National Park Service has requested to use, reproduce, and make available as public domain materials at the Library of Congress as part of the Historic American Buildings Survey/Historic American Engineering Record collections. (If not the sole copyright owner, please specify in the space below any additional permissions needed to grant these rights.) I hereby transfer and assign to the National Park Service any and all rights including but not limited to copyrights in the materials specified below.

Survey Number: HALS No. _____

Types of Materials (please check all that apply):

Photographs Illustrations Textual materials Oral History/Interviews
Audiotape Videotape Other (describe) _____

Detailed Description of Materials (attach additional pages if necessary):

HALS Short Format Historical Report for San Francisco Boulevard: All photographs taken by the author, Melissa Mourkas.


Disposition of Materials After Use (please check one): Return to owner
 May be retained

Name (please print)

Melissa Mourkas
Address

Organization You Represent If Applicable

Signature



Telephone Number

Date

July 22, 2019

Sean deCourcy

From: Deenie H. <22deenie@gmail.com>
Sent: Tuesday, July 23, 2024 1:34 PM
To: Sean deCourcy
Cc: KC Schuft
Subject: San Francisco Blvd

July 23, 2024

Preservation Director Sean de Courcy
300 Richards Blvd, 3 rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

RE: Please Find San Francisco Boulevard Eligible for Listing in the Sacramento Register

Dear Director de Courcy,

San Francisco Boulevard is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. But because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired. In the summer of 2024, Urban Forestry staff removed six trees from the boulevard, because they were under the impression that the property was not historic. Please move forward with a determination of eligibility and recommend that the Preservation Commission review the property for their recommendation to the City Council.

It is a beautiful Boulevard which generations of Sacramentans have enjoyed, whether or not one lives in the Colonial Heights neighborhood. There is so much history in Sacramento that should be preserved and cherished. Why are we so quick to destroy such things? Don't take this from us. I implore you to offer your support for this cause.

Sincerely,

Denise Humenik
5504 San Francisco Blvd
Sacramento, CA 95820

From: [Hans Van Horn](#)
To: [Sean deCourcy](#)
Cc: [Emma Siverson](#); [Jon "THE CHIN" Kline](#); [KC Schuft](#)
Subject: Request for Recognition and Preservation of San Francisco Boulevard in the Sacramento Register
Date: Wednesday, July 24, 2024 8:38:21 AM

Hans Van Horn
5011 San Francisco Blvd
Sacramento, CA 95820
Hcvanhor@gmail.com
(812) 345-6981
July 24, 2024

Sean de Courcy
Preservation Director
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

RE: Request for Recognition and Preservation of San Francisco Boulevard in the Sacramento Register

Dear Director de Courcy,

I am writing to underscore the significance of San Francisco Boulevard as an invaluable landmark within the City of Sacramento and the Colonial Heights community. Established in 1910, this historic boulevard served as a grand entrance to the neighborhood, guiding prospective home buyers from the streetcar line on Stockton Boulevard to the lots for sale, thereby playing a crucial role in the area's development and historical narrative.

San Francisco Boulevard's eligibility for inclusion in the Sacramento Register of Historic and Cultural Resources was confirmed in 2013 by Preservation Director Roberta Deering, following a thorough evaluation conducted by historian Melissa Mourkas. Regrettably, the nomination process was not advanced for review by the Preservation Commission and City Council. Consequently, the crucial institutional knowledge regarding the boulevard's historic status was lost upon Director Deering's retirement. This oversight has recently led to the unfortunate removal of six trees by Urban Forestry staff under the mistaken belief that the property lacked historic significance.

In light of these developments, I earnestly request that you revisit the determination of eligibility for San Francisco Boulevard. I strongly urge you to recommend that the Preservation Commission review this property and advocate for its listing in the Sacramento Register. Recognizing and preserving San Francisco Boulevard will not only honor our city's rich historical heritage but also prevent further inadvertent damage to this important landmark.

Your support in safeguarding this piece of Sacramento's history is invaluable. I trust that you will take the necessary steps to ensure San Francisco Boulevard receives the recognition and protection it rightfully deserves.

Thank you for your attention to this urgent matter.

Sincerely,

Hans Van Horn, JD
Colonial Heights Neighborhood Resident

Sean deCourcy

From: Hans Van Horn <hcvanhor@gmail.com>
Sent: Wednesday, July 24, 2024 8:38 AM
To: Sean deCourcy
Cc: Emma Siverson; Jon "THE CHIN" Kline; KC Schuft
Subject: Request for Recognition and Preservation of San Francisco Boulevard in the Sacramento Register

Hans Van Horn
5011 San Francisco Blvd
Sacramento, CA 95820
Hcvanhor@gmail.com
(812) 345-6981
July 24, 2024

Sean de Courcy
Preservation Director
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

RE: Request for Recognition and Preservation of San Francisco Boulevard in the Sacramento Register

Dear Director de Courcy,

I am writing to underscore the significance of San Francisco Boulevard as an invaluable landmark within the City of Sacramento and the Colonial Heights community. Established in 1910, this historic boulevard served as a grand entrance to the neighborhood, guiding prospective home buyers from the streetcar line on Stockton Boulevard to the lots for sale, thereby playing a crucial role in the area's development and historical narrative.

San Francisco Boulevard's eligibility for inclusion in the Sacramento Register of Historic and Cultural Resources was confirmed in 2013 by Preservation Director Roberta Deering, following a thorough evaluation conducted by historian Melissa Mourkas. Regrettably, the nomination process was not advanced for review by the Preservation Commission and City Council. Consequently, the crucial institutional knowledge regarding the boulevard's historic status was lost upon Director Deering's retirement. This oversight has recently led to the unfortunate removal of six trees by Urban Forestry staff under the mistaken belief that the property lacked historic significance.

In light of these developments, I earnestly request that you revisit the determination of eligibility for San Francisco Boulevard. I strongly urge you to recommend that the Preservation Commission review this property and advocate for its listing in the Sacramento Register. Recognizing and preserving San Francisco Boulevard will not only honor our city's rich historical heritage but also prevent further inadvertent damage to this important landmark.

Your support in safeguarding this piece of Sacramento's history is invaluable. I trust that you will take the necessary steps to ensure San Francisco Boulevard receives the recognition and protection it rightfully deserves.

Thank you for your attention to this urgent matter.

Sincerely,

Hans Van Horn, JD

Colonial Heights Neighborhood Resident

July 24, 2024

Preservation Director Sean de Courcy
3000 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: San Francisco Blvd., Eligible for Listing in the Sacramento Register

Dear Director de Courcy,

San Francisco Boulevard in Sacramento, is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. Because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired.

In the summer of 2024, Urban Forestry staff removed six palm trees from the boulevard, they were under the impression that the property was not historic. Please proceed with the determination of eligibility and recommend that the Preservation Commission review the property for their recommendation by City Council.

Sincerely,



Michelle J. Bianco
Resident of Colonial Heights

From: [Deenie H.](#)
To: [Sean deCourcy](#)
Cc: [KC Schuft](#)
Subject: San Francisco Blvd
Date: Tuesday, July 23, 2024 1:34:24 PM

July 23, 2024

Preservation Director Sean de Courcy
300 Richards Blvd, 3 rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

RE: Please Find San Francisco Boulevard Eligible for Listing in the Sacramento Register

Dear Director de Courcy,

San Francisco Boulevard is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. But because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired. In the summer of 2024, Urban Forestry staff removed six trees from the boulevard, because they were under the impression that the property was not historic. Please move forward with a determination of eligibility and recommend that the Preservation Commission review the property for their recommendation to the City Council.

It is a beautiful Boulevard which generations of Sacramentans have enjoyed, whether or not one lives in the Colonial Heights neighborhood. There is so much history in Sacramento that should be preserved and cherished. Why are we so quick to destroy such things? Don't take this from us. I implore you to offer your support for this cause.

Sincerely,

Denise Humenik
5504 San Francisco Blvd
Sacramento, CA 95820

From: [Celia Glacken](#)
To: [Sean deCourcy](#)
Subject: Preservation of San Francisco Blvd as Historical Landmark site
Date: Tuesday, July 23, 2024 2:57:15 PM

Preservation Director Sean de Courcy
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

RE: Please Find San Francisco Boulevard Eligible for Listing in the Sacramento Register

Dear Director de Courcy,

San Francisco Boulevard is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. But because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired. In the summer of 2024, Urban Forestry staff removed six trees from the boulevard, because they were under the impression that the property was not historic. Please move forward with a determination of eligibility and recommend that the Preservation Commission review the property for their recommendation to City Council.

Sincerely,

Celia Glacken
Colonial Heights Resident

From: [Hans Van Horn](#)
To: [Sean deCourcy](#)
Cc: [Emma Siverson](#); [Jon "THE CHIN" Kline](#); [KC Schuft](#)
Subject: Request for Recognition and Preservation of San Francisco Boulevard in the Sacramento Register
Date: Wednesday, July 24, 2024 8:38:21 AM

Hans Van Horn
5011 San Francisco Blvd
Sacramento, CA 95820
Hcvanhor@gmail.com
(812) 345-6981
July 24, 2024

Sean de Courcy
Preservation Director
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

RE: Request for Recognition and Preservation of San Francisco Boulevard in the Sacramento Register

Dear Director de Courcy,

I am writing to underscore the significance of San Francisco Boulevard as an invaluable landmark within the City of Sacramento and the Colonial Heights community. Established in 1910, this historic boulevard served as a grand entrance to the neighborhood, guiding prospective home buyers from the streetcar line on Stockton Boulevard to the lots for sale, thereby playing a crucial role in the area's development and historical narrative.

San Francisco Boulevard's eligibility for inclusion in the Sacramento Register of Historic and Cultural Resources was confirmed in 2013 by Preservation Director Roberta Deering, following a thorough evaluation conducted by historian Melissa Mourkas. Regrettably, the nomination process was not advanced for review by the Preservation Commission and City Council. Consequently, the crucial institutional knowledge regarding the boulevard's historic status was lost upon Director Deering's retirement. This oversight has recently led to the unfortunate removal of six trees by Urban Forestry staff under the mistaken belief that the property lacked historic significance.

In light of these developments, I earnestly request that you revisit the determination of eligibility for San Francisco Boulevard. I strongly urge you to recommend that the Preservation Commission review this property and advocate for its listing in the Sacramento Register. Recognizing and preserving San Francisco Boulevard will not only honor our city's rich historical heritage but also prevent further inadvertent damage to this important landmark.

Your support in safeguarding this piece of Sacramento's history is invaluable. I trust that you will take the necessary steps to ensure San Francisco Boulevard receives the recognition and protection it rightfully deserves.

Thank you for your attention to this urgent matter.

Sincerely,

Hans Van Horn, JD
Colonial Heights Neighborhood Resident

July 24, 2024

Preservation Director Sean de Courcy
3000 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: San Francisco Blvd., Eligible for Listing in the Sacramento Register

Dear Director de Courcy,

San Francisco Boulevard in Sacramento, is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. Because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired.

In the summer of 2024, Urban Forestry staff removed six palm trees from the boulevard, they were under the impression that the property was not historic. Please proceed with the determination of eligibility and recommend that the Preservation Commission review the property for their recommendation by City Council.

Sincerely,



Michelle J. Bianco
Resident of Colonial Heights

July 30, 2024

Preservation Director Sean de Courcy
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

RE: Please Find San Francisco Boulevard Eligible for Listing in the Sacramento Register

Dear Director de Courcy,

I moved to Sacramento as a child in 1968, away in 1970 and returned in 1979 and have been here ever since. I have always noticed and admired San Francisco Boulevard as an exceptional street in Sacramento. It has a unique character all its own and always has since it was built around 1910. Only the midtown street I call Boulevard Park has a similar feel, but none compares to San Francisco Boulevard. The split streets, center divides with abundant palm trees is far more appealing and attractive than any other historic street in Sacramento. San Francisco Boulevard is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

It is my understanding that San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. But because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired.

In the summer of 2024, Urban Forestry staff removed six trees from the boulevard, because they were under the impression that the property was not historic. Please move forward with a determination of eligibility and recommend that the Preservation Commission review the property for their recommendation to City Council.

It is imperative that San Francisco Boulevard be preserved for Sacramento history.

Sincerely,

Rick C. Yadon
5208 15th Avenue
Sacramento, CA 95820

From: [Robby Naim](#)
To: [Sean deCourcy](#)
Subject: RE: Please Find San Francisco Boulevard Eligible for Listing in the Sacramento Register
Date: Saturday, July 27, 2024 8:02:25 PM

July 27, 2024

Preservation Director Sean de Courcy
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

Dear Director de Courcy,

San Francisco Boulevard is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. But because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired. In the summer of 2024, Urban Forestry staff removed six trees from the boulevard, because they were under the impression that the property was not historic. Please move forward with a determination of eligibility and recommend that the Preservation Commission review the property for their recommendation to City Council.

Sincerely,

Robby Naim
Creative Designer

T: 415.994.9613 | robbynaim.com | [Instagram](#) |

From: [KC Schuft](#)
To: [Burg, William@Parks](#)
Cc: [Sean deCourcy](#); [SHIRLEY DAFFIN](#); [Melissa Mourkas](#); [Bruce Monaghan](#); [Greg Sandlund](#); [Phillip Norton](#); [Henry Feuss](#); [CH Coalition](#); [John Boyer](#)
Subject: Re: San Francisco Blvd Landmark Nomination
Date: Saturday, July 27, 2024 9:23:23 PM
Attachments: [image001.png](#)

Hi Sean!

I spoke at the July meeting. Thank you so much for your interest and supportive info in your email. We will have many more letters coming through supporting this effort to make SF Blvd a historical landmark, including my own.

I hope you can attend the round table on August 10! I think you'll be a wealth of information to assist us in making this happen. SF Blvd is very important to this community, and we'd also love your feedback on Stockton Blvd, which has been unbelievably neglected south of Broadway for many years.

Thanks again,

KC Schuft
Senior Executive Associate, REALTOR
Cal DRE: 01938861
Masters Club Life Member
Lyon Real Estate - Sierra Oaks
916-502-0243

Sent from my iPhone

On Jul 26, 2024, at 10:40 AM, William BURG <b.burg@comcast.net> wrote:

Preservation Sacramento is holding our next Preservation Roundtable on Saturday, August 10, 9 AM-11 AM at Community Shop Class, 3818 Stockton Boulevard, and San Francisco Boulevard (as well as historic properties in the area) will be the focus of this Roundtable; pending your availability, we'd greatly appreciate having City staff present to discuss this issue. Coffee by Cà Phê Ru and bagels/empanadas by Forgotten Bakery will be provided.

On 07/26/2024 9:24 AM PDT Sean deCourcy <sdecourcy@cityofsacramento.org> wrote:

Hello Shirley,

Thank you for all the comments about San Francisco Boulevard and its potential eligibility as a historic landscape district. I've attached the comments I've received. Following the public testimony at the last Preservation Commission meeting, I am considering placing the item on the Preservation Commission agenda for their next meeting on September 18th. This would be a review and comment opportunity for the Commission so that staff can gain feedback on the potential eligibility of the streetscape to be listed on the Sacramento Register of Historic and Cultural Resources.

Please let me know if you have any questions,

Sean de Courcy
Preservation Director
Community Development Department
City of Sacramento
300 Richards Boulevard, Third Floor
Sacramento, California 95811
E-mail: sdecourcy@cityofsacramento.org
916.808.2796 (direct)
916.662.2626 (mobile)



Interested in LGBTQ+ History in Sacramento? Visit our [project webpage](#) to learn more!

From: SHIRLEY DAFFIN <shirleydaffin@sbcglobal.net>
Sent: Thursday, July 25, 2024 10:50 AM
To: Sean deCourcy <sdecourcy@cityofsacramento.org>
Cc: Burg, William@Parks <b.burg@comcast.net>; Melissa Mourkas <mmourkas@mac.com>; KC Schuft <kcschuft@golygon.com>
Subject: San Francisco Blvd Landmark Nomination

Hello Mr de Courcy,

No doubt you have received a few emails by now from Colonial Heights residents regarding the nomination of SF Blvd (my shorthand) to the Sacramento Register. I hope they will show our passion and commitment to this endeavor, as it is a wonderful cause and a reflection of the affection and high regard we have for our small neighborhood and its singularly designed entryway.

I have attached an article from the Sacramento Bee, dated September 4, 1994. When I bought my house on SF Blvd in 2004, this xeroxed copy was given to me by the seller, a lovely woman who really didn't want to sell but was convinced by her family to move to the suburbs (a mistake; I heard she soon moved back—to Colonial Heights). She cherished San Francisco Blvd, just as much as I do now, 20 years later. I can't imagine the boulevard without its unique double row of palms, yet I and my neighbors have to remain ever vigilant for that possibility and actuality without the protection of landmark status that nomination and acceptance to the Sacramento Register confers.

I have also attached a letter which I think will explain how the former Preservation Director Roberta Deering and Melissa Mourkas became involved with the Colonial Heights Neighborhood Association Beautification Committee in 2012-2013. As you will see from that letter, residents on SF Blvd have a strong affinity for the special and unique appeal of our hidden gem. The boulevard provides a strong sense of community and pride of location to us and is a source of pleasant astonishment to the many people who visit here.

Lastly, I will quote from the newspaper article:

"There is magic to great streets, Jacobs wrote. We are attracted to the best of them not because we have to be there but because we want to be there. The best are as joyful as they are utilitarian."

I have heard that there may not be a Preservation Commission meeting in August if there are not enough agenda items for that meeting. We had planned to attend that meeting with a presentation regarding the nomination; I hope that this meeting occurs, even if we are the only ones on the docket. It will be a pleasant evening, I promise and give the commission plenty of time to ask questions and consider our request.

Sincerely,

Shirley Daffin
5330 San Francisco Blvd
7076312069

From: [Tisha](#)
To: [Sean deCourcy](#)
Cc: [KC Schuft](#)
Subject: SF Blvd - Colonial Heights
Date: Sunday, July 28, 2024 11:11:38 AM

July 28, 2024

Sean,

San Francisco Boulevard is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. But because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired. In the summer of 2024, Urban Forestry staff removed six trees from the boulevard, because they were under the impression that the property was not historic.

Please move forward with a determination of eligibility and recommend that the Preservation Commission review the property for their recommendation to City Council. Thank you for your interest in helping Colonial Heights.

Thank you!

Tisha Milanovich
-Homeowner in Colonial Heights since 2000

July 30, 2024

Preservation Director Sean de Courcy
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Sdecourcy@cityofsacramento.org

RE: Please Find San Francisco Boulevard Eligible for Listing in the Sacramento Register

Dear Director de Courcy,

San Francisco Boulevard is an important local landmark for the City of Sacramento, and the Colonial Heights community, where it became the grand entrance to the neighborhood in 1910, leading home buyers from the streetcar line on Stockton Boulevard to lots for sale.

San Francisco Boulevard is eligible for listing in the Sacramento Register of Historic and Cultural Resources and received a Determination of Eligibility from the City of Sacramento's Preservation Director, Roberta Deering, in 2013, after the City received an evaluation of the property by historian Melissa Mourkas. But because the nomination was not moved forward for review by the Preservation Commission and City Council, this institutional knowledge was lost after Director Deering retired. In the summer of 2024, Urban Forestry staff removed six trees from the boulevard, because they were under the impression that the property was not historic. Please move forward with a determination of eligibility and recommend that the Preservation Commission review the property for their recommendation to City Council.

Sincerely,

Kaitlyn and Christopher Jones

5101 San Francisco Blvd

Sacramento, CA 95820

**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 initiate landmark proceedings to list 1112 40th Street as a historic landmark on the Sacramento Register of Historic and Cultural Resources (M24-013) and make a recommendation to the preservation commission to review an ordinance and make a recommendation to the city council.

Statement of Nomination to Consider Listing 1112 40th Street on the Sacramento Register of Historic and Cultural Resources as a Historic Landmark (M24-013)

Request: This request includes a historic resource nomination that would list 1112 40th Street (hereinafter nominated property) as an individual landmark 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, § 17.604.220.

Attachments

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

Issue/Detail: In 2024, the property owner retained the historic consulting services of Historic Environment Consultants to prepare and submit property-specific background research and a historic resource evaluation form for the nominated property. The owner requested city staff advance the landmark nominations of the property. After review of the background research and historic resource evaluation, staff agreed the property is eligible for listing in the Sacramento Register pursuant to criterion iii provided in Sacramento City Code, § 17.604.220.

Community Outreach: A notice of the public hearing describing the proposed landmark listing was sent to the property owner at 1112 40th Street. Preservation Sacramento, East Sac Give Back, East Sacramento Chamber of Commerce, and East Sacramento Preservation have been notified of the landmark proceeding. No objections to listing have been received by staff.

Policy Considerations: 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, its livability, marketability and urban character" (Sacramento City Code section 17.604.100.A.). To this end, the 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, § 17.604.100.C.2 and 17.604.220).

The nomination of 1112 40th Street for listing as a landmark on the Sacramento Register is consistent with Sacramento 2040 General Plan goal HCR-2.3, which provides for the identification and preservation of historical and cultural resources. General Plan policy HCR-2.3 states, "The City shall maintain and update the Sacramento Register of Historic and Cultural Resources on a regular basis, including proactively identifying and listing additional unidentified landmarks and historic districts..."

Environmental Considerations: The listing of 1112 40th 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 preserving the important characteristics of the historic resource, which would be considered part of the environment.

Statement of Nomination: Listing 1112 40th 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 2040 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.

Figure 1: 1112 40th Street



The building at 1112 40th Street embodies the distinctive characteristics of a type, period, or method of construction (Sacramento City Code § 17.604.210.A.1.a.iii).

The house is a fine example of American Craftsman Style architecture, which was inspired by the Arts and Crafts movement of the early 20th century. Little to no alterations have been made on the exterior since initial construction, beyond the addition of a breakfast room shortly after initial construction (1917) and later a compatible small utility addition on the rear. Significant features and characteristics include: a side gable roof, projecting eaves with open soffits, multiple siding materials (clapboard siding below a water table, with cedar shingles installed above in a ribbon coursed pattern), faux buttresses at the bases of the corners, a lattice attic vent located in a front facing gabled dormer, a clinker brick chimney, decorative knee braces, front facing gable with arched peak, an arched front door with beveled glass in its upper one-third, large single pane picture window flanking either side of the entry capped with leaded-glass transoms, double hung wood sash windows, wood sash casement windows, uncovered concrete porch and steps with large decorative stucco posts with tile detail and brick caps, and decorative balustrade. Therefore, the house meets criteria for listing in the Sacramento Register of Historic and Cultural Resources under City Code criteria 17.604.210(A)1.a.iii, as the embodiment of distinctive characteristics of the American Craftsman architectural design of the early 20th century.

The building at 1112 40th Street has integrity of location, design, setting, materials, workmanship and association.

The building retains a high degree of historic integrity of all six aspects. The neighborhood and building remain mostly unchanged. The building has had little to no alterations since initial construction, outside of a small addition on the side in 1917 and a later compatible addition on the rear. All elements on the façade appear to be in near original condition

The building at 1112 40th Street 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 building at 1112 40th Street has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship, and association. 1112 40th Street is a significant and unique representation of the American Craftsman style in Sacramento.

Page 1 of 23 Resource Name or #: 1112 40th Street

P1. Other Identifier: Chester Residence

*P2. Location: *a. County: Sacramento

b. Address: 1112 40th Street

City: Sacramento

Zip: 95819

*c. USGS 7.5' Quad Sacramento West

Date: Built April 21, 1914 (Building permit date)

*e. Other Locational Data: APN#: 008-0134-016

***P3a. Description:** This house sits on a narrow lot and its small cottage-like front gives no indication of the depth. The house includes some 1,579 square feet. There is a small grass filed front yard and a sidewalk that abuts the street. There is a large Texas plane tree in the southeast corner of the yard. Box trimmed hedges flank the gently curving entry walkway.

This Craftsman-style house has a side gable roof with two gable extensions on the front. A larger gable extension on the south covers a slight extension of the building for a bedroom, it had shingling removed and is now stucco with a small, narrow attic vent. The smaller front gable on the north houses a lattice attic vent and is shingled. There is also a slight shed roof extension over the entry. A red brick chimney extends above the roof on the north side. Decorative knee brackets in the eaves appear to support the roof extensions. The front steps and entry are centered in the façade. The front door is arched and has leaded glass in its upper one-third. There is a large single pane picture window flanking either side of the entry. These windows have a narrow leaded glass band above with an intricate leaded pattern. There is a small paired set of windows on the north end narrow muntins and six (two over three) panes in each which are openable with hinges to the outside. The siding is shingles of varying widths from the eave line to the baseline of the windows. Below is overlapping horizontal clapboard. The concrete porch and steps have a balustrade. The posts are large, square stucco structures with a diamond pattern on the front. The baluster consists of a top and bottom rail with a regular pattern in between of wood struts with alternating one wide and three narrow. (See Continuation Sheet)

***P3b. Resource Attributes:** HP2

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



***P5b. Description of Photo:**

View to the west

***P6. Date Constructed/Age and**

Source: Historic

Prehistoric Both

1914

***P7. Owner and Address:**

Sacramento, CA

***P8. Recorded by:**

Paula Boghosian, Historic

Environment Consultants

5420 Home Court

Carmichael, CA 95608

***P9. Date Recorded:**

October, 2017

***P10. Survey Type:**

Intensive

***P11. Report Citation*:**

None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 23

*NRHP Status Code

*Resource Address: 1112 40th Street

B1. Historic Name: Chester House

B2. Common Name: n/a

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: The original building permit was issued in 1914 for a dwelling costing \$4,300. Wright & Kimbrough used their in-house design staff to develop plans for the Chester Family. There is a 1917 addition on the north of the house for of the house a breakfast room. That room is now a Den/Study. Sometime later a utility addition was built on the northwest.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: There is a driveway going from the street and passing by the south of the house to a garage located at the southwest corner of the lot. The garage was built as the same time as the house and has design features similar to the house. The garage has been reroofed, the original window rebuilt and the inside stabilized with 100 year old redwood and cedar. The back porch has been updated by the architect Neil Fairbanks to match the brick work and columns of the front porch original design.

B9a. Architect: Wright & Kimbrough Architectural Staff

b. Builder: Wright & Kimbrough

*B10. Significance: Theme: Craftsman – Residential Architecture

Area: East Sacramento

Period of Significance: 1914-1925 Property Type: Residential Applicable Criteria: City Code 17.604.210 (A)1.a.ii,iii; City Code 17.604.210 (A)1.b,c

The house at 1112 40th Street, (formerly 1036 Yardley Avenue) was built in 1914 for Theodore W. Chester by Wright & Kimbrough. It was built in (W&K)'s tract #24. Mr. Chester became the attorney for the Wright & Kimbrough Realty Company. [See Wright & Kimbrough history in Appendix I]

Theodore Chester was a successful Sacramento attorney, who was widely known throughout the Sacramento Valley for his legal work in connection with reclamation problems.

Chester came to Sacramento from San Francisco where he practiced law and became prominent for his work on leases especially in connection with the World's Fair in 1915. The **Panama–Pacific International Exposition** was a [world's fair](#) held in [San Francisco](#), California, United States, from February 20 to December 4, 1915. Its stated purpose was to celebrate the completion of the [Panama Canal](#), but it was widely seen in the city as an opportunity to showcase its recovery from the [1906 earthquake](#).

He was a member of the law firm Downey and Chester here. He was prominent in the city. He was a member of the Sutter Club, Elks, Masons, the Del Paso Country Club and the Sacramento Commandery No2, Knights Templar.

Chester started his legal experience here with Thomas Gregory, now of San Francisco, with whom he represented the counsel of electric railroads of the state including the Sacramento Northern, Central California Traction Company and bay region companies.

Chester figured prominently here when he won a reclamation case which resulted in the return of \$68,000 worth of reclamation warrants. Other cases in which Chester figured included an attack against former District Attorney J.J. Henderson, asking him to repay \$10,000 to the county which was alleged to have been misappropriated from the public funds and his untiring interest in supporting the proposed city charter which was backed by the Taxpayer's League.

Chester also specialized in incorporation law and as well as the attorney for Holland Land Company and Sutter Basin districts represented as Districts 999 & 1008.

Mr. Chester lived on 40th street from 1915-25. He then moved elsewhere in "the fabulous 40's" to 1339 44th street where he lived until he died in 1931 at the young age of 47. He is buried at the East Lawn Cemetery.

(This space reserved for official comments.)

B11. Additional Resource Attributes: N/A

*B12. References:

City of Sacramento Building Permits
Meeker, Amanda, Wright & Kimbrough Tract 24,
Master Thesis, CSU Sacramento, 2000
Sacramento Bee: 4-6-1931, p. 1; 4-7-1931, p. 17;
6-10-1932, p. 26;

Recorded by : Michelle Scharf

Page 3 of 23

Wikipedia/Panama -Pacific Int. Exposition
Sacramento City Directories
Sacramento County Assessors Report
Sacramento Union: 9-12-1912, p.20; 4-24-1914, p. 21 (Bldg. Permit); 10-30-1914, 12-30-1916, p.7; 1-19-1917, p.7;
p. 12; 6-10-1918, p.7; 11-20-1921, p.1; 6-15-1921, p. 3;7-22-1921, p.3; 2-14-1922, p. 4; 8-2-1922, p.4; 8-16-1922, p.
8; 8-20-1922, p. 14;
8-23-1922, p.1; 8-30-1922; 10-22-1922, p.9; 11-20-1922, p. 10;
Sanbourn Fire Insurance Map Book, 1915

According to code: **17.604.210 Criteria and requirements for listing on the Sacramento register.**
1112 40th Street meets the following requirements.

1.a.

- i. It is associated with events that have made a significant contribution to the broad patterns of the history of the city
- 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;

B13. Remarks:

***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.

***Date of Evaluation:** May 2017



Page 4 of 23

***P3a. Description:** (Continued)

An intricate pattern has been cut into the wide struts composed of a long vertical cut-out topped by an umbrella shape and anchored by at the base by a heart shape.

The windows (except where noted) are double hung wood sash, with a narrow upper lite, which consists of a 2x5 pattern of lites, over a larger square lite. The house has a full basement and basement windows are similar to the narrow band of the upper windows, composed of ten panes arranged horizontally 2x5. There are windows pairs the same as those on the north end of the façade. There is a pair on either side of the fireplace and another pair in the formal dining room on either side of a narrow horizontal (openable, hinges at top) window of the same height. There are windows on the southwest corner of the house that are different from the rest and probably were part of a 1948 addition, which appears to have added a breakfast nook on the southwest corner, enlarged the kitchen and added utility wing on the northwest. On the east side of the breakfast nook, there is a set of three identical vertical double hung wood sash windows with four panes over four. The south wall has a matching pair of windows.

The addition on the northwest corner at the rear that is covered by a hip roof extension. The addition has the same siding and windows as the rest of the house. In its southeast corner, nearly abutting the main house is a door which opens onto a landing. The landing provides access to the rear addition, the basement stairs and the main house.

The interior of the house has many original character defining features still relatively intact and has enhancements and detailing not often found in house of this more modest style. There hardwood floors throughout and an inlaid pattern in the dining room and living room. There are original interior doors with original hardware including glass doorknobs. There are built-in cabinets with glass front doors in the living room, dining room and a butler's pantry between the kitchen and dining room. They also have original glass door and drawer pulls. The cabinets in the dining room and living room have glass doors with stained glass patterns in their upper one-third. The living room and dining room have decorative crown molding. There are boxed beams in the dining room ceiling. There are pocket doors to separate the living room and dining room multi-paned glass. As previously mentioned, there are intricate leaded glass strips above the principle front windows. Unfortunately, all of the extensive wood work, with the exception of the floors, has been painted. The clinker brick fireplace has also been painted white. However, the original wood finishes could be restored.

B10. Significance:

The property appears to be eligible to the Sacramento Register of Historical and Cultural Resources under criteria A.1.a , i, ii, and iii of the preservation ordinance.

- 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.

Wright & Kimbrough -

- ii. It is associated with the lives of persons significant in the city's past.

Theodore William Chester

- iii. It embodies the distinctive characteristics of a type, period or method of construction

Craftsman – interior detailing



Detail view of Craftsman features on south end of façade.



Front patio railing and view of neighborhood to the east.



The original garage has an unusual quantity of Craftsman detail on its façade, East Elevation.



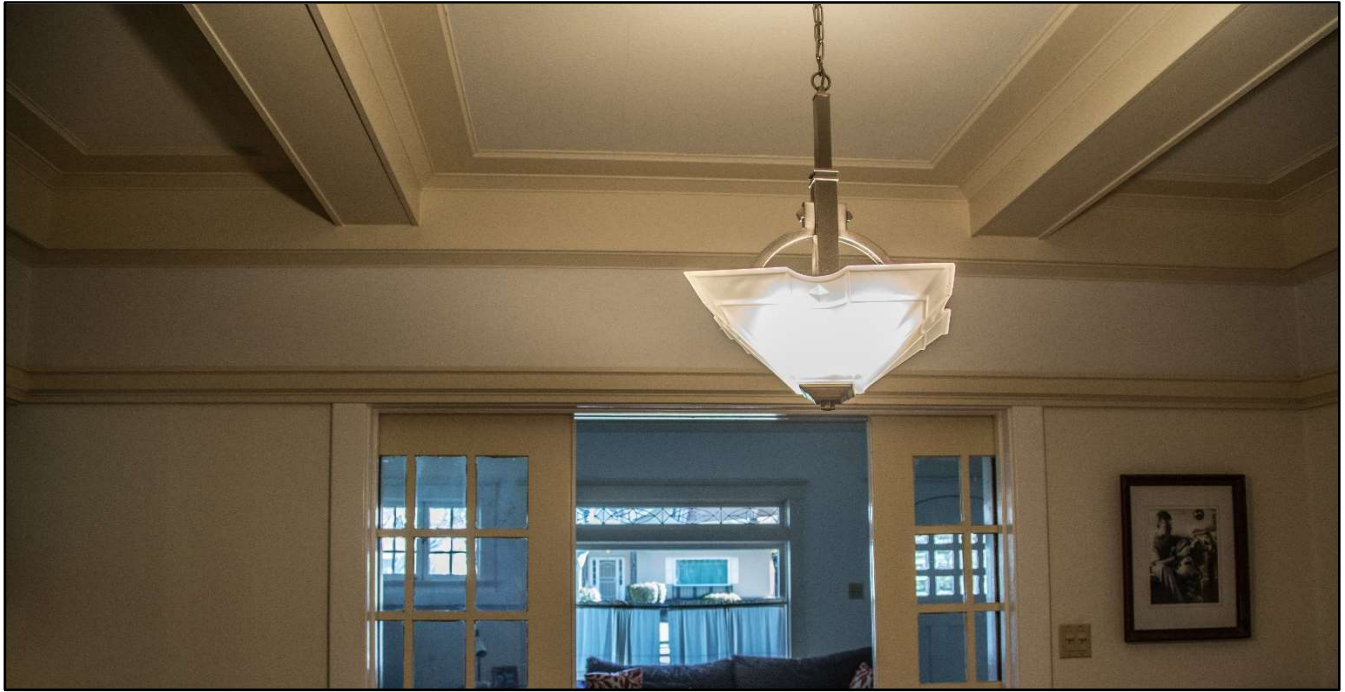
Living room detail. View to the north.



Living room detail. View toward front door and bedroom. View to the southeast.



Dining room detail with view of built-ins and multi-paned pocket doors. View to northeast.



Dining room with view of pocket doors and beamed ceiling. View to the east.



Front Bedroom, front of house - view to the east. Large bottom-swing out window with leaded glass detail.





Built in Butler's Pantry leading from kitchen to dining area.



Partial kitchen view with floors brought down to original cedar sub floor!



Kitchen nook area with ceiling trim detail.



Back porch with column. Porch and column designed by architect Neil Fairbanks to coincide with front porch.



South West Elevation (Partial South Side) Detailed window box from the attic.



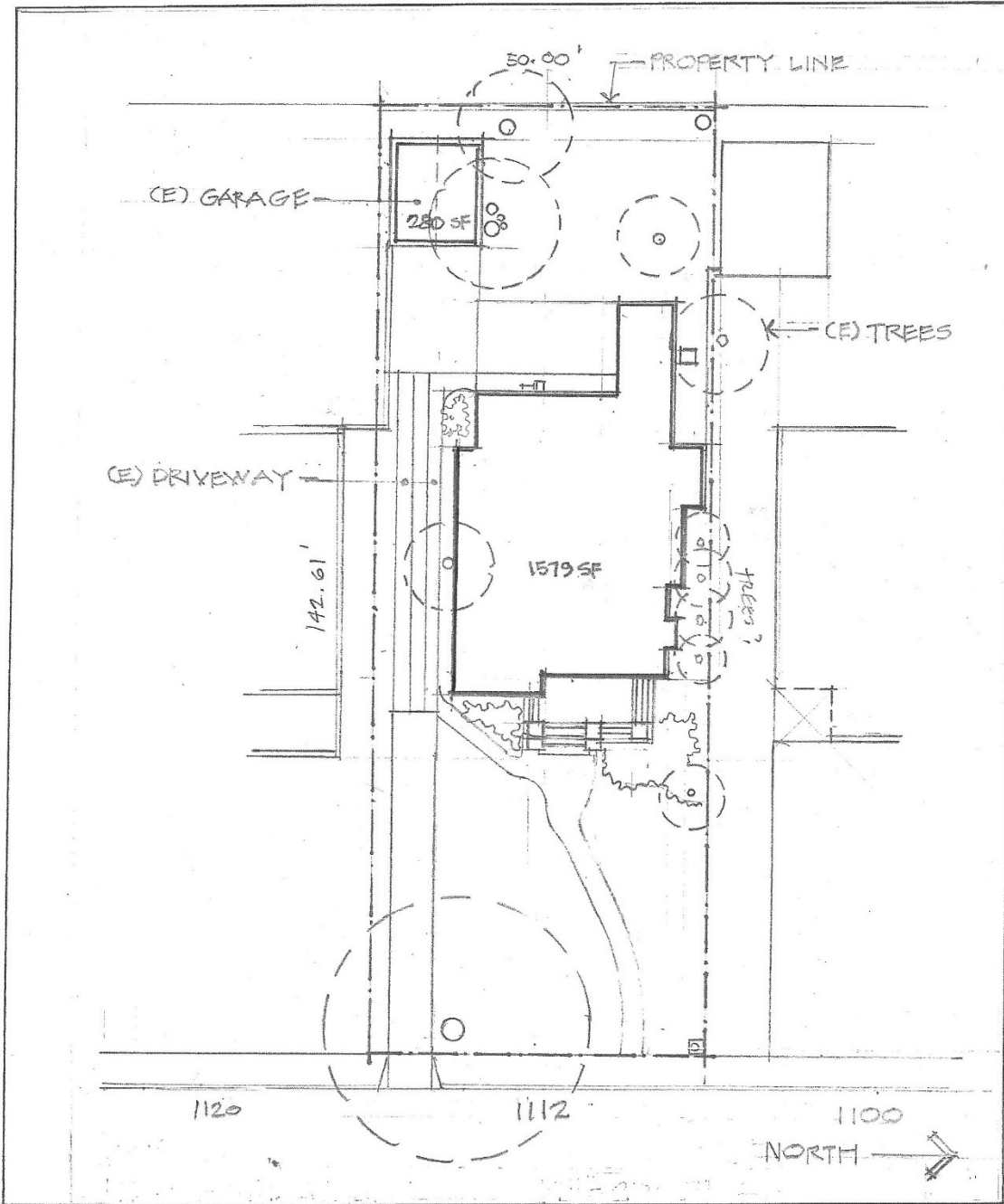
Rear Elevation (West)



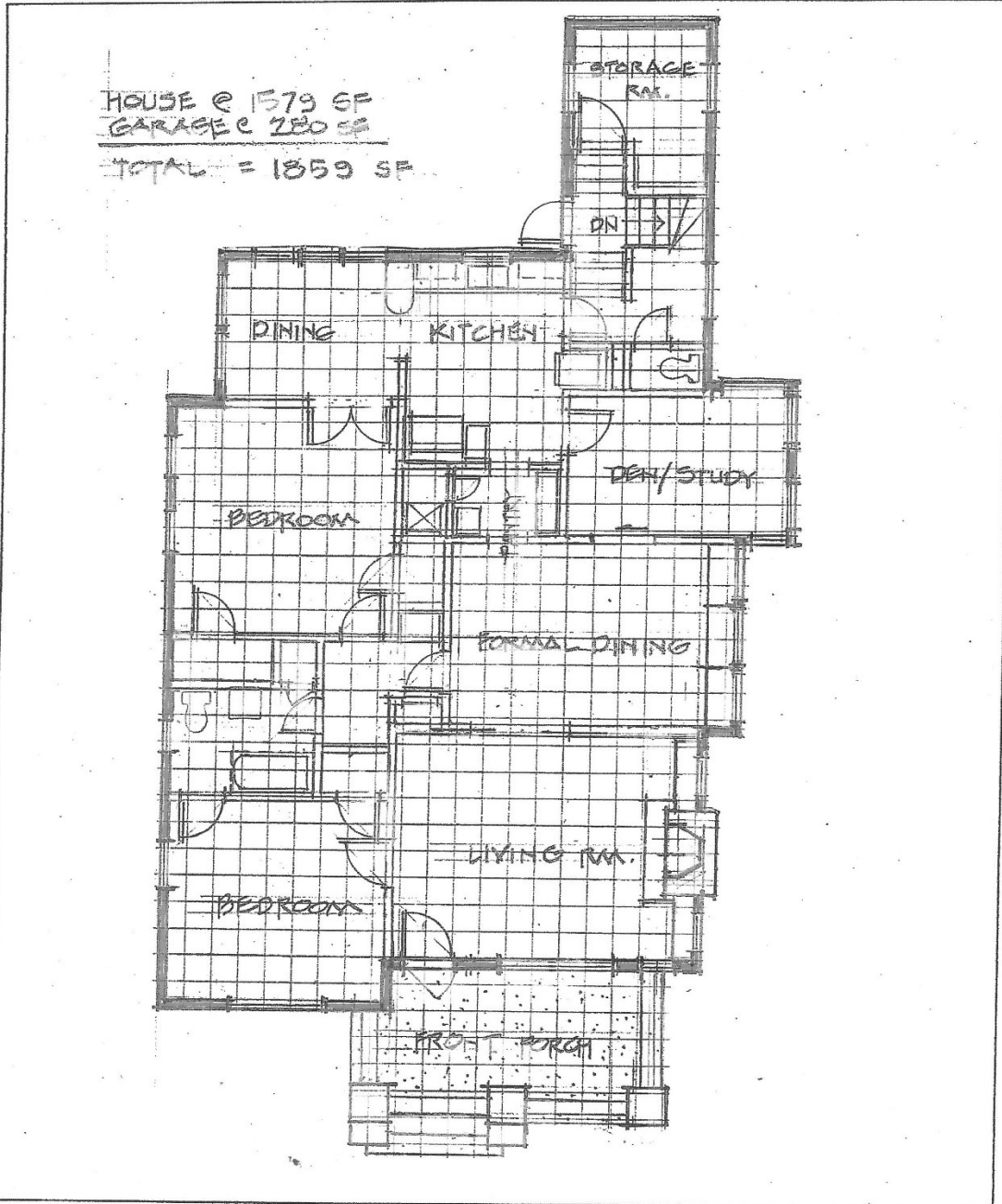
North Elevation (Partial View)



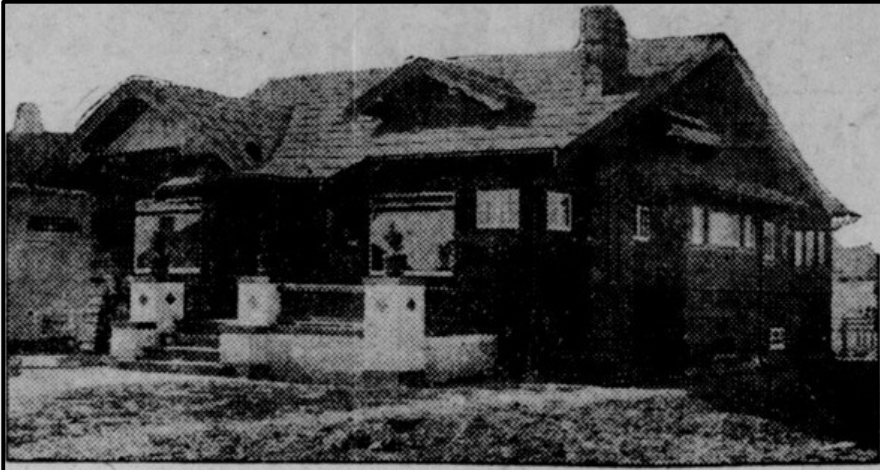
General Neighborhood View (40th Street)



TITLE: <u>SITE PLAN</u>	PROJECT: CHESTER HOUSE 1112 - 40 TH. STREET (1036 YARDLEY AVE) SACRAMENTO, CA 95819	10/30/2015	A • I
		N S FAIRBANKS	
		SCALE 1" = 20'	
		CF: 2	



TITLE:	FLOOR PLAN	PROJECT: CHESTER HOUSE 1112 - 40TH STREET (1036 YARDLEY AVE) SACRAMENTO CA 95819	10/30/2015	A.? OP: 2
			NS FAIRBANKS	
			SCALE 1/8" = 1'-0"	



We built this beautiful bungalow for Mr. T. W. Chester

THIS very handsome bungalow is No. 1036 Yardley Avenue, in Wright & Kimbrough Tract No. 24. We built it to Mr. Theodore W. Chester's home ideas. We are proud of it.

Let us build a pretty home for you to your home plans. One of our home designers is at your service free of charge to draw the plans at your direction. We will build your home out of the very best materials and by the most skilled mechanics.

Easy terms will be arranged if desired. 10 per cent down—balance in small monthly installments.

A 50x143-ft. lot on Yardley Avenue in Wright & Kimbrough Tract 24 on J street, one block east of Cutter avenue, is an excellent location for your home. Direct car service on J street, many beautiful homes built and building, wide lawn on each side of the avenue, flower gardens between the homes, wide, deep lots, asphalt boulevard, building restrictions.

These are the things that appealed to Mr. Chester just as they will appeal to you.

Talk home building with us today. We will also show you beautiful Yardley avenue.

Page 20 of 23

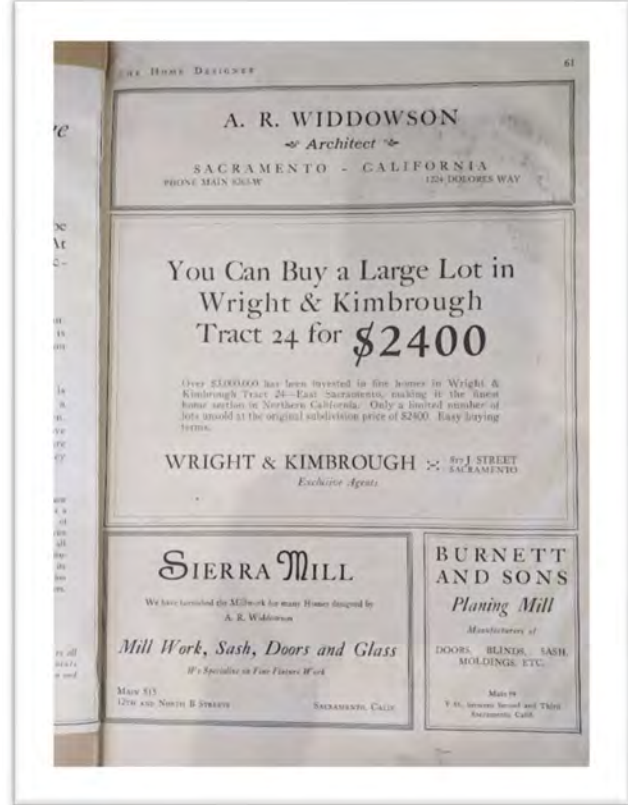
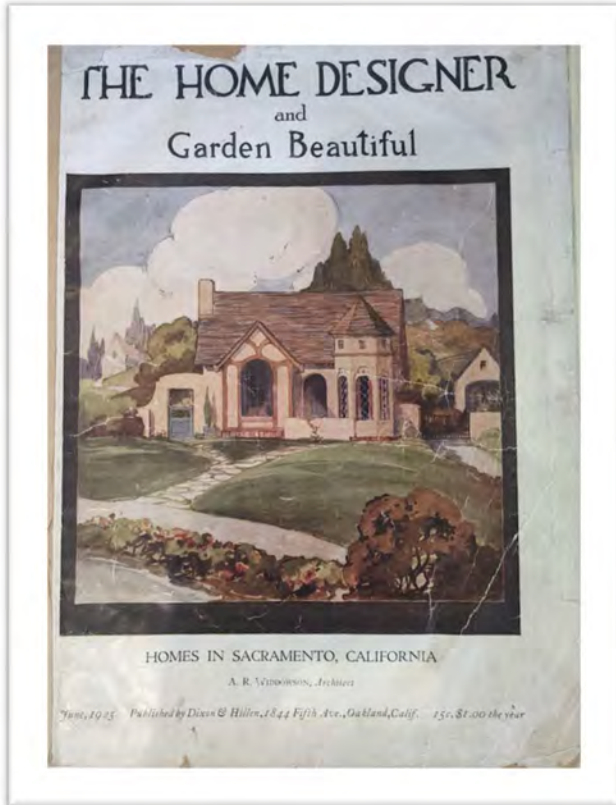
Theodore Chester became prominent for his work on leases especially in connection with the World's Fair in 1915. The **Panama-Pacific International Exposition** was a [world's fair](#) held in [San Francisco](#), California, United States, from February 20 to December 4, 1915. Its stated purpose was to celebrate the completion of the [Panama Canal](#), but it was widely seen in the city as an opportunity to showcase its recovery from the [1906 earthquake](#).



Recorded by : Michelle Scharf

Page 21 of 23

Magazine from 1925 with Wright & Kimbrough ad for lots in Tract 24.



Appendix I

The History of the Wright & Kimbrough Company

Charles E. Wright's first job in real estate was with the W.P. Coleman Company in Sacramento. The Coleman Company was one of the oldest real estate firms in the state, having been founded in the 1860s. Within a year, the aggressive Wright formed his own real estate firm in 1894 as the *For Sale Wright* Company. Two years later Wright took in a partner, Howard Kimbrough, who had been a bookkeeper for the W.P. Fuller Company. Their offices were at 402 J Street. Wright acted as the sales manager and transportation manager, which consisted of caring for the company's small buggy and one horse, while Kimbrough took care of the paperwork, bookkeeping and janitor work around the office.

The firm advertised in eastern newspapers and used the horse and buggy to pick up prospective eastern buyers at their hotel to take them on excursions to view the properties that they might be interested in purchasing. Business became so good that they frequently had to rent a much larger buggy drawn by four horses. Soon several salesmen were employed. By 1900 the firm needed larger quarters and moved to 607 J Street. The company was officially incorporated as Wright & Kimbrough in 1903.

As the company grew, Wright & Kimbrough began to invest in the purchase of large tracts of land to the east and south of the central area of Sacramento. Some of their associates were critical of paying what they felt was outrageous prices for nothing but farmland. Wright & Kimbrough subdivided these tracts and began selling the lots and building homes on them. In 1904 the company began colonization of the Florin area, and Ben Leonard, who would one day command his own realty company, was in charge of that district.

On March 9, 1912 an article that appeared in *The Sacramento Bee* stated, "*Wright & Kimbrough, who have in various parts of the city Subdivisions containing an aggregate of about 2,500 lots, are planning to build many cottages on the easy payment plan during the Spring. The company intends to furnish plans for cottages free and eventually to establish its own lumber yard and mill.*" With such a large inventory of lots on hand, Wright & Kimbrough would soon make a big impact on the Sacramento real estate scene. In March 1913, *The Bee* reported that Wright & Kimbrough set a record by filing for 29 building permits for residences *in one day!*. By 1913 the principal stockholders and partners in the firm were founders Charles E. Wright, Howard Kimbrough, A.R. Galloway, Jr. and Wright's son William C. Wright.

A typical Wright & Kimbrough practice would construct a house on speculation in their developments and then display pictures of it in their advertisements. The company would often have a car available to pick up customers and take them to the house or development. The company also had its own design department and would offer to customize one of their home designs for a customer willing to buy one of their lots and have Wright & Kimbrough build the house.

Wright & Kimbrough was also well known for putting together large commercial deals. In the early 1920s, A.R. Galloway put together the concept and the real estate package for Elizabeth Glide to build the Sacramento Public Market. The company also had a department specializing in marketing agricultural land.

By the time Kimbrough, who never married, retired from the business in 1921 he had sold his shares to A.R. Galloway and W.C. Wright. Kimbrough died of pneumonia in April, 1930.

By 1939 Wright & Kimbrough had completed some 40 subdivisions in the Sacramento area. By the late 1930s, the sons of Galloway (A. Russell Galloway, III) and W.C. Wright (W.P. Wright) had joined the firm and could boast of three generations of the Wright family involved in the company at that time. However,

Page 21 of 23

the company founder, Charles E. Wright died in 1939.

Over its long history, the Wright & Kimbrough firm was responsible for the development of many tracts and subdivisions throughout the Sacramento area; including: Boulevard Park, Oak Park, Florin (where they pioneered in providing low cost housing); Arden Park (including the Arden Town shopping center at Watt & Fair Oaks); much what is now known as East Sacramento, including the "*Fabulous Forties*"; New Era Park; Oaks in Fair Oaks; and the Lakeridge subdivision at Folsom Lake.

From its early days, Wright & Kimbrough sold insurance as well as real estate, and by the 1980s, insurance had eventually become their biggest business. The firm was family owned until 1984 when it was sold to an outside investor, and Wright & Kimbrough Insurance has continued in business to this day.