Meeting Date: **5/5/2015**

Report Type: Consent

Report ID: 2015-00060

05

City of SACRAMENTO

City Council Report
915 I Street, 1st Floor
www.CityofSacramento.org

Title: (Pass for Publication) Adding the Nominated Newton Booth Historic District and Contributing Resources and Landmarks (M14-011)

Location: The area bordered roughly by the R Street Corridor on the north, the Capital City Freeway on the east, U.S. Route 50 on the south, and 23rd Street on the west; District 4

Recommendation: 1) Review an Ordinance listing the Newton Booth Historic District and Contributing Resources and Landmarks, located in the area bordered roughly by the R Street Corridor on the north, the Capital City Freeway on the east, U.S. Route 50 on the south, and 23rd Street on the west, in the Sacramento Register of Historic & Cultural Resources (Register) as a Historic District and Contributing Resources, and Landmarks and specifying the district's and Landmarks' significant features and characteristics; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32(c) to be considered on May 12, 2015.

Contact: Susanne Cook, Associate Planner, (916) 808-5375; Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department

Presenter: None

Department: Community Development Dept

Division: Planning Design/Preservation

Dept ID:

Attachments:

01-Description/Analysis
02-Background
03-Newton Booth Boundaries Map
04-List of Nominated Properties
05-List of Nominated Landmarks
06-Newton Booth Historic Survey Report
07-Newton Booth Historic District Nomination Form
08-Nomination Form for 1819-21 26th St.
09-Nomination Form for 1827-29 27th St.
10-Nomination Form for 2507-09 W St.
11-Nomination Form for 2523 U St.
12-Nomination Form for 2513-2319 S St.
13-Ordinance

James Sanchez, City Attorney Shirley Concolino, City Clerk Russell Fehr, City Treasurer
John F. Shirey, City Manager

City Attorney Review

Approved as to Form
Michael W. Voss
3/27/2015 12:21:53 PM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 2/27/2015 4:54:12 PM

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Description/Analysis

Issue Detail: The applicant, Preservation Sacramento, formerly the Sacramento Old City Association (SOCA), requested the nomination of the area for listing in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) as a Historic District, including properties proposed to be listed as Contributing Resources within the proposed historic district, and the nomination of several properties for listing as Landmarks within the proposed historic district. A historic context of the proposed district, and California State Department of Parks and Recreation (DPR) 523A and B forms (Attachment 6) were also submitted by SOCA for the proposed Historic District and the proposed Landmarks, including an evaluation relative to the Sacramento Register eligibility criteria. The City's Preservation Director held public hearings on the application and forwarded the nomination of a Newton Booth Historic District, Contributing Resources and Landmarks to the City's Preservation Commission, which then held a public hearing on the nominations and made its recommendation on the nominations to the City Council for the City Council's consideration and action on the nominations and their listing in the Sacramento Register.

Policy Considerations: This proposed action is consistent with the City's Historic & Cultural Resources Element of the 2030 General Plan and the Historic Preservation sections in Title 17 of the City Code, as well as the City's Strategic Plan Focus Area of "sustainability and livability."

Economic Impacts: None.

Environmental Considerations: The Environmental Planning Services Manager has determined that this action is not a Project per Section 15061(b)(3) of the California Environmental Quality Act (CEQA). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Sustainability: Not applicable.

Commission/Committee Action: The City's Preservation Director held Public Hearings on July 18, 2014 and November 20, 2014, on the proposed historic district and contributing resources, and held Public Hearings on October 02, 2014 and October 16, 2014, on the proposed Landmarks. On December 5, 2014, the City of Sacramento's Preservation Director concurred with the nomination and made a preliminary determination that the area is eligible as a Historic District, and specific properties within the area are eligible for listing as Contributing Resources and specific properties within

the area are eligible for listing as Landmarks in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) pursuant to the City's eligibility criteria and forwarded nominations of a Newton Booth Historic District, the district's Contributing Resources, and Landmarks to the Preservation Commission. The City of Sacramento's Preservation Director also developed recommendations for significant features and characteristics of the Historic District and the Landmarks for the Preservation Commission's consideration.

The City's Preservation Commission then, on December 17, 2014, held a public hearing on the nominated historic district, contributing resources, landmarks, and the recommended district and landmarks' significant features and characteristics. After reviewing the materials submitted by the applicant, the nominations and recommendations from the Preservation Director, and taking public testimony, the Preservation Commission approved a recommendation to the City Council to adopt an ordinance listing the eligible Newton Booth Historic District, its' Contributing Resources, and Landmarks in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) and specifying the district's, contributing resources' and Landmarks' significant features and characteristics. On January 27, 2015, the City Council adopted revised Council Rules of Procedure which exempt ordinances for additions and deletions to the Sacramento Register from review by the Law and Legislation Committee prior to the City Council's consideration.

Rationale for Recommendation: This nomination is consistent with processes established in the Historic Preservation sections in Title 17 of the City Code. The nominated Historic District and Contributing Resources meets the eligibility criteria for listing in the Sacramento Register, and the nominated Landmarks meets the eligibility criteria for listing in the Sacramento Register as Landmarks, and:

- The designation of the nominated geographic area as a Historic District is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.
- The nominated historic district has integrity of design, setting, materials, workmanship and association;
- The collective historic value of the buildings and structures in the nominated historic district taken together may be greater than the historic value of each individual building or structure.
- The nominated Contributing Resources are: within the nominated historic district; either embodies the significant features and characteristics of the historic district or adds to the historical associations, historical architectural qualities or archaeological values identified for the historic district; were present during the period of historical significance of the historic district and relates to the

documented historical significance of the historic district; either possesses historic integrity or are capable of yielding important information about the period of historical significance of the historic district; and has important historic or architectural worth, and their designation as contributing resources is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter; and,

- The nominated Landmark structures also have significant architectural worth, and these properties' designations as landmarks is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic Preservation sections in Title 17 of the City Code.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

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Background Information: The proposed Newton Booth Historic District, Contributing Resources and Landmarks were recorded and evaluated as part of a Sacramento Register nomination application, submitted by Preservation Sacramento, formerly the Sacramento Old City Association (SOCA), which recordation and evaluation was developed by Kara Brunzell, Architectural Historian; see attached recordation/evaluation forms on the proposed historic district and landmark properties.

In accordance with the City Code, *Title 17, Chapter 17.604.220 A. Initiation of nomination proceedings*, the City of Sacramento's Preservation Director reviewed the nomination application materials submitted by the Sacramento Old City Association, held public hearings relative to the proposed historic district and contributing resources on Friday, July 18, 2014, and on Thursday, November 20, 2014, and relative to the proposed Landmarks held public hearings on October 02, 2014, and on October 16, 2014, took public comments and questions, and provided a decision and notification concurring with and nominating a Newton Booth Historic District, concurring with and nominating Contributing Resources, and concurring with and nominating related Landmarks, on December 05, 2014, and forwarding the nominations to the City's Preservation Commission for its consideration.

On December 17, 2014 the Preservation Commission held a public hearing, reviewed nomination materials, the Preservation Director decision and recommendations, and comments received, and forwarded a recommendation to the City Council for it to adopt an ordinance to add to the Sacramento Register of Historic & Cultural Resources the eligible Newton Booth Historic District, its' Contributing Resources, and Landmarks, and their features and characteristics.

Eligibility Criteria:

HISTORIC DISTRICT ELIGIBILITY CRITERIA:

The Preservation Director made a preliminary determination that the area is eligible as a Historic District under the following Criterion pursuant to the Historic Preservation Chapter, Chapter 17.604.210, Planning & Development Code, Title 17 of the City Code:

a. *The area is a geographically definable area; or*
b. *The area possesses either:*

i. A significant concentration or continuity of buildings unified by: (A) past events or (B) aesthetically by plan or physical development; or

ii. The area is associated with an event, person, or period significant or important to city history; or

c. The designation of the geographic area as a historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.

The area also retains integrity of location, design, setting, materials, workmanship, and association. In addition, the collective historic value of the buildings and structures in a historic district taken together may be greater than the historic value of each individual building or structure. The nomination of the Newton Booth Historic District is necessary to promote, protect, and further the goals and purposes of the Historic & Cultural Resources Element of the 2030 General Plan and the Historic Preservation chapter of Title 17 of the City Code.

CONTRIBUTING RESOURCES ELIGIBILITY CRITERIA:

The Preservation Director has also made a preliminary determination that, within the nominated Newton Booth Historic District, includes nominated Contributing Resources and related nominated Landmarks. The properties that are nominated as Contributing Resources to the Historic District and nominated as Landmarks are listed on Attachment 4. For a property to be listed in the Sacramento Register as a Contributing Resource, all of the following requirements must be satisfied:

1. The nominated resource is within a historic district;

2. The nominated resource either embodies the significant features and characteristics of the historic district or adds to the historical associations, historical architectural qualities or archaeological values identified for the historic district;

3. The nominated resource was present during the period of historical significance of the historic district and relates to the documented historical significance of the historic district;

4. The nominated resource either possesses historic integrity or is capable of yielding important information about the period of historical significance of the historic district; and

5. The nominated resource has important historic or architectural worth, and its designation as a contributing resource is reasonable,

appropriate and necessary to protect, promote and further the goals and purposes of this chapter.

LANDMARK ELIGIBILITY CRITERIA:

Listing of a property in the Sacramento Register as a Landmark, the property must meet 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.

Newton Booth Historic District Character-Defining Features:

The nominated District's and Contributing Resources' era of significance is 1870-1949.

The Preservation Director recommended, and the Preservation Commission concurred, that the Historic District's and Contributing Resources' significant features and characteristics include:

ARCHITECTURAL STYLES- Noting that, a specific contributing resource may not necessarily include all characteristics identified relative to its' style.

Vernacular Victorian

Prevalent nationwide from roughly 1870 – 1910, vernacular Victorian (or folk Victorian) houses are similar to folk houses of earlier and later eras in that they generally are modest in size and feature simple plans. While the term "Victorian" refers to an era, not an architectural style, "vernacular Victorian" is intended to describe folk houses of the indicated time period, identified by the characteristics described below. The otherwise straightforward buildings are elaborated by decorative elements inspired by high-style mansions, most frequently Queen Anne. These characteristics were found in working-class dwellings of the period, including cottages and multiple-unit flats. The use of Victorian era architectural details in vernacular houses stretched into the twentieth century in Newton Booth, at least a decade after they had fallen out of fashion with architects and their wealthy patrons. Some later examples of the style are nineteenth century houses that were moved to Newton Booth from other areas.

Characteristics include:

- *Rectangular or L-shaped plan*
- *Hipped, gabled, or cross-gabled roof*
- *Partial or full-width porch*
- *Horizontal wood siding, usually, but not always, narrow channel-drop in Newton Booth*
- *Double-hung wood sash and frame windows*
- *Occasionally decorative windows featuring single large pane surrounded by multiple small panes*
- *Wood ornamentation, including turned posts on porches and decorative elements at eaves and gables*

Foursquare or Cube Style

Foursquare is the vernacular form of the Prairie Style, which was based on designs by Frank Lloyd Wright. The Prairie style was introduced around the turn of the century, and was popular nationwide until about 1920. During its brief heyday, it was adapted to both high-style and simple vernacular houses. The simpler Foursquare house form was disseminated throughout the nation with standardized pattern books and kit homes. Foursquare homes appeared in Newton Booth shortly after 1900, and were the most common type of house constructed in the first years of the twentieth century. Newton Booth examples range from architect-designed versions with elaborate detailing to simplified one-story dwellings. Many incorporate elements of period revival styles, including Colonial Revival and Classical Revival, and some include elements of Craftsman architecture. Although a few examples were constructed between 1910 and 1930, Foursquare was increasingly eclipsed in Newton Booth by the popularity of Craftsman style

architecture and single-story Bungalow house forms after 1910. A variant on the Foursquare is the single-story "half-square" or "Neoclassic row house," a single-story home elevated, usually about six feet, above ground to create a ground floor "basement." This subtype lacks a second story, with all rooms on a single floor, but shares other characteristics with foursquare house plans.

Characteristics include:

- *Simple square or rectangular plan*
- *Two-story cubical shape, (or single-story with raised basement "half-square")*
- *Hipped roof with dormer or multiple dormers*
- *Wood cladding*
- *Double-hung wood frame windows*
- *Wide porch*
- *Craftsman-influenced details, including exposed rafter tails at the eaves*

<u>Craftsman</u>

Popular nationwide from 1905 – 1930, the Craftsman Style was a reaction to the decorative excesses of late Victorian-period architecture. With roots in the English Arts & Crafts movement, Craftsman architecture in the United States was heavily influenced by architects Charles Sumner Greene and Henry Mather Greene as well as furniture designer Gustave Stickley. As with the Foursquare house pattern, pattern books and kit homes helped to spread the Craftsman style nationwide. In about 1908, the Craftsman house was introduced to the Newton Booth neighborhood. After 1910, the style gained momentum locally, and it was the ascendant architectural style in the district through 1930. As was frequently the case with Craftsman houses, in Newton Booth they included expansive, architect-designed homes as well as modest cottages for the working class. The "Ultimate Bungalow" –type houses were constructed before 1920, later Craftsman houses in Newton Booth are small and modest.

Characteristics include:

- *1, 1 ½, or 2 stories, with second story inset from first floor and at right angles to main floor orientation*
- *Low-pitched roofs, occasionally hipped but usually gabled, often with side gable*
- *Broad, unenclosed eaves with exposed rafter tails*

- *Decorative brackets at the eaves*
- *Wood cladding or stucco cladding*
- *Double-hung wood frame windows, sometime ganged*
- *Wide porch often with battered porch columns, sometimes round*
- *Masonry elements, almost always brick in Newton Booth, porch & stair walls, chimneys*

Spanish Eclectic

The Spanish Eclectic architecture movement, which was important from 1915 – 1940 in California and the southwest, was sparked by the Panama-California Exposition in 1915. Western architects expanded the already popular Mission Style and began to seek wider inspiration from Spanish and Latin American architectural history. The most significant example of the style in the Newton Both neighborhood is the landmark Newton Booth School, although limited numbers of Spanish Eclectic houses were constructed after 1920.

Characteristics include:

- *Irregular plan or asymmetrical facade*
- *Hipped or gabled roof covered in red clay tile*
- *Minimal eave overhang*
- *Stucco cladding, sometime troweled, or occasionally brick*
- *Steel casement windows*
- *Heavy carved doors, occasionally emphasized with decorative surrounds*

Tudor Revival

Tudor Revival buildings generally feature steeply pitched roofs and elaborations that refer to medieval English architecture. Although the Tudor Revival style broadly speaking stretches back to 1890 and includes architect-designed landmarks, the examples of the style in the Newton Booth neighborhood date from about 1920 to the late 1940s. Most examples are modest houses with minimal ornamentation.

Characteristics include:

- *Steeply pitched cross-gabled roofs, or hipped roof with gabled entry porch*
- *• Minimal eave overhang*
- *Stucco, brick, or wood cladding*
- *Half-timbering or other medieval-inspired decorative elements*
- *Steel casement or double-hung wood frame windows*

Minimal Traditional

The Minimal Traditional style grew out of an attempt to build houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. Many were based on commercial house patterns and minimum house sizes developed in conjunction with Federal Housing Administration programs. The modest houses often resemble simplified versions of Tudor Revival or Spanish Eclectic houses of the same era. Minimal Traditional houses were constructed in Newton Booth from the mid-1920s through the 1950s.

Characteristics include:

- *Low pitched cross-gabled roofs, occasionally hipped roofs*
- *Minimal eave overhang*
- *Stucco or wood cladding*
- *Steel casement or double-hung wood frame windows*
- *Lack of ornamentation*

Art Moderne

Art Moderne was an offshoot of Art Deco, which was popular nationwide from about 1920 through 1940. Initially inspired by Finnish architect Eliel Saarinen, after 1930 the streamlined appearance of airplanes and ocean liners began to be incorporated into the style. The Newton Booth neighborhood has one landmark example of the style.

Characteristics include:

- *Flat roofs*
- *Smooth stucco wall cladding*
- *Glass block windows or openings*
- *Decorative horizontal grooves intended to invoke streamlining*
- *Horizontal banding of exterior elements*
- *Steel sash casement windows*
- *Wrap around corner windows*

GENERAL Characteristics-

- *General setbacks and scale (height, massing, orientation) of existing structures along street frontages*
- *Some residential structures with integrated garages and/or detatched garage constructed in the same style as the house*

- *Parkway/planting strips between sidewalk and street, with street trees*
- *Palms along original streetcar lines, notably T Street, through the district*
- *Mature trees and vegetation along street frontages planted during era of significance*

Landmarks' Character-Defining Features:

The Preservation Director recommended, and the Preservation Commission concurred, that the specific Landmarks' significant features and characteristics include:

1) 1880s QUEEN ANNE TWO FLAT, 1819-1821 26th Street; APN: 010-0045-018

- *Queen Anne stylistic elements in building form, details and materials*
- *Two-story, two-flat with irregular plan and primary volume topped by a hipped roof, with projecting cross-gabled bays at the front and side elevations*
- *Front gable features a pediment, clad in shingles and with a decorative vented medallion*
- *Decorative brackets adorn the cornice*
- *L-shaped verandah projects from the southwest corner of the primary façade, with turned posts and upper ornamental balustrade*
- *Channel-drop wood siding and double hung wood frame windows with a fixed window on the primary façade featuring a large pane surrounded by smaller colored panes*
- *Entries to both flats sheltered by the porch and both face the street and are fitted with partially glazed wood paneled doors.*

2) TUDOR REVIVAL DUPLEX, 1827– 829 - 27th Street; APN: 010-0045-018

- *Tudor stylistic details and decorative elements*
- *Rectangular-plan building topped by a moderate pitch cross-gabled roof with minimal eave overhang, and the front, center gable projecting slightly forward from the primary volume of the building*
- *Decorative half-timbering within the stucco-clad front gable end and rest of building*
- *Variety of fenestration, though relatively symmetrically arranged, with double hung, casement and fixed wood frame windows, some with*

leaded glass side panels, and several windows fitted with decorative exterior storm windows

- *Primary entry features a decorative terra cotta Tudor arch fitted with a relatively elaborately paneled wood door and twisted columns topped with acanthus leaves flanking the entry*
- *Decorative terra cotta elements include tiles that mimic quoins around the windows and at building corners, with particularly elaborate decorative elements surrounding the primary façade's central doorway and large three-part windows on both sides of the doorway, with ornately carved low relief panels depicting flowers, fruits and other plants. The south façade features a similar low relief panel over a double window at its west end. The secondary entry on this façade lacks carved panels but features decorative quoins.*
- *West primary entry stairs with brick side walls and concrete cap and concrete steps.*

3) MIRABELLA APARTMENTS, 2515 – 2519 "S" Street; APN: 010-0044-006

- *Streamline Moderne stylistic elements emphasizing horizontality, minimal ornamentation and monochrome, light tone coloration*
- *3 story building with symmetrical primary facades, U-shaped footprint with opening facing south, toward S Street*
- *Flat roof form with shallow, open, overhanging eaves, some entirely captured within projecting bays on interior court facades*
- *Streamlines at roof and stringcourse at 1st and 2nd course aligned with bottom of window openings, over smooth stucco exterior*
- *Banked corner-wrapping window openings*
- *Regularly placement of three light steel casement windows and three light casement windows flanked by side lights and top lights, with lack of surrounds or trim*
- *Entryways with curved roof canopy and streamline detailing, sidelights and transoms.*

4) THE THOMAS / BOYLES / ZYLSTRA HOUSE, 2523 "U" STREET; APN: 010-0045-018

- *Craftsman forms, including eclectic "Swiss chalet" craftsman, stylistic elements on a rectangular-plan building including full width front porch, front/west facing gable roof with wide eave overhang and triangular knee braces and exposed shaped rafter tails*

- *Gabled dormers projecting from the north and south sides of the roof, also with triangular knee braces.*
- *Double window in the front gable end has its own shed roof, with triangular knee braces, and a wood flower box with diamond-shaped cutouts, and all the windows are double hung wood, and either paired or arranged in groups of three with multi light upper sashes over single light lower sashes.*
- *Primary entry, centered on the main façade is fitted with a flat wood door with unusual diamond-shaped partial glazing*
- *Full-width front porch with flared boxed posts and flared brick stair walls and terrazzo steps.*

5) THE UHL FAMILY HOUSE, 2507-2509 "W" Street; APN: 010-0045-018

- *Queen Anne building form, materials and stylistic elements in a one-story two-flat over a high basement, though with later Craftsman influenced concrete elements in the porch and front stairs*
- *Primary volume of the generally rectangular –plan building is topped by a hipped roof, while a projecting bay on the primary façade is gabled*
- *Partial width porch situated west of the gabled bay*
- *Decorative brackets at the eaves, elaborate decorative elements topping the gable vent and window surrounds on the front façade, and horizontal channel-drop wood siding and double-hung wood sashes and trim*
- *Double-hung wood windows, with center window in the gabled bay with a large upper pane surrounded by smaller panes.*

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement on the Sacramento Register of Historic & Cultural Resources (Sacramento Register) as a landmark or as a Contributing Resource within a historic district are listed in Sacramento City Code, Title 17, Planning & Development Code, Section 17.604.210. Generally, nominated resources are noted for one or more of the following characteristics: they are associated with the history of the city and/or the lives of persons significant to its past; they embody distinctive characteristics of a type, period, or method of construction, have high

artistic value, and/or have significant historic or architectural worth; and concerning historic districts, they have a geographical definable area with a significant concentration or continuity of resources unified by past events or aesthetically by plan or physical development.

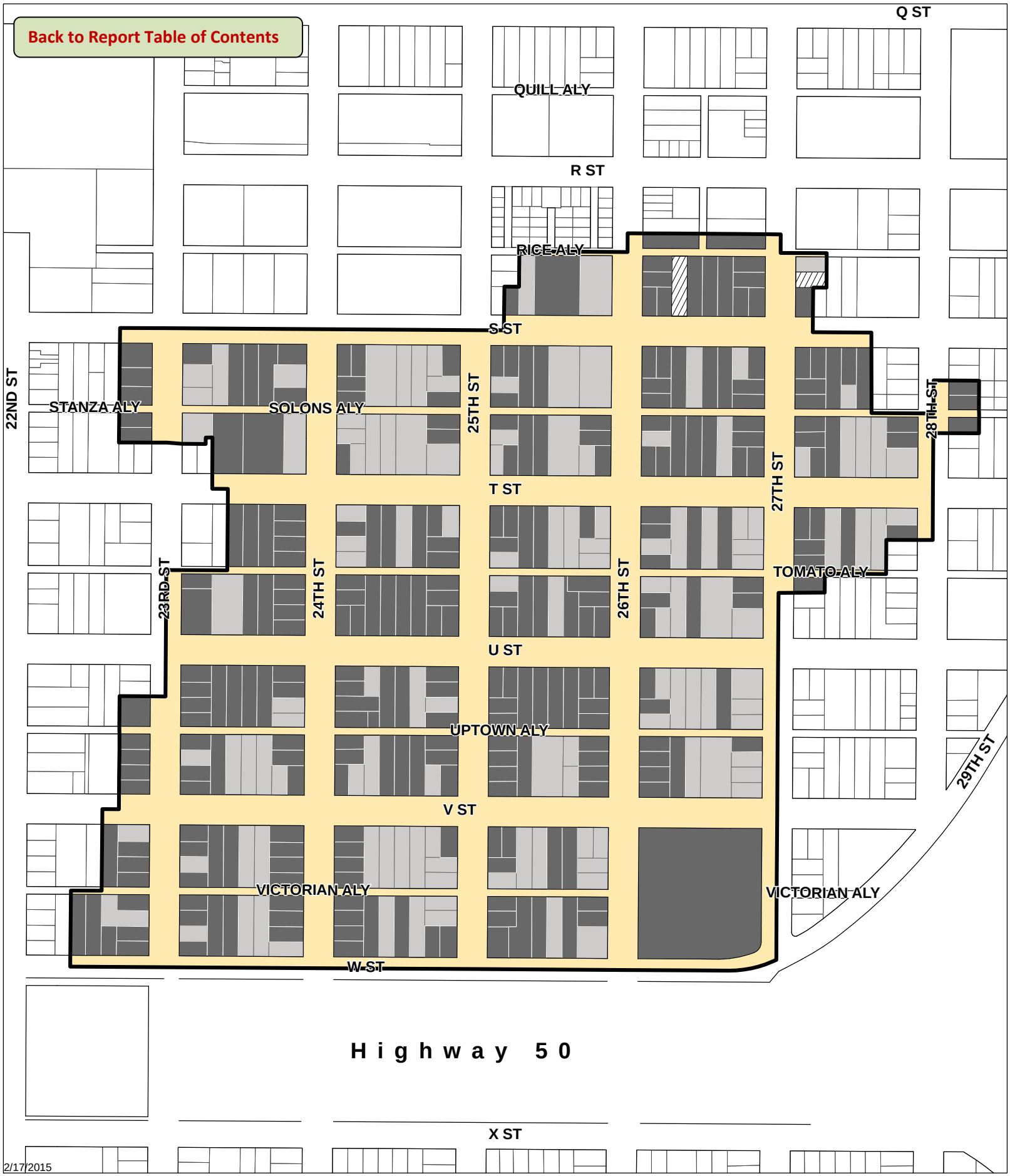
The City Council has found that placement of qualifying resources and historic districts in the Sacramento Register benefits the community and the owner in numerous ways. Protecting and preserving historic resources helps to maintain and revitalize the City and its neighborhoods by stimulating economic activity, encouraging the use and reuse of historic buildings, and protecting buildings and neighborhoods from deterioration and inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing.

Sacramento's Planning & Development Code, Title 17, including the Historic Preservation Chapter of the City Code, Chapter 17.604, includes preservation incentives, including the use of the California Historical Building Code, which may provide flexibility in means to meet Building Code standards to retain historic fabric and preserve historic structures, and also includes certain land use/zoning density and use incentives for Sacramento Register-listed historic properties. The Code also regulates the approval and issuance of permits and entitlements involving resources listed in the Sacramento Register, including building permits for new construction; exterior alterations of existing buildings or structures, including work on windows; work affecting significant publicly-accessible interiors, site work; relocation of any structure; demolition or wrecking of any building or structure; sewer connection or disconnection; sign permits; and certificates of use or occupancy.

Resources nominated by the Preservation Commission by adoption of a Recommendation to the City Council are regulated under Chapter 17.604 for a period of 180 days in the same manner as if they were listed in the Sacramento Register. After 180 days has elapsed, if the City Council has not adopted an ordinance placing the resource in the Sacramento Register, these restrictions will no longer apply, unless the City Council extends the time period for an additional 180 days.

In addition, Chapter 17.604.800 sets forth minimum maintenance requirements for the purpose of protecting Listed Historic Resources from deliberate or inadvertent neglect. Prompt correction of structural defects is required. The Code Enforcement Manager and Building Official are authorized to enforce the provisions of this Chapter and utilize provisions of Chapter 1.28 of Title 1 of the Sacramento City Code. The City Attorney is authorized to take such legal actions as are legally available.

Newton Booth Historic District Boundaries & Contributing Resources



2/17/2015

Boundaries | Contributing Resource | Non Contributing Resource | Vacant

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List of Nominated Contributing, Non-contributing, or Vacant Properties

APN	Address	Street Name	Status
01000340090000	1900	23RD ST	Contributor
01000360030000	1901	23RD ST	Contributor
01000360020000	1905	23RD ST	Non Contributor
01000340100000	1906	23RD ST	Contributor
01000340110000	1908	23RD ST	Contributor
01000360010000	1913	23RD ST	Non Contributor
01000340120000	1916	23RD ST	Contributor
01000360170000	1917	23RD ST	Non Contributor
01000340130000	1924	23RD ST	Contributor
01001050200000	2019	23RD ST	Contributor
01001050190000	2023	23RD ST	Contributor
01001060030000	2105	23RD ST	Contributor
01001060020000	2109	23RD ST	Contributor
01001040100000	2114	23RD ST	Contributor
01001060010000	2115	23RD ST	Contributor
01001040110000	2116	23RD ST	Contributor
01001060240000	2117	23RD ST	Contributor
01001040120000	2120	23RD ST	Contributor
01001060230000	2121	23RD ST	Non Contributor
01001040130000	2124	23RD ST	Contributor
01001060220000	2125	23RD ST	Contributor
01001040140000	2130	23RD ST	Contributor
01001060210000	2131	23RD ST	Contributor
01001630090000	2200	23RD ST	Non Contributor
01001650040000	2201	23RD ST	Contributor
01001630100000	2202	23RD ST	Contributor
01001630110000	2208	23RD ST	Contributor
01001650030000	2209	23RD ST	Contributor
01001650020000	2211	23RD ST	Non Contributor
01001630120000	2214	23RD ST	Contributor
01001650010000	2215	23RD ST	Contributor
01001630130000	2216	23RD ST	Contributor
01001650240000	2219	23RD ST	Contributor
01001630140000	2220	23RD ST	Non Contributor
01001650230000	2221	23RD ST	Contributor
01001630150000	2224	23RD ST	Contributor
01001650220000	2225	23RD ST	Non Contributor
01001650210000	2231	23RD ST	Contributor
01000360090000	1908	24TH ST	Non Contributor
01000420020000	1911	24TH ST	Contributor

List of Nominated Contributing, Non-contributing, or Vacant Properties

01000360100000	1914	24TH ST	Contributor
01000420010000	1915	24TH ST	Contributor
01000420210000	1917	24TH ST	Non Contributor
01000420200000	1921	24TH ST	Non Contributor
01001050080000	2000	24TH ST	Contributor
01001110040000	2001	24TH ST	Non Contributor
01001050090000	2006	24TH ST	Contributor
01001110030000	2009	24TH ST	Contributor
01001050100000	2010	24TH ST	Contributor
01001110020000	2011	24TH ST	Non Contributor
01001050110000	2014	24TH ST	Contributor
01001110010000	2015	24TH ST	Non Contributor
01001050120000	2016	24TH ST	Contributor
01001110240000	2019	24TH ST	Contributor
01001050130000	2020	24TH ST	Contributor
01001110230000	2021	24TH ST	Contributor
01001050140000	2024	24TH ST	Contributor
01001050150000	2030	24TH ST	Contributor
01001060090000	2100	24TH ST	Contributor
01001060100000	2104	24TH ST	Contributor
01001120030000	2107	24TH ST	Contributor
01001060110000	2108	24TH ST	Non Contributor
01001120020000	2111	24TH ST	Contributor
01001060120000	2114	24TH ST	Non Contributor
01001120060000	2115	24TH ST	Contributor
01001120010000	2115	24TH ST	Contributor
01001060130000	2116	24TH ST	Contributor
01001120250000	2117	24TH ST	Contributor
01001120240000	2119	24TH ST	Contributor
01001060140000	2120	24TH ST	Contributor
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List of Nominated Contributing, Non-contributing, or Vacant Properties

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List of Nominated Contributing, Non-contributing, or Vacant Properties

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List of Nominated Contributing, Non-contributing, or Vacant Properties

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List of Nominated Contributing, Non-contributing, or Vacant Properties

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List of Nominated Contributing, Non-contributing, or Vacant Properties

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List of Nominated Landmarks

APN	Address	Street Name
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01000510130000	1827	27TH ST
01000430030000	2515	S ST
01001130170000	2523	U ST
01001730180000	2509	W ST

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NEWTON BOOTH NEIGHBORHOOD HISTORIC CONTEXT STATEMENT & DISTRICT NOMINATION

Sacramento, California

Prepared for Sacramento Old City Association

KARA BRUNZELL

February 17, 2014

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I. INTRODUCTION

Project Description

Preparer

This Historic Context Statement was prepared by Kara Brunzell, who holds a Master's Degree in Public History from California State University, Sacramento (CSUS). Ms. Brunzell is qualified as a Historian and Architectural Historian under the Secretary of Interior's Professional Qualifications Standards. She is experienced in the recordation, inventory, and evaluation of historic resources using the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) guidelines. Her expertise includes preparing reports and making recommendations for federal, state, municipal, and private entities regarding Section 106 review and compliance as well as the California Environmental Quality Act (CEQA). In addition, Ms. Brunzell has experience in municipal preservation planning and non-profit historic preservation.

Methodology

This Historic Context Statement, which identifies important, events, trends, themes, and periods of significance in the Newton Booth neighborhood, provides a foundation for evaluation of the neighborhood's historic resources. Kara Brunzell performed an intensive-level field survey of the neighborhood, walking each street and photographing the buildings within neighborhood boundaries. Ms. Brunzell performed extensive research online and in Sacramento archives to uncover the specific history of the neighborhood and its built environment. Archives and repositories visited include: the Center for Sacramento History (CSH), the North Central Information Center (NCIC) at CSUS, the California Room at the California State Library, the Sacramento County Assessor's Office, and the Sacramento County Recorder's Office. Sources consulted include: Sacramento histories, historic newspapers, city directories, historic maps, building permits, U.S. Census rolls, and Sacramento County Assessor's map books. Information gathered was used to create the narrative history found in this document, and to analyze the neighborhood's built resources according to the themes developed. In addition to the narrative history, Ms. Brunzell created a property table that includes basic information about each property, its architectural style, and an evaluation of its historical eligibility; as well as creating a DPR 523 D form recording the neighborhood as a historic district.

Acknowledgments

This project was undertaken with funding and support from Sacramento Old City Association (SOCA). A non-profit preservation organization, SOCA promotes preservation and enhancement of the quality of life for Sacramento's residents, businesses, and visitors, working to increase awareness of the irreplaceable historic, architectural and cultural resources of the City. The SOCA survey committee, including Bill Burg, Meg De Courcy, Karen Jacques, and Garret Root, have provided additional help and advice. Sacramento's archives, libraries and repositories, and the

people who staff them have also proved invaluable to this effort. I am especially grateful for the assistance provided by Roberta Deering of the City of Sacramento, the archivists at the State Library's California Room, and Patricia Johnson of the CSH.

Historic Register Criteria

National Register of Historic Places & California Register of Historical Resources

The NRHP is the United States' comprehensive listing of historic resources. Administered by the National Park Service, it lists buildings, structures, sites, objects and districts that have been found significant for American history, architecture, archaeology, engineering, or culture. Typically, buildings are considered eligible for the NRHP if they are over 50 years old and meet four criteria for significance (A – D), which are listed below. The CRHR is a similar listing compiled by the State of California. It follows similar significance criteria, which are listed numerically (1 – 4).

Eligibility for the NRHP or CRHR rests on meeting at least one of the four significance criteria:

A/1. Properties that are associated with events that have made a significant contribution to the broad patterns of our history; or

B/2. Properties that are associated with the lives of significant persons in our past; or

C/3. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D/4. Properties that have yielded, or may be likely to yield, information important in history or prehistory

In addition to age eligibility and significance, eligibility rests on integrity, which affects a property's ability to convey the qualities that make it significant. Seven types of integrity are considered: location, design, setting, materials, workmanship, feeling, and association.

Sacramento Register of Historic and Cultural Resources

The Sacramento Register is a local historic register of historic properties. Significance criteria are based on standards set forth by the National Park Service for the NRHP, though they are stated slightly differently.

A property of district is eligible for the Sacramento Register when it meets the following significance 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,

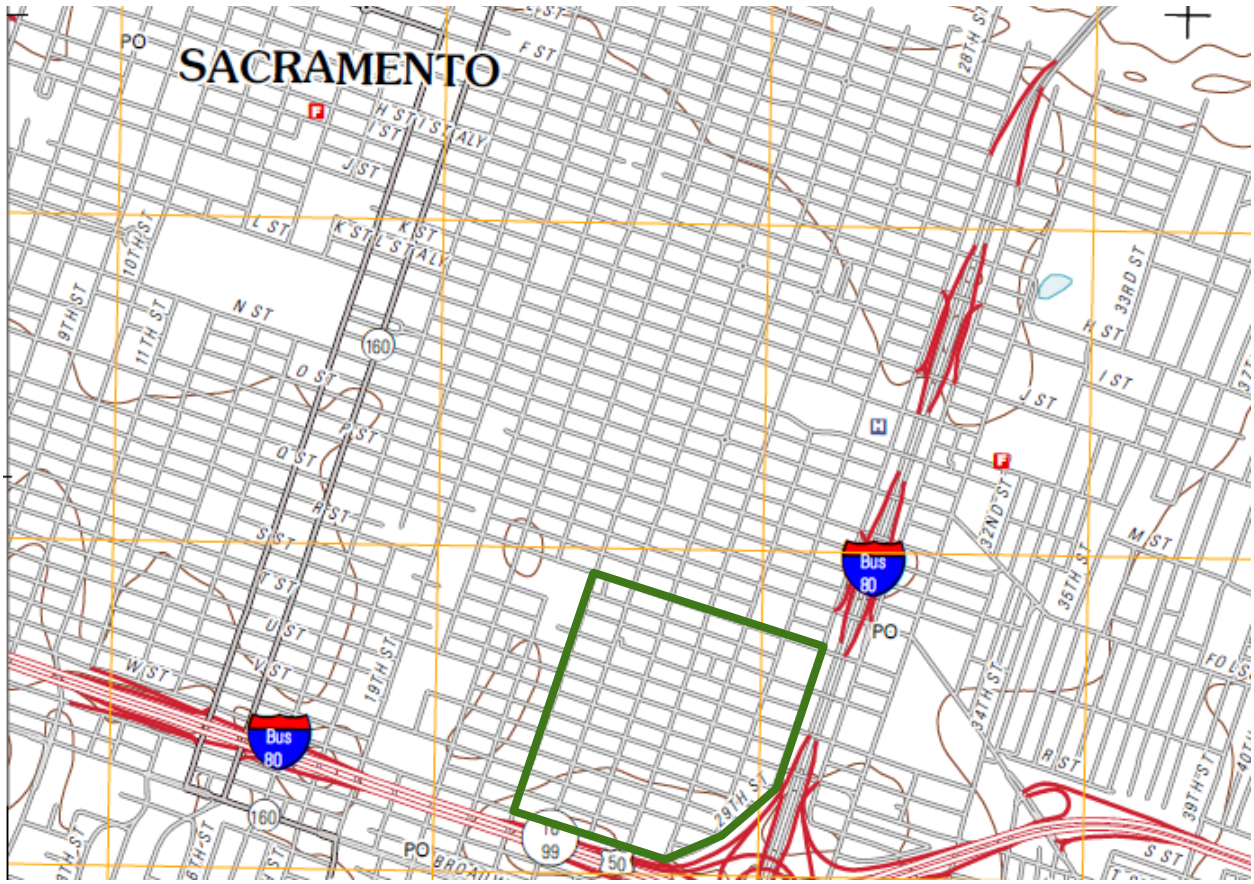
v. It possesses high artistic values, or

vi. It has yielded, or may be likely to yield, information

In addition to meeting one or more of the above significance criteria, a property must retain integrity in order to be locally eligible. A resource that meets the above criteria will be locally listed if it 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 the City of Sacramento's Historic Preservation Program.

Project Location

The proposed Newton Booth Historic District is located within the Newton Booth neighborhood, at the southeastern corner of the City of Sacramento's historic street grid. It is roughly bordered by the R Street Corridor on the north, the Capital City Freeway on the east, U.S. Route 50 on the south, and 23rd Street on the west. The area studied is outlined on the map below.



USGS Topographic Map, Sacramento East, 2012,
Detail of survey area and vicinity, survey boundaries outlined in green

II. GUIDELINES FOR EVALUATION

Summary of Significant Themes

This document divides the history of Sacramento and the Newton Booth Neighborhood into nine time periods based on events important to Sacramento's development.

I. Prehistory, Spanish, & Mexican Eras (to 1847)
II. Gold Rush & Early Railroad Eras (1848 – 1869)
III. Agriculture, Industry, & Growth (1870 – 1899)
IV. Early Twentieth Century (1900 – 1919)
V. Prohibition Era (1920 – 1929)
VI. Depression Era (1930 – 1941)
VII. World War II & Aftermath (1942 – 1949)
VIII. Postwar Era (1950 – 1970)
IX. Modern Newton Booth Neighborhood (1971 – 2014)

Each era above is analyzed in respect to the following themes in order to illustrate the development of the Newton Booth neighborhood's built environment.

- Transportation
- Residential Development

Architectural Styles

The Newton Booth neighborhood features buildings constructed between the 1890s and the present in a variety of architectural styles. The principal styles utilized during the neighborhood's historic Period of Significance (1890 – 1949) are briefly discussed below.[1]

Vernacular Victorian

Prevalent nationwide from roughly 1870 – 1910, vernacular Victorian (or folk Victorian) houses are similar to folk houses of earlier and later eras in that they generally are modest in size and feature simple plans. While the term "Victorian" refers to an era, not an architectural style, "vernacular Victorian" is intended to describe folk houses of the indicated time period, identified by the characteristics described below. The otherwise straightforward buildings are elaborated by decorative elements inspired by high-style mansions, most frequently Queen Anne. These characteristics were found in working-class dwellings of the period, including cottages and multiple-unit flats. The use of Victorian era architectural details in vernacular houses stretched into

[1] Sources for architectural styles identified in this survey can be found in the following reference works: McAlester, Virginia & Lee, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 2006. References to Foursquare and Neoclassic Row House, *Rehab Right*, City of Oakland Planning Department, Oakland, 1978.

the twentieth century in Newton Booth, at least a decade after they had fallen out of fashion with architects and their wealthy patrons. Some later examples of the style are nineteenth century houses that were moved to Newton Booth from other areas.

Characteristics include:

- Rectangular or L-shaped plan
- Hipped, gabled, or cross-gabled roof
- Partial or full-width porch
- Horizontal wood siding, usually channel-drop in Newton Booth
- Double-hung wood frame windows
- Occasionally decorative windows featuring single large pane surrounded by multiple small panes
- Wood ornamentation, including turned posts on porches and decorative elements at eaves and gables

Foursquare

Foursquare is the vernacular form of the Prairie Style, which was based on designs by Frank Lloyd Wright. The Prairie style was introduced around the turn of the century, and was popular nationwide until about 1920. During its brief heyday, it was adapted to both high-style and simple vernacular houses. The simpler Foursquare house form was disseminated throughout the nation with standardized pattern books and kit homes. Foursquare homes appeared in Newton Booth shortly after 1900, and were the most common type of house constructed in the first years of the twentieth century. Newton Booth examples range from architect-designed versions with elaborate detailing to simplified one-story dwellings. Many incorporate elements of period revival styles, including Colonial Revival and Classical Revival, and some include elements of Craftsman architecture. Although a few examples were constructed between 1910 and 1930, Foursquare was increasingly eclipsed in Newton Booth by the popularity of Craftsman style architecture and single-story Bungalow house forms after 1910. A variant on the Foursquare is the single-story "half-square" or "Neoclassic row house," a single-story home elevated 5-8 feet above ground to create a ground floor "basement." This subtype lacks a second story, with all rooms on a single floor, but share other characteristics with foursquare house plans.

Characteristics include:

- Simple square or rectangular plan
- Two-story cubical shape, (or single-story with raised basement "half-square")
- Hipped roof with dormer or multiple dormers
- Wood cladding
- Double-hung wood frame windows
- Wide porch
- Craftsman-influenced details, including exposed rafter tails at the eaves

Craftsman

Popular nationwide from 1905 – 1930, the Craftsman Style was a reaction to the decorative excesses of late Victorian-period architecture. With roots in the English Arts & Crafts movement, Craftsman architecture in the United States was heavily influenced by architects Charles Sumner Greene and Henry Mather Greene as well as furniture designer Gustave Stickley. As with the Foursquare house pattern, pattern books and kit homes helped to spread the style nationwide. In about 1908, the Craftsman house was introduced to the Newton Booth neighborhood. After 1910, the style gained momentum locally, and it was the ascendant architectural style in the district through 1930. As was frequently the case with Craftsman houses, in Newton Booth they included expansive, architect-designed homes as well as modest cottages for the working class. The "Ultimate Bungalow" –type houses were constructed before 1920, later Craftsman houses in Newton Booth are small and modest.

Characteristics include:

- 1, 1 ½, or 2 stories
- Low-pitched roofs, occasionally hipped but usually gabled
- Broad, unenclosed eaves with exposed rafter tails
- Decorative brackets at the eaves
- Wood cladding or stucco cladding
- Double-hung wood frame windows
- Wide porch with battered porch columns
- Masonry elements, almost always brick in Newton Booth

Spanish Eclectic

The Spanish Eclectic architecture movement, which was important from 1915 – 1940 in California and the southwest, was sparked by the Panama-California Exposition in 1915. Western architects expanded the already popular Mission Style and began to seek wider inspiration from Spanish and Latin American architectural history. The most significant example of the style in the Newton Both neighborhood is the landmark Newton Booth School, although limited numbers of Spanish Eclectic houses were constructed after 1920.

Characteristics include:

- Irregular plan or asymmetrical facade
- Hipped or gabled roof covered in red clay tile
- Minimal eave overhang
- Stucco cladding, or occasionally brick
- Steel casement windows
- Heavy carved doors, occasionally emphasized with decorative surrounds

Tudor Revival

Tudor Revival buildings generally feature steeply pitched roofs and elaborations that refer to medieval English architecture. Although the Tudor Revival style broadly speaking stretches back

to 1890 and includes architect-designed landmarks, the examples of the style in the Newton Booth neighborhood date from about 1920 to the late 1940s. Most examples are modest houses with minimal ornamentation.

Characteristics include:

- Steeply pitched cross-gabled roofs, or hipped roof with gabled entry porch
- Minimal eave overhang
- Stucco, brick, or wood cladding
- Half-timbering or other medieval-inspired decorative elements
- Steel casement or double-hung wood frame windows

Minimal Traditional

The Minimal Traditional style grew out of an attempt to build houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. Many were based on commercial house patterns and minimum house sizes developed in conjunction with Federal Housing Administration programs. The modest houses often resemble simplified versions Tudor Revival or Spanish Eclectic houses of the same era. Minimal Traditional houses were constructed in Newton Booth from the mid-1920s through the 1950s.

Characteristics include:

- Low pitched cross-gabled roofs, occasionally hipped roofs
- Minimal eave overhang
- Stucco or wood cladding
- Steel casement or double-hung wood frame windows
- Lack of ornamentation

Art Moderne

Art Moderne was an offshoot of Art Deco, which was popular nationwide from about 1920 through 1940. Initially inspired by Finnish architect Eliel Saarinen, after 1930 the streamlined appearance of airplanes and ocean liners began to be incorporated into the style. The Newton Booth neighborhood has one landmark example of the style.

Characteristics include:

- Flat roofs
- Smooth stucco wall cladding
- Glass block windows
- Decorative horizontal grooves intended to invoke streamlining

Definition of Property Types

Property types in in the Newton Booth neighborhood include commercial, civic/institutional, and residential. The neighborhood is home to one commercial, and one civic/institutional property. Although industrial activities took place nearby, there are no extant industrial properties within neighborhood boundaries.

Residential Properties

The bulk of the properties constructed within the Period of Significance (1890 – 1949) are residential. The majority of historic residential properties are single-family dwellings, but there are significant numbers of multiple-family dwellings as well. Multiple-family dwellings in the neighborhood fall into three principal subtypes:

- Two- and three-flat houses (1890 – 1930)
- Courtyard bungalows (1936 – 1947)
- Apartment buildings (1949 – 2014)

Though several apartment buildings are found in the modern Newton Booth neighborhood, almost all of them were constructed after the Period of Significance.

PG&E streetcar on 28th Street crossing R Street, circa 1940 (Western Railway Museum)

III. HISTORIC CONTEXT

The information in this section is focused on the specific history of the Newton Booth neighborhood. The broader history of the City of Sacramento is included only as relevant to the Newton Booth neighborhood.

Prehistory, Spanish, & Mexican Eras (to 1847)

The Nisenan, a branch of the Maidu people, occupied the area near the confluence of the American and Sacramento Rivers before the arrival of Europeans. Although the Spanish explored the area, they never settle the region.[2] The first European to permanently settle in the area was John Sutter, a Swiss immigrant who established the 44,000 acre rancho he called "New Helvetia" in 1841.[3] Sutter's Fort was located where the modern L and 28th Streets intersect, roughly a half mile north of the Newton Booth neighborhood. Sutter's decision to build a lumber mill near Coloma set in motion a chain of events that destroyed him economically and altered the history of California. In January, 1848, workers found gold near Sutter's mill. Sutter tried to keep the discovery a secret, but after a few weeks word began to leak out, setting off a gold frenzy and leading to the formation of Sacramento as an American town.[4]

No architectural resources have survived in the modern Newton Booth neighborhood from the prehistoric, Spanish, or Mexican periods. Archaeological resources from these periods, however, are likely to yield valuable information regarding Native American and other residents of the area. Therefore, if discovered, they have the potential to be considered significant under Criterion D/4/vi.

Gold Rush & Foundation of the Railroad (1848 – 1869)

Due to pressure from Sam Brannan and other Gold Rush speculators, in 1848 Sacramento was laid out at Sutter's Embarcadero (at the foot of modern K Street.)[5] Proximity to the navigable waters of the Sacramento and a dry winter in 1848 – 49 allowed Sacramento's founders to ignore the great drawback of the site: its position in the flood plain. Surveyors platted an enormous area that stretched three miles east of the Sacramento River and north to the American River, giving the east-west streets letter names and numbering the north-south streets.[6] The area that would become the Newton Booth neighborhood was inside city limits, near the southeastern edge of Sacramento's

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[2] Mildred Brooke Hoover, Hero Eugene Rensch & Ethel Grace Rensch, *Historic Spots in California*, Stanford University Press, Stanford, California:1948, p. 143.
[3] Lewis Publishing Company, *A Memorial and Biographical History of Northern California*, Lewis Publishing Company, California: 1891, p. 193 – 194.
[4] Mark A. Eifler, *Gold Rush Capitalists: Greed & Growth in Sacramento*, University of New Mexico Press, Albuquerque, New Mexico: 2002, p. 46 – 47.
[5] Steven M. Avella, *Sacramento, Indomitable City*, Arcadia Publishing, Charleston, South Carolina: 2003, p. 30.
[6] Avella, p. 31-32.

original 1848 street grid. The grandiose plans of Sacramento's founders did not materialize quite as quickly as they hoped, however, and early development was concentrated around the embarcadero.

Flooding & Flood Control

As Sacramento matured from a frontier tent encampment to a permanent city, it became clear that flooding would be a recurring problem. Beginning in 1862, Sacramento undertook a series of flood control projects that were considerably more ambitious than initial attempts to build levees. Civic leaders raised streets just east of the Sacramento River, and re-channeled the mouth of the American River. A flood in 1878 prompted the creation of the first comprehensive flood control plan for the Sacramento Valley in 1880.[7]

The first structure of note in the southern part of Sacramento was the R Street levee, initially constructed from Front to 19th Streets in order to protect downtown from floods. During Sacramento's early decades, the R Street levee acted as a barrier to the development of the southern portion of city limits. The levee was a de facto urban boundary due to flood danger.[8]

Railroads

California's first common carrier steam railroad was the Sacramento Valley Railroad (SVRR), which began service in 1856, and ran from Sacramento to Folsom. Theodore Judah was the chief engineer on the project, and while working on it devised a plan for a transcontinental railroad with its terminus in Sacramento.[9] Judah was able to make little progress on his dream, however, until he enlisted the help of several prominent Sacramento businessmen. In 1861, he recruited Collis P. Huntington, Mark Hopkins, Leland Stanford, and Charles Crocker, (later known as the "Big Four"), to the Board of Directors of the Central Pacific Railroad (CPRR).[10] When Stanford became governor later that year he was able to promote legislation that favored railroad construction starting in Sacramento, and the CPRR broke ground in 1863.

Despite difficulties with financing, federal politics, competing railroad companies, the technical barrier of the Sierra Nevada, and Judah's death in 1863, the transcontinental railroad was completed in 1869.[11] Sacramento was now positioned to remain a hub for the product of not only the mines, but from California's growing agricultural sector. Travel to and from Sacramento, which had declined as the gold rush declined and mining shifted to the Comstock Lode in Nevada, increased substantially after the railroad's completion.[12] In 1865, the CPRR purchased the SVRR,

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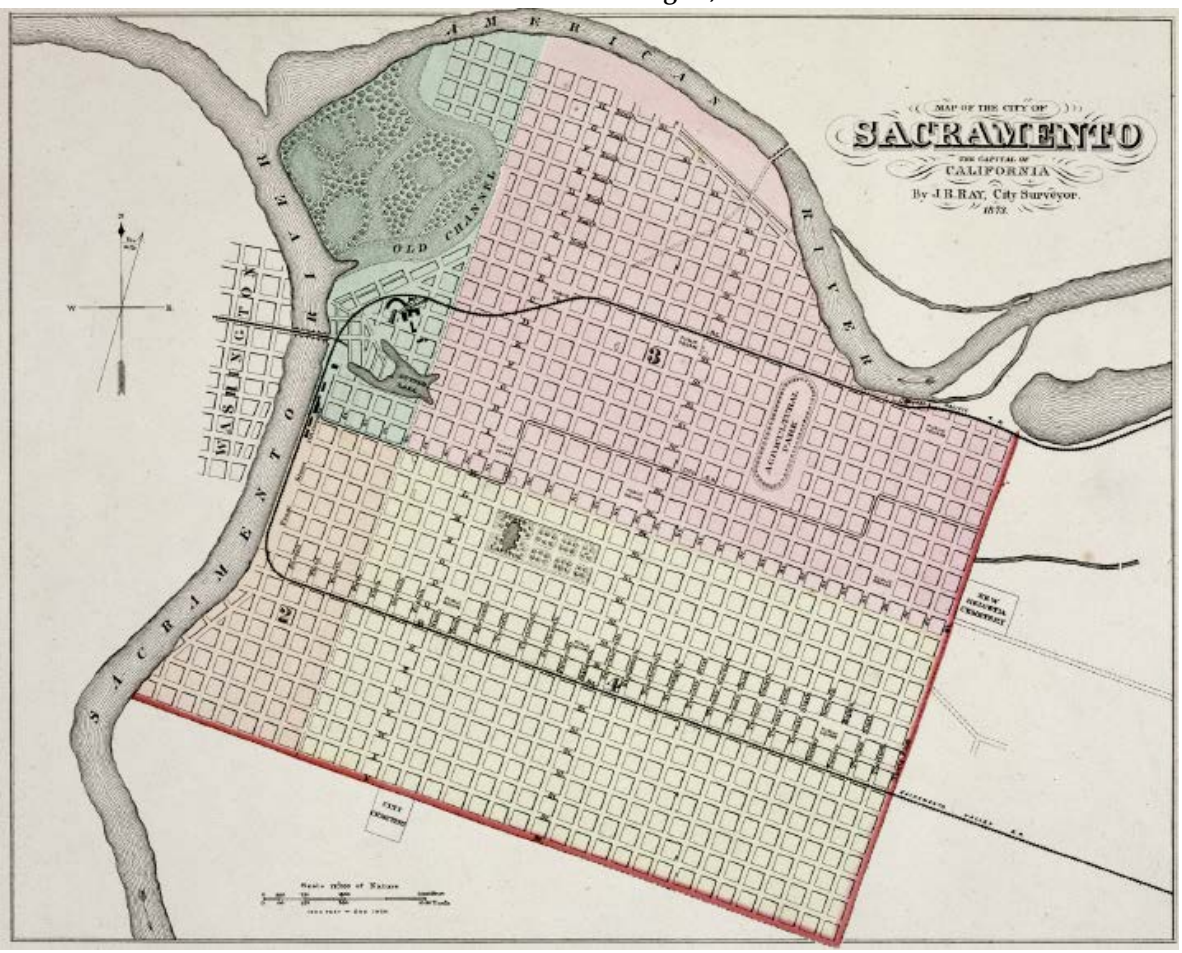
[7] Sacramento Area Flood Control Agency, *Sacramento Area Flood History*, SAFCA, 2008, http://www.safca.org/history.html, accessed 6 February 2014.
[8] Sacramento Archives and Museum Collection Center and the Historic Old Sacramento Foundation, *Sacramento's Midtown*, Arcadia Publishing, Charleston, South Carolina: 2006, p. 71.
[9] William L. Willis, *History of Sacramento County, California: With Biographical Sketches*, Historic Record Company, Los Angeles, California: 1913. p. 183.
[10] Richard Orsi, *Sunset Limited: The Southern Pacific Railroad and the Development of the American West, 1850 – 1930*, University of California Press, Berkeley: 2005, p. 7.
[11] Orsi, p. 12 – 17.
[12] William Burg, *Sacramento's Streetcar*, Arcadia Publishing, Charleston, South Carolina: 2006, p. 7.

folding the local line into a branch line of its statewide system.[13] The CPRR then acquired potential competitor Southern Pacific (SP) and adopted its name as a holding company. The SP shops in Sacramento became the city's largest employer, and remained so for many years even after management decamped to San Francisco.[14]

When Theodore Judah began construction of the SVRR in 1855, he chose the R Street levee as the route from downtown Sacramento to Folsom. During construction of the railroad, the levee was extended out through the future Newton Booth neighborhood to carry the tracks above the marshy ground in the area.[15] The R Street tracks continued in use after the SVRR was absorbed by the CPRR. The tracks and levee were barriers to growth, and the area to its south remained mostly undeveloped until late in the 19th Century. A bird's-eye map of Sacramento from the 1890s shows no buildings in the area east of 22nd Street and south of R Street.[16]

Map of the City of Sacramento, California, J.R. Ray, City Surveyor, 1873;
Newton Booth is at the southeast corner of the street grid, with the railroad line on R Street to the north



[13] Orsi, p. 18.
[14] Avella, p. 58.
[15] *Sacramento's Midtown*, p. 71.
[16] Daily Record-Union and Weekly Union, "Sacramento, Bird's Eye View," 189x.

(California State Railroad Museum Library)

Associated Property Types

No architectural resources have survived in the modern Newton Booth neighborhood from the Gold Rush era, or the period when the transcontinental railroad was founded. The street grid in the neighborhood, however, is part of the original grid that Sacramento's founders laid out in 1848. The R Street levee, which was originally adjacent to the neighborhood's northern border, has been removed. The railroad right-of-way established along R Street in 1855, however, remains in use. It is currently utilized for light rail tracks east of 22nd Street.

Agriculture, Industry, & Growth (1870 – 1899)

Despite the barrier of the levee and railroad tracks, people gradually began settling south of R Street. During the late nineteenth century the Newton Booth neighborhood was an agricultural district. By the 1870s, the railroad was stimulating agriculture throughout the Sacramento Valley by providing a means for farmers to ship their produce to the east.[17] The undeveloped area at Sacramento's southeastern corner benefited from these expanded markets, and had the added advantage of being able to sell to nearby urbanized Sacramento. The access to diverse markets provided by the railroad also stimulated industrial activity in the southern part of Sacramento, particularly in the corridor adjacent to the tracks. The expanding economic activities in the region led, in turn, to population growth and residential development in Sacramento, which included expansion outside previously developed areas.

Agricultural Development

Dairy farming, in particular, was pursued in this southeastern corner of the city limits. Cyrus Warren started a dairy near T and 22nd Streets circa 1870.[18] Eventually, Warren's milker Michael Holland, who may have married Warren's daughter, took over the dairy. In 1880, there were at least two other dairies in the neighborhood. A hog ranch, another ranch, a poultry operation, and a cattle dealer were also located nearby. Few residents worked in non-farm occupations during this period: the laborers, servants, and numerous children of the ranchers and dairyman were primarily employed on local farms.[19] By 1897, at least five dairies were located in or adjacent to the Newton Booth neighborhood.[20] Although concerted development efforts had skipped over this section of the street grid, by the 1880s there were scattered houses in the area, most of which appear to have been associated with the local dairies and farms.

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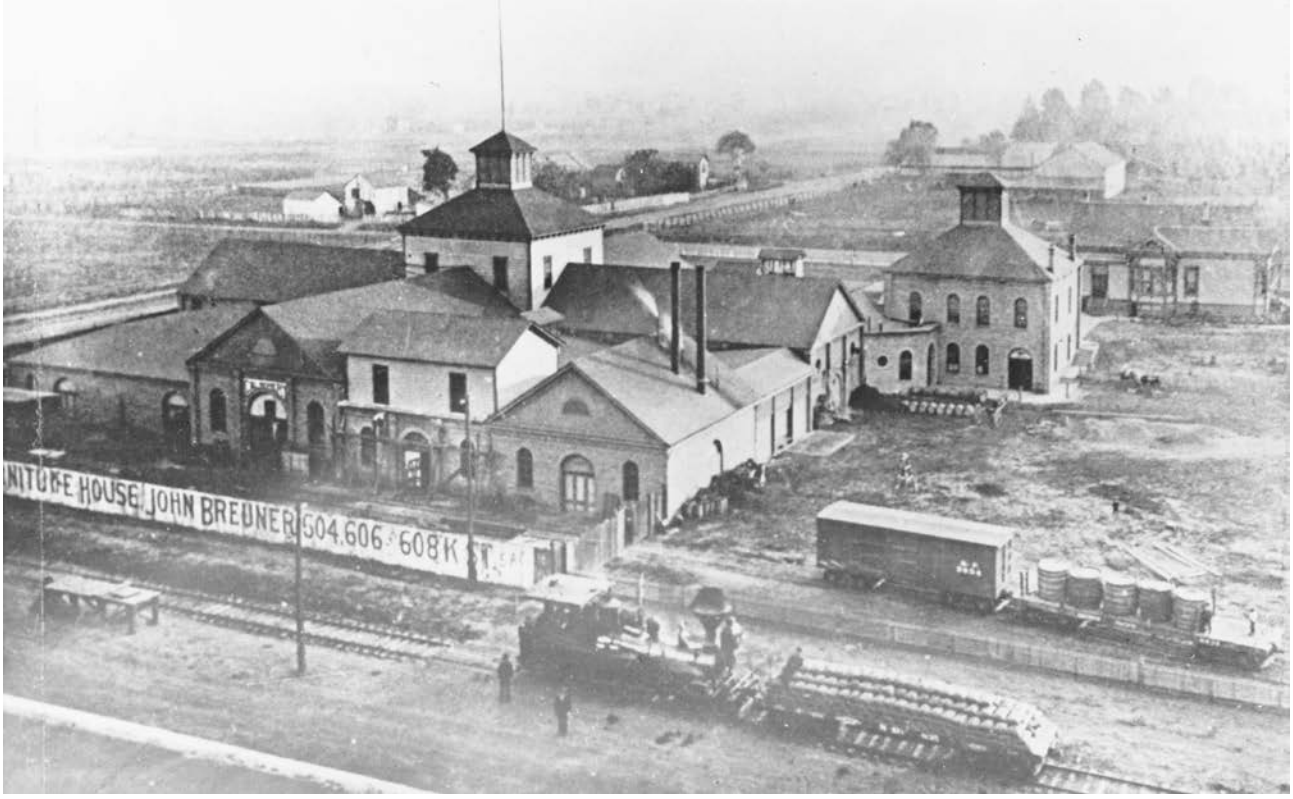
[17] Avella, p. 58.
[18] Eugene Hepting, Photograph of 22nd and S Streets, undated.
[19] United States Census, 1880, Sacramento, California, Enumeration District 079, Sacramento, Ward 2.
[20] Sacramento Daily Union, 8 May 1896. p. 9, col. 4.



Lachman Winery, aka California Winery, 21st & R Street facing south, circa 1880. Center for Sacramento History

Buffalo Brewery facing north from R Street & 22nd circa 1900. Center for Sacramento History

Industrial Development

The railroad made R Street an attractive location for industrial operations, and Eberhart & Lachman Winery, which later became California Winery, was built at R and 21st Streets in the early 1870s.[21] Construction began on the Buffalo Brewing Company nearby in 1889.[22] In addition, a glue factory was located at the eastern border of Newton Booth at 30th and U.[23]

The agricultural and industrial operations brought employment, but also posed serious quality-of-life issues for the southeastern portion of Sacramento. The Sacramento Drainage Canal vividly illustrates local sanitary and aesthetic problems during this era. Originally constructed to drain sewage from the city limits, the canal was an open ditch bordering the neighborhood along 31st and Y Streets. Breweries, wineries, businesses, and households disposed of sewage as well as industrial waste and domestic garbage into the reeking ditch. In 1890, local residents circulated a petition to prohibit the practice, referring to the canal as a "foul nuisance."[24] Sanitary issues were not unique to the neighborhood, but virtually ubiquitous in nineteenth-century Sacramento.

Streetcars and Streetcar Suburbs

The completion of the transcontinental railroad in 1869, and the increase in traffic it brought inevitably stimulated development and economic activity in Sacramento. The growth, in turn, created a heightened need for a local transportation system.[25] Streetcars were briefly used in 1861 but interrupted by flooding and street raising. Regular streetcar service was instituted by the City Street Railway in 1870 using mule-drawn cars.[26]

In 1887, real estate developer Edwin K. Alsip created Sacramento's first streetcar suburb. The speculative venture was named Oak Park, and located just outside city limits at the southeast border of the Newton Booth neighborhood.[27] Oak Park appears to have been selected for development because its relative remoteness allowed speculators to amass the large parcels they believed would make the venture profitable. Alsip created a streetcar company, the Central Street Railway Company, in 1888, to serve the neighborhood, originally planned as a cable car line and briefly using battery-powered electric cars. These cars were quickly replaced with horse drawn cars, replaced by electric cars powered via overhead trolley wire in approximately 1890-1891, and reincorporated as the Central Electric Railway.[28] The four-mile streetcar route was calculated to complement the sale of its investors' suburban real estate. This route extended along 28th Street, the eastern edge of what later became the Newton Booth neighborhood, and 21st Street, through the adjacent Poverty Ridge neighborhood, to reach Oak Park and adjacent Highland Park.

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[21] Sacramento California City Directory, 1872.
[22] *Sacramento's Midtown*, p. 76 – 77.
[23] Avella, p.76.
[24] Sacramento Daily Union, "Foul Nuisance," 18 Oct 1890, p. 8 col. 2.
[25] *Sacramento's Streetcars*, p. 9.
[26] Willis, p. 58.
[27] William Burg, *Then & Now*, *Sacramento*, Arcadia Publishing, Charleston, South Carolina: 2008, p.58.
[28] W. J. Johnston, "The Electrical World: A Weekly Review of Current Progress in Electricity and its Practical Applications," Vol. 11-12, W. J. Johnston, New York: 1888, p. 195.

Subdivision of the Newton Booth Neighborhood

Developers began to construct large houses in Poverty Ridge just to the west of the future Newton Booth Neighborhood in the 1890s. Sandwiched between this fashionable neighborhood and the working-class Oak Park suburb, with an industrial corridor to the north, the area's dairies and ranches were increasingly subdivided for house lots. By 1891, real estate agents were advertising unimproved lots for sale in the neighborhood. The matter-of-fact ads lacked the fanfare of promotions for the Oak Park area, but property values were generally higher within city limits.[29] In 1896, 40' x 160' lots in Newton Booth were advertised for $350 – $450. The area was inexpensive compared to the more densely populated residential and commercial areas north of the levees, where lots of the same size were advertised for $675 – $800.[30] Newton Booth was considerably more desirable than Oak Park to its east, however, where 40' x 150' lots were discounted to $150 – $250 in 1896. By the following year Oak Park lots were being advertised for as little as $100.[31]

In 1896, the first neighborhood school was constructed to serve local children, a wood-frame ungraded grammar school. The following year, the school, which had been identified by its location, was re-named after former governor Newton Booth.[32] The school featured five grades, and the principal, Myron B.B. Potter, was also one of its two teachers.[33] The neighborhood, which up to this time appears to have been referred to only by its street names, gradually took on the name of the school, the primary institution in the area. By the late 1890s, the Newton Booth School had over 70 students.[34]

Newton Booth's character as a neighborhood was strongly working class. In the 1890s, breadwinners in the area were beginning to shift away from agricultural jobs to manufacturing, construction, and service occupations. Near the end of the century, parents of Newton Booth students were mostly skilled laborers, such as carpenters, blacksmiths, brewers, plumbers, machinists and teamsters. The Southern Pacific was the largest single employer. Many unskilled laborers resided in the neighborhood, as well, with occupations listed as "hodcarrier," "scavenger," or simply "laborer." At the turn of the century, Newton Booth was home to a number of German immigrants, as well as scattering of Scottish, Irish, and Chinese.[35] Despite the subdivision of former agricultural lands and infrastructure improvements, the neighborhood remained very lightly populated through turn of the century. A substantial number of children at Newton Booth School resided in Oak Park, Poverty Ridge, or other adjacent neighborhoods.

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[29] Sacramento Daily Union, 7 April 1891, p. 2 col. 7.
[30] Sacramento Daily Union, 8 May 1896, p. 7 col 6.
[31] Sacramento Daily Union, 7 Mar 1896, p. 9 col 4; 3 May 1897.
[32] Sacramento Daily Union, "The Penalty of Marriage," 28 January 1897, p. 4 col. 1.
[33] Sacramento Daily Union, "The Annual City School Round-up," 29 June 1899, p. 5 col. 1.
[34] Sacramento Daily Union, 29 June 1898, p. 3 col.1; U.S. Census, 1900, Sacramento, California, , Enumeration District 0094, Ward 9.
[35] Sacramento California City Directory, 1893.

Associated Property Types

No extant properties within the Newton Booth neighborhood appear to be directly associated with its agricultural history. Intensive neighborhood survey has not revealed any extant farmhouses, barns, water towers, or other agricultural buildings from the era. Nor does the neighborhood feature any extant commercial or civic/institutional properties from the period.

Residential Properties

During the 1890s, the neighborhood began its transition from primarily agricultural to residential uses, as the neighborhood was subdivided and the first Newton Booth School constructed. The original wood-frame school building is not extant. Although several neighborhood houses exhibit Victorian-period architectural styles, extensive review of Assessor's Map Books and City Directories reveals that the majority of these buildings were moved to the neighborhood during the twentieth century.

The only remaining extant residential property from the period appears to be the Uhl house at 2507 – 09 W Street, the oldest documented building in the neighborhood. It is a Queen Anne style cottage that was constructed circa 1892 for the William F. Uhl family. The Uhl house represents the start of the neighborhood's transition from rural to residential.

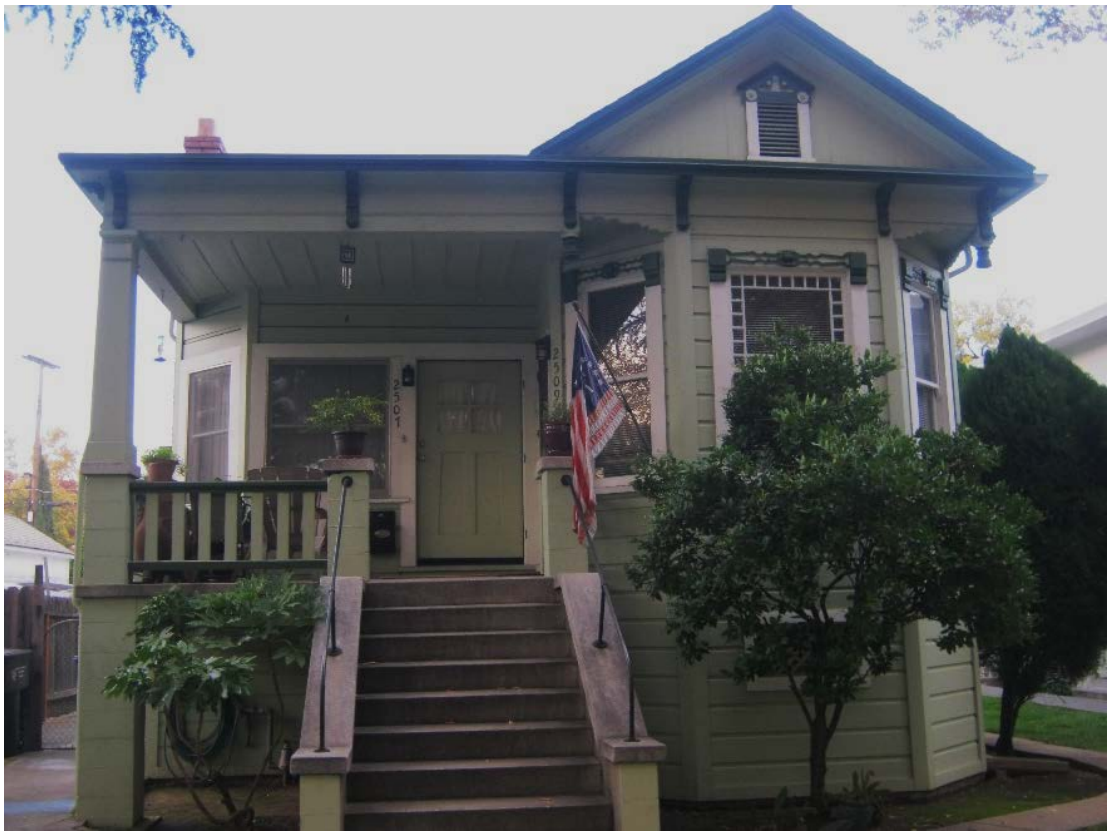
Architectural Characteristics

The house, an example of a Vernacular Victorian building, exhibits architectural elements typical of Queen Anne cottages. Its character-defining features include a decorative window with single large pane surrounded by multiple small panes; wood ornamentation, at eaves, gables, and window surrounds; and hipped primary roof with projecting gabled bay.

Significance

The Uhl house at 2507 – 2509 W Street is associated with the neighborhood's transition from an intensive agricultural area to a working-class neighborhood in the late nineteenth century. During this era, many residents of lightly populated neighborhood who were not primarily farmers would have engaged in agricultural activities in order to grow their own food or earn extra money. Although the Uhls raised poultry for sale at the house, William Uhl was employed in various professions throughout the family's residence at the address and was not primarily a farmer. Therefore the house is significant for its association with the early residential development of the working-class neighborhood. It is the only known extant worker's cottage in the Newton Booth neighborhood dating from the 1890s. In addition, it is significant for its architecture as an example of a Victorian-period worker's cottage elaborated with decorative elements of Queen Anne style.

As the only known extant building from the nineteenth century, the Uhl house is eligible for the Sacramento Register as an individual landmark as well as a contributor to the Newton Booth Historic District.



Uhl Family House, Queen Anne cottage at 2507 – 2509 W Street
(Kara Brunzell, November 2013)

Early Twentieth Century (1900 - 1919)

The turn of the century ushered in an era of transportation improvements and infrastructure changes that would profoundly alter the neighborhood, creating the conditions for the historic development of the Newton Booth neighborhood.

Transportation

As the city of Sacramento grew in the late 19th and early 20th century, it began constructing levees farther south and east. When the Y Street levee was built, the levee at R Street was no longer necessary, and property owners south of the levee called for its removal. In 1903 the city demolished the levee and the railroad laid new tracks on R Street, effectively opening Newton Booth to development.[36] With the impediment to accessibility removed and flood protection enhanced, Newton Booth's transition from agricultural to residential accelerated. By 1905, no dairies remained within neighborhood boundaries.[37]

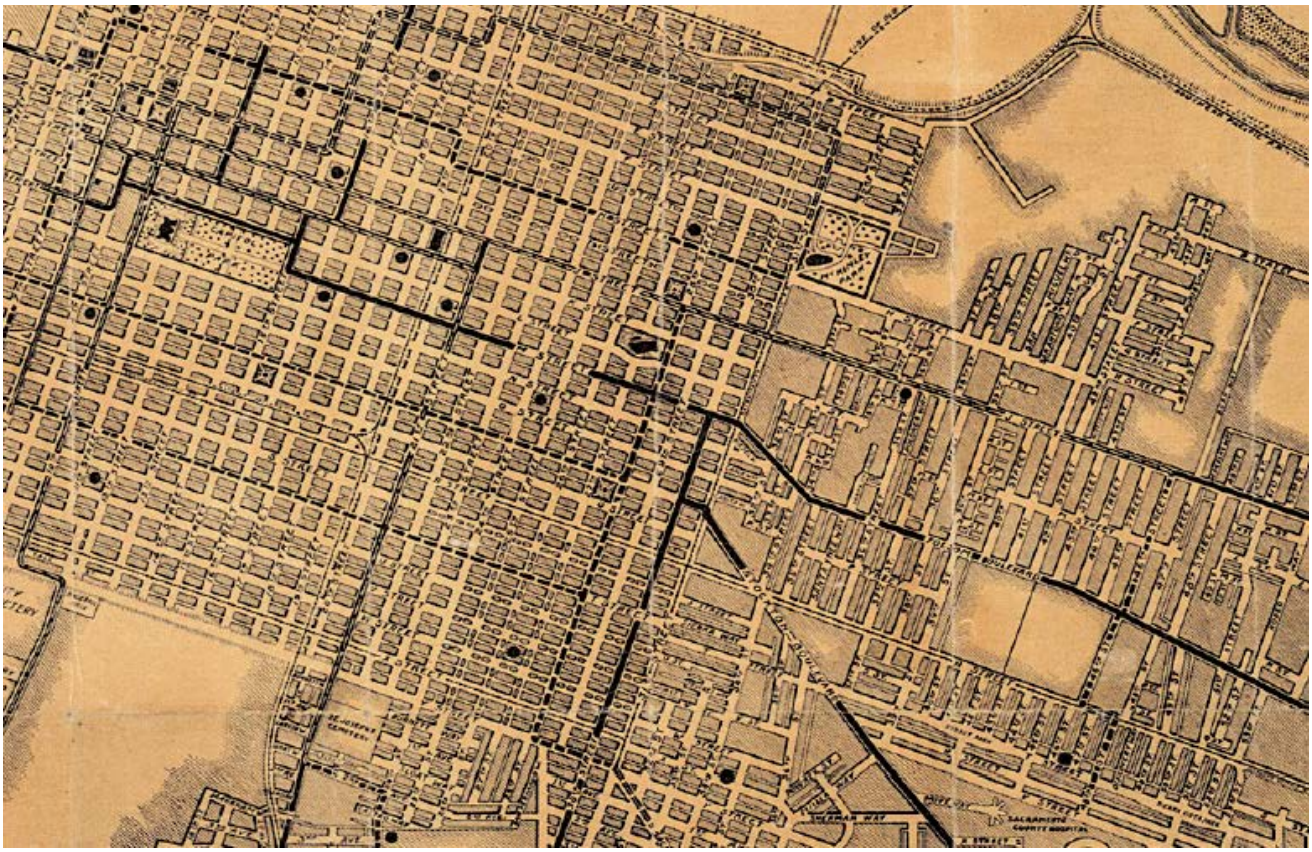
[36] *Sacramento's Midtown*, p. 71.
[37] Sacramento California City Directory, 1905, p. 292.

In 1892, the Sacramento Electric Power & Light Company had purchased Sacramento's streetcar system, consolidated into a single system. Sacramento Electric, Gas & Railway Company took over in 1896, and merged with Pacific Gas & Electric in 1906. Sacramento Electric, Gas, & Railway Company utilized the Central Electric Railway car barns at 28th and N Streets.[38] CER had powered their streetcars with a steam engine used to drive an electric generator, but SEG&R used much cheaper hydroelectric power generated in Folsom and delivered to Sacramento, 22 miles away. The company began work on its T Street Line, which ran from 3rd to 28th, in 1908. The T Street Line, which opened the following year, had a transformative impact on the Newton Booth neighborhood.[39] The T Street line complemented existing PG&E streetcar lines that already passed through the neighborhood on 28th Street and 21st Streets, and Central California Traction's new streetcar line on X Street, also established in 1909. Sacramento's streetcar system served the city limits and inner suburbs until 1947, when many residents had acquired private cars and streetcars were replaced with buses. The T Street line converted to a bus line in approximately 1936-1939.[40]

Although Newton Booth was in many respects a classic streetcar suburb, development of the neighborhood gained additional momentum at the dawn of Sacramento's transition to the automobile. In 1903, the year the R Street levee was demolished, merchants began the sale of automobiles in Sacramento.[41] They gradually became more popular over the next several decades, while the Newton Booth neighborhood was being built out. The local trend toward car ownership is reflected by the fact that many houses in the neighborhood were either originally constructed with separate garages at the rear of the properties, or added them by mid-century.

PG&E streetcar at end of line, 28th & T Street (Western Railway Museum)

[38] Western Railroader, "Street Railways of Sacramento," Vol. 19 No. 12, October 1946, p. 3.
[39] The Kenfield-Fairchild Publishing Company, "Electric Traction Weekly," 18 July 1908, p. 727.
[40] Avella, p.66.
[41] Avella, p. 89.

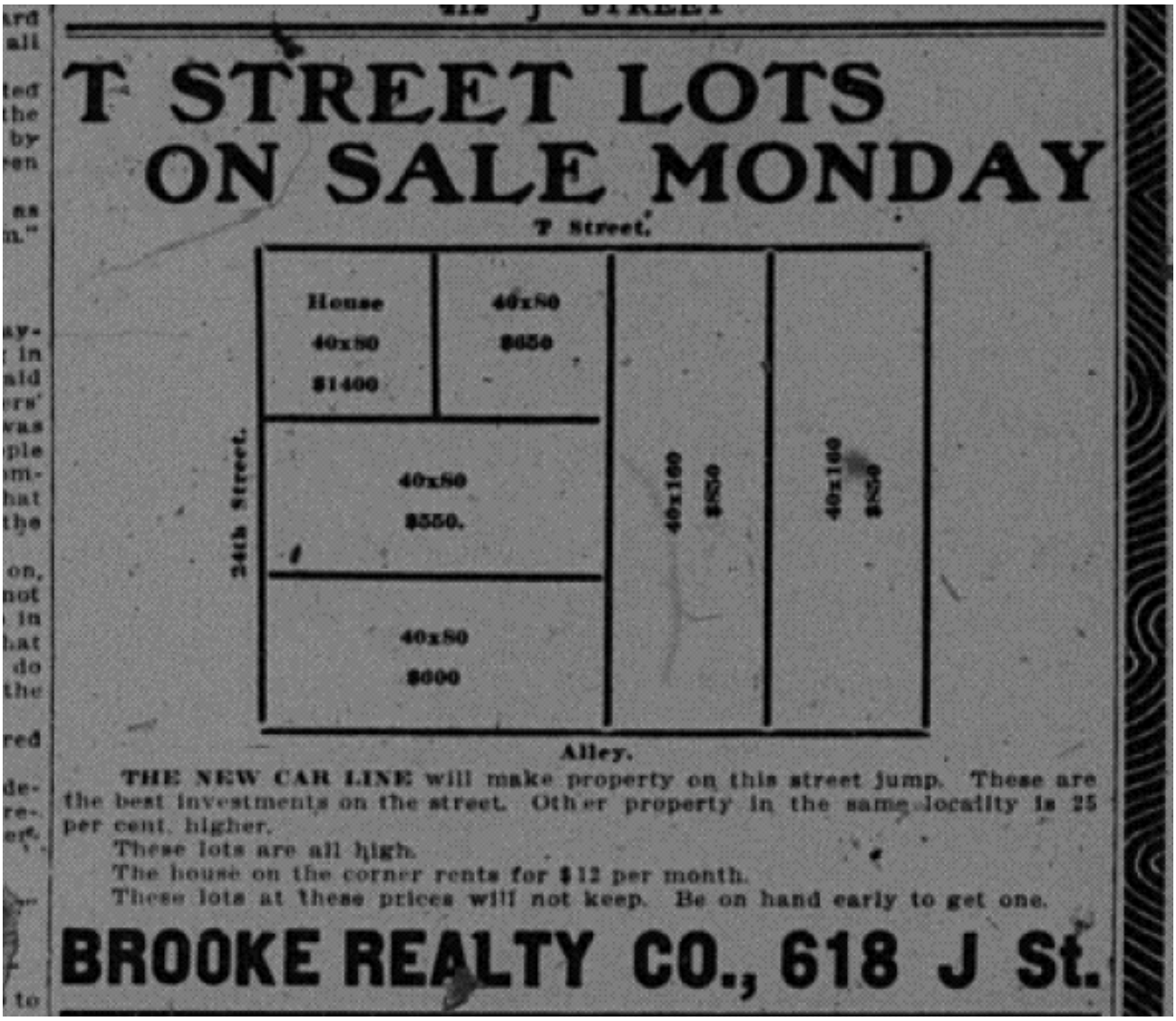


Map of the City of Sacramento, C.G. Brown, 1923
Detail showing streetcar lines in and around the Newton Booth neighborhood
(Center for Sacramento History)

Residential Development

Although the T Street line did not open until 1909, it was utilized as a tool for sellling Newton Booth real estate while still in the planning stages. Lot prices had doubled since 1896, and in 1907 were advertised for $550 – $850, while a house was priced at $1400.[42] In addition to the neighborhood's increased accessibility due to the removal of the levee and the extension of the streetcar lines, Sacramento was expanding spatially during this era by annexing former agricultural land to the north and east. This growth also promoted Newton Booth infill.[43]

[42] Sacramento Bee, 8 June 1907, p. 10 col. 3.
[43] Avella, p. 80.



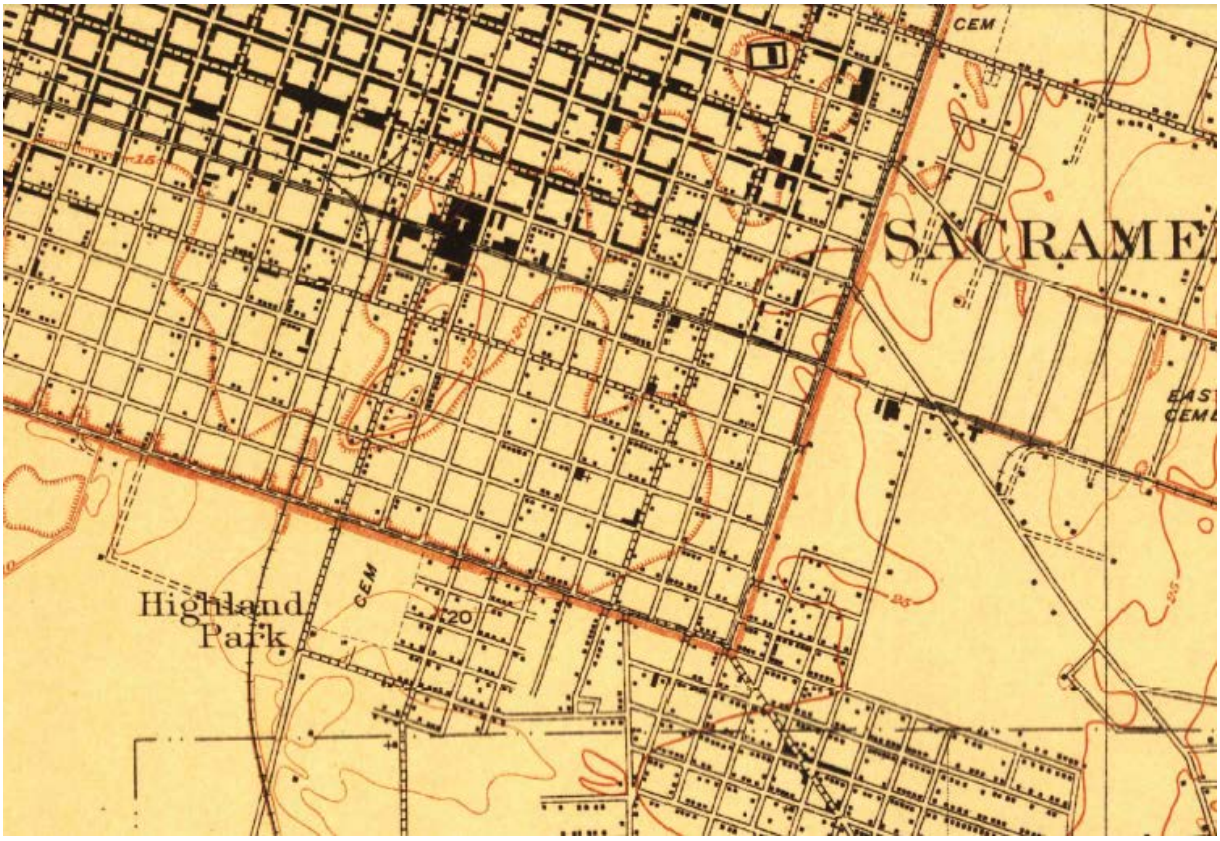
Sacramento Bee Real Estate Advertisement, 8 June 1907

By 1915, roughly half the lots in Newton Booth had been developed. Although some blocks were still empty or nearly empty, others featured as many as thirteen buildings. During this era, the largest building in the neighborhood was the Newton Booth School.[44]

Although the uncertainty of wartime suppressed construction in many American cities and towns during World War I, development continued at roughly the same pace in Newton Booth through the late teens. The local economy was fairly strong due to the military spending that flowed into the area through Mather Field and the Liberty Works airplane factory, and Newton Booth was one

[44] Sanborn Insurance Maps, Sacramento, 1915.

of the only places left to build within city limits.[45] By 1920, some blocks that had had only scattered houses a few years before were completely developed.



USGS Topographic Map, Brighton, 1911, Surveyed in 1908 – 1909
Detail showing Newton Booth's scattered development in the first decade of the twentieth century

Associated Property Types

During the early decades of the twentieth century, improved transportation and infrastructure allowed the Newton Booth neighborhood to be transformed. In little more than a decade the sleepy, semi-rural area was developed into a lively streetcar suburb filled with working-, middle-, and upper middle-class families. The neighborhood does not contain any extant civic/institutional properties from the period. Properties from this period are primarily residential, although one commercial property is extant.

Commercial Property

The neighborhood features one extant commercial property from this period, the Louis Huber Store at 2620 T Street. Louis Huber was a German immigrant and a brewer/bottler at the Buffalo Brewing Company. The Hubers lived in Wisconsin before coming to Sacramento in the late 1890s. In 1906, when Huber was 38 years old, his family moved to 2620 T Street. Adelaide Huber was 32 at the time the Hubers had the building constructed, and their son Louis, Jr. was 9. The

[45] Avella, p. 83 – 84.

entrepreneurial Hubers saw an opportunity to become business owners in the growing neighborhood, and opened a grocery store at 2620 T Street, which was appears to have been constructed for them in 1906. They appear to have lived in the store building as well. Although it appears to have been purpose-built as a store, the building's scale was very much in keeping with neighborhood residential architecture. The Huber store appears to have been the first retail operation within the neighborhood. Adelaide Huber was the store's primary proprietor, while Louis kept his brewing job and helped out as needed.[46] The Hubers sold the store at 2620 T Street to John J. Fatur in 1925, and moved out of the neighborhood to G Street.[47] The building continues in use as a store.

Architectural characteristics

The transitional building features design elements drawn from different architectural styles. Foursquare in form, it features a Queen Anne-inspired tower on its façade. In addition, the ground floor was remodeled in 1947 with Art Deco elements. Though its tower is a unique elaboration for the Newton Booth neighborhood, the building's size, scale, and materials are in keeping with its neighbors. Without its tower, it would fit in well with other Foursquare houses from the period. Its character-defining features include a hipped roof with dormer, a circular tower clad in diamond-shaped shingles, and Art Moderne glass block and tile elements at lower façade.

Louis Huber Market, Residential Scale Grocery Store, 2620 T Street
(Kara Brunzell, November 2013)

[46] Sacramento City Directories, 1904 – 1908; U.S. Census, Sacramento California, 1910, 1920, 1930.
[47] Historic Environmental Consultants, DPR 523 Form, Louis Huber Grocery, 1980.

Residential Properties

Most of the buildings constructed within neighborhood boundaries during the first two decades of the twentieth century were residential properties. They included both single-family houses and multiple-unit flats.

Single-family Dwellings

The single-family houses built during the early twentieth century are mostly modest in scale and 1 – 2 stories. Most houses are set back between 10 – 20 feet from lot lines. Houses feature gabled or hipped roofs, are wood-frame construction, and are clad in wood, which is divided between shingle and horizontal channel-drop or clapboard siding. In addition to working-class housing, a significant number of the houses built in this period were expansive dwellings for professionals and business owners. Materials and form are similar in working class and architect designed houses. The larger, more upscale properties, however, often feature masonry accents and decorative elements executed in wood.

Multiple-unit Flats

A minority of buildings constructed in the early decades of the twentieth century are multiple-unit flats. Characteristics of flats from this period are virtually identical to the single-family houses, including size, lot setbacks, materials, and architectural styles. Although some flats are houses that were later converted, others were purpose-built for multiple families. The latter type of flat tends to have multiple entrances from the street, rather than one door like a single-family dwelling. Flats from this period reflect the same variety architectural styles as single-family dwellings.

Significance

The Louis Huber store is associated with the residential development that occurred in Newton Booth shortly after the turn of the century in response to improved transportation and infrastructure. The building has been evaluated as significant for its association with the early pattern of commercial development in the neighborhood, when retail operations were often conducted within neighborhoods. In addition, it has been found significant for its architecture as an example of a residential scale commercial building.[48]

The Louis Huber store is listed on the Sacramento Register as an individual landmark, and is eligible as a contributor to the Newton Booth Historic District.

Examples of both single- and multiple-family dwellings from this period may be significant for their association with residential development in the era, which was catalyzed by the transportation and infrastructure improvements that came to the area shortly after the turn of the century. One house, 2523 U Street, is significant for its association with a person significant to

[48] Amanda Blosser, DPR 523L Form, Louis Huber Grocery, September 2012.

Sacramento's past, while 2530 U Street is significant for its architecture. Additional properties may also be significant for their architecture.

Early Twentieth Century Neighborhood Architectural Styles

Many of houses constructed in the first decades of the twentieth century were vernacular versions of the popular architectural styles of the period, although the neighborhood does feature some architectural landmarks. Foursquare was the most common type of house constructed in Newton Booth in the early years. Local examples range from high-style versions with elaborate architectural detailing to simplified one-story dwellings that mimic the basic features of grander houses. Vernacular Victorian architecture was never a dominant style in Newton Booth, but several examples remain from this period. While some examples were almost certainly moved to the neighborhood, others may have simply been constructed after the style was no longer fashionable.

In about 1908, the Craftsman house was introduced to Newton Booth. After 1910, the style gained popularity in Newton Booth, and it was the ascendant architectural style in the district through 1930. Foursquare was not completely abandoned, but its occurrence declined as Craftsman houses became ubiquitous. The Craftsman style was adaptable to large, elaborate houses as well as simple, inexpensive bungalows, In Newton Booth expansive houses constructed for professionals as well as modest cottages for the working class exhibit hallmarks of the style. Exterior details like decorative brackets at the eaves and battered porch columns are common in both large and small versions in the neighborhood.

Although there are representatives of both large and small Craftsman houses from this period, most landmark examples in Newton Booth date from the early twentieth century. A substantial number of these houses fit the "Ultimate Bungalow" subtype. These are relatively large 1 ½ to 2 story houses featuring the most elaborate forms of Craftsman style ornamentation. Eclectic features such as half-timbered woodwork and upturned "oriental" roof forms are found on these houses. Other characteristic features include the use of clinker bricks, bricks arranged in color patterns, and decoratively carved exposed rafter tails.

Single-family and Multiple-unit buildings from the early twentieth century exhibit similar architectural styles. The two- and three-flat buildings, however, are more likely to have Vernacular Victorian characteristics. As research has not revealed that any examples of this property type date from the nineteenth century, this appears to be a result of property owners moving flats into Newton Booth from other neighborhoods when it became more accessible after the turn of the century.

Foursquare house with Colonial Revival details, c1903, 2619 S Street

Foursquare house with Craftsman details, c1908, (Kara Brunzell, November 2013)

Prairie Style house, 1913, 2014 T Street (Kara Brunzell, November 2013)

Craftsman bungalow, c1913, 2530 U Street, (Kara Brunzell, November 2013)

Victorian vernacular house, c1915 (possibly moved), 1917 28th Street (Kara Brunzell, November 2013)

Victorian vernacular two-flat, c1880s (moved c1914), 2601 – 03 S Street (Kara Brunzell, November 2013)

1 ½ Story Craftsman house, c1912, 2500 T Street (Kara Brunzell, November 2013)

Single Story Craftsman house, c1912, 2116 24th Street (Brunzell, November 2013)

Prohibition Era (1920 – 1929)

Beginning in the 1920s, increasing numbers of immigrants came to Newton Booth, with Swiss, Italians, and Mexicans joining previously established groups. Occupational diversity was increasing as well. Although iron workers, cabinet makers, janitors, and laborers continued to find homes in the area, the number of sales people and office workers were growing. There were more cashiers, clerks, and stenographers than at the turn of the century. The railroad continued to be the largest employer of Newton Booth residents, but city and state governments had also become major employers.[49] The neighborhood reflected city-wide employment trends, as state government began several decades of growth in the 1920s.[50]

Newton Booth School

Sacramento experienced a boom in construction of public and institutional buildings after World War I, in addition to ongoing domestic construction.[51] In 1919, the City of Sacramento issued a $2,304,000 bond for school construction. The Newton Booth neighborhood received a portion of this funding in the form of a new school building designed by local firm Dean & Dean. The architects used a standard plan for Sacramento schools, which it then adapted to the needs of each site. Dean & Dean drew acclaim for using this method of design to create a unified building program across diverse sites.[52] The Newton Booth School buildings were completed in 1921, and the auditorium was constructed in 1928. The Newton Booth School remained in use until 1971, when it was closed due to concerns about its seismic stability. Since the school's closure, it has been used as office space, and currently houses a private school.

Roaring Twenties

The state-of-the-art neighborhood school, which was much larger and grander than the original school, was a draw to young families. Its completion heralded the Newton Booth's most rapid period of growth. The 1920s were a boom era throughout the United States, including Sacramento. With state and local bureaucracies employing more people, and the railroad's continuing economic role, Sacramento expanded. As the last area within city limits with substantial numbers of open lots, development in Newton Booth was inevitable. The neighborhood developed more rapidly during this era older Sacramento neighborhoods. In the 1920s, the Newton Booth neighborhood's most significant period of growth and residential development, more houses were constructed than in the previous three decades.

Associated Property Types

Development in the Newton Booth neighborhood accelerated after World War I in response to a regional building boom. A civic/institutional property, the Newton Booth School, was constructed. In

[49] U.S. Census, Sacramento, California, 1920.
[50] Avella, p.117.
[51] Avella, p.90.
[52] Irving F. Morrow, "Recent Work of Dean & Dean," The Architect and Engineer, Vol. 68 – 71, June 1922, p. 48 – 49.

addition, many residences were constructed in this era. No agricultural or commercial buildings from this period are extant within neighborhood boundaries.

Civic/Institutional Properties

Although the original Newton Booth School had served the neighborhood for 25 years, construction of the new school building represented substantial investment in the neighborhood. The Dean & Dean building became the largest in the neighborhood. It is still the most architecturally elaborate and one of the largest buildings in the neighborhood.

The Newton Booth School was constructed of concrete and brick for $177, 990, and completed in 1921. Its variegated Roman bricks were manufactured at Cannon and Company just outside Sacramento, while terracotta decorative elements originate from renowned local tile maker Gladding McBean Company.[53] Among the largest of the 11 schools constructed with the bond money, the new Newton Booth School included 13 classrooms, 4 "special rooms," a principal's office, and a teachers' area.[54] In 1928, the auditorium was added to the campus at a cost of $30,000.[55]

Architectural Characteristics

The Newton Booth School was one of the first Spanish Eclectic buildings constructed in the neighborhood, and the most architecturally significant local example of the style. It features a U-shaped plan, both hipped and gabled tile roofs, variegated brick walls, steel casement windows, and heavy paneled doors emphasized with elaborate decorative surrounds. Although a limited number of Spanish Eclectic houses were constructed in Newton Booth over the next two decades, they are closely related to Minimal Traditional and Tudor Revival houses of the era, which were similar in scale and materials. The school building is related to other Dean & Dean schools of the era.

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[53] Dan Mosier, "California Bricks: Cannon and Company," 2006, http://calbricks.netfirms.com/brick.cannonbm.html, accessed 6 February 2014.
[54] Morrow, Vol. 68 – 71, p. 50 – 51.
[55] Jesse Brundage Sears, John Conrad Almack, Walter Crosby Eells, William Martin Proctor, *Sacramento School Survey*, Sacramento Board of Education, 1928, p. 175.

Dean & Dean Newton Booth School, 1921, (Kara Brunzell, November 2013)

Residential Properties

During the 1920s, most of the remaining empty lots in the neighborhood were developed, and the decades-long transition from rural to residential neighborhood was completed. As in earlier eras, most construction was residential. Characteristics were similar to those of earlier buildings, but small and modest houses were becoming more common. In addition to wood sash windows, which were ubiquitous before 1920, steel casements were occasionally used. Property types both single-family houses and multiple-unit flats. As in earlier periods, the primary difference between single- and multiple-family dwellings was the inclusion of multiple entrances from the exterior.

1920s Neighborhood Architectural Styles

Newton Booth in the 1920s can be distinguished from other periods in its history by two factors: the uniquely hurried pace of residential development, and the devotion to Craftsman style architecture. Every other era in the neighborhood's history was characterized by a distribution of buildings over multiple styles, while In the 1920s, about 70% of the houses constructed were Craftsman style. In contrast to the early twentieth century, Craftsman houses constructed in this period were modest in size and lacked elaborate detailing. Almost all extant post-1920 Craftsman houses are 1 story, and often clad in stucco. Brick and masonry accents are rare, as are shaped rafter tails and other high-style elaborations. The "clipped gable," a roof gable that is squared off rather than pointed, became a popular feature of these small houses. The pattern echoed a broader one in Sacramento, notably

Boulevard Park, where large and elaborate Craftsman houses were constructed before 1920 and more modest versions after.[56]

Despite the dominance of the Craftsman style, the 1920s also saw the introduction of two new architectural styles. The Tudor Revival and Minimal Traditional styles were especially well-suited to modest dwellings and multi-family housing. Minimal Traditional is characterized by small houses with stucco or wood siding, narrow roof overhangs, and a lack of ornamentation. Although similar in scale and materials, even modest Tudor Revival houses exhibited details that refer to medieval English architecture. In Newton Booth these features typically included steeply pitched roofs and decorative half timbering. Some high-style versions in the neighborhood also feature decorative stonework and other English inspired ornamentation.

Significance

The Newton Booth School is associated with the rapid residential development that occurred in the Newton Booth neighborhood in the 1920s. Construction of the new school was a response to the fifteen years of neighborhood growth preceding its development as well as a spur to the frenzied building that followed its completion. The school is also significant for its architecture. A handsome example of the Spanish Eclectic style, it is one of the largest and most elaborate buildings in the neighborhood.[57] The Newton Booth School is listed on the Sacramento Register as an individual landmark, and is eligible as a contributor to the Newton Booth Historic District.

Examples of both single- and multiple-family dwellings from this period may be significant for their association with residential development in the era, which was stimulated by the professionalization of the local workforce and Sacramento's spatial expansion. One duplex, 1819 – 1821 26th Street, is significant for its architecture. Additional properties may also be significant for their architecture.

Newton Booth School (Center for Sacramento History)

[56] William Burg, NRHP Registration Form, Boulevard Park Historic District, http://ohp.parks.ca.gov/pages/1067/files/boulevard%20park%20draft%20nomination.pdf, accessed 6 February 2014, p. 4.
[57] Historic Environmental Consultants, DPR 523, Newton Booth School, 1981.

Small Craftsman house, c1926, 2011 25th Street (Kara Brunzell, November 2013)

Small Craftsman house, clipped gable subtype, c1926, 1911 24th Street (Kara Brunzell, Nov 2013)

Medium-sized Craftsman house, c1925, 2526 T Street (Kara Brunzell, November 2013)

Queen Anne two-flat, c1880s (moved 1921), 1819 – 21 26th Street (Kara Brunzell, Nov 2013)

Tudor Revival house, c1929, 2209 25th Street (Claudia Morgan, November 2013)

Minimal Traditional house, c1928, 2017 27th Street (Kara Brunzell, November 2013)

Depression Era (1930 – 1941)

The people of the Newton Booth neighborhood were, like other Sacramento residents, hit hard by the Depression. Layoffs at the railyards and canneries affected both the skilled and unskilled laborers who made up the bulk of the neighborhood population. Interestingly, the number of women reporting employment outside the home increased greatly between 1920 and 1940. A sampling of the census data from those two years reveal the number of women in the workforce had roughly tripled. The changing nature of employment in Sacramento certainly contributed to this trend, as clerical and sales positions were open to women in a way that trades and labor were not. Other women were probably propelled into the workforce when male breadwinners lost employment during the Depression.

The density of the neighborhood had increased significantly over the decades. By the early 1940s, almost every lot in Newton Booth was developed. People were also doubling up in response the financial challenges created by the lingering Depression. Although some houses had only two or three residents, it was not unusual for an average-size house to be home to three generations of a family plus unrelated boarders.

Associated Property Types

Development during the Depression slowed, but did not halt .Construction, however, was exclusively on residential properties, and the type of house built changed during the Depression. No institutional, commercial, or civic properties were constructed during this era.

Residential Properties

Single-family Dwellings

Houses continued to be constructed during this era, but at a much slower rate than in the 1920s. Setbacks and building forms were similar to those constructed in earlier eras, but houses were generally smaller and materials less expensive. Although wood siding was still in use, stucco was more common during this period. Wood sash windows remained in use, but were giving way to steel casement windows.

Bungalow Courts

In 1936, a new property type, the courtyard bungalow, was introduced to the Newton Booth neighborhood. This complex heralded a shift from older multi-family housing, most of which consisted of two- and three-flat buildings which closely resembled single-family houses. William Reddy of Nevada City hired local contractor Paul Opdyke to construct the apartments at 2319 – 2325 T Street. Built in the Tudor Revival style, the complex consisted of four duplexes and garages arranged in a U-shape around two landscaped courtyards. The 8 units, which were named "Mirabella Court," represented the highest density housing constructed in the neighborhood up to that time. Originating in Southern California in 1909, Bungalow Courts came to Sacramento circa the late 1910s. When Mirabella Court was constructed, they had become popular in Sacramento as an income-producing form of multi-family housing that offered renters some of the benefits of home ownership.

Mirabella Court appears to have been a desirable residence. In 1938, all 8 units were occupied, and residents' occupations ranged from skilled trades to management, much like the surrounding neighborhood. The 25-year-old son of contractor Paul Opdyke lived there with his young wife. By 1940, all the renters had turned over, which was typical for rental properties in the neighborhood. Units rented for $45 – $48 a month, while houses and duplexes on the block had a range of $40 – 58. Two of the four occupied units were home to two single working women each, sisters in one case and cousins in the other. Two were teachers, one a school nurse, and one a stenographer. This building may have been attractive to them in part because beginning in the teens, Bungalow Courts had been promoted nationwide as safe, respectable, and healthful environments for single women. Although its population density was only slightly higher than many of the two-flat and single-family houses in Newton Booth, Mirabella Court represented the thin end of a wedge that would drastically alter the neighborhood over the ensuing half century, as it paved the way for ever more multi-family housing.

Depression Era Neighborhood Architectural Styles

The Depression had a profound effect on architecture style as well. Construction of Craftsman houses, which were often 1 ½ or 2 stories and could feature lavish use of paneled wood interiors, expensive materials, and labor-intensive decorative details, ground nearly to a halt in the economic collapse that enveloped the nation after 1929. The handful that were constructed after the start of the Depression were small examples with modest detailing. Tudor Revival quickly became the ascendant style, although a significant number of Minimal Traditional houses were also constructed. These modest building types were well-adapted to the economic limitations of the era.

Significance

Examples of both single- and multiple-family dwellings from this period may be significant for their association with residential development in the era, which continued at a slower rate despite the economic difficulties of the era. In addition, one duplex, 1827 – 29 27th Street, is significant for its architecture. Additional properties may also be significant for their architecture.

Diamond Match Company, 28th & R Street, circa 1939 (Western Railway Museum)

Tudor Revival Courtyard Bungalow, Mirabella Court, 1937, 2313 – 15 T Street (Kara Brunzell, November 2013)

Minimal Traditional House, c1931, 1917 27th Street (Kara Brunzell, November 2013)

Tudor Revival Duplex, 1930, 1827 – 29 27th Street (Kara Brunzell, November 2013)

Tudor Revival House, 1930, 2605 T Street (Kara Brunzell, November 2013)

World War II & Aftermath (1942 – 1949)

Mather's reopening and the opening of McClellan Air Base in 1936, followed by the Signal Air Depot in 1942, created new employment opportunities for Depression-weary Sacramentans.[58] Unemployment, however, persisted in Newton Booth through the early years of World War II. A sample of data from the 1943 City Directory shows over a quarter of neighborhood residents list no occupation, suggesting a significant unemployment rate. Newton Booth remained working class, with skilled trades, clerical, service, and sales accounting for well over half of neighborhood jobs. Although the Southern Pacific was still a large employer, government work was becoming just as common. During the War, military and defense work accounted for roughly 15% of jobs in the neighborhood, with the Signal Air Depot employing almost as many people as the Southern Pacific.[59]

By 1940, the ranks of professionals, managers, and business owners residing in Newton Booth had increased slightly. The shifting employment demographics of the neighborhood reflected citywide trends as local and statewide population growth fed the growth of professionalized state and local government bureaucracies. Meanwhile, the percentage of unskilled laborers had dropped significantly. The bulk of residents worked in skilled trades, sales, or clerical occupations.

Newton Booth began to grow again in the years immediately following the war. The number of owner-occupied single-family homes and duplexes increased roughly 30% in Newton Booth between 1943 and the early 1950s. This was in line with city- and nation-wide trends, as post-war prosperity and mortgage lending practices allowed more middle class Americans to purchase homes. This era also saw a marked increase in the number of apartments. A small sample of apartment dwellers from 1953 suggests that they were more likely to be in the military or employed at a military base than other neighborhood residents, and that a higher proportion of them list no occupation.[60]

The prosperity of the immediate postwar period was also reflected in shifting occupational demographics in Newton Booth. Unemployment declined in the neighborhood during the 1940s. While categories like clerical and skilled trades held steady, the number of professionals and managers increased significantly. Defense work and enrollment in the military, while lower than the war years, still employed around 10% of neighborhood residents, providing middle-class salaries for people from modest backgrounds. The railroads' importance had been declining for years. The neighborhood's largest employer in the early twentieth century, government had surpassed the Southern Pacific the decade before. By 1953, the railroad provided only about one job in twenty. Ethnic diversity in Newton Booth also increased after the war. Although the neighborhood had always been home to an array of European immigrants, few non-whites lived in

[58] Avella, 104 – 105.
[59] Sacramento City Directory, 1943.
[60] Sacramento City Directory, 1943, 1953.

Newton Booth. After the war, however, small numbers of ethnically Chinese and Japanese Sacramentans settled in the neighborhood.

Associated Property Types

Neighborhood development had been slow during the Depression, but diversion of resources to the war effort in the 1940s reduced the pace of construction further. The minimalist houses of the Depression remained in vogue during the war years. No institutional, commercial, or civic properties were constructed during this era.

Residential Properties

Single-family Dwellings

The limited construction of the war years was almost exclusively modest single-family houses. Setbacks and roof forms remained consistent, and the small houses that had begun to proliferate in the 1930s remained ubiquitous. Most houses were clad in stucco, and windows were commonly steel casement, with the occasional use of wood sash.

Courtyard Bungalows & Apartment Buildings

Few two- or three-flat buildings were constructed after the Depression. Development of multiple units was slow during the remaining years of the Depression and World War II, but after the war's end accelerated development. When multiple units were constructed, the Bungalow Court was favored. In 1949, Louis Jansen, a local cement contractor, constructed a much larger building, the 18-unit apartment building at 2513 – 2519 S Street.

World War II Era Neighborhood Architectural Styles

The few residences constructed during this era were Minimal Traditional or Tudor Revival, though an occasional small and modest late Craftsman is extant. Courtyard bungalows were exclusively Minimal Traditional or Tudor Revival. The neighborhood's first apartment building at 2513 – 2519 S Street introduced a new architectural style as well as a new building type. It was constructed in the Art Moderne style, which had been popular until about 1940. The late example of the style is the only extant example, which never gained popularity in Newton Booth.

Significance

Examples of both single- and multiple-family dwellings from this period may be significant for their association with residential development in the era, which continued at a slower rate despite the allocation of resources to the war effort. In addition, 2513 – 2519 S Street is significant for its architecture. Additional properties may also be significant for their architecture.

Small Craftsman House, c1943, 2512 T Street (Kara Brunzell, November 2013)

Tudor Revival House, c1947, 1906 23rd Street, (Claudia Morgan, November 2013)

Minimal Traditional House, 1947, 2525 U Street, (Kara Brunzell, November 2013)

Art Moderne Apartment Building, 1949, 2513 – 19 S Street, (Kara Brunzell, November 2013)

Postwar (1950 – 1970)

The Newton Booth neighborhood began to decline in the postwar period. Civic leaders began expanding spatially after the war. Between 1946 and 1955, Sacramento annexed nearly 10 square miles of former agricultural land around the city. The fashionable new suburbs drew people away from the downtown, and between by 1960 more people lived in the suburbs than within city limits.

Because of the structure of federal subsidies in the post-war era, hundreds of small apartment buildings were constructed in Sacramento during the 1950s even as the population in the central city declined. Meanwhile, few new single-family homes were constructed. Newton Booth, where a significant number of older houses were demolished to make way for apartment buildings, was no exception to this trend. The 2500 block of S alone saw the construction of 76 more apartment units from 1949 – 1953. Although the Bungalow Courts of the 1930s and 1940s fit well with the residential scale of the historic neighborhood, later apartment buildings damaged the fabric of the neighborhood by violating traditional setbacks, massing, and scale.

Increasing sprawl outside city limits created a feedback loop of reliance on private automobiles and worsening traffic. After streetcar service was discontinued in the 1940s, Sacramento began planning for freeway construction. The Newton Booth neighborhood was spared the devastation of a planned freeway route that would have obliterated S, T, and U Streets. In the 1960s, however the 29th-30th and X-Y freeways destroyed the southern and eastern edges of the neighborhood, cutting the neighborhood off from adjacent areas. The regional trend toward the suburbanization of Sacramento's population as well as the specific neighborhood devastation wrought by the freeway and apartment construction caused Newton Booth population to decline markedly after 1950. Although other neighborhoods were more heavily impacted by redevelopment after midcentury, Newton Booth/Poverty Ridge lost a third of its population between 1950 and 1970. The Postwar period is outside the neighborhood's period of significance (1890 – 1949), therefore properties constructed during this era are not considered significant.

Modern Newton Booth (1971 – 2014)

Newton Booth's working-class employment base began to unravel in the 1980s, as the railyards shrank further and eventually closed. The canning industry declined during the same era. The heaviest blow, however, was the loss of the three Sacramento military installations between 1991 and 2001, which had been important sources of local employment since the early 1940s.

Beginning in the late 1970s, suburbanization began to gradually reverse itself in response to worsening freeway traffic and an activist local historic preservation movement. Midtown neighborhoods, including Newton Booth, began to be re-populated by the middle class. Since the early 2000s, the neighborhood has experienced something of a renaissance as urban living has once again become fashionable. An active neighborhood group has been at work for much of the past decade to address crime, quality-of-life issues, and historic preservation in the neighborhood.

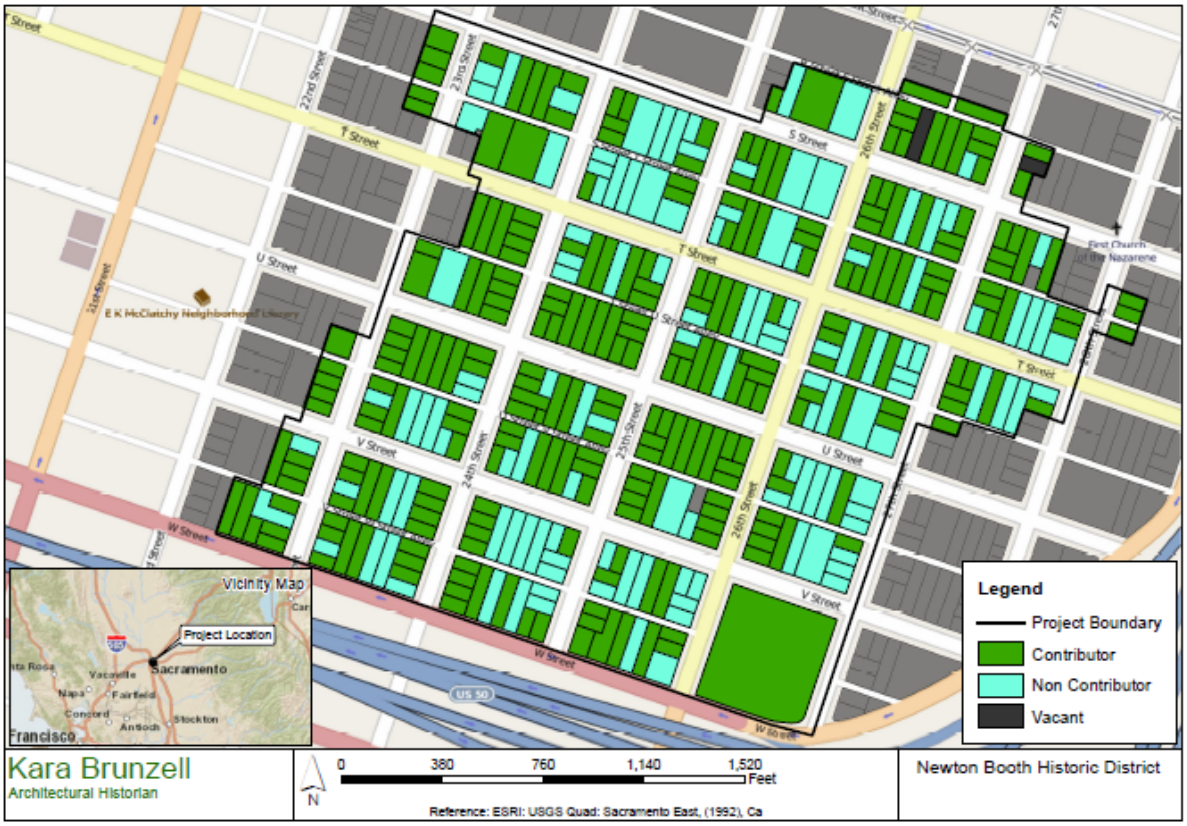
IV. PRESERVATION GOALS & PRIORITIES

Summary of Findings

Kara Brunzell's field survey of the Newton Booth neighborhood, (project boundaries described on page 3), included photographic documentation of 452 properties. Properties that appeared to be age eligible were evaluated for historic significance and integrity. 364 properties were designated as potential contributors to a historic district. Eight properties within district boundaries are already listed as Sacramento Register Landmarks, while an additional five properties have been designated eligible for listing as local landmarks. The neighborhood features a sufficient concentration of contributing resources to form a Newton Booth Historic District, which should be officially listed on the Sacramento Register. The goal of the creation of this district is to protect the eligible historic resources in the neighborhood from demolition or inappropriate modifications.

Newton Booth Historic District Boundaries

The boundaries of the Newton Booth Historic District, which have been chosen to include areas with a high concentration of historic resources, are somewhat smaller than the historic neighborhood. The figure below shows the boundaries of the neighborhood and the location of its contributing resources.



DPR 523D Form

A DPR 523D form has been produced as part of this survey and documentation effort. It is appended to this report, and contains additional information regarding the Newton Booth Historic District, including a detailed property table, district boundary justification, and specific boundary description. The information contained in this form, along with the Historic Context Report, can provide baseline information to guide future planning efforts in the Newton Booth neighborhood.

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***NRHP Status Code:** 5D3

***Resource Name or #** (Assigned by recorder)**:** Newton Booth Historic District

D1. Historic Name: Newton Booth

D2. Common Name: Newton Booth

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Newton Booth Historic District is located within the Newton Booth neighborhood, at the southeastern corner of the City of Sacramento's historic street grid. Although it was platted in 1848 by surveyors working for John Sutter, Jr., the neighborhood remained mostly undeveloped for several decades. Roughly bordered by the R Street Corridor on the north, the Capital City Freeway on the east, U.S. Route 50 on the south, and 23rd Street on the west, the neighborhood was the last portion of Sacramento's original city grid to be developed. Between the 1890s and the end of World War II, the neighborhood gradually filled up with single-family residences, two- and three-unit flats, and courtyard apartment buildings. Primarily designed to house working- and middle-class residents, the neighborhood was historically also home to a number of professionals and business owners. The neighborhood features a cohesive concentration of these historic resources (continued, p. 2).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Newton Booth Historic District is composed of roughly 21 blocks of the historic Newton Booth neighborhood. Originally a somewhat larger area that stretched at least to 30th Street on the east and X Street on the south, construction of the freeways in the second half of the twentieth century obliterated the southern and eastern edges of the neighborhood. S Street forms the rough northern boundary for the western portion of the district. Its eastern section jogs north to roughly follow the R Street Alley. 27th Street is its rough eastern boundary, with a section around T Street extending to the eastern side of 28th Street (continued p. 10).

***D5. Boundary Justification:**

The Newton Booth Historic District encompasses portions of the original City of Sacramento plat (1848). Its boundaries, which are somewhat smaller than those of the historic neighborhood, include a high concentration of contributing resources. Its western boundary conforms roughly to the eastern boundary of the adjacent Poverty Ridge Historic District. Its southern boundary follows the outline of the freeway, which effectively divides the modern neighborhood from areas to its south. The district's northern and eastern boundaries jog to exclude groups of non-contributors, many of which are modern commercial buildings. These non-contributors also include historic-period dwellings whose integrity has been lost due to alterations, dwellings constructed outside the period of significance, and buildings that do not contribute to the themes of transportation and residential development. The latter group is comprised primarily of commercial resources located at the eastern edge of the neighborhood, where the freeway has spurred commercial encroachment into historic residential areas.

***D6. Significance: Theme:** Residential Development, Transportation **Area:** Newton Booth neighborhood

Period of Significance: 1890 - 1949 **Applicable Criteria:** Sacramento Register, Criterion 1

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary of Significance

The Newton Booth Historic District appears eligible for listing in the Sacramento Register of Historic & Cultural Resources under Criterion 1, for its association with the themes of transportation and residential development. It is significant as a working- and middle-class residential neighborhood, which was also historically home to a significant minority of upper-middle class residents. It exemplifies the transition of Sacramento's borders from agricultural to residential with the city's expansion. The neighborhood's history also exemplifies the development of Sacramento's streetcar suburbs demonstrating the growth of Sacramento's neighborhoods associated with improvements in transportation. Development in the neighborhood, which had been gradual in the nineteenth century, was spurred with the expansion of streetcar service to the area in the late 19th century, and the removal of the R Street levee in 1903. The growth of the neighborhood as an area of single-family houses and small-scale apartments ended shortly after the World War II. The period of significance stretches from the subdivision of the neighborhood beginning in 1890 to World War II's immediate aftermath, ending in 1949 (continued p. 12).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See footnotes)

***D8. Evaluator:** Kara Brunzell **Date:** 11 November 2013

Affiliation and Address: Kara Brunzell, Architectural Historian
1613 B Street, Napa, CA 94559

*D3. Detailed Description (continued)

The Newton Booth Historic District (NBHD) is primarily characterized by one- and two-story single family dwellings, with smaller numbers of two- to three-unit flats and courtyard apartment buildings. One three-story apartment building is included in the NBHD. Most buildings feature gabled or hipped roofs, are wood-frame construction, and are clad in wood siding or stucco. A variety of late-nineteenth and early-twentieth century architectural styles are featured in the neighborhood. Its slow development in the nineteenth century and its corresponding boom in the first half of the twentieth century are reflected in the distribution of architectural styles. Queen Anne and Vernacular Victorian buildings account for less than 10% of the houses in the district. A majority of neighborhood buildings date from the early decades of the twentieth century. Well over half of these exhibit characteristics of the Craftsman style. Foursquare, Tudor Revival, Spanish Eclectic, and Colonial Revival buildings dating from roughly the same period compose more than quarter of the district's buildings. Art Moderne and Prairie styles are represented in a limited number of buildings. Minimal Traditional buildings, most of which date from the Depression and World War II eras, account for the remaining district contributors.

Most houses are set back between 10 – 20 feet from lot lines. Landscaped front and back yards feature mature trees. Palm trees, as well as various types of deciduous trees, are found throughout the neighborhood. While back yards are fenced, many front yards are totally unfenced, while others feature low fences. Many properties include ancillary buildings, in some cases sheds but mostly garages. Although the garages, most of which are located at the rear of lots, enhance the historic residential character of the neighborhood, they are not individual contributors to the district, since their historic uses were subservient to the houses with which they are associated. Although the southern edge of the neighborhood features a significant concentration of contributing resources, including the landmark Newton Booth School, (which gave the neighborhood its name), the setting has been somewhat compromised by the construction of the freeway, which has replaced the south side of W Street.

The table below lists the resources within the district by address. Assessor's Parcel Numbers, Build Dates, and Architectural Style have been included for the district contributors. In addition, each property has been assigned a California Historic Resource Status Code (CHRSC). Most properties have been assigned a code of "563", which indicates resources that appear to be contributors to a potential historic district. A handful are designated "5S1", which indicated properties that are locally listed landmarks. There are also a few properties designated "5S3", for properties that appear to be individually eligible but have not yet been listed. Non-contributors have been assigned a CHRSC of "6Z", indicating that they are ineligible for either individual or district listing.

APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
010-0036-005	1936	2312	S Street	5D3	Minimal Traditional
010-0036-018	1941	2320	S Street	5D3	Minimal Traditional
020-0036-008	1941	2328	S Street	5D3	Tudor Revival
		2331	S Street	6Z	
010-0042-003	1926	2400	S Street	5D3	Craftsman
010-0042-004	1927	2408	S Street	5D3	Craftsman
		2410	S Street	6Z	
		2416	S Street	6Z	
		2420	S Street	6Z	Tudor Revival
010-0042-009		2424	S Street	6Z	
010-0044-003	1923	2430	S Street	5D3	Craftsman
010-0044-004	1930	2500	S Street	5D3	Tudor Revival
		2501	S Street	6Z	
010-0044-005	1911	2504	S Street	5D3	Craftsman
010-0043-005	1908	2505	S Street	5D3	Foursquare
		2509	S Street	6Z	
	1926	2512	S Street	5D3	Craftsman
		2520	S Street	6Z	
		2530	S Street	6Z	
010-0046-003	1924	2600	S Street	5D3	Craftsman
010-0046-004	1925	2604	S Street	5D3	Craftsman
010-0045-016	1908	2605	S Street	5D3	Vernacular

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APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
010-0046-005	1913	2608	S Street	5D3	Foursquare
		2612	S Street	6Z	Tudor Revival
010-0046-007	1908	2618	S Street	5D3	Foursquare
010-0045-013	1903	2619	S Street	5D3	Vernacular
		2626	S Street	6Z	
		2627	S Street	6Z	Craftsman
010-0046-010	1926	2630	S Street	5D3	Craftsman
	1913	2631	S Street	5D3	
010-0045-010	1918	2631	S Street	5D3	Craftsman
010-0052-003	1910	2700	S Street	5D3	Craftsman
010-0052-004	1915	2704	S Street	5D3	Craftsman
010-0052-005	1915	2710	S Street	5D3	Craftsman
		2711	S Street	6Z	
		2712	S Street		
		2714	S Street	6Z	Tudor Revival
010-0052-008	1906	2716	S Street	5D3	Vernacular
010-0034-008	1926	2220-22	S Street	5D3	Vernacular
010-0036-004		2308-10	S Street	6Z	
010-0036-006	1939	2314-16	S Street	5D3	Minimal Traditional/Tudor
010-0036-008	1939	2328-30	S Street	5D3	Minimal Traditional/Tudor
010-0044-006	1923	2508-10	S Street	5D3	Foursquare
	1949	2515-19	S Street	5S1	Art Moderne
		2531-41	S Street	6Z	
010-0045-017	1880s/1914	2601-03	S Street	5S1	Vernacular
010-0045-014	1111/c1890s	2615-17	S Street	5D3	Queen Anne/Verncular
010-0046-008	1921	2620-22	S Street	6Z	
010-0045-012	1906	2621-23	S Street	5D3	Foursquare
		2705-07	S Street	6Z	Vernacular
		2305	T Street	6Z	
		2308	T Street	6Z	
010-0105-005	1923	2312	T Street	5D3	Craftsman
010-0105-006	1928	2314	T Street	5D3	Craftsman
010-0105-007	1925	2320	T Street	5D3	Craftsman
		2331	T Street	6Z	
010-0042-019	1911	2401	T Street	5D3	Craftsman
		2405	T Street	6Z	
010-0111-005	1930	2408	T Street	5D3	Tudor Revival
		2411	T Street	6Z	Minimal Traditional
010-0111-006	1913	2414	T Street	5D3	Craftsman
		2415	T Street	6Z	Minimal Traditional/Tudor
		2418	T Street	6Z	Craftsman
010-0111-008	1925	2420	T Street	5D3	Craftsman
		2423	T Street	6Z	
010-0111-009	1913	2424	T Street	5D3	Craftsman
010-0111-010		2430	T Street	6Z	
010-0113-003	1913	2500	T Street	5D3	Craftsman
		2501	T Street	6Z	
010-0113-004	1935	2504	T Street	5D3	Minimal Traditional
010-0044-016	1924	2505	T Street	5D3	Craftsman
010-0113-005	1920	2508	T Street	5D3	Craftsman
010-0113-006	1943	2512	T Street	5D3	Craftsman

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APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
010-0044-014	1913	2515	T Street	5D3	Craftsman
010-0113-009	1925	2526	T Street	5D3	Craftsman
		2527	T Street	6Z	Craftsman
		2530	T Street	6Z	Craftsman
010-0044-011	1952	2531	T Street	5D3	Minimal Traditional
010-0046-021	1930	2605	T Street	5D3	Vernacular
		2608	T Street	6Z	
010-0046-020	1931	2609	T Street	5D3	Minimal Traditional
010-0115-006	1917	2614	T Street	5D3	Foursquare
		2616	T Street	6Z	
010-0046-018	1930	2617	T Street	5D3	Tudor Revival
		2619	T Street	6Z	
010-0115-008	1906	2620	T Street	5S1	Foursquare/Queen Anne
010-0046-016	1929	2625	T Street	5D3	Craftsman
		2626	T Street	6Z	Foursquare
010-0115-028		2630	T Street	6Z	Vernacular
010-0127-003	1928	2700	T Street	5D3	Foursquare
010-0127-004	1928	2704	T Street	5D3	Tudor Revival
010-0052-021	1938	2707	T Street	5D3	Tudor Revival
		2708	T Street	6Z	
010-0052-020	1925	2709	T Street	5D3	Craftsman
		2714	T Street	6Z	
010-0035-014	1937	2313-15	T Street	5D3	Tudor Revival
010-0035-013	1936	2319-25	T Street	5D3	Tudor Revival
010-0044-015	1938	2507-11	T Street	5D3	Minimal Traditional
		2517-23	T Street	6Z	
		2522-24	T Street	6Z	
010-0046-022	1931	2601	T Street	5D3	Minimal Traditional
010-0046-019	1930	2613-15	T Street	5D3	Minimal Traditional
	1943	2631	T Street	5D3	Minimal Traditional
		2701-03	T Street	6Z	
010-0127-006	1925	2712	T Street	5D3	Craftsman
		2718-20	T Street	6Z	
		2722-30	T Street	6Z	
010-0106-005	1926	2308	U Street	5D3	Transitional Craftsman
		2311	U Street	6Z	
010-0106-006	1942	2312	U Street	5D3	Tudor Revival
010-0105-017	1923	2315	U Street	5D3	Foursquare
010-0106-007	1933	2316	U Street	5D3	Craftsman
010-0105-016	1924	2317	U Street	5D3	Craftsman
010-0106-008	1960	2320	U Street	5D3	Craftsman
010-0111-024	1935	2401	U Street	5D3	Vernacular
010-0111-021	1923	2405	U Street	5D3	Craftsman
010-0113-005		2406	U Street	6Z	Contemporary
010-0111-020	1923	2409	U Street	5D3	Vernacular
010-0113-007	1960	2412	U Street	5D3	Craftsman
010-0111-019	1924	2413	U Street	5D3	
010-0111-018	1925	2417	U Street	5D3	Tudor Revival
010-0113-008	1910	2418	U Street	5D3	Craftsman
		2422	U Street	6Z	Craftsman
010-0111-017	1918	2423	U Street	5D3	Craftsman

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APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
010-0111-016	1905	2427	U Street	5D3	Craftsman
010-0111-015	1920	2431	U Street	5D3	Craftsman
010-0114-003	1920	2500	U Street	5D3	Tudor Revival
	1930	2501	U Street	5D3	Minimal Traditional
010-0114-004	1915	2504	U Street	5D3	Craftsman
010-0113-021	1930	2505	U Street	5D3	Colonial Revival
010-0114-005	1910	2510	U Street	5D3	Craftsman
010-0113-020	1911	2511	U Street	5D3	Craftsman
010-0114-006	1910	2514	U Street	5S1	Foursquare
010-0113-019	1912	2515	U Street	5D3	Craftsman
010-0113-018		2517	U Street	6Z	
010-0114-007	1910	2518	U Street	5D3	Craftsman
010-0114-008	1910	2522	U Street	5D3	Craftsman
010-0113-017	1908	2523	U Street	5D3	Craftsman
010-0113-016	1947	2525	U Street	5D3	Minimal Traditional
010-0114-009	1910	2526	U Street	5D3	Craftsman
010-0114-010	1912	2530	U Street	5B	Craftsman
010-0115-021	1908	2601	U Street	5D3	Transitional Craftsman
		2605	U Street	6Z	
		2606	U Street	6Z	Craftsman
		2610	U Street	6Z	Victorian Vernacular w/ Ranch façade
		2611	U Street	6Z	
010-0115-018	1990	2615	U Street	5D3	Foursquare
		2618	U Street	6Z	Minimal Traditional
010-0116-009	1960	2620	U Street	5D3	Craftsman
010-0116-018	none/c1940s	2622	U Street	5D3	Minimal Traditional
010-0106-004	1932	2300-02	U Street	5D3	Tudor Revival
010-0112-004	1918	2400	U Street	5D3	Craftsman
010-0116-003	1900	2600-02	U Street	5D3	Foursquare
010-0163-008	1925	2220	V street	5D3	Tudor Revival
010-0165-006	none/c1910s	2308	V Street	5D3	Prairie
		2313	V Street	6Z	
010-0165-006	1915	2314	V Street	5D3	Craftsman
		2319	V Street	6Z	
		2323	V Street	6Z	
		2324	V Street	6Z	
		2326	V Street	6Z	
		2329	V Street	6Z	Craftsman
010-0165-009	1950	2330	V Street	5D3	Craftsman
010-0106-015	1950	2331	V Street	5D3	Craftsman
010-0112-023	1939	2401	V Street	5D3	Minimal Traditional
		2405	V Street	6Z	
		2407	V Street	6Z	
010-0112-020	1910	2415	V Street	5D3	Craftsman
		2418	V Street	6Z	
010-0112-019	1925	2421	V Street	5D3	Tudor Revival
		2422	V Street	6Z	
010-0112-018	1935	2423	V Street	5D3	
		2425	V Street	6Z	
		2426	V Street	6Z	
010-0171-010	1928	2430	V Street	5D3	Craftsman

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APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
010-0112-016	1926	2431	V Street	5D3	Craftsman
010-0173-004	1928	2504	V Street	5D3	Tudor Revival
010-0114-021	1908	2509	V Street	5D3	Craftsman
010-0173-007	1925	2522	V Street	5D3	Craftsman
		2523	V Street	6Z	Minimal Traditional
010-0173-008	1923	2524	V Street	5D3	Craftsman
		2526	V Street	6Z	Contemporary
		2530	V Street		
010-0176-026	1921/1926	2600	V Street	5S1	Spanish Eclectic
010-0116-019	1900	2611	V Street	5D3	Craftsman
		2615	V street	6Z	
010-0106-015	1111/c1920s	2307-11	V Street	5D3	Spanish Eclectic
		2410-14	V Street	6Z	
	1925	2500-02	V Street	6Z	
		2508-12	V Street	6Z	
		2515-19	V Street	6Z	
010-0163-019	1970/c1900s	2213	W Street	5D3	Craftsman
010-0163-018	1907	2217	W Street	5D3	Craftsman
010-0163-017	1907	2221	W Street	5D3	Craftsman
010-0165-020	1920	2311	W Street	5D3	Craftsman
010-0165-019	1912	2315	W Street	5D3	Craftsman
		2319	W Street	6Z	Craftsman
		2323	W Street	6Z	
010-0173-020	1915	2411	W Street	5D3	Craftsman
		2415	W Street	6Z	
010-0173-018	1947	2417	W Street	5D3	Minimal Traditional
010-0173-017		2421	W Street	6Z	
010-0173-016	1939	2427	W Street	5D3	Minimal Traditional
010-0173-022	1916	2501	W Street	5D3	Craftsman
	1939	2505	W Street	5D3	Minimal Traditional
010-0173-017		2517	W Street	6Z	
010-0173-016	1939	2521	W Street	5D3	Minimal Traditional
010-0163-016	1927	2231-9	W Street	5D3	Tudor Revival
010-0173-018	1892	2507-09	W Street	5D3	Queen Anne
010-0034-009	1941	1900	Twenty-Third Street	5D3	Vernacular
010-0036-003	1947	1901	Twenty-Third Street	5D3	Minimal Traditional
010-0036-002		1905	Twenty-Third Street	6Z	
010-0034-010	1940	1906	Twenty-Third Street	5D3	Minimal Traditional/Tudor
010-0034-012	1923	1916	Twenty-Third Street	5D3	Craftsman
010-0034-013	1947	1924	Twenty-Third Street	5D3	Minimal Traditional
		2104	Twenty-Third Street	6Z	Minimal Traditional
010-0106-003	1925	2105	Twenty-Third Street	5D3	Craftsman
010-0106-002	1929	2109	Twenty-Third Street	5D3	Tudor Revival
010-0104-010	1922	2114	Twenty-Third Street	5D3	Classical Revival
010-0106-001	1928	2115	Twenty-Third Street	5D3	Tudor Revival
010-0104-011	1923	2116	Twenty-Third Street	5D3	Tudor Revival
010-0104-012	1955	2120	Twenty-Third Street	5D3	Tudor Revival
010-0104-013	1942	2124	Twenty-Third Street	5D3	Vernacular
010-0106-022	1938	2125	Twenty-Third Street	5D3	Vernacular
010-0104-014	1914	2130	Twenty-Third Street	5D3	Craftsman
010-0106-021	none/c1918	2131	Twenty-Third Street	5D3	Craftsman

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APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
		2200	Twenty-Third Street	6Z	
010-0163-004	1920	2201	Twenty-Third Street	5D3	Craftsman
010-0163-010	1895	2202	Twenty-Third Street	5D3	Craftsman
010-0163-003		2205	Twenty-Third Street	6Z	
010-0163-011	1935	2208	Twenty-Third Street	5D3	Tudor Revival
010-0165-003	1947	2209	Twenty-Third Street	5D3	Minimal Traditional
		2211	Twenty-Third Street	6Z	
010-0163-012	1923	2214	Twenty-Third Street	5D3	Tudor Revival
010-0163-001	1912	2215	Twenty-Third Street	5D3	Craftsman
010-0163-013	1947	2216	Twenty-Third Street	5D3	Minimal Traditional
010-0165-024	1912	2219	Twenty-Third Street	5D3	Tudor Revival
010-0163-014		2220	Twenty-Third Street	6Z	Minimal Traditional
010-0165-023	1920	2221	Twenty-Third Street	5D3	Spanish Eclectic
010-0163-015	1925	2224	Twenty-Third Street	5D3	Craftsman
		2225	Twenty-Third Street	6Z	
010-0165-021	1908	2231	Twenty-Third Street	5D3	Craftsman
010-0034-011	none/c1930s	1908-14	Twenty-Third Street	5D3	Vernacular
010-0036-001		1913-15	Twenty-Third Street	6Z	Minimal Traditional
010-0036-017		1917-21	Twenty-Third Street	6Z	Minimal Traditional
010-0105-020	1913	2017-19	Twenty-Third Street	5D3	Tudor Revival
010-0105-019	none	2021-23	Twenty-Third Street		Minimal Traditional
010-0106-024	1929	2117-19	Twenty-Third Street	5D3	Craftsman
010-0106-023		2121-23	Twenty-Third Street	6Z	Mid-century apartment
010-0042-002	1926	1911	Twenty-Fourth Street	5D3	Craftsman
010-0036-010	1939	1914	Twenty-Fourth Street	5D3	Tudor Revival
010-0042-001	1926	1915	Twenty-Fourth Street	5D3	Craftsman
010-0105-008	1928	2000	Twenty-Fourth Street	5D3	Colonial Revival
		2001	Twenty-Fourth Street	6Z	
010-0105-009	1917	2006	Twenty-Fourth Street	5D3	Craftsman
010-0111-003	1915	2009	Twenty-Fourth Street	5D3	Craftsman
010-0105-010	1943	2010	Twenty-Fourth Street	5D3	Minimal Traditional
		2011	Twenty-Fourth Street	6Z	
010-0105-011	1913	2014	Twenty-Fourth Street	5D3	Craftsman
		2015	Twenty-Fourth Street	6Z	
010-0105-012	1915	2016	Twenty-Fourth Street	5D3	Craftsman
010-0111-024	1927	2019	Twenty-Fourth Street	5D3	Tudor Revival
010-0105-013	1926	2020	Twenty-Fourth Street	5D3	Craftsman
010-0111-023	1915	2021	Twenty-Fourth Street	5D3	Craftsman
010-0105-014	1925	2024	Twenty-Fourth Street	5D3	Minimal Traditional
010-0105-015	1925	2030	Twenty-Fourth Street	5D3	Minimal Traditional
010-0106-009	1943	2100	Twenty-Fourth Street	5D3	Minimal Traditional
010-0106-010	1928	2104	Twenty-Fourth Street	5D3	Minimal Traditional
010-0106-011		2106	Twenty-Fourth Street	6Z	
010-0112-003	1918	2107	Twenty-Fourth Street	5D3	Craftsman
		2108	Twenty-Fourth Street	6Z	
010-0112-002	1914	2111	Twenty-Fourth Street	5D3	Craftsman
010-0106-012		2114	Twenty-Fourth Street	6Z	
010-0112-001	1930	2115	Twenty-Fourth Street	5D3	Minmal Traditional
010-0106-013	1913	2116	Twenty-Fourth Street	5D3	Craftsman
010-0112-025	1923	2117	Twenty-Fourth Street	5D3	Craftsman
010-0112-004	1929	2119	Twenty-Fourth Street	5D3	Tudor Revival

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APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
010-0106-014	1915	2120	Twenty-Fourth Street	5D3	Craftsman
010-0171-004	1915	2201	Twenty-Fourth Street	5D3	Craftsman
010-0171-003	1929	2205	Twenty-Fourth Street	5D3	Spanish Eclectic
010-0165-010	1912	2206	Twenty-Fourth Street	5D3	Craftsman
010-0165-011	1926	2208	Twenty-Fourth Street	5D3	Craftsman
010-0171-002	1926	2211	Twenty-Fourth Street	5D3	Craftsman/minimal traditional
010-0165-012	1924	2214	Twenty-Fourth Street	5D3	Craftsman
010-0171-001	1928	2215	Twenty-Fourth Street	5D3	Craftsman
010-0165-013	1923	2216	Twenty-Fourth Street	5D3	Craftsman
010-0171-024	1923	2217	Twenty-Fourth Street	5D3	Craftsman
010-0171-023	1926	2221	Twenty-Fourth Street	5D3	Craftsman
010-0165-015	1923	2224	Twenty-Fourth Street	5D3	Craftsman
	1926	2227	Twenty-Fourth Street	5D3	Minimal Traditional
		2228	Twenty-Fourth Street	6Z	
010-0171-022	1941	2229	Twenty-Fourth Street	5D3	Tudor Revival
010-0036-009		1906-10	Twenty-Fourth Street	6Z	
		1920-24	Twenty-Fourth Street	6Z	
010-0165-014	1925	2220	Twenty-Fourth Street	5D3	Craftsman/minimal traditional
010-0042-010		1912	Twenty-Fifth Street	6Z	
010-0042-011	1920	1914	Twenty-Fifth Street	5D3	Vernacular
010-0044-001	1924	1915	Twenty-Fifth Street	5D3	Craftsman
010-0042-012	1918	1916	Twenty-Fifth Street	5D3	Colonial Revival
010-0044-019	1921	1917	Twenty-Fifth Street	5D3	Craftsman
		1921	Twenty-Fifth Street	6Z	
010-0113-002	1922	2011	Twenty-Fifth Street	5D3	Craftsman
010-0111-011	1912	2012	Twenty-Fifth Street	5D3	Vernacular
010-0111-012	1913	2014	Twenty-Fifth Street	5S1	Prairie
010-0113-001		2015	Twenty-Fifth Street	6Z	
010-0111-013	1912	2016	Twenty-Fifth Street	5D3	Craftsman
010-0111-014	1912	2018	Twenty-Fifth Street	5D3	Craftsman
010-0113-023	1928	2021	Twenty-Fifth Street	5D3	Tudor Revival
010-0112-010	1928	2100	Twenty-Fifth Street	5D3	Tudor Revival
010-0112-011	1927	2104	Twenty-Fifth Street	5D3	Craftsman
010-0112-012		2108	Twenty-Fifth Street	6Z	
010-0114-002	1925	2109	Twenty-Fifth Street	5D3	Craftsman
010-0112-013	1928	2114	Twenty-Fifth Street	5D3	Tudor Revival
010-0114-001	1914	2115	Twenty-Fifth Street	5D3	Craftsman
010-0112-014	1917	2116	Twenty-Fifth Street	5D3	Craftsman/Tudor
010-0114-025	1925	2117	Twenty-Fifth Street	5D3	Craftsman
010-0112-015	1923	2120	Twenty-Fifth Street	5D3	Craftsman
010-0114-024	1926	2121	Twenty-Fifth Street	5D3	Craftsman
010-0114-023	1927	2127	Twenty-Fifth Street	5D3	Craftsman
010-0114-022	1926	2131	Twenty-Fifth Street	5D3	Craftsman
		2208	Twenty-Fifth Street	6Z	
010-0173-002	1929	2209	Twenty-Fifth Street	5D3	Tudor Revival
		2214	Twenty-Fifth Street	6Z	
		2216	Twenty-Fifth Street	6Z	
010-0173-024	1926	2217	Twenty-Fifth Street	5D3	Craftsman
010-0173-024	1926	2221	Twenty-Fifth Street	5D3	Craftsman
010-0171-015	1939	2230	Twenty-Fifth Street	5D3	Colonial Revival
010-0042-013	1922	1920-22	Twenty-Fifth Street	5D3	Foursquare

*Recorded by: Kara Brunzell *Date: 11 Nov 2013 ☒ Continuation ☐ Update

APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
010-0113-024		2017-19	Twenty-Fifth Street	6Z	
010-0173-001	1930	2213-15	Twenty-Fifth Street	5D3	Tudor Revival
		2218-20	Twenty-Fifth Street	6Z	
010-0045-001	1914	1815	Twenty-Sixth Street	5D3	Foursquare
		1817	Twenty-Sixth Street	5D1	Craftsman
010-0046-002	1918	1909	Twenty-Sixth Street	5D3	Craftsman
010-0046-001	1916	1915	Twenty-Sixth Street	5D3	Craftsman
010-0044-009	1918	1916	Twenty-Sixth Street	5D3	Craftsman
010-0046-024	1928	1917	Twenty-Sixth Street	5D3	Transitional
		1921	Twenty-Sixth Street	6Z	
010-0044-010	1949	1922	Twenty-Sixth Street	5D3	Minimal Traditional
010-0046-022	1111/c1930s	1929	Twenty-Sixth Street	5D3	Tudor Revival
010-0115-003	1925	2005	Twenty-Sixth Street	5D3	Tudor Revival
010-0115-002		2009	Twenty-Sixth Street	6Z	
		2010	Twenty-Sixth Street	6Z	
010-0113-013	1925	2016	Twenty-Sixth Street	5D3	Craftsman
010-0115-023		2017	Twenty-Sixth Street	6Z	
010-0115-022	1908	2019	Twenty-Sixth Street	5D3	Craftsman
010-0113-015	1910	2030	Twenty-Sixth Street	5D3	Craftsman
010-0114-011	1930	2108	Twenty-Sixth Street	5D3	Tudor Revival
010-0116-002	1965	2111	Twenty-Sixth Street	5D3	Craftsman
010-0114-012	1930	2114	Twenty-Sixth Street	5D3	Tudor Revival
010-0116-001		2115	Twenty-Sixth Street	6Z	
010-0114-013	1910	2116	Twenty-Sixth Street	5D3	Craftsman
010-0116-023	1918	2117	Twenty-Sixth Street	5D3	Craftsman
010-0114-014	1915	2118	Twenty-Sixth Street	5D3	Craftsman
010-0116-022	1918	2119	Twenty-Sixth Street	5D3	Craftsman
010-0114-015	1910	2120	Twenty-Sixth Street	5D3	Craftsman
010-0116-021	1910	2127	Twenty-Sixth Street	5D3	Craftsman
010-0114-016	1913	2130	Twenty-Sixth Street	5D3	Craftsman
010-0116-020	1910	2131	Twenty-Sixth Street	5D3	Craftsman
		2210	Twenty-Sixth Street	6Z	
		2212	Twenty-Sixth Street	6Z	
010-0173-013	1922	2216	Twenty-Sixth Street	5D3	Craftsman
010-0173-014	1925	2220	Twenty-Sixth Street	5D3	Craftsman
		2224	Twenty-Sixth Street	6Z	
		1801-05	Twenty-Sixth Street	6Z	
010-0045-018	1945	1819-21	Twenty-Sixth Street	5S1	Queen Anne
010-0115-004	1928	2001-03	Twenty-Sixth Street	5D3	Spanish Eclectic
		2012-14	Twenty-Sixth Street	6Z	
010-0115-001	1925	2013-15	Twenty-Sixth Street	5D3	Spanish Eclectic
010-0113-014	none/c1910s	2018-20	Twenty-Sixth Street	5D3	Foursquare
		2200-06	Twenty-Sixth Street	6Z	
010-0045-007	1914	1814	Twenty-Seventh Street	5D3	Foursquare
010-0051-015	1924	1817	Twenty-Seventh Street	5D3	Minimal traditional
010-0045-009	1925	1820	Twenty-Seventh Street	5D3	Craftsman
010-0046-011	1927	1908	Twenty-Seventh Street	5D3	Craftsman
010-0052-002	1925	1909	Twenty-Seventh Street	5D3	Craftsman
010-0046-012	1929	1914	Twenty-Seventh Street	5D3	Transitional Craftsman
010-0052-001	1923	1915	Twenty-Seventh Street	5D3	Tudor Revival
010-0052-023	1930	1917	Twenty-Seventh Street	5D3	Minimal traditional

*Recorded by: Kara Brunzell *Date: 11 Nov 2013 ☒ Continuation ☐ Update

APN	Year Built (est.)	Street #	Street Name	CHRSC Code	Architectural Style
010-0046-014	1929	1920	Twenty-Seventh Street	5D3	Tudor Revival
010-0052-024	1930	1921	Twenty-Seventh Street	5D3	Tudor Revival
		1930	Twenty-Seventh Street	6Z	
010-0127-002	1927	2009	Twenty-Seventh Street	5D3	Tudor Revival
010-0115-029		2010	Twenty-Seventh Street	6Z	
010-0115-012		2014	Twenty-Seventh Street	6Z	
010-0127-001	1928	2015	Twenty-Seventh Street	5D3	Tudor Revival
010-0115-013	1913	2016	Twenty-Seventh Street	5D3	Foursquare
010-0127-023	1928	2017	Twenty-Seventh Street	5D3	Minimal traditional
010-0115-014	1911	2018	Twenty-Seventh Street	5D3	Foursquare
		2023	Twenty-Seventh Street	6Z	
		2025	Twenty-Seventh Street	6Z	
		2100	Twenty-Seventh Street	6Z	
		2107	Twenty-Seventh Street	6Z	
		2115	Twenty-Seventh Street	6Z	
	1913	2116	Twenty-Seventh Street	5D3	Craftsman
		2117	Twenty-Seventh Street	6Z	
	1912	2121	Twenty-Seventh Street	5D3	Craftsman
		2126	Twenty-Seventh Street	6Z	
		2170	Twenty-Seventh Street	6Z	
	1943	2221	Twenty-Seventh Street	5D3	Minimal Traditional
010-0045-008	1915	1816 - 1818	Twenty-Seventh Street	5D3	Craftsman
010-0051-013	1930	1827-29	Twenty-Seventh Street	5S1	Tudor Revival
010-0046-013	1928	1916 - 1918	Twenty-Seventh Street	5D3	Tudor Revival
		2102 - 06	Twenty-Seventh Street	6Z	
		2108-23	Twenty-Seventh Street	6Z	
010-0054-002	1909	1911	Twenty-Eighth Street	5D3	Four-square, Craftsman details
		1914	Twenty-Eighth Street	6Z	
010-0054-001	1912	1915	Twenty-Eighth Street	5D3	Craftsman
010-0052-014	1913	1916	Twenty-Eighth Street	5D3	Vernacular classical revival
010-0054-023	1915	1917	Twenty-Eighth Street	5D3	Vernacular
010-0052-015	1913	1918	Twenty-Eighth Street	5D3	Craftsman
010-0127-010	1923	2006	Twenty-Eighth Street	5D3	Craftsman

***D4. Boundary Description** (continued)

W Street is the southern district boundary. Its western boundary roughly follows that of the Poverty Ridge Historic District, which jogs from just east of 22nd Street to just east of 23rd Street. The heaviest concentrations of contributing resources are located on U Street, 23rd Street, the southern portion of 24th Street, 25th Street between T and V, and on S Street east of 26th Street.

Specifically, the district boundary begins at the southeast corner of W and 27th Streets, continues WNW along W Street, and turns along the northwest boundary of lot 010-0163-019, where it continues NNE to the V Street/W Street Alley. The boundary turns ESE to follow the alley to 010-0163-008, where it follows the northeastern lot line to V Street, where it jogs ESE before turning NNE to follow the rear lot lines of 010-0104-014, 010-0104-013, 010-0104-012, 010-0104-011, 010-0104-010. The boundary jogs ESE along the northeast lot line of 010-0104-010 before turning NNE to follow 23rd Street to the T Street/S Street Alley. The boundary follows the alley ESE, turns NNE along the northwest lot line of 010-0105-005, jogs WNW at T Street and continues NNE along the northwest lot line of 010-0035-014. The boundary turns WNW at about the halfway point of 010-0035-014's northwest lot line, proceeding to the southwest corner of 010-0034-013, where it turns NNE along the rear lot lines and continues to S Street (continued page 11).

*Recorded by: Kara Brunzell *Date: 11 Nov 2013 ☒ Continuation ☐ Update

*D4. Boundary Description (continued)

At S Street the boundary turns ESE and proceeds in that direction across 25th Street to 010-0043-005, where the it turns to follow the northwest and rear (northeast) lot lines, before jogging NNE again at the northwest lot line of 010-0043-004, and turning ESE at the R Street Alley. The boundary follows the R Street Alley to 26th Street, where it jogs WNW and follows the northeast lot lines of 010-0045-001 and 010-0045-007, and jogs back ESE to follow the R Street Alley to the northeast corner of 010-0051-015, where the boundary turns SSW to follow the rear lot line. The boundary jogs WNW at the southeast corner of 010-0051-014 before jogging SSW to follow the southeast lot line of 010-0051-013, and turning ESE to follow S Street to the northeast corner of 010-0052-008, where it turns SSE to follow the southeast lot line. At the T Street/S Street Alley the boundary turns ESE, jogging north at Twenty-eigth Street, and following the lot lines of 010-0054-002, 010-0054-001, and 010-0054-023. The boundary continues SSW along 28th Street to 010-0127-010 where it follows the southwest lot line WNW, jogs SSW at 010-0127-010's southwest corner, and turns WNW to follow the T Street/U Street Alley. The boundary jogs around the southeast and southwest lot lines of 010-0127-023, and turns SSW to follow 27th Street to the southeast corner of W and 27th Streets.

Newton Booth Historic District Map, 2014
Outlines indicate district boundaries
Green parcels are contributors, light blue parcels are non-contibutors

*D6. Significance (continued)

Themes: Transportation and Residential Development

The Newton Booth neighborhood was primarily an agricultural area until the 1890s, when residential and industrial development in adjacent areas spurred the subdivision of former dairies and ranches. In 1896, 40' x 160' lots in the neighborhood were advertised for $350 – $450. The area was inexpensive compared to the more densely populated residential and commercial areas north of the levees, where lots of the same size were advertised for $675 – $800.[1] Newton Booth was considerably more desirable than Oak Park to its east, however, where 40' x 150' lots were discounted to $150 – $250 in 1896. By the following year Oak Park lots were being advertised for as little as $100.[2]

In 1896, the first neighborhood school was constructed to serve local children, a wood-frame ungraded grammar school. The following year, the school, which had been identified by its location, was re-named after former governor Newton Booth.[3] The school featured five grades in one classroom, and the principal, Myron B.B. Potter, was also one of its two teachers.[4] The neighborhood, which up to this time appears to have been referred to only by its street names, gradually took on the name of the school, the primary institution in the area. By the late 1890s, the Newton Booth School had over 70 students.[5]

Newton Booth's character as a neighborhood was strongly working class. In the 1890s, breadwinners in the area were beginning to shift away from agricultural jobs to manufacturing, construction, and service occupations. Near the end of the century, parents of Newton Booth scholars were mostly skilled laborers, such as carpenters, blacksmiths, brewers, plumbers, machinists and teamsters. The Southern Pacific was the largest single employer. The neighborhood was also home to many unskilled laborers. German immigrants, as well as a scattering of Scottish, Irish, and Chinese lived in Newton Booth along with native-born Americans.[6] Growth was slow, and the neighborhood remained very lightly populated through turn of the century.

The only remaining extant residential property from the period appears to be the Uhl house at 2507 – 09 W Street, the oldest documented building in the neighborhood. It is a vernacular Queen Anne style cottage that was constructed circa 1892.

The turn of the century ushered in an era of transportation improvements and infrastructure changes that would profoundly alter the neighborhood, creating the conditions for the historic development of the Newton Booth neighborhood. It is associated with the neighborhood's transition from an agricultural area to a working-class neighborhood in the late nineteenth century.

As the Southern Pacific expanded its operations, it needed railyards and spur lines in its Sacramento hub, and it began constructing levees farther south and east. When the railroad constructed the Y Street levee, the levee at R Street was no longer necessary. In 1903 the city demolished the levee and the railroad laid new tracks on R Street, effectively opening Newton Booth to development.[7] With the impediment to accessibility removed, Newton Booth's transition from agricultural to residential accelerated. By 1905, no dairies remained within neighborhood boundaries.[8]

The Electric, Gas, & Railway Company began work on its T Street Line, which ran from 3rd to 28th, in 1908. The T Street Line, which opened the following year, was to have a transformative impact on the Newton Booth neighborhood.[9] By the early twentieth century streetcar lines also passed through the neighborhood on 28th Street, and nearby on X and 21st Streets. Sacramento's streetcar system served the city limits and inner suburbs until the 1940s, when many residents had acquired private cars and streetcars were replaced with buses.[10]

Although Newton Booth was in many respects a classic streetcar suburb, development of the neighborhood began to gain momentum at the dawn of Sacramento's transition to the automobile. In 1903, the year the R Street levee was demolished, merchants began the sale of automobiles in Sacramento.[11] They gradually became more popular over the next several decades,

[1] Sacramento Daily Union, 8 May 1896, p. 7 col 6.
[2] Sacramento Daily Union, 7 Mar 1896, p. 9 col 4; 3 May 1897.
[3] Sacramento Daily Union, "The Penalty of Marriage," 28 January 1897, p. 4 col. 1.
[4] Sacramento Daily Union, "The Annual City School Round-up," 29 June 1899, p. 5 col. 1.
[5] Sacramento Daily Union, 29 June 1898, p. 3 col.1; U.S. Census, 1900, Sacramento, California, , Enumeration District 0094, Ward 9.
[6] Sacramento California City Directory, 1893.
[7] *Sacramento's Midtown*, p. 71.
[8] Sacramento California City Directory, 1905, p. 292.
[9] The Kenfield-Fairchild Publishing Company, "Electric Traction Weekly," 18 July 1908, p. 727.
[10] Avella, p.66.
[11] Avella, p. 89.

while the Newton Booth neighborhood was being built out. The local trend toward car ownership is reflected by the fact that many houses in the neighborhood were either originally constructed with separate garages at the rear or added them by mid-century.

By 1915, roughly half the lots in Newton Booth had been developed. Although some blocks were still empty or nearly empty, others featured as many as thirteen buildings. The largest building in the neighborhood was the Newton Booth School.[12] Although the uncertainty of wartime suppressed construction in many American cities and towns during World War I, development continued at roughly the same pace in Newton Booth through the late teens. The local economy was fairly strong due to the military spending that flowed into the area through Mather Field and the Liberty Works airplane factory, and Newton Booth was one of the only places left to build within city limits.[13] By 1920, some blocks that had had only scattered houses a few years before were completely developed.

Most of the buildings constructed within neighborhood boundaries during the first two decades of the twentieth century were residential properties, although one commercial property, (2620 T Street), remains from this era. Dwellings included both single-family houses and multiple-unit flats. Most houses were vernacular versions of the popular architectural styles of the period, although the neighborhood does feature some architectural landmarks. Initially Foursquare was the most popular style, but it was increasingly eclipsed by the Craftsman style after 1910.

Beginning in the 1920s, increasing numbers of immigrants came to Newton Booth, with Swiss, Italians, and Mexicans joining previously established groups. Occupational diversity was increasing as well. Although iron workers, cabinet makers, janitors, and laborers continued to find homes in the area, the number of sales people and office workers were growing. There were more cashiers, clerks, and stenographers than at the turn of the century. The railroad continued to be the largest employer of Newton Booth residents, but city and state governments had also become major employers.[14] The neighborhood reflected city-wide employment trends, as state government began several decades of growth in the 1920s.[15]

Sacramento experienced a boom in construction of public and institutional buildings after World War I, in addition to ongoing domestic construction.[16] In 1919, the City of Sacramento issued a $2,304,000 bond for school construction. The Newton Booth neighborhood received a portion of this funding in the form of a new school building designed by local firm Dean & Dean. The Newton Booth School buildings were completed in 1921, and the auditorium was constructed in 1928. The Newton Booth School remained in use as a public school until 1971.

The state-of-the-art neighborhood school, which was much larger and grander than the original school, was a draw to young families. Its completion heralded the Newton Booth's most rapid period of growth. The 1920s were a boom era throughout the United States, including Sacramento. With state and local bureaucracies employing more people, and the railroad's continuing economic role, Sacramento expanded. As the last area within city limits with substantial numbers of open lots, development in Newton Booth was inevitable. The neighborhood developed more rapidly during this era than parts of the Old City that had been built out earlier. In the 1920s, the Newton Booth neighborhood's most significant period of growth and residential development, more houses were constructed in the neighborhood than in the previous three decades.

Development in the Newton Booth neighborhood accelerated after World War I in response to a regional building boom and the construction of the new neighborhood school. An institutional property, the Newton Booth School, (2600 V Street), remains extant. In addition, many residences were constructed during this era. Newton Booth in the 1920s can be distinguished from other periods in its history by two factors: the uniquely hurried pace of residential development, and the devotion to Craftsman style architecture. In contrast to the early twentieth century, Craftsman houses constructed in this period were modest in size and lacked the high-style features of the "Ultimate Bungalows."

The people of the Newton Booth neighborhood were, like other Sacramento residents, hit hard by the Depression. Layoffs at the railyards and canneries affected both the skilled and unskilled laborers who made up the bulk of the neighborhood population. Interestingly, the number of women reporting employment outside the home increased greatly between 1920 and 1940. A sampling of the census data from those two years reveal the number of women in the workforce had roughly tripled. The changing nature of employment in Sacramento certainly contributed to this trend, as clerical and sales positions were open to

[12] Sanborn Insurance Maps, Sacramento, 1915.
[13] Avella, p. 83 – 84.
[14] U.S. Census, Sacramento, California, 1920.
[15] Avella, p.117.
[16] Avella, p.90.

women in a way that trades and labor were not. Other women were probably propelled into the workforce when male breadwinners lost employment during the Depression.

The density of the neighborhood had increased significantly over the decades. By the early 1940s, almost every lot in Newton Booth was developed. People were also doubling up in response the financial challenges created by the lingering Depression. Although some houses had only two or three residents, it was not unusual for an average-size dwelling to house to three generations of a family plus unrelated boarders.

Mather's reopening and the opening of McClellan Air Base in 1936, followed by the Signal Air Depot in 1942, created new employment opportunities for Depression-weary Sacramentans.[17] Unemployment, however, persisted in Newton Booth through the early years of World War II. A sample of data from the 1943 City Directory shows over a quarter of neighborhood residents list no occupation, suggesting a significant unemployment rate. Newton Booth remained working class, with skilled trades, clerical, service, and sales accounting for well over half of neighborhood jobs. Although the Southern Pacific was still a large employer, government work was becoming just as common. During the War, military and defense work accounted for roughly 15% of jobs in the neighborhood, with the Signal Air Depot employing almost as many people as the Southern Pacific.[18]

By 1940, the ranks of professionals, managers, and business owners residing in Newton Booth had increased slightly. The shifting employment demographics of the neighborhood reflected citywide trends as local and statewide population growth fed the growth of professionalized state and local government bureaucracies. Meanwhile, the percentage of unskilled laborers had dropped significantly. The bulk of neighborhood residents worked in skilled trades, sales, or clerical occupations during this era.

Newton Booth began to grow again in the years immediately following the war. The number of owner-occupied single-family dwellings and duplexes increased roughly 30% in Newton Booth between 1943 and the early 1950s. This was in line with city- and nation-wide trends, as post-war prosperity and mortgage lending practices allowed more middle class Americans to purchase their own homes. This era also saw a marked increase in the number of apartments in the neighborhood. A small sample of apartment dwellers from 1953 suggests that they were more likely to be in the military or employed at a military base than other neighborhood residents, and that a higher proportion of them list no occupation.[19]

The prosperity of the immediate postwar period was also reflected in shifting occupational demographics in Newton Booth. Unemployment declined in the neighborhood during the 1940s. While categories like clerical and skilled trades held steady, the number of professionals and managers increased significantly. Defense work and enrollment in the military, while lower than the war years, still employed around 10% of neighborhood residents, providing middle-class salaries for people from modest backgrounds. The railroads' importance had been declining for years. The neighborhood's largest employer in the early twentieth century, government had surpassed the Southern Pacific the decade before. By 1953, the railroad provided or only about one job in twenty. Ethnic diversity in Newton Booth also increased after the war. Although the neighborhood had always been home to an array of European immigrants, few non-whites lived in Newton Booth. After the war, however, small numbers of ethnically Chinese and Japanese Sacramentans settled in the neighborhood.

Development was slow in Newton Booth between 1930 and 1950, first due to the Great Depression and then World War II. Construction of Craftsman style houses virtually halted in the neighborhood after 1930. The buildings constructed during these decades were mostly Tudor Revival and Minimal Traditional. These styles allowed the construction modest buildings that were well-adapted to the economic hard times and limited availability of building materials. In 1936, a new property type, the courtyard bungalow, was introduced to the Newton Booth neighborhood. This complex heralded a shift from older multi-family housing, most of which consisted of two- and three-flat buildings which closely resembled single-family houses. Though higher in density, individual courtyard bungalow buildings were similar in scale to single-family dwellings, and featured lawns and gardens. In 1949, the neighborhood's first apartment building was constructed, the 18-unit apartment building at 2513 – 2519 S Street. Although the locally unique Art Moderne building is a contributor to the NBHD, it signaled the end of the neighborhood's historic period of significance, as apartment buildings quickly gained popularity. Later apartment buildings, which lack ornamental detail and violate traditional setbacks, do not contribute to the historic character of the neighborhood.

[17] Avella, 104 – 105.
[18] Sacramento City Directory, 1943.
[19] Sacramento City Directory, 1943, 1953.

Integrity of Contributing Resources

Contributing resources within the NBHD generally retain all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of setting is a particularly essential element of a historic district, and in this case allows the neighborhood to convey its theme of residential development as a streetcar suburb. The Newton Booth neighborhood retains its historic street grid as well as the railroad line near its northern boundary that spurred its early development. It features a high concentration of intact historic resources, primarily dwellings but also one commercial and one civic/institutional building. In addition, the neighborhood retains a high concentration of mature street trees and other landscaping that either dates from the period of significance or conforms to the patterns established during that period.

Some buildings in the neighborhood have been altered, for example by an addition to the rear of the building, addition of a secondary entrance, or replacement of original windows; but most of these changes are considered minor alterations. Where the building's original form, style, and method of construction are plainly discernable, it retains integrity of design, materials, and workmanship. However, several historic-period resources are considered non-contributors to the NBHD because they lack integrity due to substantial inappropriate alterations.

Because the majority of properties within the NBHD boundaries are contributors that retain integrity, the district as a whole possesses integrity of design, setting, materials, workmanship, and feeling. It is eligible for designation as a local historic district as defined by the Sacramento Register of Historic & Cultural Resources under Criterion 1.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

 ***Resource Name or #** (Assigned by recorder) 1819-21 26th Street, Sacramento

P1. Other Identifier: 1819-21 26th Street

***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 **Date** 2012 **T**___; **R** ___; ___ ¼ **of Sec** ___; Diablo **B.M.**
c. Address _____ City Sacramento Zip 95814
d. UTM: (give more than one for large and/or linear resources) Zone 10 ; 632793 mE/ 4269599 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-0045-018

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

The two-story, two-flat Queen Anne cottage is located in the Newton Booth neighborhood. Irregular in plan, its primary volume is topped by a hipped roof, with projecting cross-gabled bays at the front and side elevations. The front gable features a pediment and decorative vented medallion, and is clad in shingles. Decorative brackets adorn the cornice. An L-shaped verandah projects from the southwest corner of the primary façade. It is adorned with turned posts and an ornamental balustrade. The building is clad in channel-drop wood siding. Fenestration consists of double hung wood frame windows, with a fixed window on the primary façade featuring a large pane surrounded by smaller colored panes. Primary entrances to both flats are sheltered by the porch. Both face east and are fitted with partially glazed wood paneled doors.
(See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple family property

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: West and south facades of building, camera facing northeast, photograph taken November 11, 2013.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1880s

***P7. Owner and Address:**
Karen Jacques and Ken Wilcox
1414 26th Street
Sacramento, California

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** Nov. 11, 2013

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Newton Booth Neighborhood Historic Context Report & District Nomination*

***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) _____

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) 1819-21 26th Street, Sacramento

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Dwelling B4. Present Use: Dwelling
*B5. Architectural Style: Queen Anne
*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed circa 1880s, moved 1923
*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1923 Original Location: unknown
*B8. Related Features: _____
B9. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme _____ Area _____
Period of Significance _____ Property Type _____ Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building meets the criteria for listing on the Sacramento Register of Historic and Cultural Resources both as an individual landmark, and as a contributor to a potential Newton Booth Historic District. It is eligible for its local historical significance, and for its architecture. It is potentially eligible to the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), for its historical significance. It is locally significant for under both historical and architectural criteria (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

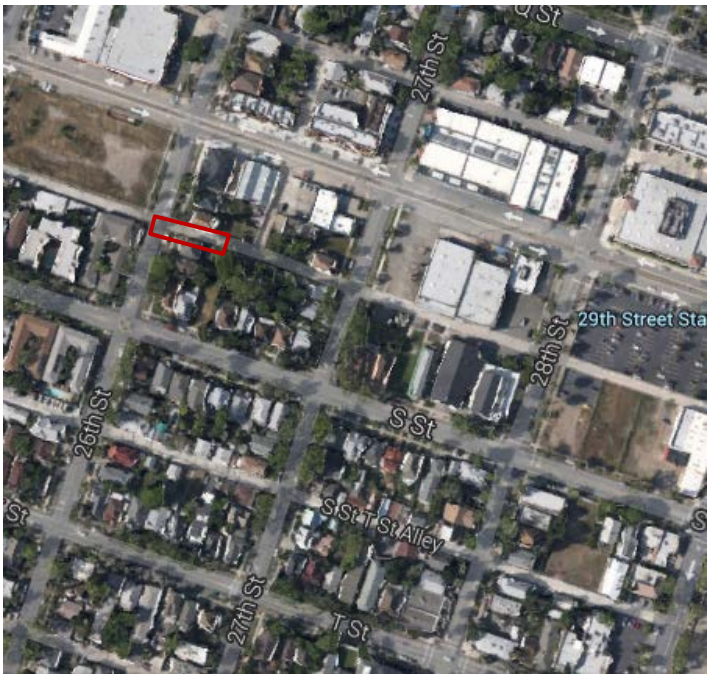
*B12. References:
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: November 11, 2013

(This space reserved for official comments.)



B10. Significance (continued)

Historic Context

The Newton Booth neighborhood was primarily an agricultural area until the 1890s, when residential and industrial development in adjacent areas spurred the subdivision of former dairies and ranches. In 1896, 40' x 160' lots in the neighborhood were advertised for $350 – $450. The area was inexpensive compared to the more densely populated residential and commercial areas north of the levees, where lots of the same size were advertised for $675 – $800.[1] Newton Booth was considerably more desirable than Oak Park to its east, however, where 40' x 150' lots were discounted to $150 – $250 in 1896. By the following year Oak Park lots were being advertised for as little as $100.[2]

In 1896, the first neighborhood school was constructed to serve local children, a wood-frame ungraded grammar school. The following year, the school, which had been identified by its location, was re-named after former governor Newton Booth.[3] The school featured five grades in one classroom, and the principal, Myron B.B. Potter, was also one of its two teachers.[4] The neighborhood, which up to this time appears to have been referred to only by its street names, gradually took on the name of the school, the primary institution in the area. By the late 1890s, the Newton Booth School had over 70 students.[5]

Newton Booth's character as a neighborhood was strongly working class. In the 1890s, breadwinners in the area were beginning to shift away from agricultural jobs to manufacturing, construction, and service occupations. Near the end of the century, parents of Newton Booth scholars were mostly skilled laborers, such as carpenters, blacksmiths, brewers, plumbers, machinists and teamsters. The Southern Pacific was the largest single employer. The neighborhood was also home to many unskilled laborers. German immigrants, as well as a scattering of Scottish, Irish, and Chinese lived in Newton Booth along with native-born Americans.[6] Growth was slow, and the neighborhood remained very lightly populated through turn of the century.

The only remaining extant residential property from the period appears to be the Uhl house at 2507 – 09 W Street, the oldest documented building in the neighborhood. It is a vernacular Queen Anne style cottage that was constructed circa 1892.

The turn of the century ushered in an era of transportation improvements and infrastructure changes that would profoundly alter the neighborhood, creating the conditions for the historic development of the Newton Booth neighborhood. It is associated with the neighborhood's transition from an agricultural area to a working-class neighborhood in the late nineteenth century.

As the city of Sacramento grew in the late 19th and early 20th century, it began constructing levees farther south and east. When the city constructed the Y Street levee, the levee at R Street was no longer necessary. In 1903 the city demolished the levee and the railroad laid new tracks on R Street, effectively opening Newton Booth to development.[7] With the impediment to accessibility removed, Newton Booth's transition from agricultural to residential accelerated. By 1905, no dairies remained within neighborhood boundaries.[8]
Sacramento Electric, Gas, & Railway Company began work on its T Street Line, which ran from 3rd to 28th, in 1908. The T Street line complemented existing PG&E streetcar lines that already passed through the neighborhood on 28th Street and 21st Streets, and Central California Traction's new streetcar line on X Street, also established in 1909. Sacramento's streetcar system served the city limits and inner suburbs until 1947, when many residents had acquired private cars and streetcars were replaced with buses. The T Street line converted to a bus line in approximately 1936-1939.[9]

Although Newton Booth was in many respects a classic streetcar suburb, development of the neighborhood began to gain momentum at the dawn of Sacramento's transition to the automobile. In 1903, the year the R Street levee was demolished, merchants began the sale of

[1] Sacramento Daily Union, 8 May 1896, p. 7 col 6.
[2] Sacramento Daily Union, 7 Mar 1896, p. 9 col 4; 3 May 1897.
[3] Sacramento Daily Union, "The Penalty of Marriage," 28 January 1897, p. 4 col. 1.
[4] Sacramento Daily Union, "The Annual City School Round-up," 29 June 1899, p. 5 col. 1.
[5] Sacramento Daily Union, 29 June 1898, p. 3 col.1; U.S. Census, 1900, Sacramento, California, , Enumeration District 0094, Ward 9.
[6] Sacramento California City Directory, 1893.
[7] *Sacramento's Midtown*, p. 71.
[8] Sacramento California City Directory, 1905, p. 292.
[9] Avella, p.66.

automobiles in Sacramento.[10] They gradually became more popular over the next several decades, while the Newton Booth neighborhood was being built out. The local trend toward car ownership is reflected by the fact that many houses in the neighborhood were either originally constructed with separate garages at the rear or added them by mid-century.

By 1915, roughly half the lots in Newton Booth had been developed. Although some blocks were still empty or nearly empty, others featured as many as thirteen buildings. The largest building in the neighborhood was the Newton Booth School.[11] Although the uncertainty of wartime suppressed construction in many American cities and towns during World War I, development continued at roughly the same pace in Newton Booth through the late teens. The local economy was fairly strong due to the military spending that flowed into the area through Mather Field and the Liberty Works airplane factory, and Newton Booth was one of the only places left to build within city limits.[12] By 1920, some blocks that had had only scattered houses a few years before were completely developed.
Most of the buildings constructed within neighborhood boundaries during the first two decades of the twentieth century were residential properties, although one commercial property, (2620 T Street), remains from this era. Dwellings included both single-family houses and multiple-unit flats. Most houses were vernacular versions of the popular architectural styles of the period, although the neighborhood does feature some architectural landmarks. Initially Foursquare was the most popular style, but it was increasingly eclipsed by the Craftsman style after 1910.

Beginning in the 1920s, increasing numbers of immigrants came to Newton Booth, with Swiss, Italians, and Mexicans joining previously established groups. Occupational diversity was increasing as well. Although iron workers, cabinet makers, janitors, and laborers continued to find homes in the area, the number of sales people and office workers was growing. There were more cashiers, clerks, and stenographers than at the turn of the century. The railroad continued to be the largest employer of Newton Booth residents, but city and state governments had also become major employers.[13] The neighborhood reflected city-wide employment trends, as state government began several decades of growth in the 1920s.[14]

Sacramento experienced a boom in construction of public and institutional buildings after World War I, in addition to ongoing domestic construction.[15] In 1919, the City of Sacramento issued a $2,304,000 bond for school construction. The Newton Booth neighborhood received a portion of this funding in the form of a new school building designed by local firm Dean & Dean. The Newton Booth School buildings were completed in 1921, and the auditorium was constructed in 1928. The Newton Booth School remained in use as a public school until 1971.

The state-of-the-art neighborhood school, which was much larger and grander than the original school, was a draw to young families. Its completion heralded the Newton Booth's most rapid period of growth. The 1920s were a boom era throughout the United States, including Sacramento. With state and local bureaucracies employing more people, and the railroad's continuing economic role, Sacramento expanded. As the last area within city limits with substantial numbers of open lots, development in Newton Booth was inevitable. The neighborhood developed more rapidly during this era than parts of the Old City that had been built out earlier. In the 1920s, the Newton Booth neighborhood's most significant period of growth and residential development, more houses were constructed in the neighborhood than in the previous three decades.

Development in the Newton Booth neighborhood accelerated after World War I in response to a regional building boom and the construction of the new neighborhood school. An institutional property, the Newton Booth School, (2600 V Street), remains extant. In addition, many residences were constructed during this era. Newton Booth in the 1920s can be distinguished from other periods in its history by two factors: the uniquely hurried pace of residential development, and the devotion to Craftsman style architecture. In contrast to the early twentieth century, Craftsman houses constructed in this period were modest in size and lacked the high-style features of the "Ultimate Bungalows."

[10] Avella, p. 89.
[11] Sanborn Insurance Maps, Sacramento, 1915.
[12] Avella, p. 83 – 84.
[13] U.S. Census, Sacramento, California, 1920.
[14] Avella, p.117.
[15] Avella, p.90.

The people of the Newton Booth neighborhood were, like other Sacramento residents, hit hard by the Depression. Layoffs at the railyards and canneries affected both the skilled and unskilled laborers who made up the bulk of the neighborhood population. Interestingly, the number of women reporting employment outside the home increased greatly between 1920 and 1940. A sampling of the census data from those two years reveal the number of women in the workforce had roughly tripled. The changing nature of employment in Sacramento certainly contributed to this trend, as clerical and sales positions were open to women in a way that trades and labor were not. Other women were probably propelled into the workforce when male breadwinners lost employment during the Depression.
The density of the neighborhood had increased significantly over the decades. By the early 1940s, almost every lot in Newton Booth was developed. People were also doubling up in response the financial challenges created by the lingering Depression. Although some houses had only two or three residents, it was not unusual for an average-size dwelling to house to three generations of a family plus unrelated boarders.

Mather's reopening and the opening of McClellan Air Base in 1936, followed by the Signal Air Depot in 1942, created new employment opportunities for Depression-weary Sacramentans.[16] Unemployment, however, persisted in Newton Booth through the early years of World War II. A sample of data from the 1943 City Directory shows over a quarter of neighborhood residents list no occupation, suggesting a significant unemployment rate. Newton Booth remained working class, with skilled trades, clerical, service, and sales accounting for well over half of neighborhood jobs. Although the Southern Pacific was still a large employer, government work was becoming just as common. During the War, military and defense work accounted for roughly 15% of jobs in the neighborhood, with the Signal Air Depot employing almost as many people as the Southern Pacific.[17]

By 1940, the ranks of professionals, managers, and business owners residing in Newton Booth had increased slightly. The shifting employment demographics of the neighborhood reflected citywide trends as local and statewide population growth fed the growth of professionalized state and local government bureaucracies. Meanwhile, the percentage of unskilled laborers had dropped significantly. The bulk of neighborhood residents worked in skilled trades, sales, or clerical occupations during this era.
Newton Booth began to grow again in the years immediately following the war. The number of owner-occupied single-family dwellings and duplexes increased roughly 30% in Newton Booth between 1943 and the early 1950s. This was in line with city- and nation-wide trends, as post-war prosperity and mortgage lending practices allowed more middle class Americans to purchase their own homes. This era also saw a marked increase in the number of apartments in the neighborhood. A small sample of apartment dwellers from 1953 suggests that they were more likely to be in the military or employed at a military base than other neighborhood residents, and that a higher proportion of them list no occupation.[18]

The prosperity of the immediate postwar period was also reflected in shifting occupational demographics in Newton Booth. Unemployment declined in the neighborhood during the 1940s. While categories like clerical and skilled trades held steady, the number of professionals and managers increased significantly. Defense work and enrollment in the military, while lower than the war years, still employed around 10% of neighborhood residents, providing middle-class salaries for people from modest backgrounds. The railroads' importance had been declining for years. The neighborhood's largest employer in the early twentieth century, government had surpassed the Southern Pacific the decade before. By 1953, the railroad provided or only about one job in twenty. Ethnic diversity in Newton Booth also increased after the war. Although the neighborhood had always been home to an array of European immigrants, few non-whites lived in Newton Booth. After the war, however, small numbers of ethnically Chinese and Japanese Sacramentans settled in the neighborhood.

Development was slow in Newton Booth between 1930 and 1950, first due to the Great Depression and then World War II. Construction of Craftsman style houses virtually halted in the neighborhood after 1930. The buildings constructed during these decades were mostly Tudor Revival and Minimal Traditional. These styles allowed the construction modest buildings that were well-adapted to the economic hard times and limited availability of building materials. In 1936, a new property type, the courtyard bungalow, was introduced to the Newton Booth neighborhood. This complex heralded a shift from older multi-family housing, most of which consisted of two- and three-flat buildings which closely resembled single-family houses. Though higher in density, individual courtyard bungalow buildings were similar in scale to single-family dwellings, and featured lawns and gardens. In 1949, the neighborhood's first apartment building was

[16] Avella, 104 – 105.
[17] Sacramento City Directory, 1943.
[18] Sacramento City Directory, 1943, 1953.

constructed, the 18-unit apartment building at 2513 – 2519 S Street. Although the locally unique Art Moderne building is a contributor to the NBHD, it signaled the end of the neighborhood's historic period of significance, as apartment buildings quickly gained popularity. Later apartment buildings, which lack ornamental detail and violate traditional setbacks, do not contribute to the historic character of the neighborhood.

Property History

By 1879, the entire 1800 block of 26th Street was owned by Charles Peterson. Although Peterson subdivided the block into lots in 1895, the property remained unimproved for many years. After the turn of the century Peterson began selling off the lots. Development began on the block circa 1906, and by 1915 houses had been constructed on almost every lot. 1819-21, however, remained vacant except for a small shed.[19]

During this era, Ellen Bowden, a housekeeper who lived on P Street, began investing in property in the Newton Booth neighborhood. In 1910 she purchased a utilities easement that included small portions of multiple lots, including lot 8. By 1915, Bowden also owned the property next door at 2601 S Street.[20] The house at 1819-21 26th street was moved to its present lot circa 1923 by Bowden for use as a rental property. Based on its Queen Anne architectural details, it appears to have been constructed circa the 1880s. Its original location is unknown. Although it may originally have functioned as a single-family dwelling, the house appears to have been divided into two flats by the time it was moved to 26th Street. In 1923, the first resident at 1819 was William J. McCoy, a coppersmith for the Western Pacific Railway. William A. Yeargain occupied 1821, renting a room to Carl E. Yeargain, a Southern Pacific clerk.[21] The McCoys and Yeargains were the first of many residents in the two flats.

By 1924, Henry Gler was living in 1819, while George McDonell occupied 1821. George was a 25-year-old mechanic who was a member of the large Angus and Elizabeth McDonell family, who rented the house next door at 2601 S Street from circa 1917 until at least 1940. In 1925, owner Ellen Bowden moved into 1821. Bowden died the following year, leaving the property to Katie Warren. Warren owned the property until 1945, when she deeded it to Bessie Herbert. Like Bowden and Warren before her, Herbert used the property as a rental and did not live on site.[22]

The Kelty family, who would live there for over a decade, moved into the flat in 1935. Originally from Oregon, Jessie and Eva Kelty came to Sacramento via Fresno in the early 1930s. Jessie worked as a clerk, a salesman, and a laborer at an auto wrecking yard, while Eva kept house. Their son Clifford and his wife Celia lived with them, as well as a boarder named Louisa Kelty, who worked in a cannery. Clifford, who was about 18 when the family moved in, worked as a chemist. During the Depression years, the Newton Booth neighborhood was home to many families like the Keltys, who took in boarders and lived in multi-generational households to pool scarce resources. While the Keltys were living in one flat, the other continued to turn over regularly. 1821 appears to have been vacant during most of the 1950s.[23] Another longtime resident was Tennie Whitaker, who moved into 1819 in 1947. A 40-year-old widow when she moved into the flat, Whitaker appears to have purchased the building that year, at which time she spent $500 on alterations. Whitaker resided in the house until the mid-1950s, when she moved, and rented the flat to George Morton. Whitaker replaced the roof in 1971, and in 1979 deeded the property to her son and daughter-in-law, J.C. and Angie Whitaker.[24]

The Whitakers sold the house to George and Marilyn Coons the same year. In 1994, the Coons sold to Patrick Cannon, who quickly resold the property to Karen Jacques and Ken Wilcox, the property's current owners. Both flats have been occupied by renters since the 1950s.[25] The Jacques/Wilcox family undertook a major rehabilitation of the property after their purchase, which received a preservation award from the Sacramento Old City Association in 1995.[26]

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[19] Sacramento County Assessor's Maps; Sanborn Map, Sacramento, 1915.

[20] Sacramento County Assessor's Map Book, 1915.

[21] Sacramento California City Directories, 1923; Deeds on file at Sacramento County Recorder's Office.

[22] Sacramento California City Directories, 1928, 1932.

[23] Sacramento California City Directories, 1935, 1940, 1945, 1947, 1953, 1957, 1959; Census 1920, 1930, 1940.

[24] Sacramento California City Directories, 1947, 1949, 1953, 1957; U.S. Census, 1930; Building Permits on file with CSH; Deeds on file with the Sacramento County Recorder.

[25] Deeds on file with the Sacramento County Assessor.

[26] Deeds on file with the Sacramento County Assessor; Joey Franklin, "Community Business,"The Sacramento Bee, 15 August 2002.

Evaluation:
The National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. The Sacramento Register requirements are similar, but are broken down into 6 categories.

Criterion A/1: 1819-21 26th Street is significant under the Sacramento Register's Criterion 1 as both a district contributor and an individual landmark for its association with the broad patterns of the history of Sacramento. It is associated with the development of the historic Newton Booth neighborhood as a working-class neighborhood. The two-flat building was part of a residential construction boom that occurred in the neighborhood in the 1920s in response to the construction of the Newton Booth School and Sacramento's economic and spatial expansion. Original owner Ellen Bowden was one of several property owners during this period who moved older buildings into Newton Booth to rent flats to working-class people.

The building is one of many constructed or moved to the neighborhood in the 1920s, however, and therefore does not rise to the level of significance required for the NRHP or CRHR.

Criterion B/2: 1819-21 26th Street is not associated with the lives of persons important to local, state, or national history.

Criterion C/3: 1819-21 26th Street is significant under the Sacramento Register's Criterion 3 as both a district contributor and an individual landmark for its architecture. It is a fine example of a Queen Anne cottage, and thus embodies the distinctive characteristics of a type and period of construction. Although used for many decades as rental housing, the building exhibits decorative detail similar to that found on Queen Anne style mansions. It conveys the vernacular use of high-style architectural details in the nineteenth and early twentieth century.

The building is similar to many other vernacular Queen Anne cottages in Sacramento, and does not rise to the level of architectural significance required for the NRHP or CRHR.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1819-21 26th Street does not appear to be a principal source of important information in this regard.

Eligibility for listing on either the NRHP rests on significance and integrity. A property must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible. 1819-21 26th Street retains integrity, and is therefore eligible to the Sacramento Register as both an individual landmark and a Newton Booth Historic District Contributor.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) 1827-29 27th Street

P1. Other Identifier: 1827-29 27th Street

*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 Date 2012 T___; R ___; ___ ¼ of Sec ___; Diablo B.M.
c. Address _____ City Sacramento Zip 95814
d. UTM: (give more than one for large and/or linear resources) Zone 10 ; 632899.2 mE/ 4269545.5 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-0045-018

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

The single story Tudor Revival duplex is located in the Newton Booth neighborhood. The rectangular-plan building is topped by a moderate pitch cross-gabled roof with minimal eave overhang. The front (west) gable, which projects slightly from the primary volume of the building, features decorative half-timbering and is clad in stucco. The remainder of the building is faced in brick. Fenestration is varied, and includes double hung, casement, and fixed wood frame windows. Several windows are fitted with decorative exterior storm windows. The primary entrance to both flats, which is sheltered only by the roof overhang, is on the west façade. It features a Tudor arch and is fitted with a carved wood panel door. Decorative elements rendered in terra cotta include tiles that mimic quoins around windows and at building corners.

(Continued on page 3.)

*P3b. Resource Attributes: (List attributes and codes) HP3: Multiple family property

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: West and south facades of building, camera facing northeast, photograph taken November 11, 2013.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1930

*P7. Owner and Address:

Scott Michael and Kathleen White
1827 26th Street
Sacramento, California 95814

*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell
1613 B Street
Napa, California 94559

*P9. Date Recorded: Nov. 11, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Newton Booth Neighborhood Historic Context Report & District Nomination*

*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) _____

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) 1819-21 26th Street, Sacramento

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Dwelling B4. Present Use: Dwelling
*B5. Architectural Style: Tudor Revival
*B6. Construction History: (Construction date, alteration, and date of alterations) 1930
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____
B9. Architect: Unknown b. Builder: Unknown
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Period of Significance _____ Property Type _____ Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building meets the criteria for listing on the Sacramento Register of Historic and Cultural Resources as an individual landmark, and as a contributor to a potential Newton Booth Historic District. It is eligible for its local historical significance and for its architecture. It is also eligible to the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) for its architectural significance (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
(See Footnotes)

B13. Remarks:

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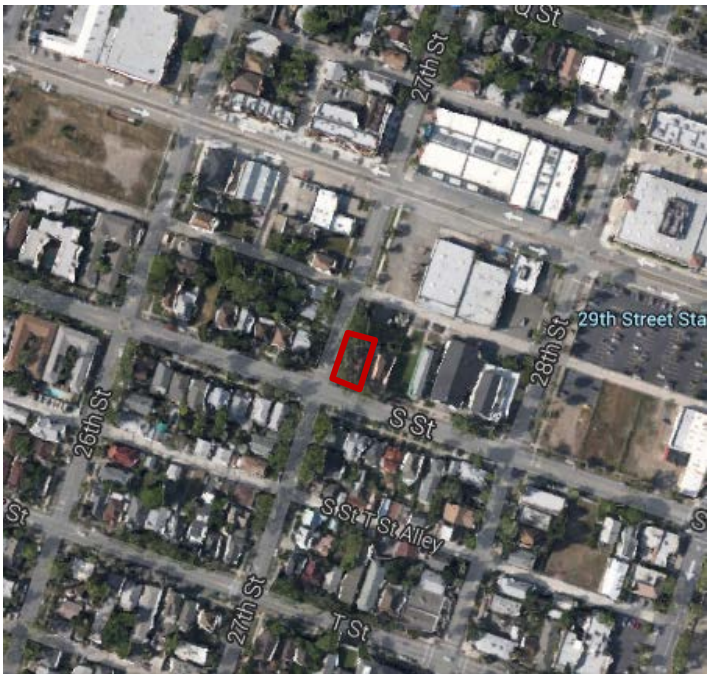

Description (continued):
The building's most the most elaborate ornamentation is concentrated on the west elevation. Twisted columns topped with acanthus leaves flank the entry (Photograph 2). The entry and the two groups of three windows on either side of the entry are both adorned with ornately carved low relief panels depicting flowers, fruits, and plants (Photograph 3).

The south elevation, which faces S Street, features a similar low relief panel over a double window at its west end. A small window centered in the elevation and a secondary entrance at its east end lack carved panels but feature decorative quoins. An L-shaped garage is situated at the northeast corner of the parcel. It is topped with a cross-gabled roof. Driveways lead along the north and east elevations of the house to large vehicle doors. The garage is utilitarian in design and lacks the decorative detail of the duplex (Photograph 4).

B10. Significance (continued):
Historic Context
The Newton Booth neighborhood was primarily an agricultural area until the 1890s, when residential and industrial development in adjacent areas spurred the subdivision of former dairies and ranches. In 1896, 40' x 160' lots in the neighborhood were advertised for $350 – $450. The area was inexpensive compared to the more densely populated residential and commercial areas north of the levees, where lots of the same size were advertised for $675 – $800.[1] Newton Booth was considerably more desirable than Oak Park to its east, however, where 40' x 150' lots were discounted to $150 – $250 in 1896. By the following year Oak Park lots were being advertised for as little as $100.[2]

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Although Newton Booth was in many respects a classic streetcar suburb, development of the neighborhood began to gain momentum at the dawn of Sacramento's transition to the automobile. In 1903, the year the R Street levee was demolished, merchants began the sale of automobiles in Sacramento.[12] They gradually became more popular over the next several decades, while the Newton Booth neighborhood was being built out. The local trend toward car ownership is reflected by the fact that many houses in the neighborhood were either originally constructed with separate garages at the rear or added them by mid-century.

By 1915, roughly half the lots in Newton Booth had been developed. Although some blocks were still empty or nearly empty, others featured as many as thirteen buildings. The largest building in the neighborhood was the Newton Booth School.[13] Although the uncertainty of wartime suppressed construction in many American cities and towns during World War I, development continued at roughly the same pace in Newton Booth through the late teens. The local economy was fairly strong due to the military spending that flowed into the area through Mather Field and the Liberty Works airplane factory, and Newton Booth was one of the only places left to build within city limits.[14] By 1920, some blocks that had had only scattered houses a few years before were completely developed.

Most of the buildings constructed within neighborhood boundaries during the first two decades of the twentieth century were residential properties, although one commercial property, (2620 T Street), remains from this era. Dwellings included both single-family houses and multiple-unit flats. Most houses were vernacular versions of the popular architectural styles of the period, although the neighborhood does feature some architectural landmarks. Initially Foursquare was the most popular style, but it was increasingly eclipsed by the Craftsman style after 1910.

Beginning in the 1920s, increasing numbers of immigrants came to Newton Booth, with Swiss, Italians, and Mexicans joining previously established groups. Occupational diversity was increasing as well. Although iron workers, cabinet makers, janitors, and laborers continued to find homes in the area, the number of sales people and office workers were growing. There were more cashiers, clerks, and stenographers than at the turn of the century. The railroad continued to be the largest employer of Newton Booth residents, but city and state governments had also become major employers.[15] The neighborhood reflected city-wide employment trends, as state government began several decades of growth in the 1920s.[16]

Sacramento experienced a boom in construction of public and institutional buildings after World War I, in addition to ongoing domestic construction.[17] In 1919, the City of Sacramento issued a $2,304,000 bond for school construction. The Newton Booth neighborhood received a portion of this funding in the form of a new school building designed by local firm Dean & Dean. The Newton Booth School

[8] Sacramento California City Directory, 1905, p. 292.
[9] *Sacramento's Midtown*, p. 71.
[10] Sacramento California City Directory, 1905, p. 292.
[11] Avella, p.66.
[12] Avella, p. 89.
[13] Sanborn Insurance Maps, Sacramento, 1915.
[14] Avella, p. 83 – 84.
[15] U.S. Census, Sacramento, California, 1920.
[16] Avella, p.117.
[17] Avella, p.90.

buildings were completed in 1921, and the auditorium was constructed in 1928. The Newton Booth School remained in use as a public school until 1971.

The state-of-the-art neighborhood school, which was much larger and grander than the original school, was a draw to young families. Its completion heralded the Newton Booth's most rapid period of growth. The 1920s were a boom era throughout the United States, including Sacramento. With state and local bureaucracies employing more people, and the railroad's continuing economic role, Sacramento expanded. As the last area within city limits with substantial numbers of open lots, development in Newton Booth was inevitable. The neighborhood developed more rapidly during this era than parts of the Old City that had been built out earlier. In the 1920s, the Newton Booth neighborhood's most significant period of growth and residential development, more houses were constructed in the neighborhood than in the previous three decades.

Development in the Newton Booth neighborhood accelerated after World War I in response to a regional building boom and the construction of the new neighborhood school. An institutional property, the Newton Booth School, (2600 V Street), remains extant. In addition, many residences were constructed during this era. Newton Booth in the 1920s can be distinguished from other periods in its history by two factors: the uniquely hurried pace of residential development, and the devotion to Craftsman style architecture. In contrast to the early twentieth century, Craftsman houses constructed in this period were modest in size and lacked the high-style features of the "Ultimate Bungalows."

The people of the Newton Booth neighborhood were, like other Sacramento residents, hit hard by the Depression. Layoffs at the railyards and canneries affected both the skilled and unskilled laborers who made up the bulk of the neighborhood population. Interestingly, the number of women reporting employment outside the home increased greatly between 1920 and 1940. A sampling of the census data from those two years reveal the number of women in the workforce had roughly tripled. The changing nature of employment in Sacramento certainly contributed to this trend, as clerical and sales positions were open to women in a way that trades and labor were not. Other women were probably propelled into the workforce when male breadwinners lost employment during the Depression.
The density of the neighborhood had increased significantly over the decades. By the early 1940s, almost every lot in Newton Booth was developed. People were also doubling up in response the financial challenges created by the lingering Depression. Although some houses had only two or three residents, it was not unusual for an average-size dwelling to house to three generations of a family plus unrelated boarders.

Mather's reopening and the opening of McClellan Air Base in 1936, followed by the Signal Air Depot in 1942, created new employment opportunities for Depression-weary Sacramentans.[18] Unemployment, however, persisted in Newton Booth through the early years of World War II. A sample of data from the 1943 City Directory shows over a quarter of neighborhood residents list no occupation, suggesting a significant unemployment rate. Newton Booth remained working class, with skilled trades, clerical, service, and sales accounting for well over half of neighborhood jobs. Although the Southern Pacific was still a large employer, government work was becoming just as common. During the War, military and defense work accounted for roughly 15% of jobs in the neighborhood, with the Signal Air Depot employing almost as many people as the Southern Pacific.[19]

By 1940, the ranks of professionals, managers, and business owners residing in Newton Booth had increased slightly. The shifting employment demographics of the neighborhood reflected citywide trends as local and statewide population growth fed the growth of professionalized state and local government bureaucracies. Meanwhile, the percentage of unskilled laborers had dropped significantly. The bulk of neighborhood residents worked in skilled trades, sales, or clerical occupations during this era.
Newton Booth began to grow again in the years immediately following the war. The number of owner-occupied single-family dwellings and duplexes increased roughly 30% in Newton Booth between 1943 and the early 1950s. This was in line with city- and nation-wide trends, as post-war prosperity and mortgage lending practices allowed more middle class Americans to purchase their own homes. This era also saw a marked increase in the number of apartments in the neighborhood. A small sample of apartment dwellers from 1953 suggests that they were more likely to be in the military or employed at a military base than other neighborhood residents, and that a higher proportion of them list no occupation.[20]

[18] Avella, 104 – 105.
[19] Sacramento City Directory, 1943.
[20] Sacramento City Directory, 1943, 1953.

The prosperity of the immediate postwar period was also reflected in shifting occupational demographics in Newton Booth. Unemployment declined in the neighborhood during the 1940s. While categories like clerical and skilled trades held steady, the number of professionals and managers increased significantly. Defense work and enrollment in the military, while lower than the war years, still employed around 10% of neighborhood residents, providing middle-class salaries for people from modest backgrounds. The railroads' importance had been declining for years. The neighborhood's largest employer in the early twentieth century, government had surpassed the Southern Pacific the decade before. By 1953, the railroad provided or only about one job in twenty. Ethnic diversity in Newton Booth also increased after the war. Although the neighborhood had always been home to an array of European immigrants, few non-whites lived in Newton Booth. After the war, however, small numbers of ethnically Chinese and Japanese Sacramentans settled in the neighborhood.

Development was slow in Newton Booth between 1930 and 1950, first due to the Great Depression and then World War II. Construction of Craftsman style houses virtually halted in the neighborhood after 1930. The buildings constructed during these decades were mostly Tudor Revival and Minimal Traditional. These styles allowed the construction modest buildings that were well-adapted to the economic hard times and limited availability of building materials. In 1936, a new property type, the courtyard bungalow, was introduced to the Newton Booth neighborhood. This complex heralded a shift from older multi-family housing, most of which consisted of two- and three-flat buildings which closely resembled single-family houses. Though higher in density, individual courtyard bungalow buildings were similar in scale to single-family dwellings, and featured lawns and gardens. In 1949, the neighborhood's first apartment building was constructed, the 18-unit apartment building at 2513 – 2519 S Street. Although the locally unique Art Moderne building is a contributor to the NBHD, it signaled the end of the neighborhood's historic period of significance, as apartment buildings quickly gained popularity. Later apartment buildings, which lack ornamental detail and violate traditional setbacks, do not contribute to the historic character of the neighborhood.

Property History

The duplex at 1827-29 27th Street was constructed for Halleck H. Look in 1929 – 1930. Look, who was an Eye, Ear, and Nose doctor, built the dwelling as an investment, and never lived in either unit. Contractor and engineer Herbert L. Prince performed the construction work, for which he charged $10,000. Despite the building's elaborate Tudor Revival architectural details, no architect is listed on the building permit, and Prince may have designed the building based on similar houses he had constructed.[21]

The first residents of 1827 were brothers George and Frank Lamb, and their wives Dorothy and Christine, who occupied the flat in 1931. George was 29 and a machinist when the Lambs moved into the flat. 22-year-old Frank was an auto mechanic. J.M. Lowry, who repaired stoves for a living, boarded with the two young families. This type of crowded living arrangement was typical in the neighborhood during the Depression, and allowed people to weather the financial storms of the era by pooling resources. Oscar and Maxine Constance, a salesman and a stenographer, lived in 1829. The Constances resided there from 1931 until around 1933, while Lowry and the Lambs moved on within a year.

In 1934, Beverly C. Gibson, President of the Union Auto Freight Depot and Manager of the Sacramento-Rio Vista Freight Line moved into 1829. By 1938, Beverly C Gibson, Jr. and his wife, Mary, were living in the flat. The younger Gibson also worked in freight management. The Gibsons moved out in 1940, and tenants moved in and out every couple of years over the next decade. The flat's occupants included a.[22] In 1938, Anna M. Haines rented 1827. A registrar at Sacramento County's Nursing Unit, Haines was the first of a rotating group of nurses who lived in the flat during the late 1930s and early 1940s. During the 1930s and 1940s the flat's residents exemplified Newton Booth's working- and middle-class character. In addition to nurses, clerks, salesmen, a railroad foreman, a typist, and a plumber occupied the flat.[23]

[21] Sacramento City Building Permit #4862.

[22] Sacramento California City Directories, 1934, 1935, 1938, 1939, 1940, 1943, 1945, 1947.

[23] Sacramento California City Directories, 1934, 1935, 1938, 1939, 1940, 1943, 1945, 1947, 1949.

Joseph and Cora Ivazian purchased the building in 1848 or 1849. Joseph worked in a hardware store, and the Ivazians lived in the flat until the last years of the 1950s. Joseph Ivazian died in 1969, and Cora inherited the flat. After Cora died in 1990, her sister-in-law Emma Barberian inherited the flat. In 1991, its present owners purchased the property.[24]

Evaluation:
The National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. The Sacramento Register requirements are similar, but are broken down into 6 categories.

Criterion A/1: 1827-29 27th Street is significant under the Sacramento Register's Criterion 1 as both a district contributor and an individual landmark for its association with the broad patterns of the history of Sacramento. It is associated with the development of the historic Newton Booth neighborhood. The duplex was part of the development of the Newton Booth neighborhood as a residential neighborhood. It was constructed at the beginning of the Great Depression, and during that era was home to several families simultaneously, which was common as families doubled up to economize. In later years it was home to a wide variety of neighborhood residents, including working- middle- and upper middle-class people.

The building is one of many constructed in the neighborhood in the 1930s, however, and therefore does not rise to the level of historical significance required for the NRHP or CRHR.

Criterion B/2: 1827-29 27th Street is not associated with the lives of persons important to local, state, or national history.

Criterion C/3: 1827-29 27th Street is significant under the Sacramento Register's Criterion 3 as both a district contributor and an individual landmark for its architecture. It is a particularly distinguished example of a Tudor Revival building, and thus embodies the distinctive characteristics of that type and period of construction. The lavish ornamental detail on its west and south facades is unusual in duplexes and other small Tudor Revival buildings. 1827-29 27th Street is also eligible to the NRHP and CRHR for its architecture.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1827-29 27th Street does not appear to be a principal source of important information in this regard.

Eligibility for listing on either the NRHP rests on significance and integrity. A property must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible. 1827-29 27th Street retains integrity, and is therefore eligible to the Sacramento Register as both an individual landmark and a Newton Booth Historic District Contributor.

Photographs:

[24] Deeds on file with Sacramento County Assessor, 1990, 1991, 1995.

Photograph 2: Detail, west elevation, November 11, 2013

Photograph 3: West elevation, November 11, 2013

Photograph 4: South elevation with garage in background, November 11, 2013

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder) 2507-09 W Street

P1. Other Identifier: 2507-09 W Street
*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 Date 2012 T___; R ___; ___ ¼ of Sec ___; Diablo B.M.
c. Address _____ City Sacramento Zip 95814
d. UTM: (give more than one for large and/or linear resources) Zone 10 ; 632530.1 mE/ 4269099.8mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-0045-018

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

The one story, two-flat Queen Anne cottage is located in the Newton Booth neighborhood. The primary volume of the rectangular-plan building is topped by a hipped roof, while a projecting bay on the main (south) façade is gabled. A partial-width porch is situated to the west of the gabled bay. The living space of the dwelling is raised over a high basement. The house is clad in horizontal channel-drop siding, with concrete block porch supports and railings. Fenestration consists of double hung wood sashes. Primary entrances to both units, which are sheltered by the porch, face south and west. Both are reached via a set of concrete steps flanked by concrete block and metal railings.

While the house is easily recognizable as a vernacular Queen Anne cottage, its decorative details speak to change over time (continued page 3.)

*P3b. Resource Attributes: (List attributes and codes) HP3: Multiple family property

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: South facade of building, camera facing north, photograph taken November 11, 2013.

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
c1892

*P7. Owner and Address:

Richard Garcia
4320 Earnscliff Avenue
Fair Oaks, California

*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell
1613 B Street
Napa, California 94559

*P9. Date Recorded: Nov. 11, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Newton Booth Neighborhood Historic Context Report & District Nomination*

*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) _____

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Dwelling B4. Present Use: Dwelling
***B5. Architectural Style:** Queen Anne cottage
***B6. Construction History:** (Construction date, alteration, and date of alterations) c1912
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** _____ **Area** _____
Period of Significance _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building meets the criteria for listing on the Sacramento Register of Historic and Cultural Resources both as an individual landmark, and as a contributor to a potential Newton Booth Historic District. It is eligible for its local historical significance, and for its architecture. It is eligible to the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), for its historical significance. It is the only example in the Newton Booth neighborhood of a nineteenth century worker's residence, and the only known property with an association to the neighborhood's agricultural past.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** November 21, 2013

(This space reserved for official comments.)

Description (continued):

The decorative brackets at the eaves, elaborate treatment of the gable vent and window surrounds on the front façade, and the center window in the gabled bay with its large upper pane surrounded by smaller panes, are all borrowed from high-style Victorian-period houses. Along with the hipped roof, the form of the porch, and the drop siding, the decorative elements probably date from the building's original construction. The door and square porch columns, however, are more characteristic of Craftsman design, and are early twentieth-century replacements of the originals. Although dates are not available for alterations, the house was probably remodeled as a two-flat in the 1920s, and this may have been the occasion for the addition of the Craftsman elements.

B10. Significance (continued):

Historic Context

The Newton Booth neighborhood was primarily an agricultural area until the 1890s, when residential and industrial development in adjacent areas spurred the subdivision of former dairies and ranches. In 1896, 40' x 160' lots in the neighborhood were advertised for $350 – $450. The area was inexpensive compared to the more densely populated residential and commercial areas north of the levees, where lots of the same size were advertised for $675 – $800.[1] Newton Booth was considerably more desirable than Oak Park to its east, however, where 40' x 150' lots were discounted to $150 – $250 in 1896. By the following year Oak Park lots were being advertised for as little as $100.[2]

In 1896, the first neighborhood school was constructed to serve local children, a wood-frame ungraded grammar school. The following year, the school, which had been identified by its location, was re-named after former governor Newton Booth.[3] The school featured five grades in one classroom, and the principal, Myron B.B. Potter, was also one of its two teachers.[4] The neighborhood, which up to this time appears to have been referred to only by its street names, gradually took on the name of the school, the primary institution in the area. By the late 1890s, the Newton Booth School had over 70 students.[5]

Newton Booth's character as a neighborhood was strongly working class. In the 1890s, breadwinners in the area were beginning to shift away from agricultural jobs to manufacturing, construction, and service occupations. Near the end of the century, parents of Newton Booth scholars were mostly skilled laborers, such as carpenters, blacksmiths, brewers, plumbers, machinists and teamsters. The Southern Pacific was the largest single employer. The neighborhood was also home to many unskilled laborers. German immigrants, as well as a scattering of Scottish, Irish, and Chinese lived in Newton Booth along with native-born Americans.[6] Growth was slow, and the neighborhood remained very lightly populated through turn of the century.

The only remaining extant residential property from the period appears to be the Uhl house at 2507 – 09 W Street, the oldest documented building in the neighborhood. It is a vernacular Queen Anne style cottage that was constructed circa 1892.

The turn of the century ushered in an era of transportation improvements and infrastructure changes that would profoundly alter the neighborhood, creating the conditions for the historic development of the Newton Booth neighborhood. It is associated with the neighborhood's transition from an agricultural area to a working-class neighborhood in the late nineteenth century.

As the Southern Pacific expanded its operations, it needed railyards and spur lines in its Sacramento hub, and it began constructing levees farther south and east. When the railroad constructed the Y Street levee, the levee at R Street was no longer necessary. In 1903 the city demolished the levee and the railroad laid new tracks on R Street, effectively opening Newton Booth to development.[7] With the impediment to accessibility removed, Newton Booth's transition from agricultural to residential accelerated. By 1905, no dairies remained within neighborhood boundaries.[8]

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[1] Sacramento Daily Union, 8 May 1896, p. 7 col 6.
[2] Sacramento Daily Union, 7 Mar 1896, p. 9 col 4; 3 May 1897.
[3] Sacramento Daily Union, "The Penalty of Marriage," 28 January 1897, p. 4 col. 1.
[4] Sacramento Daily Union, "The Annual City School Round-up," 29 June 1899, p. 5 col. 1.
[5] Sacramento Daily Union, 29 June 1898, p. 3 col.1; U.S. Census, 1900, Sacramento, California, , Enumeration District 0094, Ward 9.
[6] Sacramento California City Directory, 1893.
[7] *Sacramento's Midtown*, p. 71.
[8] Sacramento California City Directory, 1905, p. 292.

The Electric, Gas, & Railway Company began work on its T Street Line, which ran from 3rd to 28th, in 1908. The T Street Line, which opened the following year, was to have a transformative impact on the Newton Booth neighborhood.[9] By the early twentieth century streetcar lines also passed through the neighborhood on 28th Street, and nearby on X and 21st Streets. Sacramento's streetcar system served the city limits and inner suburbs until the 1940s, when many residents had acquired private cars and streetcars were replaced with buses.[10]

Although Newton Booth was in many respects a classic streetcar suburb, development of the neighborhood began to gain momentum at the dawn of Sacramento's transition to the automobile. In 1903, the year the R Street levee was demolished, merchants began the sale of automobiles in Sacramento.[11] They gradually became more popular over the next several decades, while the Newton Booth neighborhood was being built out. The local trend toward car ownership is reflected by the fact that many houses in the neighborhood were either originally constructed with separate garages at the rear or added them by mid-century.

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[9] The Kenfield-Fairchild Publishing Company, "Electric Traction Weekly," 18 July 1908, p. 727.
[10] Avella, p.66.
[11] Avella, p. 89.
[12] Sanborn Insurance Maps, Sacramento, 1915.
[13] Avella, p. 83 – 84.
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[17] Avella, 104 – 105.
[18] Sacramento City Directory, 1943.
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Property History

Frederick and Johanna Uhl came to Sacramento from Germany in the 1870s. Fredrick Uhl was the proprietor of a grocery and liquor store, and died in 1883. The widowed Johanna Uhl purchased the lot at 2507 W Street circa the late 1880s, when the neighborhood was still primarily agricultural. In 1891, Johanna sold the lot on W Street to her son William F. Uhl for $22. Uhl, a 22-year-old Southern Pacific blacksmith, when he purchased the lot, had married Estelle Meredith in the late 1890s. The couple had an infant daughter named Vivian. About 1892, the Uhls constructed a house on the lot.. Estelle gave birth to daughter Alda in the decade after the family moved to W Street, and son William, Jr. followed in 1906. [20]

In addition to his work for the railroad, William Uhl was active in local politics and union affairs. He was also a fireman, and in 1903, was injured fighting the fire that destroyed the Weinstock-Lubin Department Store. Another fireman was killed in the same accident, leading change of city policy requiring protective headgear for firefighters. Uhl injured his head fighting another fire in 1911, so the new rule may have been unenforced. The Uhl family also ran a poultry yard on the property from the late 1890s until at least 1911. William continued to work for the railroad, and the poultry operation was probably primarily Estelle's responsibility. They advertised the sale of chickens in the local newspaper, and won prizes from the State Agricultural Society for their birds. The poultry yard seems to have been a financial success, because the Uhls had purchased the lots on either side of 2507 W Street by 1910.[21]

Beginning about 1911, William Uhl gave up work as a blacksmith and became a truck driver. During the next few years Vivian and Alda both became teachers, living at home as young adults. Vivian married Wilfred Merril Yost in 1913, and continued to teach for many years in Sacramento schools. Alda died in 1919, at the age of 23. In 1926, William, Jr. married Mabel Pansy Wilson. The young couple moved in with his parents 2507 W Street, and William, Jr. worked for his father, who by now had his own trucking company. The property was probably converted to a two-flat around this time. By 1931, the addresses 2507 and 2509 W Street were both listed in the city directory. William and Mabel had a son, Robert, in 1927. William, Jr. died in 1932, at the age of 26. Twin sons Richard and James were born after their father's death. Pansy remarried, and moved to Yreka, California.[22]

William and Estelle Uhl continued to live in the house until Estelle's death in 1946. William Uhl, Sr. died in 1953. In 1955, the Uhl heirs sold the property to Evan and Georgia Feil, who lived next door at 2505 W Street. The house appears to have been used as a rental since the 1950s. In 1998, Richard Garcia of Fair Oaks owned the property, which was used as a rental. In 1960, Dr. Allan and Galbreath his wife Pearl Galbreath, along with Genette and John Whisenhunt purchased the property. The Galbreaths bought the Whisenhunts share, and resold to the current owner in 1976.

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[20] Sacramento County Assessor's Map Book, 1890; Sacramento Daily Union, 30 June 1891, p. 2 col. 3; U.S. Census, Sacramento, California, 1900, 1910.

[21] Sacramento Daily Union, "Sic 'em: the Open Season for Candidates' Finance Committees is On," 15 October 1897, p.4 col. 3; Los Angeles Herald, "Fireman Casebolt's Fate," 1 February 1903, p. 3 col. 3; Pioneer Mutual Hook and Ladder Company, "Feature Article: Frank Casebolt," 2013, http://www.rcip.com/pmhls/, accessed 13 February 2014; Sacramento Archives and Museum Collection Center and the Historic Old Sacramento Foundation, *Old Sacramento and* Downtown, Arcadia, Charleston, South Carolina: 2006, p. 48; Sacramento Daily Union, 8 December 1899, p. 5 col. 4; California State Agricultural Society, *Report,* 1903, p. 32.

[22] U.S. Census, Sacramento, California, 1930; Sacramento California City Directories, 1911, 1916, 1917, 1926, 1931; U.S. Census, Yreka, California, 1940.

Evaluation:
The National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. The Sacramento Register requirements are similar, but are broken down into 6 categories.

Criterion A/1: 2507-09 W Street is significant under the NRHP, CRHR, and Sacramento Register's Criterion 1 as a district contributor and an individual landmark for its association with the broad patterns of the history of Sacramento. It is associated with the historic Newton Booth neighborhood's transition from agricultural to residential use. It is the oldest documented building in the neighborhood, and the only building known to be associated with both working-class and agriculture housing during the nineteenth century.

Criterion B/2: 2507-09 W Street is not associated with the lives of a person important to national, state, or local history. Therefore the house is not eligible for the Sacramento Register, NRHP or CRHR under Criterion B/2.

Criterion C/3: 2507-09 W Street is significant under the Sacramento Register's Criterion 1 as both a district contributor and an individual landmark for its architecture. It is a good example of a vernacular Queen Anne cottage from the 1890s, and thus embodies the distinctive characteristics of that type and period of construction. Its architecture is not distinguished enough to meet the national or state criteria, however, therefore it is not eligible for the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 2507-09 W Street does not appear to be a principal source of important information in this regard.

Eligibility for listing on either the NRHP rests on significance and integrity. A property must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible. 2507-09 W Street retains its integrity. It is eligible to the NRHP, and CRHR, and to the Sacramento Register as both an individual landmark and a Newton Booth Historic District Contributor.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

 ***Resource Name or #** (Assigned by recorder) 2523 U Street

P1. Other Identifier: 2523 U Street

***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 **Date** 2012 **T**___; **R** ___; ___ ¼ **of Sec** ___; Diablo **B.M.**
c. Address _____ City Sacramento Zip 95814
d. UTM: (give more than one for large and/or linear resources) Zone 10 ; 632647.7 mE/ 4269365.5 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-0045-018

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

The one-and-a-half story Craftsman house is located in the Newton Booth neighborhood. The rectangular-plan building is topped by a moderate pitch front-gabled roof with wide eave overhang. Gabled dormers project from the north and south sides of the roof. A double window in the gable end has its own shed roof. The house features a deep full-width integral porch supported by square columns resting on brick piers. The primary facade is clad in shingles, while the basement level and secondary elevations are clad in horizontal wood siding. Double hung wood windows are paired or arranged in groups of three, with multi-light upper sash over single light lower sash. The primary entrance, centered on the main façade, is fitted with a flat wood door with unusual diamond-shaped partial glazing. It is reached via a set of wooden steps flanked by curved brick railings.

(Continued on page 3.)

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple family property

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: West and south facades of building, camera facing northeast, photograph taken November 21, 2013.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c1912

***P7. Owner and Address:**
Katherine and Nicolas Zylstra
2523 U Street
Sacramento, California 95814

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** Nov. 21, 2013

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Newton Booth Neighborhood Historic Context Report & District Nomination*

***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) _____

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) 2523 U Street

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Dwelling B4. Present Use: Dwelling
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alteration, and date of alterations) 1930
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____
B9. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme _____ Area _____
Period of Significance _____ Property Type _____ Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building meets the criteria for listing on the Sacramento Register of Historic and Cultural Resources as an individual landmark, and as a contributor to a potential Newton Booth Historic District. It is eligible for its local historical significance, for its association with an important person, and for its architecture. It is not eligible to the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), as its significance does not meet the more rigorous requirements of the national and state registers. (Continued on page 3).

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: November 21, 2013

(This space reserved for official comments.)

Description (continued):
In addition to its form and materials, the house features several architectural elaborations that reference the Craftsman style. The eaves on the primary roof, dormers, and gable window roof are all adorned with the triangular knee braces that are hallmarks of the style. The eaves on the primary roof also feature exposed shaped rafter tails. A wood flower box with diamond-shaped cutouts adorns the upper gable window (Photograph 2). The flower box and relative steepness of the roof pitch put the house in the category of eclectic "Swiss chalet" Craftsman houses. Rustic "clinker" bricks have been used for porch supports, railing, and chimney.

B10. Significance (continued):

Historic Context
The Newton Booth neighborhood was primarily an agricultural area until the 1890s, when residential and industrial development in adjacent areas spurred the subdivision of former dairies and ranches. In 1896, 40' x 160' lots in the neighborhood were advertised for $350 – $450. The area was inexpensive compared to the more densely populated residential and commercial areas north of the levees, where lots of the same size were advertised for $675 – $800.[1] Newton Booth was considerably more desirable than Oak Park to its east, however, where 40' x 150' lots were discounted to $150 – $250 in 1896. By the following year Oak Park lots were being advertised for as little as $100.[2]

In 1896, the first neighborhood school was constructed to serve local children, a wood-frame ungraded grammar school. The following year, the school, which had been identified by its location, was re-named after former governor Newton Booth.[3] The school featured five grades in one classroom, and the principal, Myron B.B. Potter, was also one of its two teachers.[4] The neighborhood, which up to this time appears to have been referred to only by its street names, gradually took on the name of the school, the primary institution in the area. By the late 1890s, the Newton Booth School had over 70 students.[5]

Newton Booth's character as a neighborhood was strongly working class. In the 1890s, breadwinners in the area were beginning to shift away from agricultural jobs to manufacturing, construction, and service occupations. Near the end of the century, parents of Newton Booth scholars were mostly skilled laborers, such as carpenters, blacksmiths, brewers, plumbers, machinists and teamsters. The Southern Pacific was the largest single employer. The neighborhood was also home to many unskilled laborers. German immigrants, as well as a scattering of Scottish, Irish, and Chinese lived in Newton Booth along with native-born Americans.[6] Growth was slow, and the neighborhood remained very lightly populated through turn of the century.

The only remaining extant residential property from the period appears to be the Uhl house at 2507 – 09 W Street, the oldest documented building in the neighborhood. It is a vernacular Queen Anne style cottage that was constructed circa 1892.

The turn of the century ushered in an era of transportation improvements and infrastructure changes that would profoundly alter the neighborhood, creating the conditions for the historic development of the Newton Booth neighborhood. It is associated with the neighborhood's transition from an agricultural area to a working-class neighborhood in the late nineteenth century.

As the city of Sacramento grew in the late 19th and early 20th century, it began constructing levees farther south and east. When the city constructed the Y Street levee, the levee at R Street was no longer necessary. In 1903 the city demolished the levee and the railroad laid new tracks on R Street, effectively opening Newton Booth to development.[7] With the impediment to accessibility removed, Newton Booth's transition from agricultural to residential accelerated. By 1905, no dairies remained within neighborhood boundaries.[8]
Sacramento Electric, Gas, & Railway Company began work on its T Street Line, which ran from 3rd to 28th, in 1908. The T Street line complemented existing PG&E streetcar lines that already passed through the neighborhood on 28th Street and 21st Streets, and Central

[1] Sacramento Daily Union, 8 May 1896, p. 7 col 6.
[2] Sacramento Daily Union, 7 Mar 1896, p. 9 col 4; 3 May 1897.
[3] Sacramento Daily Union, "The Penalty of Marriage," 28 January 1897, p. 4 col. 1.
[4] Sacramento Daily Union, "The Annual City School Round-up," 29 June 1899, p. 5 col. 1.
[5] Sacramento Daily Union, 29 June 1898, p. 3 col.1; U.S. Census, 1900, Sacramento, California, , Enumeration District 0094, Ward 9.
[6] Sacramento California City Directory, 1893.
[7] *Sacramento's Midtown*, p. 71.
[8] Sacramento California City Directory, 1905, p. 292.

California Traction's new streetcar line on X Street, also established in 1909. Sacramento's streetcar system served the city limits and inner suburbs until 1947, when many residents had acquired private cars and streetcars were replaced with buses. The T Street line converted to a bus line in approximately 1936-1939.[9] [10]

Although Newton Booth was in many respects a classic streetcar suburb, development of the neighborhood began to gain momentum at the dawn of Sacramento's transition to the automobile. In 1903, the year the R Street levee was demolished, merchants began the sale of automobiles in Sacramento.[11] They gradually became more popular over the next several decades, while the Newton Booth neighborhood was being built out. The local trend toward car ownership is reflected by the fact that many houses in the neighborhood were either originally constructed with separate garages at the rear or added them by mid-century.

By 1915, roughly half the lots in Newton Booth had been developed. Although some blocks were still empty or nearly empty, others featured as many as thirteen buildings. The largest building in the neighborhood was the Newton Booth School.[12] Although the uncertainty of wartime suppressed construction in many American cities and towns during World War I, development continued at roughly the same pace in Newton Booth through the late teens. The local economy was fairly strong due to the military spending that flowed into the area through Mather Field and the Liberty Works airplane factory, and Newton Booth was one of the only places left to build within city limits.[13] By 1920, some blocks that had had only scattered houses a few years before were completely developed.
Most of the buildings constructed within neighborhood boundaries during the first two decades of the twentieth century were residential properties, although one commercial property, (2620 T Street), remains from this era. Dwellings included both single-family houses and multiple-unit flats. Most houses were vernacular versions of the popular architectural styles of the period, although the neighborhood does feature some architectural landmarks. Initially Foursquare was the most popular style, but it was increasingly eclipsed by the Craftsman style after 1910.

Beginning in the 1920s, increasing numbers of immigrants came to Newton Booth, with Swiss, Italians, and Mexicans joining previously established groups. Occupational diversity was increasing as well. Although iron workers, cabinet makers, janitors, and laborers continued to find homes in the area, the number of sales people and office workers were growing. There were more cashiers, clerks, and stenographers than at the turn of the century. The railroad continued to be the largest employer of Newton Booth residents, but city and state governments had also become major employers.[14] The neighborhood reflected city-wide employment trends, as state government began several decades of growth in the 1920s.[15]

Sacramento experienced a boom in construction of public and institutional buildings after World War I, in addition to ongoing domestic construction.[16] In 1919, the City of Sacramento issued a $2,304,000 bond for school construction. The Newton Booth neighborhood received a portion of this funding in the form of a new school building designed by local firm Dean & Dean. The Newton Booth School buildings were completed in 1921, and the auditorium was constructed in 1928. The Newton Booth School remained in use as a public school until 1971.

The state-of-the-art neighborhood school, which was much larger and grander than the original school, was a draw to young families. Its completion heralded the Newton Booth's most rapid period of growth. The 1920s were a boom era throughout the United States, including Sacramento. With state and local bureaucracies employing more people, and the railroad's continuing economic role, Sacramento expanded. As the last area within city limits with substantial numbers of open lots, development in Newton Booth was inevitable. The neighborhood developed more rapidly during this era than parts of the Old City that had been built out earlier. In the 1920s, the Newton Booth neighborhood's most significant period of growth and residential development, more houses were constructed in the neighborhood than in the previous three decades.

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[9] Sacramento California City Directory, 1905, p. 292.
[10] Avella, p.66.
[11] Avella, p. 89.
[12] Sanborn Insurance Maps, Sacramento, 1915.
[13] Avella, p. 83 – 84.
[14] U.S. Census, Sacramento, California, 1920.
[15] Avella, p.117.
[16] Avella, p.90.

Development in the Newton Booth neighborhood accelerated after World War I in response to a regional building boom and the construction of the new neighborhood school. An institutional property, the Newton Booth School, (2600 V Street), remains extant. In addition, many residences were constructed during this era. Newton Booth in the 1920s can be distinguished from other periods in its history by two factors: the uniquely hurried pace of residential development, and the devotion to Craftsman style architecture. In contrast to the early twentieth century, Craftsman houses constructed in this period were modest in size and lacked the high-style features of the "Ultimate Bungalows."

The people of the Newton Booth neighborhood were, like other Sacramento residents, hit hard by the Depression. Layoffs at the railyards and canneries affected both the skilled and unskilled laborers who made up the bulk of the neighborhood population. Interestingly, the number of women reporting employment outside the home increased greatly between 1920 and 1940. A sampling of the census data from those two years reveal the number of women in the workforce had roughly tripled. The changing nature of employment in Sacramento certainly contributed to this trend, as clerical and sales positions were open to women in a way that trades and labor were not. Other women were probably propelled into the workforce when male breadwinners lost employment during the Depression.
The density of the neighborhood had increased significantly over the decades. By the early 1940s, almost every lot in Newton Booth was developed. People were also doubling up in response the financial challenges created by the lingering Depression. Although some houses had only two or three residents, it was not unusual for an average-size dwelling to house to three generations of a family plus unrelated boarders.

Mather's reopening and the opening of McClellan Air Base in 1936, followed by the Signal Air Depot in 1942, created new employment opportunities for Depression-weary Sacramentans.[17] Unemployment, however, persisted in Newton Booth through the early years of World War II. A sample of data from the 1943 City Directory shows over a quarter of neighborhood residents list no occupation, suggesting a significant unemployment rate. Newton Booth remained working class, with skilled trades, clerical, service, and sales accounting for well over half of neighborhood jobs. Although the Southern Pacific was still a large employer, government work was becoming just as common. During the War, military and defense work accounted for roughly 15% of jobs in the neighborhood, with the Signal Air Depot employing almost as many people as the Southern Pacific.[18]

By 1940, the ranks of professionals, managers, and business owners residing in Newton Booth had increased slightly. The shifting employment demographics of the neighborhood reflected citywide trends as local and statewide population growth fed the growth of professionalized state and local government bureaucracies. Meanwhile, the percentage of unskilled laborers had dropped significantly. The bulk of neighborhood residents worked in skilled trades, sales, or clerical occupations during this era.
Newton Booth began to grow again in the years immediately following the war. The number of owner-occupied single-family dwellings and duplexes increased roughly 30% in Newton Booth between 1943 and the early 1950s. This was in line with city- and nation-wide trends, as post-war prosperity and mortgage lending practices allowed more middle class Americans to purchase their own homes. This era also saw a marked increase in the number of apartments in the neighborhood. A small sample of apartment dwellers from 1953 suggests that they were more likely to be in the military or employed at a military base than other neighborhood residents, and that a higher proportion of them list no occupation.[19]

The prosperity of the immediate postwar period was also reflected in shifting occupational demographics in Newton Booth. Unemployment declined in the neighborhood during the 1940s. While categories like clerical and skilled trades held steady, the number of professionals and managers increased significantly. Defense work and enrollment in the military, while lower than the war years, still employed around 10% of neighborhood residents, providing middle-class salaries for people from modest backgrounds. The railroads' importance had been declining for years. The neighborhood's largest employer in the early twentieth century, government had surpassed the Southern Pacific the decade before. By 1953, the railroad provided or only about one job in twenty. Ethnic diversity in Newton Booth also increased after the war. Although the neighborhood had always been home to an array of European immigrants, few non-whites lived in Newton Booth. After the war, however, small numbers of ethnically Chinese and Japanese Sacramentans settled in the neighborhood.

[17] Avella, 104 – 105.
[18] Sacramento City Directory, 1943.
[19] Sacramento City Directory, 1943, 1953.

Development was slow in Newton Booth between 1930 and 1950, first due to the Great Depression and then World War II. Construction of Craftsman style houses virtually halted in the neighborhood after 1930. The buildings constructed during these decades were mostly Tudor Revival and Minimal Traditional. These styles allowed the construction modest buildings that were well-adapted to the economic hard times and limited availability of building materials. In 1936, a new property type, the courtyard bungalow, was introduced to the Newton Booth neighborhood. This complex heralded a shift from older multi-family housing, most of which consisted of two- and three-flat buildings which closely resembled single-family houses. Though higher in density, individual courtyard bungalow buildings were similar in scale to single-family dwellings, and featured lawns and gardens. In 1949, the neighborhood's first apartment building was constructed, the 18-unit apartment building at 2513 – 2519 S Street. Although the locally unique Art Moderne building is a contributor to the NBHD, it signaled the end of the neighborhood's historic period of significance, as apartment buildings quickly gained popularity. Later apartment buildings, which lack ornamental detail and violate traditional setbacks, do not contribute to the historic character of the neighborhood.

Property History

The house at 2323 U Street was constructed circa 1912. In 1913, Presbyterian minister Jasper S. Thomas was its first resident. He lived in it only briefly, and by 1915, William Mullins Jr., who managed the Silver Crest Creamery, resided there. In 1917, the Boyles family, who would own and occupy the house for nearly a century, purchased the house and moved in.[20]

Edgar Amos Boyles was born in Butte County, California in 1878, the seventh child in a farming family. Edgar worked in agriculture like his father before him, farming fruits and nuts. Later in his career he became a salesman and fruit buyer for the California Fruit Exchange, and a manager for the Sacramento River Association, a growers' co-operative. Edgar married Eva in 1908. Their first child, also named Eva, was born within a year of the marriage. By 1909 the Boyles were living in Sacramento. More children followed: Edgar, Jr. in 1909, Marian in 1910, and finally Birdie in 1916. The family moved to the house on U Street when Birdie was a year old, and she was to live most of the rest of her life there.[21]

Eva Boyles died in 1922, leaving Edgar to raise the children on his own. Birdie attended Newton Booth School and Sacramento High School. The Boyles children appear to have been academically inclined. Eva became a teacher, and both Edgar and Birdie attended Stanford. Birdie was also athletic, and she was a member of the Stanford fencing team. After college she became proficient at competitive equestrian sports. Birdie graduated from Stanford in 1937, majoring in Social Science/Social Thought. By 1938, she had returned to Sacramento to live with her father and brother on U Street.[22]

Birdie Boyles worked briefly as a stenographer in the early 1940s, also serving as President of the Sacramento Stanford Women Club. Boyle joined the Red Cross during World War II, and spent 1944 – 1946 driving a "clubmobile" that delivered refreshments to troops fighting in Germany. Boyles' duties brought her close enough to the front lines that she was awarded a Bronze Star for her service. In 1946, she returned to Sacramento for good, moving back into the house at 2523 U Street.[23]

After the war, Birdie Boyles began her career as a research consultant for the State Department of Education, where she worked until 1981. By this time she was living in the house alone, as her father had died and her brother Edgar, now a successful lawyer, had his own house with his wife. Boyles was deeply involved in community service. She was a founder of the Artists Cooperative League, which formed a showcase for emerging local artists. She was also involved in the Creative Arts League, which organized and underwrote contemporary crafts exhibitions at Sacramento's Crocker Museum. After retirement she performed volunteer research for the Sacramento Archives and Museum Collection Center.[24]

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[20] Sacramento California City Directories, 1912, 1913, 1915.

[21] U.S. Census, 1880, Butte County; U.S. Census, 1910, Sacramento; U.S. Census, 1910, Sacramento.

[22] Chris Daubert, "Birdie Boyle [sic]," Sacramento City College, October, 2009, website: http://goo.gl/nkHZ9x, accessed February 12, 2014; Stanford Alumni, "Obituaries," Stanford University, 2014, website: http://alumni.stanford.edu/get/page/magazine/article/?article_id=31564, accessed February 12, 2014; Sacramento California City Directories, 1930, 1933, 1938.

[23] Sacramento California City Directories, 1940; Dorothy Trebilcox, *The Red Cross Letters*, Authorhouse, Bloomington, Indiana: 2010, p. 109 http://goo.gl/RRqWlN, accessed February 12, 2014.

[24] Susan J Willoughby, "Birdie Boyles Art Exhibition at Sacramento City College," Creative Arts League of Sacramento, 2008, http://www.creativeartsleague.com/calendar/?p=3; Daubert.

Boyles also became a prolific and widely recognized artist after the war. Although best known for her woodblock prints, she created many drawings and photographs over the years. She showed her work frequently at the Crocker Museum, the California State Fair, and many other locations around Sacramento Boyles won a prize for a mixed-media work in 1961. She sold many works over the years, and her worked remained collectible after she died. After her death in 2008, Sacramento City College's Kondos Art Gallery staged a major exhibition of Birdie Boyles' collected artwork.[25]

After Boyles' death in 2008, her niece Christine Boyles David inherited the house. In 2011, the property left the Boyles family when it was purchased by its present owners.

Evaluation:
The National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. The Sacramento Register requirements are similar, but are broken down into 6 categories.

Criterion A/1: 2523 U Street is significant under the Sacramento Register's Criterion 1 as a district contributor and an individual landmark for its association with the broad patterns of the history of Sacramento. It is associated with the development of the historic Newton Booth neighborhood after early twentieth century transportation improvements. The building is one of many constructed in the neighborhood in the 1910s, however, and therefore does not rise to the level of historical significance required for the NRHP or CRHR.

Criterion B/2: 2523 U Street is associated with the lives of a person important to local history, Birdie N. Boyles, who was a well-known Sacramento artist, community volunteer, and worked for the Red Cross during World War II. Boyles lived in the house on U Street for most of her life, except for brief periods during college and the war. Although Boyles' importance to Sacramento's history is such that she meets the criterion for the Sacramento Register, her place in history is not sufficiently integral to meet the criterion for the NRHP or CRHR.

Criterion C/3: 2523 U Street is significant under the Sacramento Register's Criterion 3 as both a district contributor and an individual landmark for its architecture. It is an excellent example of a Craftsman house from the 1910s, and thus embodies the distinctive characteristics of that type and period of construction. The form and materials of the house, as well as its decorative details, are strongly characteristic of the early period of Craftsman house construction in the Newton Booth neighborhood. 2523 U Street's is not a distinguished enough example of a Craftsman house, however, to meet requirements for NRHP or CRHR eligibility.

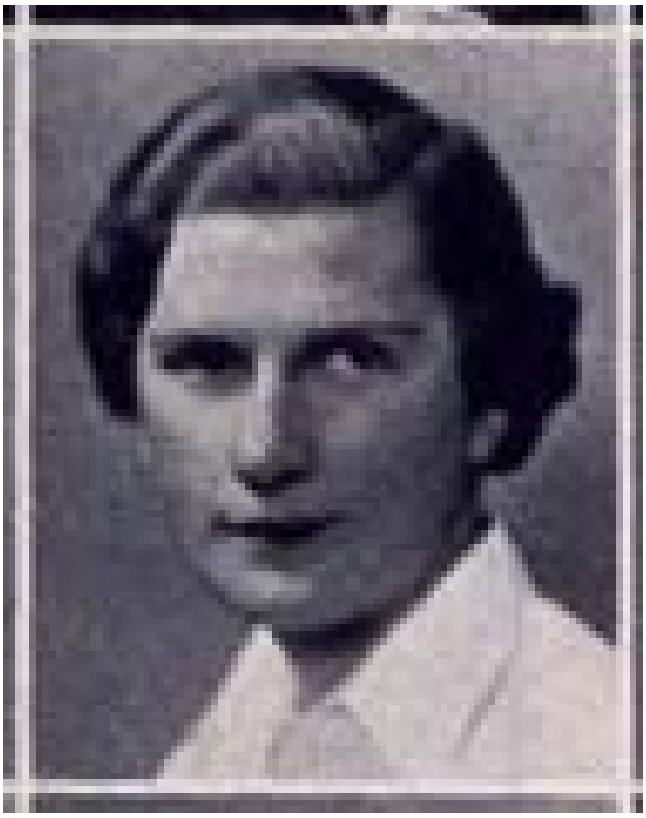
Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 2523 U Street does not appear to be a principal source of important information in this regard.

Eligibility for listing on either the NRHP rests on significance and integrity. A property must have both factors to be considered eligible. Loss of integrity, if sufficiently great, would overwhelm the historical significance of a resource and render it ineligible. 2523 U Street retains its integrity. It is eligible to the Sacramento Register as both an individual landmark and a Newton Booth Historic District Contributor.

Photographs:

[25] Daubert; Willoughby; Dixie Reed, "Aunt Birdie," The Sacramento Bee, 26 October 2008; Lodi News-Sentinel, "Lodi's Spring Art Show," 26 April 1963, p. 2 col. 4, website: http://news.google.com/newspapers?nid=2245&dat=19630419&id=Rd8zAAAAIBAJ&sjid=RjIHAAAAIBAJ&pg=7049,2151720, accessed February 12, 2014.

Photograph 2: Detail, south elevation, November 21, 2013



Photograph 3: Birdie Boyles as a college senior, Stanford Yearbook, 1937

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or # (Assigned by recorder)

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 East Sacramento Date 1992 T____; R ____; ___ ¼ of Sec ____; _____ B.M.

c. Address 2513-2519 S Street City Sacramento Zip 95818

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN:010-0044-006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Constructed in 1949, the building at 2513-2519 S Street is a Streamline Moderne style apartment building. The three-story building is roughly U- shaped, occupies two city parcels, and faces south with an interior courtyard originally opening to the street. The interior courtyard has been secured with metal gate and a concrete block wall. A small pool, added after original construction, is located in the courtyard. Three main entries are located on the interior courtyard, one at the rear and two on the west and east sides. Each entry has a metal-framed glass door flanked by side -lights and a fixed pane above. A small curved flat roof overhang covers each entrance. The streamline ornament is echoed on the fascia of the entryway roof.

The building is covered with a flat roof with open overhanging eaves. Streamlines, one of the few architectural ornaments on the building are located at the roof line. The exterior walls are clad with smooth stucco and have a stringcourse at the first and second story. Fenestration consists of regular placement of three light casement windows and three light casement windows flanked by side lights and top lights. The front side has the banks of steel casement and fixed lights located prominent in the corners. Windows have a narrow concrete sill and are devoid of all other trim. Window air conditioning units are located adjacent to many of the banks of casement windows and are one of the few changes to the exterior of the building.

*P3b. Resource Attributes: (List attributes and codes) HP4, HP2

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

P5b. Description of Photo: (View, date, accession #) Front façade, camera facing northwest, June 2012

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1949, City Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Amanda Blosser
2690 San Fernando Way
Sacramento, CA 95818

*P9. Date Recorded: September 2012

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 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) _____

DPR 523A (1/95) *Required Information

***NRHP Status Code** _____

***Resource Name or #** (Assigned by recorder) Mirabella Apartments

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Multi-family residence **B4. Present Use:** Multi-family residence
***B5. Architectural Style:** Streamline Moderne
***B6. Construction History:** (Construction date, alteration, and date of alterations) Permit B-24769 for construction on an apt house, dated 3-5-49, final inspection 1/17/1950. However, Sanborn fire insurance maps show the building on the 1915 indexed 1943.
***B7. Moved?** ■ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** Detached garage

B9. Architect: Unknown **b. Builder:** Constructed by owner, Louis Jansen
***B10. Significance: Theme** Architecture **Area** Newton Booth
Period of Significance 1949 **Property Type** Multi-family residence **Applicable Criteria** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The apartment building at 2515 S Street was constructed in 1949. The block of S Street between 25th and 26th Streets before the turn of the century was originally owned and used by Southern Pacifica Railroad Road (SPRR) for a spur line. By 1915, the spur had been removed and the two residences were located on the western end at 25th Street. The 1915 with a 1940-1943 index Sanborn Fire Insurance Maps show the apartment building at 2515-2519 as well as the U-shaped apartment building on the corner of 26th and S Streets, although Sacramento City Permits indicate the apartments were constructed in 1949. Since the original construction, there have been few changes to the apartment building and it has a high level of integrity. There were general repairs made to the building in the 1970s, window air conditioning units were added, and a period foundation was removed and a pool constructed in the mid 1980s. The concrete block privacy wall was mostly like constructed after the pool was installed.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** Sacramento City Building Permits; Sacramento City Directories; Sacramento History Center, 1990; Sanborn Map Sacramento, CA. 1895, 1915, 1915 indexed 1940, 1943, Sacramento Survey III, 1984-1985, Historic Environmental Consultants;

B13. Remarks:

***B14. Evaluator:** Amanda Blosser,
2690 San Fernando Way,
Sacramento, CA 95818

***Date of Evaluation:** September 2012

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***P3a. Description (Cont):**

A four-story elevator shaft is located on the rear side of the building and two stair shafts project from the west and east sides. A detached one-story 12-car garage is located at the rear of the parcels. Like the main apartment building, the garage is clad with smooth stucco and topped with a flat roof. The garage doors open to the north side or alley.

***B10. Significance (Cont):**

Streamline Moderne is an outgrowth of the Art Deco style which began in the 1930s as reaction to formal Beaux Arts architecture. The style features long horizontal lines, sometimes curving facades, unornamented surfaces. The architectural ornament that is found on Streamline Moderne buildings often includes nautical elements or architectural elements such as the streamlines that suggest a streamline design or speed of the machine design, as well as subtle color with a contrasting color for the few architectural design elements. A Streamline Moderne building with a few Art Deco features was also not uncommon but the main designers behind the Moderne style such as Norman Bel Geddes, Walter Dorwin Teague, Raymond Lowrey disliked Art Deco because it was false modern.

The origins of the style came from transportation design, which took the curved form because of the efficiency of the shape in lowering wind resistance. Product designers and architects wanted to express modernity and efficiency borrowed motifs and shapes from cars, planes, trains and ocean liners. The buildings in Streamline Moderne looked efficient with the clean lines and sparse ornamentation. Also the sparse ornamentation reflected the difficult economic times, during the Great Depression, when the style became popular.

In Sacramento, there is a small group of Streamline Moderne buildings. Of these buildings, the apartment at 2515-19 S Street is the largest and most prominent example and it is eligible for inclusion in the Sacramento Historical & Cultural Register under Criterion iii because it embodies the distinctive elements of the style. The character defining features of the building which help to define this style include:

- Flat roof
- Streamlines at roof and stringcourse at 1st and 2nd course
- Smooth stucco exterior
- Steel casement windows with lack of surrounds or trim
- Placement of casement windows at the corners of the building
- Curved entry roof with streamline elements
- Lack of applied architectural ornament on the exterior walls

In addition to meeting Sacramento Register Criterion iii as a significant example of a design, this Streamline Moderne apartment building has sufficient integrity of location, design, setting, materials, workmanship and association. The apartments have not been moved and are in their original location and maintain their original design, materials and workmanship. In particular, none of the character defining features of the style have been removed. The setting and feeling of the court has also changed little since its original construction, despite the removal of the period fountain. The surrounding buildings on the eastern side of S Street are multi-family housing constructed around the same time as this building and there have not been any significant changes to the neighborhood which have altered its destting. Finally, this building has significant historic and architectural worth as demonstrated above and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals of the Historic Preservation Chapter of the City Code (17.134.170).

Photo 2. Detail of corner casement window and speed lines at the roof, camera facing northeast.

Photo 3. View of the garage and rear side of the building with elevator shaft shown, camera facing southwest.

Photo 4. View of the front and east side of the building, camera facing northwest.

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RECOMMENDED **Ordinance**

ORDINANCE NO. _____

Adopted by the Sacramento City Council on _____

ADDING THE NOMINATED NEWTON BOOTH HISTORIC DISTRICT AND ITS' CONTRIBUTING RESOURCES AND LANDMARKS, LOCATED IN THE AREA BORDERED ROUGHLY BY THE R STREET CORRIDOR ON THE NORTH, THE CAPITAL CITY FREEWAY ON THE EAST, U.S. ROUTE 50 ON THE SOUTH, AND 23RD STREET ON THE WEST, TO THE SACRAMENTO REGISTER OF HISTORIC & CULTURAL RESOURCES (M14-011)

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

SECTION 1

A. The Sacramento Register of Historic & Cultural Resources (Sacramento Register) is amended by adding the area located in the area depicted in the attached Exhibit A as a Historic District, the properties identified in the attached Exhibit B as Contributing Resources, and the following properties as Landmarks:

1) 1819-1821 26th Street (APN: 010-0045-018-0000),
2) 1827-1829 27th Street (APN: 010-0051-013-0000),
3) 2515-2519 S Street (APN: 010-0043-003-0000),
4) 2523 U Street (APN: 010-0113-017-0000), and
5) 2507-2509 W Street (APN: 010-0173-018-0000)

B. The area, located in the area bordered roughly the R Street Corridor on the north, the Capital City Freeway on the east, U.S. Route 50 on the south, and 23rd Street on the west, is eligible as a Historic District under the following criteria:

a. *The area is a geographically definable area;*
b. *The area possesses:*
   i. *A significant concentration or continuity of buildings unified by past events;*
   ii. *The area is associated with a period significant or important to city history;*
c. *The designation of the geographic area as a historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.*

The following factors are also satisfied:

a. *The nominated historic district has integrity of design, setting, materials, workmanship and association;*
b. *The collective historic value of the buildings and structures in the nominated historic district taken together may be greater than the historic value of each individual building or structure.*

C. The properties identified in the attached Exhibit B are eligible as Contributing Resources under the following criteria:

1. *The nominated resource is within a historic district;*
2. *The nominated resource either embodies the significant features and characteristics of the historic district or adds to the historical associations and historical architectural qualities identified for the historic district;*
3. *The nominated resource was present during the period of historical significance of the historic district and relates to the documented historical significance of the historic district;*
4. *The nominated resource possesses historic integrity or is capable of yielding important information about the period of historical significance of the historic district; and*
5. *The nominated resource has important historic or architectural worth, and its designation as a contributing resource is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of the Historic Preservation chapter of the City Code.*

D. The properties below are eligible as Landmarks under the following criteria for each property:

1) 1880s QUEEN ANNE TWO FLAT, 1819-1821 26th Street; APN: 010-0045-018 is eligible as a Landmark under 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; and*
   iii. *It embodies the distinctive characteristics of a type, period or method of construction*

2) TUDOR REVIVAL DUPLEX, 1827– 1829 27th Street; APN: 010-0051-013 is eligible as a Landmark under 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; and*

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

3) MIRABELLA APARTMENTS, 2515 – 2519 “S” Street; APN: 010-0043-003 is eligible as a Landmark under the following criteria:

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

4) THE THOMAS / BOYLES / ZYLSTRA HOUSE, 2523 “U” STREET; APN: 010-0113-017 is eligible as a Landmark under 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;

5) THE UHL FAMILY HOUSE, 2507-2509 “W” Street; APN: 010-0173-018 is eligible as a Landmark under 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; and

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

In addition, all the above listed nominated Landmarks have integrity of location, design, setting, materials, workmanship and association and have significant historic or architectural worth, and their designation as landmarks is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of the historic preservation chapter of the City Code, Chapter 17.604.

SECTION 2

A. Sacramento City Code Section 17.604.220 prescribes that the Significant Feature(s) and Characteristic(s) of the resources to be added to the Sacramento Register shall be identified in the designating Ordinance.

1. Significant Features & Characteristics: Historic District & Contributing Resources

The significant features and characteristics of the Newton Booth Historic District and its’ Contributing Resources include the following:

ARCHITECTURAL STYLES- Note, that the contributing resources may not necessarily include all of the features or characteristics associated with the particular style.

a. Vernacular Victorian

Prevalent nationwide from roughly 1870 – 1910, vernacular Victorian (or folk Victorian) houses are similar to folk houses of earlier and later eras in that they generally are modest in size and feature simple plans. While the term "Victorian" refers to an era, not an architectural style, "vernacular Victorian" is intended to describe folk houses of the indicated time period, identified by the characteristics described below. The otherwise straightforward buildings are elaborated by decorative elements inspired by high-style mansions, most frequently Queen Anne. These characteristics were found in working-class dwellings of the period, including cottages and multiple-unit flats. The use of Victorian era architectural details in vernacular houses stretched into the twentieth century in Newton Booth, at least a decade after they had fallen out of fashion with architects and their wealthy patrons. Some later examples of the style are nineteenth century houses that were moved to Newton Booth from other areas.

Characteristics include:

- *Rectangular or L-shaped plan*
- *Hipped, gabled, or cross-gabled roof*
- *Partial or full-width porch*
- *Horizontal wood siding, usually, but not always, narrow channel-drop in Newton Booth*
- *Double-hung wood sash and frame windows*
- *Occasionally decorative windows featuring single large pane surrounded by multiple small panes*
- *Wood ornamentation, including turned posts on porches and decorative elements at eaves and gables*

b. Foursquare or Cube Style

Foursquare is the vernacular form of the Prairie Style, which was based on designs by Frank Lloyd Wright. The Prairie style was introduced around the turn of the century, and was popular nationwide until about 1920. During its brief heyday, it was adapted to both high-style and simple vernacular houses. The simpler Foursquare house form was disseminated throughout the nation with standardized pattern books and kit homes. Foursquare homes appeared in Newton Booth shortly after 1900, and were the most common type of house constructed in the first years of the twentieth century. Newton Booth examples range from architect-designed versions with elaborate detailing to simplified one-story dwellings. Many incorporate elements of period revival styles, including Colonial Revival and Classical Revival, and some include elements of Craftsman architecture. Although a few examples were constructed between 1910 and 1930, Foursquare was increasingly eclipsed in Newton Booth by the popularity of Craftsman style architecture and single-story Bungalow house forms after 1910. A variant on the Foursquare is the single-story "half-square" or "Neoclassic row house," a single-story home elevated, usually about six feet, above ground to create a ground

floor “basement.” This subtype lacks a second story, with all rooms on a single floor, but shares other characteristics with foursquare house plans.

Characteristics include:

- *Simple square or rectangular plan*
- *Two-story cubical shape, (or single-story with raised basement “half-square”)*
- *Hipped roof with dormer or multiple dormers*
- *Wood cladding*
- *Double-hung wood frame windows*
- *Wide porch*
- *Craftsman-influenced details, including exposed rafter tails at the eaves*

c. Craftsman

Popular nationwide from 1905 – 1930, the Craftsman Style was a reaction to the decorative excesses of late Victorian-period architecture. With roots in the English Arts & Crafts movement, Craftsman architecture in the United States was heavily influenced by architects Charles Sumner Greene and Henry Mather Greene as well as furniture designer Gustave Stickley. As with the Foursquare house pattern, pattern books and kit homes helped to spread the Craftsman style nationwide. In about 1908, the Craftsman house was introduced to the Newton Booth neighborhood. After 1910, the style gained momentum locally, and it was the ascendant architectural style in the district through 1930. As was frequently the case with Craftsman houses, in Newton Booth they included expansive, architect-designed homes as well as modest cottages for the working class. The “Ultimate Bungalow” –type houses were constructed before 1920, later Craftsman houses in Newton Booth are small and modest.

Characteristics include:

- *1, 1 ½, or 2 stories, with second story inset from first floor and at right angles to main floor orientation*
- *Low-pitched roofs, occasionally hipped but usually gabled, often with side gable*
- *Broad, unenclosed eaves with exposed rafter tails*
- *Decorative brackets at the eaves*
- *Wood cladding or stucco cladding*
- *Double-hung wood frame windows, sometime ganged*
- *Wide porch often with battered porch columns, sometimes round*
- *Masonry elements, almost always brick in Newton Booth, porch & stair walls, chimneys*

d. Spanish Eclectic

The Spanish Eclectic architecture movement, which was important from 1915 – 1940 in California and the southwest, was sparked by the Panama-California Exposition in 1915. Western architects expanded the already popular Mission Style and began to seek wider inspiration from Spanish and Latin American architectural history. The most

significant example of the style in the Newton Booth neighborhood is the landmark Newton Booth School, although limited numbers of Spanish Eclectic houses were constructed after 1920.

Characteristics include:

- *Irregular plan or asymmetrical facade*
- *Hipped or gabled roof covered in red clay tile*
- *Minimal eave overhang*
- *Stucco cladding, sometime troweled, or occasionally brick*
- *Steel casement windows*
- *Heavy carved doors, occasionally emphasized with decorative surrounds*

e. Tudor Revival

Tudor Revival buildings generally feature steeply pitched roofs and elaborations that refer to medieval English architecture. Although the Tudor Revival style broadly speaking stretches back to 1890 and includes architect-designed landmarks, the examples of the style in the Newton Booth neighborhood date from about 1920 to the late 1940s. Most examples are modest houses with minimal ornamentation.

Characteristics include:

- *Steeply pitched cross-gabled roofs, or hipped roof with gabled entry porch • Minimal eave overhang*
- *Stucco, brick, or wood cladding*
- *Half-timbering or other medieval-inspired decorative elements*
- *Steel casement or double-hung wood frame windows*

f. Minimal Traditional

The Minimal Traditional style grew out of an attempt to build houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. Many were based on commercial house patterns and minimum house sizes developed in conjunction with Federal Housing Administration programs. The modest houses often resemble simplified versions of Tudor Revival or Spanish Eclectic houses of the same era. Minimal Traditional houses were constructed in Newton Booth from the mid-1920s through the 1950s.

Characteristics include:

- *Low pitched cross-gabled roofs, occasionally hipped roofs*
- *Minimal eave overhang*
- *Stucco or wood cladding*
- *Steel casement or double-hung wood frame windows*
- *Lack of ornamentation*

g. Art Moderne

Art Moderne was an offshoot of Art Deco, which was popular nationwide from about 1920 through 1940. Initially inspired by Finnish architect Eliel Saarinen, after 1930 the streamlined appearance of airplanes and ocean liners began to be incorporated into the style. The Newton Booth neighborhood has one landmark example of the style.

Characteristics include:

- *Flat roofs*
- *Smooth stucco wall cladding*
- *Glass block windows or openings*
- *Decorative horizontal grooves intended to invoke streamlining*
- *Horizontal banding of exterior elements*
- *Steel sash casement windows*
- *Wrap around corner windows*

h. GENERAL District Characteristics-

- *General setbacks and scale (height, massing, orientation) of existing structures along street frontages*
- *Some residential structures with integrated garages and/or detached garage constructed in the same style as the house*
- *Parkway/planting strips between sidewalk and street, with street trees*
- *Palms along original streetcar lines, notably T Street, through the proposed district*
- *Mature trees and vegetation along street frontages planted during era of significance*

2. Significant Features & Characteristics: Landmarks:

The significant features and characteristics of the Landmarks include the following:

a. 1880s QUEEN ANNE TWO FLAT, 1819-1821 26th Street; APN: 010-0045-018

- *Queen Anne stylistic elements in building form, details and materials*
- *Two-story, two-flat with irregular plan and primary volume topped by a hipped roof, with projecting cross-gabled bays at the front and side elevations*
- *Front gable features a pediment, clad in shingles and with a decorative vented medallion*
- *Decorative brackets adorn the cornice*
- *L-shaped verandah projects from the southwest corner of the primary façade, with turned posts and upper ornamental balustrade*

- *Channel-drop wood siding and double hung wood frame windows with a fixed window on the primary façade featuring a large pane surrounded by smaller colored panes*
- *Entries to both flats sheltered by the porch and both face the street and are fitted with partially glazed wood paneled doors.*

b. TUDOR REVIVAL DUPLEX, 1827– 1829 27th Street; APN: 010-0051-013

- *Tudor stylistic details and decorative elements*
- *Rectangular-plan building topped by a moderate pitch cross-gabled roof with minimal eave overhang, and the front, center gable projecting slightly forward from the primary volume of the building*
- *Decorative half-timbering within the stucco-clad front gable end and rest of building*
- *Variety of fenestration, though relatively symmetrically arranged, with double hung, casement and fixed wood frame windows, some with leaded glass side panels, and several windows fitted with decorative exterior storm windows*
- *Primary entry features a decorative terra cotta Tudor arch fitted with a relatively elaborately paneled wood door and twisted columns topped with acanthus leaves flanking the entry*
- *Decorative terra cotta elements include tiles that mimic quoins around the windows and at building corners, with particularly elaborate decorative elements surrounding the primary façade's central doorway and large three-part windows on both sides of the doorway, with ornately carved low relief panels depicting flowers, fruits and other plants. The south façade features a similar low relief panel over a double window at its west end. The secondary entry on this façade lacks carved panels but features decorative quoins.*
- *West primary entry stairs with brick side walls and concrete cap and concrete steps.*

c. MIRABELLA APARTMENTS, 2515 – 2519 "S" Street; APN: 010-0043-003

- *Streamline Moderne stylistic elements emphasizing horizontality, minimal ornamentation and monochrome, light tone coloration*
- *3 story building with symmetrical primary facades, U-shaped footprint with opening facing south, toward S Street*
- *Flat roof form with shallow, open, overhanging eaves, some entirely captured within projecting bays on interior court facades*
- *Streamlines at roof and stringcourse at 1st and 2nd course aligned with bottom of window openings, over smooth stucco exterior*
- *Banked corner-wrapping window openings*

- *Regularly placement of three light steel casement windows and three light casement windows flanked by side lights and top lights, with lack of surrounds or trim*
- *Entryways with curved roof canopy and streamline detailing, sidelights and transoms.*

d. THE THOMAS / BOYLES / ZYLSTRA HOUSE, 2523 “U” STREET; APN: 010-0113-017

- *Craftsman forms, including eclectic “Swiss chalet” craftsman, stylistic elements on a rectangular-plan building including full width front porch, front/west facing gable roof with wide eave overhang and triangular knee braces and exposed shaped rafter tails*
- *Gabled dormers projecting from the north and south sides of the roof, also with triangular knee braces.*
- *Double window in the front gable end has its own shed roof, with triangular knee braces, and a wood flower box with diamond-shaped cutouts, and all the windows are double hung wood, and either paired or arranged in groups of three with multi light upper sashes over single light lower sashes.*
- *Primary entry, centered on the main façade is fitted with a flat wood door with unusual diamond-shaped partial glazing*
- *Full-width front porch with flared boxed posts and flared brick stair walls and terrazzo steps.*

e. THE UHL FAMILY HOUSE, 2507-2509 “W” Street; APN: 010-0173-018

- *Queen Anne building form, materials and stylistic elements in a one-story two-flat over a high basement, though with later Craftsman influenced concrete elements in the porch and front stairs*
- *Primary volume of the generally rectangular –plan building is topped by a hipped roof, while a projecting bay on the primary façade is gabled*
- *Partial width porch situated west of the gabled bay*
- *Decorative brackets at the eaves, elaborate decorative elements topping the gable vent and window surrounds on the front façade, and horizontal channel-drop wood siding and*
  double-hung wood sashes and trim
- *Double-hung wood windows, with center window in the gabled bay with a large upper pane surrounded by smaller panes.*

SECTION 3

A. Pursuant to Sacramento City Code Sections 17.604.210 and 17.604.220 and based on the duly noticed hearings conducted by the Preservation Director, Preservation Commission and City Council, the staff reports and nomination materials attached thereto, and the testimony presented at the hearing on the nomination, the City Council makes the following findings in support of its action to designate, and list in the Sacramento Register, the area depicted in the attached Exhibit A as a Historic District, the properties identified in the attached Exhibit B as Contributing Resources, and the following properties as Landmarks:

1) 1819-1821 26th Street (APN: 010-0045-018-0000),
2) 1827-1829 27th Street (APN: 010-0051-013-0000),
3) 2515-2519 S Street (APN: 010-0043-003-0000),
4) 2523 U Street (APN: 010-0113-017-0000), and
5) 2507-2509 W Street (APN: 010-0173-018-0000)

B. Newton Booth Historic District & Contributing Resources:

HISTORIC DISTRICT ELIGIBILITY CRITERIA:

The area depicted in the attached Exhibit A, bordered roughly by the R Street Corridor on the north, the Capital City Freeway on the east, U.S. Route 50 on the south, and 23rd Street on the west, meets the Criteria for Sacramento Register Historic District eligibility pursuant to Sacramento City Code Title 17, Chapter 17.604, Section 17.604.210:

a. The area is a geographically definable area; or

b. The area possesses either:

i. A significant concentration or continuity of buildings unified by: (A) past events or (B) aesthetically by plan or physical development; or

ii. The area is associated with an event, person, or period significant or important to city history; or

c. The designation of the geographic area as a historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.

C. CONTRIBUTING RESOURCES ELIGIBILITIY CRITERIA:

The properties identified on Exhibit B meet the Criteria for Sacramento Register Contributing Resource eligibility pursuant to Sacramento City Code Title 17, Chapter 17.604, Section 17.604.210:

1. The nominated resource is within a historic district;

2. *The nominated resource either embodies the significant features and characteristics of the historic district or adds to the historical associations, historical architectural qualities or archaeological values identified for the historic district;*
3. *The nominated resource was present during the period of historical significance of the historic district and relates to the documented historical significance of the historic district;*
4. *The nominated resource either possesses historic integrity or is capable of yielding important information about the period of historical significance of the historic district; and*
5. *The nominated resource has important historic or architectural worth, and its designation as a contributing resource is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter.*

D. LANDMARK ELIGIBILITY CRITERIA

The properties, listed below, meet the Criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.604, Section 17.604.210-A (1-5):

1) The nominated resource located at 1819-1821 26th Street; APN: 010-0045-018 meets 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; and*
   iii. *It embodies the distinctive characteristics of a type, period or method of construction*

2) The nominated resource located at 1827– 1829 27th Street; APN: 010-0051-013 meets 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; and*
   iii. *It embodies the distinctive characteristics of a type, period or method of construction*

3) The nominated resource located at 2515 – 2519 “S” Street; APN: 010-0043-003 meets the following criteria:

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

4) The nominated resource located at 2523 “U” STREET; APN: 010-0113-017 meets 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;

5) The nominated resource located at 2507-2509 “W” Street; APN: 010-0173-018 meets 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; and

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

E. In addition, the nominated resources have *1) integrity of location, design, setting, materials, workmanship, and association and 2) significant historic or architectural worth*; and

F. The nominated resources have *important historic or architectural worth,* and their designation as landmarks *is reasonable, appropriate, and necessary to protect, promote, and further the goals of this chapter*, pursuant to Sacramento City Code Title 17, Chapter 17.604, Section 17.604.210-C (b-c).

G. Adoption of this ordinance adding these properties to the Sacramento Register as a Historic District, its’ Contributing Resources, and Landmarks, promotes the maintenance and enhancement of the significant features and characteristics pursuant to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

H. Adoption of this ordinance adding these properties to the Sacramento Register as a Historic District, its’ Contributing Resources, and Landmarks, promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmarks, the Historic District, and Contributing Resources.

i. Adoption of this ordinance adding these properties to the Sacramento Register as a Historic District, its’ Contributing Resources, and Landmarks, is consistent with the City’s Historic & Cultural Resources Element of the 2030 General Plan.

J. Adoption of this ordinance adding these properties to the Sacramento Register as a Historic District its’ Contributing Resources, and Landmarks, will afford the

properties the ability to use the California Historical Building Code and eligibility for any other preservation incentives that may be adopted for listed properties.

K. Addition of these properties to the Sacramento Register as a Historic District, its' Contributing Resources, and Landmarks, helps to protect historic resources of the City of Sacramento.

SECTION 4

The City Manager of the City of Sacramento is hereby directed to add to the Sacramento Register of Historic and Cultural Resources:

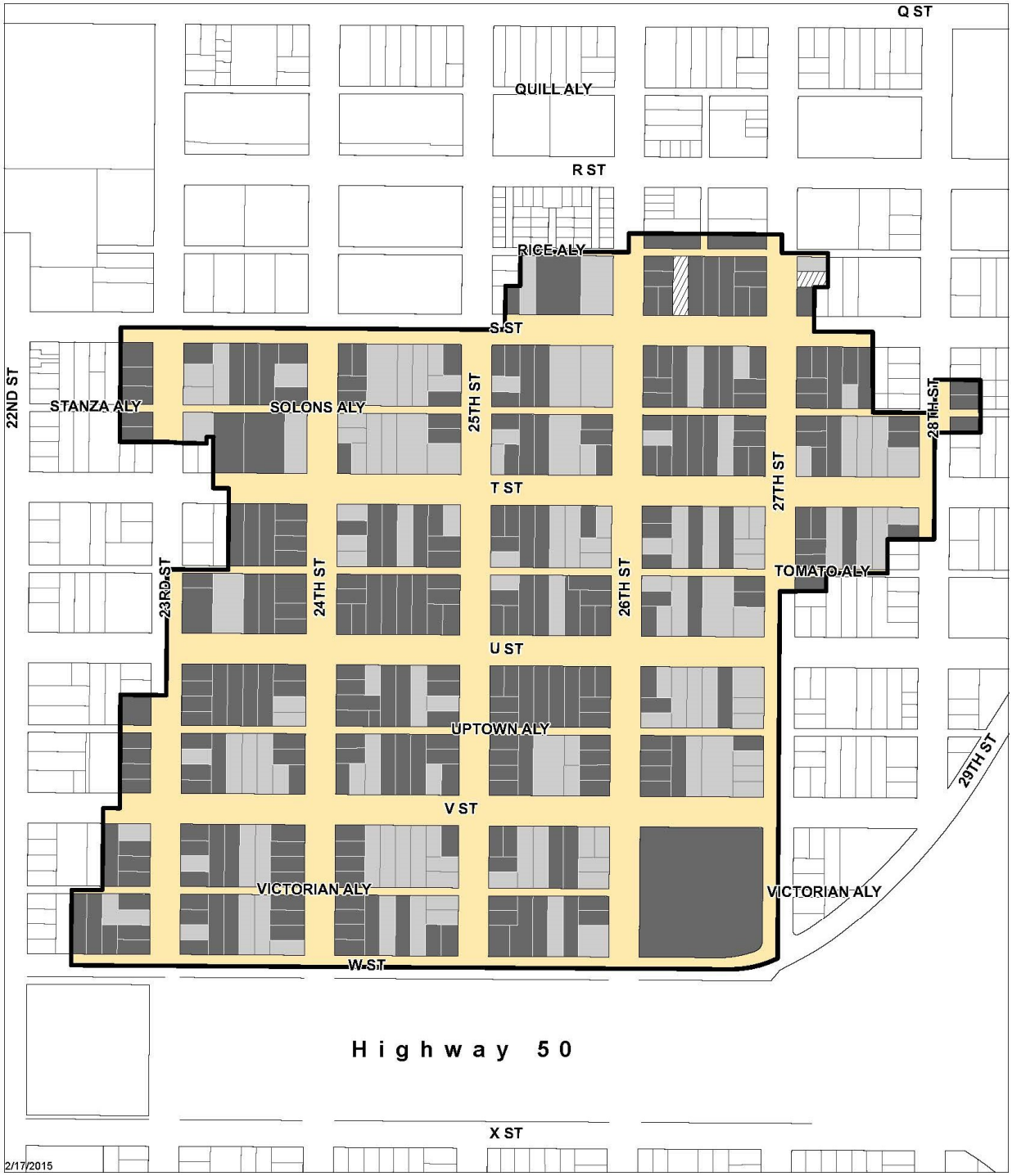
A. the area depicted in the attached Exhibit A as the Newton Booth Historic District,

B. the properties identified in the attached Exhibit B as Contributing Resources within that Historic District,

C. and the following properties as Landmarks:

1) 1819-1821 26th Street (APN: 010-0045-018-0000),
2) 1827-1829 27th Street (APN: 010-0051-013-0000),
3) 2515-2519 S Street (APN: 010-0043-003-0000),
4) 2523 U Street (APN: 010-0113-017-0000), and
5) 2507-2509 W Street (APN: 010-0173-018-0000)

Newton Booth Historic District Boundaries & Contributing Resources



Boundaries | Contributing Resource | Non Contributing Resource | Vacant

Exhibit B: List of Nominated Contributing, Non-Contributing, or Vacant Properties

APN	Address	Street Name	Status
01000340090000	1900	23RD ST	Contributor
01000360030000	1901	23RD ST	Contributor
01000360020000	1905	23RD ST	Non Contributor
01000340100000	1906	23RD ST	Contributor
01000340110000	1908	23RD ST	Contributor
01000360010000	1913	23RD ST	Non Contributor
01000340120000	1916	23RD ST	Contributor
01000360170000	1917	23RD ST	Non Contributor
01000340130000	1924	23RD ST	Contributor
01001050200000	2019	23RD ST	Contributor
01001050190000	2023	23RD ST	Contributor
01001060030000	2105	23RD ST	Contributor
01001060020000	2109	23RD ST	Contributor
01001040100000	2114	23RD ST	Contributor
01001060010000	2115	23RD ST	Contributor
01001040110000	2116	23RD ST	Contributor
01001060240000	2117	23RD ST	Contributor
01001040120000	2120	23RD ST	Contributor
01001060230000	2121	23RD ST	Non Contributor
01001040130000	2124	23RD ST	Contributor
01001060220000	2125	23RD ST	Contributor
01001040140000	2130	23RD ST	Contributor
01001060210000	2131	23RD ST	Contributor
01001630090000	2200	23RD ST	Non Contributor
01001650040000	2201	23RD ST	Contributor
01001630100000	2202	23RD ST	Contributor
01001630110000	2208	23RD ST	Contributor
01001650030000	2209	23RD ST	Contributor
01001650020000	2211	23RD ST	Non Contributor
01001630120000	2214	23RD ST	Contributor
01001650010000	2215	23RD ST	Contributor
01001630130000	2216	23RD ST	Contributor
01001650240000	2219	23RD ST	Contributor
01001630140000	2220	23RD ST	Non Contributor

01001650230000	2221	23RD ST	Contributor
01001630150000	2224	23RD ST	Contributor
01001650220000	2225	23RD ST	Non Contributor
01001650210000	2231	23RD ST	Contributor
01000360090000	1908	24TH ST	Non Contributor
01000420020000	1911	24TH ST	Contributor
01000360100000	1914	24TH ST	Contributor
01000420010000	1915	24TH ST	Contributor
01000420210000	1917	24TH ST	Non Contributor
01000420200000	1921	24TH ST	Non Contributor
01001050080000	2000	24TH ST	Contributor
01001110040000	2001	24TH ST	Non Contributor
01001050090000	2006	24TH ST	Contributor
01001110030000	2009	24TH ST	Contributor
01001050100000	2010	24TH ST	Contributor
01001110020000	2011	24TH ST	Non Contributor
01001050110000	2014	24TH ST	Contributor
01001110010000	2015	24TH ST	Non Contributor
01001050120000	2016	24TH ST	Contributor
01001110240000	2019	24TH ST	Contributor
01001050130000	2020	24TH ST	Contributor
01001110230000	2021	24TH ST	Contributor
01001050140000	2024	24TH ST	Contributor
01001050150000	2030	24TH ST	Contributor
01001060090000	2100	24TH ST	Contributor
01001060100000	2104	24TH ST	Contributor
01001120030000	2107	24TH ST	Contributor
01001060110000	2108	24TH ST	Non Contributor
01001120020000	2111	24TH ST	Contributor
01001060120000	2114	24TH ST	Non Contributor
01001120060000	2115	24TH ST	Contributor
01001120010000	2115	24TH ST	Contributor
01001060130000	2116	24TH ST	Contributor
01001120250000	2117	24TH ST	Contributor
01001120240000	2119	24TH ST	Contributor
01001060140000	2120	24TH ST	Contributor
01001710040000	2201	24TH ST	Contributor

01001710030000	2205	24TH ST	Contributor
01001650100000	2206	24TH ST	Contributor
01001650110000	2208	24TH ST	Contributor
01001710020000	2211	24TH ST	Contributor
01001650120000	2214	24TH ST	Contributor
01001710010000	2215	24TH ST	Contributor
01001650130000	2216	24TH ST	Contributor
01001710240000	2217	24TH ST	Contributor
01001650140000	2220	24TH ST	Contributor
01001710230000	2221	24TH ST	Contributor
01001650150000	2224	24TH ST	Contributor
01001710220000	2227	24TH ST	Contributor
01001650160000	2228	24TH ST	Non Contributor
01001710210000	2229	24TH ST	Contributor
01000440020000	1909	25TH ST	Non Contributor
01000420100000	1912	25TH ST	Non Contributor
01000420110000	1914	25TH ST	Contributor
01000440010000	1915	25TH ST	Contributor
01000420120000	1916	25TH ST	Contributor
01000440190000	1917	25TH ST	Contributor
01000440180000	1921	25TH ST	Non Contributor
01000420130000	1922	25TH ST	Contributor
01001130020000	2011	25TH ST	Contributor
01001110110000	2012	25TH ST	Contributor
01001110120000	2014	25TH ST	Contributor
01001130010000	2015	25TH ST	Non Contributor
01001110130000	2016	25TH ST	Contributor
01001130240000	2017	25TH ST	Non Contributor
01001110140000	2018	25TH ST	Contributor
01001130230000	2021	25TH ST	Contributor
01001120100000	2100	25TH ST	Contributor
01001120110000	2104	25TH ST	Contributor
01001120120000	2108	25TH ST	Non Contributor
01001140020000	2109	25TH ST	Contributor
01001120130000	2114	25TH ST	Contributor
01001140010000	2115	25TH ST	Contributor
01001120140000	2116	25TH ST	Contributor

01001140250000	2117	25TH ST	Contributor
01001120150000	2120	25TH ST	Contributor
01001140240000	2121	25TH ST	Contributor
01001140230000	2127	25TH ST	Contributor
01001140220000	2131	25TH ST	Contributor
01001710110000	2208	25TH ST	Non Contributor
01001730020000	2209	25TH ST	Contributor
01001710120000	2214	25TH ST	Non Contributor
01001730010000	2215	25TH ST	Non Contributor
01001710130000	2216	25TH ST	Non Contributor
01001730240000	2217	25TH ST	Contributor
01001710140000	2220	25TH ST	Non Contributor
01001730230000	2221	25TH ST	Contributor
01001710150000	2230	25TH ST	Contributor
01000450010000	1815	26TH ST	Contributor
01000450190000	1817	26TH ST	Contributor
01000450180000	1819	26TH ST	Contributor
01000460020000	1909	26TH ST	Contributor
01000460010000	1915	26TH ST	Contributor
01000440090000	1916	26TH ST	Contributor
01000460240000	1917	26TH ST	Contributor
01000460250000	1921	26TH ST	Non Contributor
01000440100000	1922	26TH ST	Contributor
01001150040000	2003	26TH ST	Contributor
01001150030000	2005	26TH ST	Contributor
01001150020000	2009	26TH ST	Non Contributor
01001130110000	2010	26TH ST	Non Contributor
01001130120000	2012	26TH ST	Non Contributor
01001150010000	2013	26TH ST	Contributor
01001130130000	2016	26TH ST	Contributor
01001150230000	2017	26TH ST	Non Contributor
01001130140000	2018	26TH ST	Contributor
01001150220000	2019	26TH ST	Contributor
01001130150000	2030	26TH ST	Contributor
01001140110000	2108	26TH ST	Contributor
01001160020000	2111	26TH ST	Contributor
01001140120000	2114	26TH ST	Contributor

01001160010000	2115	26TH ST	Non Contributor
01001140130000	2116	26TH ST	Contributor
01001160220000	2117	26TH ST	Contributor
01001140140000	2118	26TH ST	Contributor
01001160210000	2119	26TH ST	Contributor
01001140150000	2120	26TH ST	Contributor
01001160200000	2127	26TH ST	Contributor
01001140160000	2130	26TH ST	Contributor
01001160190000	2131	26TH ST	Contributor
01001730100000	2200	26TH ST	Non Contributor
01001730110000	2210	26TH ST	Non Contributor
01001730120000	2212	26TH ST	Non Contributor
01001730130000	2216	26TH ST	Contributor
01001730140000	2220	26TH ST	Contributor
01001730150000	2224	26TH ST	Non Contributor
01000450070000	1814	27TH ST	Contributor
01000450080000	1816	27TH ST	Contributor
01000510150000	1817	27TH ST	Non Contributor
01000450090000	1820	27TH ST	Contributor
01000510140000	1821	27TH ST	Vacant
01000510130000	1827	27TH ST	Contributor
01000460110000	1908	27TH ST	Contributor
01000520020000	1909	27TH ST	Contributor
01000460120000	1914	27TH ST	Contributor
01000520010000	1915	27TH ST	Contributor
01000460130000	1916	27TH ST	Contributor
01000520240000	1917	27TH ST	Contributor
01000460140000	1920	27TH ST	Contributor
01000520230000	1921	27TH ST	Contributor
01001270020000	2009	27TH ST	Contributor
01001150290000	2010	27TH ST	Non Contributor
01001150120000	2014	27TH ST	Non Contributor
01001270010000	2015	27TH ST	Contributor
01001150130000	2016	27TH ST	Contributor
01001270230000	2017	27TH ST	Contributor
01001150140000	2018	27TH ST	Contributor
01001160240000	2100	27TH ST	Non Contributor

01001160250000	2102	27TH ST	Non Contributor
01001160110000	2108	27TH ST	Non Contributor
01001160120000	2116	27TH ST	Contributor
01001160130000	2120	27TH ST	Non Contributor
01001160140000	2126	27TH ST	Non Contributor
01000540020000	1911	28TH ST	Contributor
01000540010000	1915	28TH ST	Contributor
01000520140000	1916	28TH ST	Contributor
01000540230000	1917	28TH ST	Contributor
01000520150000	1918	28TH ST	Contributor
01000520160000	1926	28TH ST	Non Contributor
01001270100000	2006	28TH ST	Contributor
01000360040000	2308	S ST	Non Contributor
01000360050000	2312	S ST	Contributor
01000360060000	2316	S ST	Contributor
01000360200000	2320	S ST	Contributor
01000360080000	2328	S ST	Contributor
01000420030000	2400	S ST	Contributor
01000420040000	2408	S ST	Contributor
01000420050000	2410	S ST	Non Contributor
01000420060000	2416	S ST	Non Contributor
01000420070000	2420	S ST	Non Contributor
01000420080000	2424	S ST	Non Contributor
01000420090000	2430	S ST	Contributor
01000440030000	2500	S ST	Contributor
01000440040000	2504	S ST	Contributor
01000430050000	2505	S ST	Contributor
01000440050000	2506	S ST	Contributor
01000430040000	2509	S ST	Non Contributor
01000440060000	2512	S ST	Contributor
01000430030000	2515	S ST	Contributor
01000440070000	2520	S ST	Non Contributor
01000440080000	2530	S ST	Non Contributor
01000430020000	2531	S ST	Non Contributor
01000460030000	2600	S ST	Contributor
01000450170000	2601	S ST	Contributor
01000460040000	2604	S ST	Contributor

01000450160000	2605	S ST	Contributor
01000460050000	2608	S ST	Contributor
01000450150000	2611	S ST	Vacant
01000460060000	2612	S ST	Non Contributor
01000450140000	2615	S ST	Contributor
01000460070000	2618	S ST	Contributor
01000450130000	2619	S ST	Contributor
01000460080000	2620	S ST	Contributor
01000450120000	2621	S ST	Contributor
01000460090000	2626	S ST	Non Contributor
01000450110000	2627	S ST	Contributor
01000460100000	2630	S ST	Contributor
01000450100000	2631	S ST	Contributor
01000520030000	2700	S ST	Contributor
01000520040000	2704	S ST	Contributor
01000520050000	2710	S ST	Contributor
01000520060000	2712	S ST	Non Contributor
01000520070000	2714	S ST	Contributor
01000520080000	2716	S ST	Contributor
01001050050000	2312	T ST	Contributor
01000360140000	2313	T ST	Contributor
01001050060000	2314	T ST	Contributor
01000360130000	2319	T ST	Contributor
01001050070000	2320	T ST	Contributor
01000360210000	2331	T ST	Non Contributor
01000420190000	2401	T ST	Contributor
01000420180000	2405	T ST	Non Contributor
01001110050000	2408	T ST	Contributor
01000420170000	2411	T ST	Non Contributor
01001110060000	2414	T ST	Contributor
01000420160000	2415	T ST	Non Contributor
01001110070000	2418	T ST	Non Contributor
01001110080000	2420	T ST	Contributor
01000420150000	2423	T ST	Non Contributor
01001110090000	2424	T ST	Contributor
01001110100000	2430	T ST	Non Contributor
01000420140000	2431	T ST	Non Contributor

01001130030000	2500	T ST	Contributor
01000440170000	2501	T ST	Non Contributor
01001130040000	2504	T ST	Contributor
01000440160000	2505	T ST	Contributor
01001130050000	2508	T ST	Contributor
01000440150000	2509	T ST	Contributor
01001130060000	2512	T ST	Contributor
01000440140000	2515	T ST	Contributor
01000440130000	2517	T ST	Non Contributor
01001130070000	2522	T ST	Non Contributor
01001130080000	2524	T ST	Non Contributor
01001130090000	2526	T ST	Contributor
01000440120000	2527	T ST	Non Contributor
01001130100000	2530	T ST	Non Contributor
01000440110000	2531	T ST	Contributor
01000460220000	2601	T ST	Contributor
01000460210000	2605	T ST	Contributor
01001150050000	2608	T ST	Non Contributor
01000460200000	2609	T ST	Contributor
01000460190000	2613	T ST	Contributor
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01000460180000	2617	T ST	Contributor
01000460170000	2619	T ST	Non Contributor
01001150080000	2620	T ST	Contributor
01000460160000	2625	T ST	Contributor
01001150090000	2626	T ST	Non Contributor
01001150280000	2630	T ST	Non Contributor
01000460150000	2631	T ST	Contributor
01001270030000	2700	T ST	Contributor
01000520220000	2701	T ST	Non Contributor
01001270040000	2704	T ST	Contributor
01000520210000	2707	T ST	Contributor
01001270050000	2708	T ST	Non Contributor
01000520200000	2709	T ST	Contributor
01001270060000	2712	T ST	Contributor
01000520190000	2713	T ST	Non Contributor

01001270070000	2714	T ST	Non Contributor
01001270080000	2718	T ST	Non Contributor
01000520180000	2721	T ST	Non Contributor
01001270090000	2722	T ST	Non Contributor
01000520170000	2727	T ST	Non Contributor
01001060040000	2302	U ST	Contributor
01001060050000	2308	U ST	Contributor
01001050180000	2311	U ST	Non Contributor
01001060060000	2312	U ST	Contributor
01001050170000	2315	U ST	Contributor
01001060070000	2316	U ST	Contributor
01001050160000	2317	U ST	Contributor
01001060080000	2320	U ST	Contributor
01001120040000	2400	U ST	Contributor
01001110220000	2401	U ST	Contributor
01001110210000	2405	U ST	Contributor
01001120050000	2406	U ST	Non Contributor
01001110200000	2409	U ST	Contributor
01001120070000	2412	U ST	Contributor
01001110190000	2413	U ST	Contributor
01001110180000	2417	U ST	Contributor
01001120080000	2418	U ST	Contributor
01001120090000	2422	U ST	Non Contributor
01001110170000	2423	U ST	Contributor
01001110160000	2427	U ST	Contributor
01001110150000	2431	U ST	Contributor
01001140030000	2500	U ST	Contributor
01001130220000	2501	U ST	Contributor
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01001140060000	2514	U ST	Contributor
01001130190000	2515	U ST	Contributor
01001130180000	2517	U ST	Non Contributor
01001140070000	2518	U ST	Contributor
01001140080000	2522	U ST	Contributor

01001130170000	2523	U ST	Contributor
01001130160000	2525	U ST	Contributor
01001140090000	2526	U ST	Contributor
01001140100000	2530	U ST	Contributor
01001160030000	2600	U ST	Contributor
01001150210000	2601	U ST	Contributor
01001150200000	2605	U ST	Non Contributor
01001160040000	2606	U ST	Non Contributor
01001160230000	2610	U ST	Non Contributor
01001150190000	2611	U ST	Non Contributor
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01001160080000	2620	U ST	Non Contributor
01001160090000	2622	U ST	Contributor
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01001150150000	2629	U ST	Non Contributor
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01001650050000	2308	V ST	Contributor
01001060190000	2313	V ST	Non Contributor
01001650060000	2314	V ST	Contributor
01001060180000	2319	V ST	Non Contributor
01001060170000	2323	V ST	Non Contributor
01001650070000	2324	V ST	Non Contributor
01001650080000	2326	V ST	Non Contributor
01001060160000	2329	V ST	Non Contributor
01001650090000	2330	V ST	Contributor
01001060150000	2331	V ST	Contributor
01001120230000	2401	V ST	Contributor
01001120220000	2405	V ST	Non Contributor
01001120210000	2407	V ST	Non Contributor
01001710050000	2410	V ST	Non Contributor
01001710060000	2414	V ST	Non Contributor
01001120200000	2415	V ST	Contributor
01001710070000	2418	V ST	Non Contributor
01001120190000	2421	V ST	Contributor
01001710080000	2422	V ST	Non Contributor

01001120180000	2423	V ST	Contributor
01001120170000	2425	V ST	Non Contributor
01001710100000	2430	V ST	Contributor
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01001730030000	2500	V ST	Contributor
01001730040000	2504	V ST	Contributor
01001730050000	2508	V ST	Non Contributor
01001140210000	2509	V ST	Contributor
01001730060000	2512	V ST	Non Contributor
01001140260000	2515	V ST	Non Contributor
01001730070000	2522	V ST	Contributor
01001140170000	2523	V ST	Non Contributor
01001730080000	2524	V ST	Contributor
01001140180000	2525	V ST	Non Contributor
01001730090000	2526	V ST	Non Contributor
01001760260000	2600	V ST	Contributor
01001160180000	2611	V ST	Contributor
01001160170000	2615	V ST	Non Contributor
01001160160000	2623	V ST	Non Contributor
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01001710090000	2426	V ST	Non Contributor
01001630190000	2213	W ST	Contributor
01001630180000	2217	W ST	Contributor
01001630170000	2221	W ST	Contributor
01001630160000	2229	W ST	Contributor
01001650200000	2311	W ST	Contributor
01001650190000	2315	W ST	Contributor
01001650180000	2319	W ST	Non Contributor
01001650170000	2323	W ST	Non Contributor
01001710200000	2411	W ST	Contributor
01001710190000	2415	W ST	Non Contributor
01001710180000	2417	W ST	Contributor
01001710170000	2421	W ST	Non Contributor
01001710160000	2427	W ST	Contributor
01001730220000	2501	W ST	Contributor
01001730250000	2505	W ST	Contributor
01001730180000	2509	W ST	Contributor

01001730170000	2517	W ST	Non Contributor
01001730160000	2521	W ST	Contributor