

**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 20<sup>th</sup> 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.

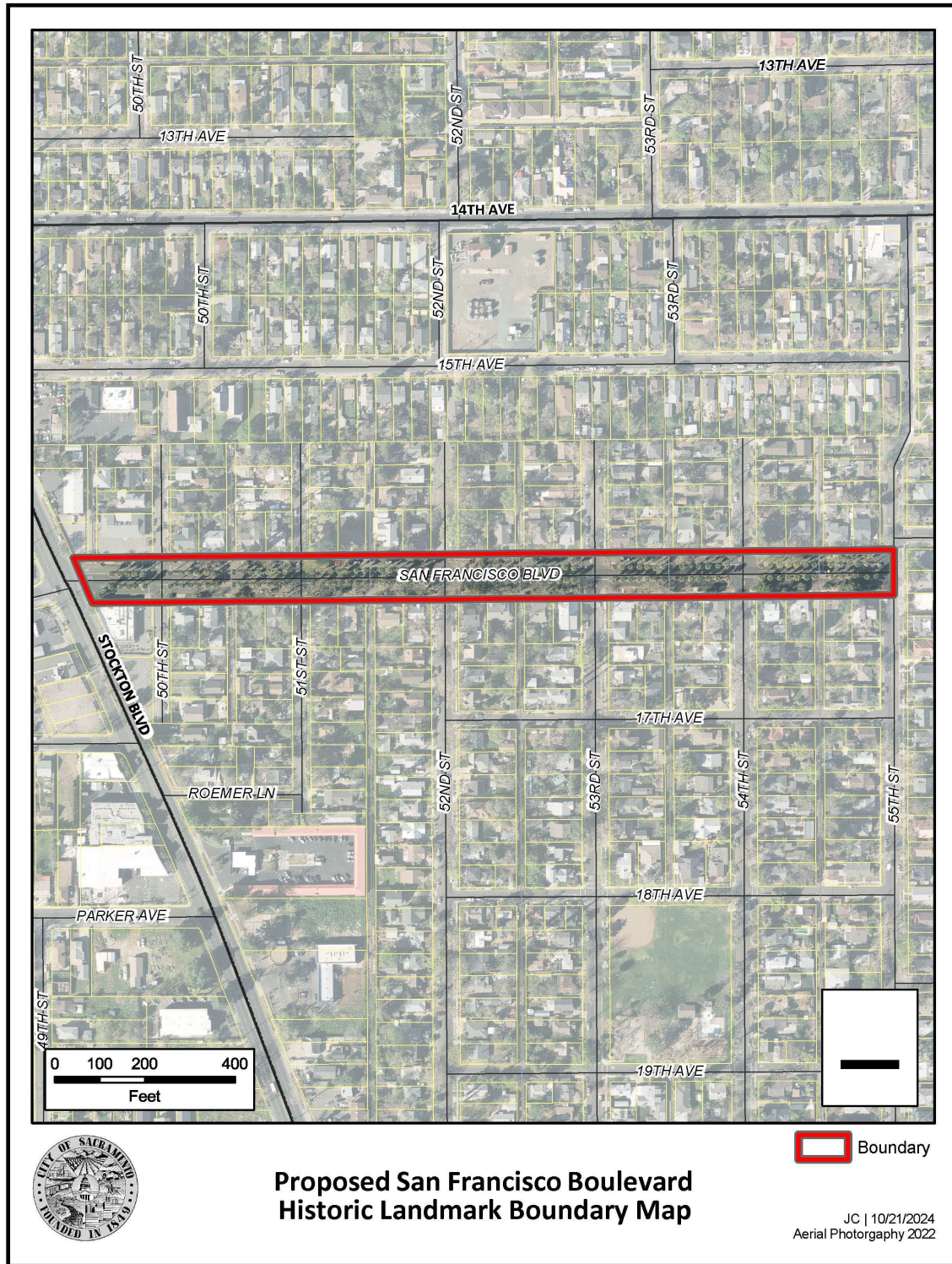
*The nominated resource has integrity of location, design, setting, materials, workmanship and association, as judged with reference to the criterion in Sacramento City Code (17.604.210.A.1.b)*

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 19<sup>th</sup> 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)*

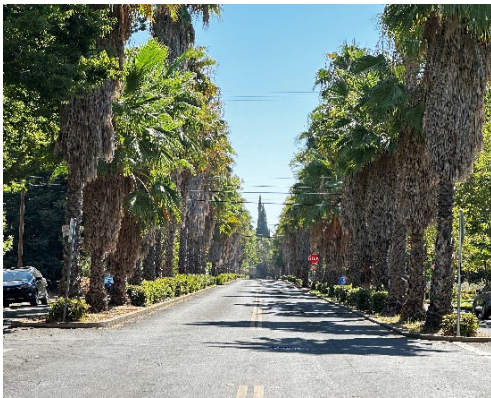
San Francisco Boulevard has significant historic and architectural worth. It has been well-maintained and retains a high level of integrity with regards to its location, design, setting, materials, workmanship, and association. It is a significant and unique representation of the City Beautiful movement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



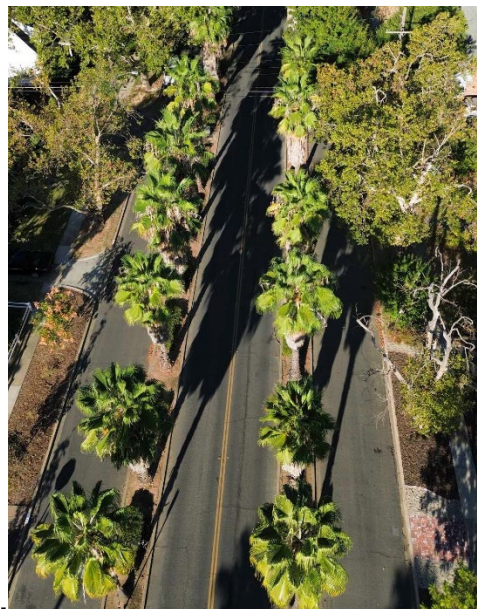
A.



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 55<sup>th</sup> Street on the east. A later segment of the roadway extends beyond 55<sup>th</sup> 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 12<sup>th</sup> 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 55<sup>th</sup> Street on the east. A later segment of the roadway extends beyond 55<sup>th</sup> 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:**

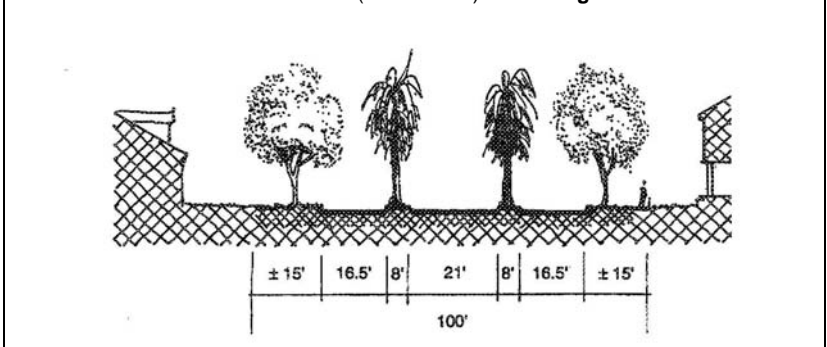
Possible historic district TBD.

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

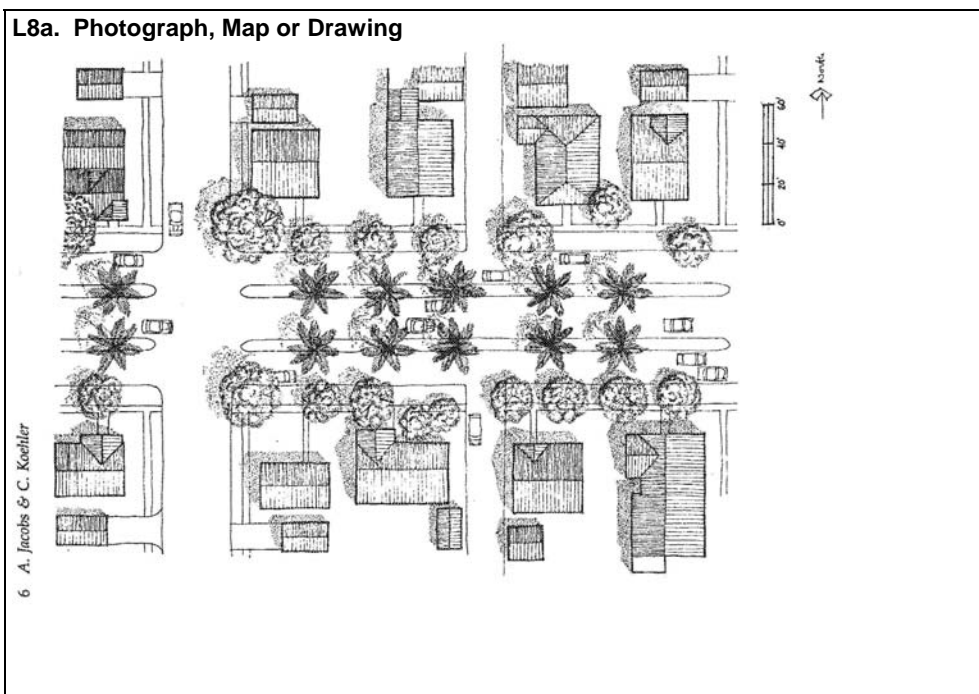
The Boulevard is an early 20<sup>th</sup>-Century residential subdivision. It is located east of Stockton Boulevard, a major thoroughfare in both the City and County of Sacramento. The terrain is flat with the exception of the raised medians at curb height.

**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**



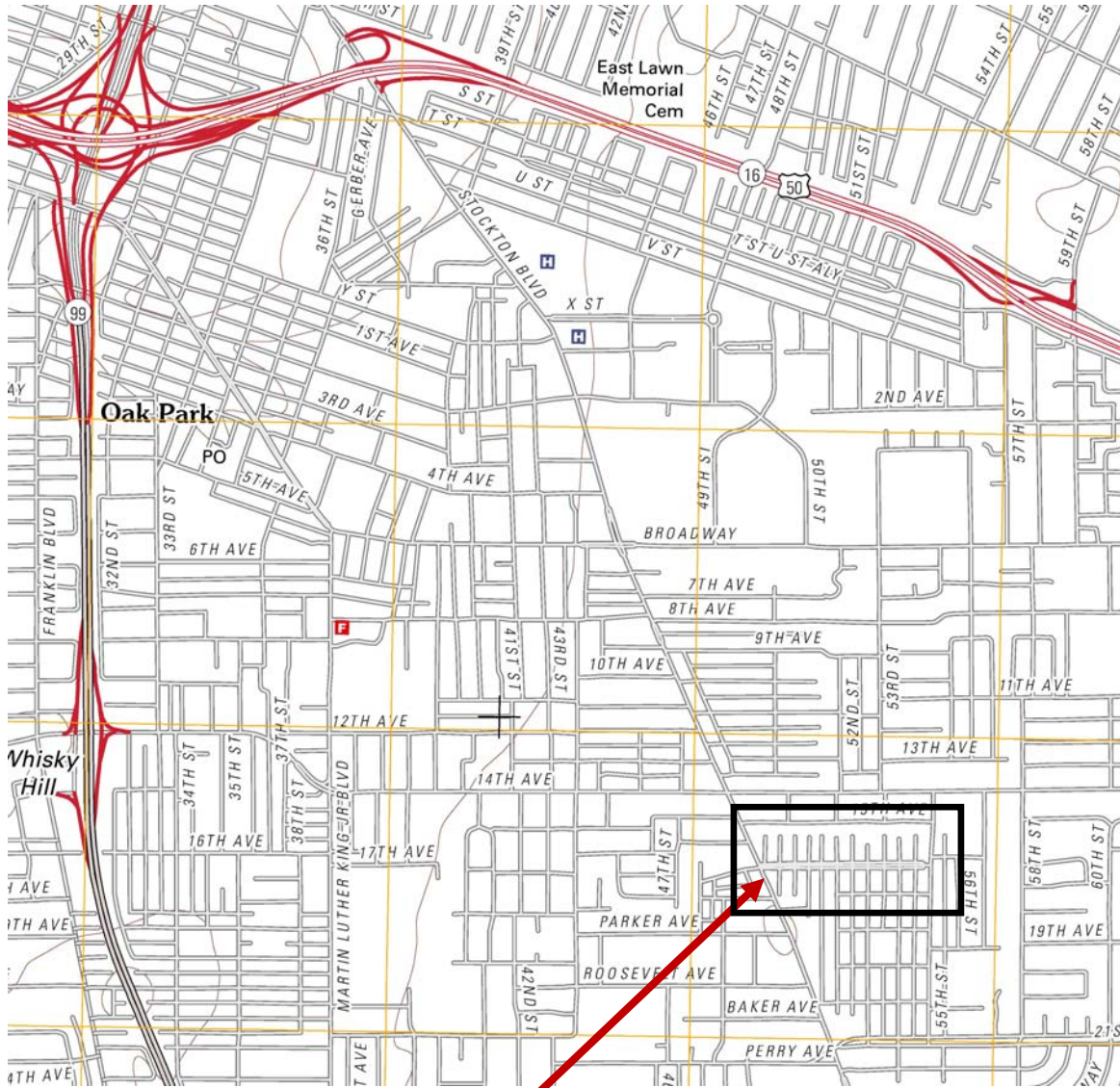
**L8b. Description of Photo, Map, or Drawing:** Plan view, graphic scale shown.

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

**L10. Form Prepared by:**  
 Melissa Mourkas, ASLA

**L11. Date:** May, 2013

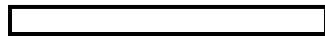




**San Francisco Boulevard**



**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 20<sup>th</sup> 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 20<sup>th</sup> Century  
2. Streetcar Suburbs, Early 20<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 21<sup>st</sup> and 22<sup>nd</sup> 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 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 21<sup>st</sup> 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 20<sup>th</sup> Century development that evolved from the New City Planning Movement and represents a type of development that is characteristic of the early 20<sup>th</sup> 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

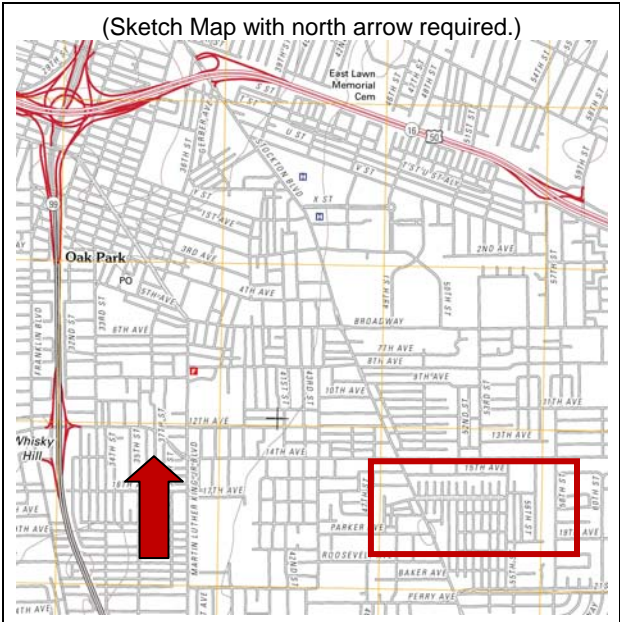
**\*B12. References:**

- 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 20<sup>th</sup> 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 (21<sup>st</sup>-22<sup>nd</sup> Streets), T Street in Elmhurst and 21<sup>st</sup> 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.

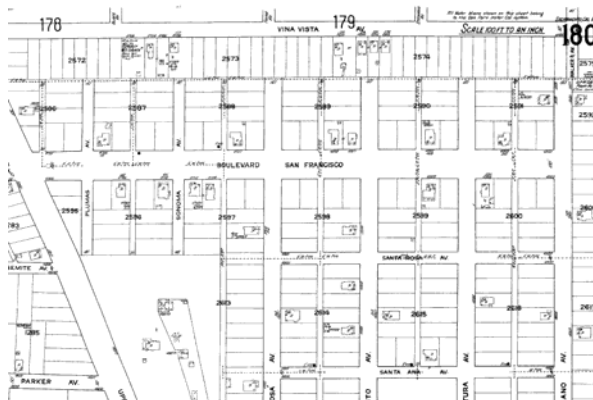
State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

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 55<sup>th</sup> 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](mailto: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

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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

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Sincerely,

Hans Van Horn, JD

Colonial Heights Neighborhood Resident

July 24, 2024

Preservation Director Sean de Courcy  
3000 Richards Blvd, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

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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

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July 23, 2024

Preservation Director Sean de Courcy  
300 Richards Blvd, 3 rd Floor  
Sacramento, CA 95811  
[Sdecourcy@cityofsacramento.org](mailto:Sdecourcy@cityofsacramento.org)

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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

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Preservation Director Sean de Courcy  
300 Richards Blvd, 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
[Sdecourcy@cityofsacramento.org](mailto:Sdecourcy@cityofsacramento.org)

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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

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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, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

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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, 3<sup>rd</sup> 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 15<sup>th</sup> 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, 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
[Sdecourcy@cityofsacramento.org](mailto:Sdecourcy@cityofsacramento.org)

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Sincerely,

Robby Naim  
Creative Designer

T: 415.994.9613 | [robbynaim.com](http://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](mailto: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](mailto: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 18<sup>th</sup>. 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](mailto:sdecourcy@cityofsacramento.org)  
916.808.2796 (direct)  
916.662.2626 (mobile)



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

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**From:** SHIRLEY DAFFIN <[shirleydaffin@sbcglobal.net](mailto:shirleydaffin@sbcglobal.net)>  
**Sent:** Thursday, July 25, 2024 10:50 AM  
**To:** Sean deCourcy <[sdecourcy@cityofsacramento.org](mailto:sdecourcy@cityofsacramento.org)>  
**Cc:** Burg, William@Parks <[b.burg@comcast.net](mailto:b.burg@comcast.net)>; Melissa Mourkas <[mmourkas@mac.com](mailto:mmourkas@mac.com)>; KC Schuft <[kcschuft@golygon.com](mailto: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

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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, 3<sup>rd</sup> 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