Meeting Date: **8/30/2016**

Report Type: Public Hearing

Report ID: 2016-00864

City of SACRAMENTO 15

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

Title: H.L. Nelson House Landmark Nomination (Noticed 08/19/2016; Passed for Publication 08/23/2016; Published 08/26/2016)

Location: District 4

Recommendation: Conduct a Public Hearing and upon conclusion pass an ordinance listing the H.L. Nelson House, located at 2626 P Street, in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) as a Landmark and specifying the property's significant features and characteristics.

Contact: Ethan Meltzer, Junior Planner, (916) 808-5879, Community Development Department

Presenter: Ethan Meltzer, Junior Planner, (916) 808-5879, Community Development Department

Department: Community Development Dept
Division: Current Planning
Dept ID: 21001221
Attachments:
1-Description/Analysis
2-Background
3-Vicinity Map
4-2626 P Street Nomination
5-Ordinance

City Attorney Review

Approved as to Form
Kourtney Burdick
8/19/2016 9:43:12 AM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 8/11/2016 1:26:15 PM

Description/Analysis

Issue Detail: Kara Brunzell, with the support of the property owner, submitted an application for the nomination of the H.L. Nelson House for listing in the Sacramento Register of Historic & Cultural Resources ("Sacramento Register") as a Landmark. Registration forms (attached) were prepared for the property, including an evaluation relative to the Sacramento Register eligibility criteria.

Policy Considerations: This proposed action is consistent with the Historic & Cultural Resources Element of the 2035 General Plan, the City's Strategic Plan Focus Area of "sustainability and livability," as well as the Historic Preservation sections in the Planning & Development Code, Title 17 of the City Code.

Economic Impacts: None.

Environmental Considerations: The Environmental Planning Services Manager has determined that this action is not a project under CEQA as it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. (CEQA Guidelines 15378.) Future development proposals affecting the property may require environmental review.

Sustainability: Not applicable.

Commission/Committee Action: On January 20th, 2016, the Preservation Director made the preliminary determination, under section 17.604 of the City Code, that the H.L. Nelson House at 2626 P Street is eligible for listing in the Sacramento Register and the property was nominated for listing in the Sacramento Register as a Landmark and the nomination was forwarded to the Preservation Commission for its consideration.

On February 17th, 2016, the Preservation Commission held a public hearing and passed a motion to forward a recommendation to the City Council to adopt an ordinance adding the H.L. Nelson House in the Sacramento Register as a Landmark, and listing the property's significant features and characteristics.

The city code specifies detailed procedures for the nomination and listing in the Sacramento Register of historic resources that have been deemed eligible for listing, including public hearings and a recommendation on the designation ordinance by the Preservation Commission, with no specified role for review of the un-codified designation ordinance by the City's Law and Legislation Committee. Therefore, the recommendation of the Preservation Commission has been forwarded directly to the City Council.

Rationale for Recommendation: This nomination is consistent with processes established in the Historic Preservation sections in the Planning & Development Code, Title 17 of the

City Code. The Preservation Director and Preservation Commission have determined that the property meets the eligibility criteria for listing in the Sacramento Register as a Landmark and the property also has significant historical and architectural worth, and the property's designation as a landmark is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic Preservation sections in the Planning & Development Code, Title 17 of the City Code.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

Background Information: On December 22nd, 2015, the City of Sacramento received an application for the nomination of the H.L. Nelson House (M15-020), at 2626 P Street for listing in the Sacramento Register of Historic & Cultural Resources (Sacramento Register) as a Landmark.

The property was recorded and evaluated by Brunzell Historical Consulting. Registration forms (attached) were prepared for the property, involving research on and evaluation of the property's eligibility relative to Sacramento Register eligibility criteria.

After review of the consultants' report, on January 20th, 2016, the City of Sacramento's Preservation Director, pursuant to section 17.604 of the City Code, held a public hearing and made a preliminary determination that the subject property is eligible for listing in the Sacramento Register as a Landmark, pursuant to the City's Sacramento Register eligibility criteria, and nominated the property to the Sacramento Register, including recommendations on the significant features and characteristics of the building and forwarded the nomination to the Preservation Commission for its consideration. Notice of such the Preservation Director's eligibility determination and recommendations on significant features and characteristics was mailed to the property owner and applicant. On February 17th, 2016, the Preservation Commission held a public hearing, reviewed the materials submitted at the hearing and passed a motion to forward a recommendation to the City Council to adopt an ordinance adding the property to the Sacramento Register as a Landmark, and listing the property's significant features and characteristics.

Eligibility Criteria

The Preservation Director made the preliminary determination, and the Preservation Commission concurred, that the property is eligible for listing on the Sacramento Register under section 17.604.210(A) of the Planning & Development Code as follows:

The H.L. Nelson House meets the criteria for Sacramento Register eligibility pursuant to Sacramento City Code Title 17, Chapter 17.604, Section 17.604.210-

(A)(1):

a. The nominated resource located at 2626 P Street and APN # (007-0335-009-0000) meets the following criteria for listing as a landmark:

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

The house is an excellent example of Craftsman domestic architecture, which began to emerge in the United States in about 1905. It features decorative elements characteristic of landmark examples of Craftsman houses, including a deep porch with battered clinker-brick columns, wide

unboxed eaves with exposed rafter tails and decorative knee braces, and side-gabled roof with dormers. Its large and elaborate front dormer is the dominant decorative feature of its main façade. Twin gabled dormers flank a slightly recessed connecting shed dormer. The assemblage is adorned with casement windows with diamond-shaped panes, exposed rafter tails and shaped fascia boards which extend beyond rooflines, and decorative knee-brace supports.

In addition:

The property retains integrity of location, design, setting, interior and workmanship, and association.

It also has significant architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect, and further the goals and purposes of the Historic & Cultural Resources Element of the 2035 General Plan and the Historic Preservation chapter of Title 17 of the City Code.

Character-Defining Features

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

1. Craftsman house design characteristics, including a deep porch, with simple wood railing, across the entire front of the house, with battered clinker-brick columns, wide unboxed eaves with exposed rafter tails and decorative knee braces;

2. Clinker brick sides to front wooden stairs from the porch, projecting from the east half of the porch;

3. Steeply sloped, side-gabled roof with dormers, front and back, and side clinker brick chimney;

4. Large and elaborate front dormer is the dominant decorative feature of its main façade, comprised of twin gabled "dormers" flanking a slightly recessed connecting shed "dormer." The dormer assemblage is adorned with casement windows with diamond-shaped panes, exposed rafter tails and shaped fascia boards which extend beyond rooflines, and decorative knee-brace supports;

5. Rear, upper-floor shed-roofed "wall-dormers" at the south facade;

6. Horizontal board siding on main level and shake siding on upper level;

7. Wood windows, double hung to casement types, with decorative, somewhat tapered side trim treatment, and noting particularly the front porch window assemblage with diamond divided lite transom;

8. West side square projecting bay with stained glass.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION AND LISTING IN THE SACRAMENTO REGISTER

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 Register Nomination & Listing Procedures & Hearings

The process and requirements for review, nomination to, and listing in the Sacramento Register for a property are found in Sacramento City Code, Title 17, Planning & Development Code, Section 17.604. Properties submitted in application for nomination are first reviewed by the Preservation Director. The Preservation Director makes a preliminary determination as to whether the property meets the City's eligibility criteria for listing in the Sacramento Register and forwards the property to the Preservation Commission for its consideration. After the Preservation Commission holds a public hearing on the nomination, it may pass a motion to recommend the listing to the City Council, and specifying the significant features or characteristics of the nominated resource. The City Council will then hold a public hearing to consider the nomination. At this hearing, the City Council will make the final determination as to whether to list the property in the Sacramento Register.

Eligibility Criteria For Listing On The Sacramento Register

A property is eligible for listing in the Sacramento Register as a landmark, historic district, or contributing resource within a historic district if it meets the requirements outlined in section 17.604.210 of the city code. In general, nominated resources are noted for one or more of the following characteristics: they are associated with the history of the city or the lives of persons significant to its past; they embody distinctive characteristics of a type, period, or method of construction; they have high artistic value or have significant historic or architectural worth; and, with respect to contributing resources within historic districts, the resource is located within the historic district, adds to the historical associations identified for the historic district, was present during the period of historical significance of the historic district and relates to the documented historical significance of the district, and possesses historic integrity.

Benefits Of Listing On The Sacramento Register

Title 17 of the city code provides for zoning and use incentives to assist in the preservation and the adaptive reuse of historic properties. Further, owners of listed properties pursuing the rehabilitation of their property may be eligible to benefit from the use of the California Historical Building Code, which may provide flexibility in means to meet Building Code standards in order to retain the historic features and materials of historic properties.

Placing landmarks, historic districts, and contributing resources on 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.

Restrictions Associated With Listing On The Sacramento Register

The requirements for review of all applications for development projects and planning entitlements within the City, including preservation development projects, and site plan and design review applications, are found in the City Code, under Title 17, the Planning & Development Code, noting that there may also be review considerations and requirements outside Title 17 that are based upon other regulations, design guidelines or plans that may have been adopted for the area in which a property is located.

For development projects involving properties listed in the Sacramento Register, under Title 17, section 17.604.900 of the city code, it is unlawful for any person to alter or damage any significant feature or characteristic of a landmark, historic district, contributing resource, or national- or state-registered resource without first obtaining proper city authorization. Accordingly, Title 17 of the city code regulates the approval and issuance of permits and entitlements involving properties listed in the Sacramento Register. Some affected aspects of development include building permits for: new construction; exterior alterations of, or additions to, 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; grading; sewer connection or disconnection; sign permits; and certificates of use or occupancy.

In addition, the city code sets forth minimum maintenance requirements for listed historic resources in order to prevent deliberate or inadvertent neglect of the resource. Under section 17.604.800 of the city code, structural defects must be promptly corrected. The City's Code Enforcement Manager and Building Official are authorized to enforce the city code and issue penalties. The City Attorney may also take legal action.

Miles
0.015 0.0075 0 0.015

M15-020
Vicinity Map
H.L. Nelson House

N

E. Meltzer

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: ___H.L. Nelson House_____

Other names/site number: _ 2626 P Street _____

Name of related multiple property listing**:**

____N/A_____

(Enter "N/A" if property is not part of a multiple property listing

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2. Location

Street & number: _2626 P Street _____

City or town: _Sacramento____ State: _California___ County: _Sacramento___

Not For Publication: ___ Vicinity: N/A

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3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national **___statewide** **___local**

Applicable National Register Criteria:

___A **___B** **___C** **___D**

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [x]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
Domestic: Single Dwelling

Current Functions
(Enter categories from instructions.)
Domestic: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
__Craftsman_____
_____

Materials: (enter categories from instructions.)
Principal exterior materials of the property: _____wood, brick_____

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph
The house is located on the south side of P Street in Sacramento, near the intersection of P and Twenty-seventh Streets. The 1.5-story Craftsman-style house is about two miles southeast of the California State Capitol and just west of Winn Park. Most of the residential neighborhood was developed in the decades around the turn of the century, and is characterized by large houses in Victorian-period and early twentieth-century architectural styles along with a handful buildings constructed in recent decades. The wide one-way streets are lined with mature trees, like most historic Sacramento neighborhoods. P Street has 1.5- and two-story houses, most of which were constructed in the first decade of the twentieth century. The house at 2626 P Street is a strong example of the large and elaborate Craftsman-style houses that were constructed in Sacramento between 1905 and about 1920. It is side-gabled and clad in wood shiplap and shingle siding. Characteristic decorative features include a deep porch with battered clinker-brick columns, wide unboxed eaves with exposed rafter tails and decorative knee braces, and side-gabled roof with dormers. The house to the west is a two-story American Foursquare that was constructed at the same time as 2626 P Street, and features similar massing, materials, size, and decorative elements. The building to the east, at the corner of P and 27th Streets, is a small two-story apartment building constructed circa 1965.

Narrative Description

Exterior: north elevation

The primary façade of 2626 P Street faces north. The building is nearly square in plan, with a side-gabled roof. The deep full-width porch is supported by three battered columns on heavy piers which rest directly on the ground. The upper columns are elaborated by decorative wood brackets. A wide, low set of wooden steps leads to the entrance on the east end of the façade. The west side and ends of the porch are enclosed with railings of plain flat boards. The entryway is fitted with a partially glazed flat wood door, with four small beveled-glass lights. There is also a wood screen door. A decorative window grouping next to the door has a large fixed picture window flanked by two tall and narrow casement windows. A wide window with small diamond-shaped lights stretches across the top of the others, creating a grouping of four windows. All are wood sash. Window and door casings are slightly wider at their lower ends (a decorative detail which is conistent through most of the house). The porch is sheltered by the main roof of the house, which has open eaves and exposed rafter tails.

The dominant feature of the main façade's upper story is a large and elaborate dormer. Twin gables flank a recessed connecting shed dormer. The steeply-pitched gables feature decorative elements which are echoed on the side elevations of the primary roof: exposed rafter tails and shaped fascia boards which extend beyond rooflines, and decorative knee-brace supports. Dormers are clad in horizontal shiplap siding like the ground floor with wood shingles at their diminutive gable ends. The gable dormers have paired tall and narrow casement windows, while the center shed dormer has a grouping of three slightly smaller tall and narrow casement windows. All are wood sash and feature small diamond-shaped lights. A tall clinker brick chimney projects from the roof just behind the dormers.

Exterior: east elevation

The east (side) elevation faces the driveway. It is clad in horizontal shiplap siding on the ground floor with shingle above. It lacks an entryway. Windows are all double-hung wood sash, but are a variety of sizes. Those above the ground floor (which light both upstairs rooms and the staircase landing) are irregularly spaced. The gabled roof has open eaves with shaped fascia boards and decorative knee braces that extend beyond the roof line. There is a lattice vent at the gable end.

Exterior: south elevation

The ground floor of the south (rear) elevation has areas on either end that are porches that have been enclosed. The east end of the elevation has an enclosed screen porch with three closely spaced fixed windows. The lower corner of the building is cut away at an angle (apparently to make room for the garage). There is a secondary entrance in this section of the house fitted with a paneled wood door. The west end of the rear elevation is also an enclosed porch, and is clad in drop siding that appears to have been salvaged from an older house. The window in this section has casing that is narrower than that on the other windows and doors throughout the house. The remainder of the ground floor is clad in horizontal shiplap. The upper floor is clad in wood shingle, and has two simple shed-roofed wall dormers. A narrow

chimney clad in clinker bricks is situated between the dormers. The open eaves have exposed rafter tails like the front of the house. All windows are wood sash.

Exterior: west elevation
The west (side) elevation is very similar to the east elevation. It is clad in horizontal shiplap siding on the ground floor with shingle above, and lacks an entryway. The gabled roof has open eaves with shaped fascia boards and decorative knee braces that extend beyond the roof line. There is a lattice vent at the gable end. The elevation is more heavily embellished, however, than its driveway-adjacent twin. Its north end has decorative windows with diamond-shaped panes as well as a set of windows with tall narrow lights. A projecting single-story volume at the center of the elevation has its own shed roof with exposed rafter tails as well as windows with leaded stained-glass panes. These features reflect the interior plan of the house rather than an intention to make this elevation attractive on the exterior, as it is very close to the house next door. The parlor and formal dining room are on the west side of the house, and these elements lend formality to the interior.

Property
The parcel has small front and rear yards. The front yard is landscaped with shrubs, and lacks a street tree in the parking strip, although adjoining properties on either side have mature trees. A narrow ribbon driveway to the east of the house leads to a single-car garage at the southeast corner of the parcel. The concrete block garage has a low-pitch shed roof with a shed awning projecting from its front (north) elevation. Its vehicle entrance has swinging wood double doors. The rear yard has a brick patio and several large shrubs and young trees.

Interior
The primary spaces in the interior of the house feature virtually all of the characteristic elements of Craftsman-style interiors as adapted to high-style houses during the first decade of the twentieth century. Coped ceilings, picture rails, paneled doors with crowned casings, tall wood baseboards, and dark wood floors are used throughout the house. Battered columns and balustrade in dark wood frame the entry hall, which leads to the parlor on the right and staircase on the left. (Most other woodwork including wainscoting throughout the house has been painted.) Entry hall and staircase have paneled wainscoting that is about five feet high, and the upstairs hall has similar wainscoting.

A tan-brick fireplace at the center of the room projects from the west wall, and is topped by a wood mantel. It is flanked by casement windows with small diamond-shaped panes. A built-in bookcase fits into the nook on its left. Its glazed doors are wired in a diamond-shaped pattern that echoes that of the windows. A bench is built in on the right of the fireplace creating an “inglenook” seating area. The windows flanking the fireplace and the large four-window assembly on the main elevation allow abundant natural light into the parlor. Pocket doors on its north wall lead to the formal dining room.

The dining room is dominated by a built-in china cabinet in an inset volume that occupies most of its west wall. It is topped by a stained-glass window, and flanked by tall windows with narrow panes. The room has paneled wood wainscoting to about five feet. A bracketed plate rail that originally topped the wainscoting has been removed. Double glazed doors with diamond-shaped panes lead to a small butler's pantry (originally a porch) on the south end of the house. The door to the kitchen is on the west wall.

The kitchen has been remodeled several times of the decades, and exhibits few characteristics of Craftsman interiors. The enclosed porch and downstairs bathroom have also been altered over the years, but do not appear to have originally been designed without ornamental elements.

The wide front staircase leads to a landing with a window that looks out onto the east side of the house. A rear staircase, which is much narrower and was clearly intended as a servants' staircase, leads from the landing to the kitchen area at the back of the house. Many of the decorative features used in the parlor and dining room are continued to the upstairs, including four-foot high wainscoting in the hallway. The upper story has front and rear dormers and is relatively steeply-pitched for a Craftsman-style dwelling, so although it is technically a 1.5 story house, the upstairs is a fully functional floor with plenty of headroom and mostly flat ceilings.

The three rear bedrooms are smaller and have fewer ornamental features than the expansive master bedroom, but picture railings, baseboards and other elements are carried through. The upstairs bathroom has its original features or in-kind replacements including claw-foot tub, hanging corner sink, and toilet with water-closet tank.

Windows on three sides of the room fill the elegant master bedroom with light. It is dominated by the dormer grouping, which has three small casement windows in a projecting central section flanked by two recessed areas. Each recess has a built-in seat below twin casement windows. All have decorative diamond-shaped panes framing the second-story view of neighborhood treetops. Dressing rooms at either side of the bedroom also have twin casement windows facing the side yards. Each has its own seating area and closet.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Architecture

Period of Significance
1908 - 1909

Significant Dates
1908 - 1909
1974

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Wright & Kimbrough

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The H.L. Nelson house at 2626 P Street is eligible to the Sacramento Register under Criterion C as an example of a building that embodies the distinctive characteristics of a type of construction. The house is an excellent early example of Craftsman domestic architecture, which began to emerge in the United States about 1905. It features decorative elements characteristic of landmark examples of Craftsman houses, including a deep porch with battered clinker-brick columns, wide unboxed eaves with exposed rafter tails and decorative knee braces, and side-gabled roof with dormers. Its large and elaborate front dormer is the dominant decorative feature of its main facade. Twin gabled dormers flank a slightly recessed connecting shed dormer. The assemblage is adorned with casement windows with diamond-shaped panes, exposed rafter tails and shaped fascia boards which extend beyond rooflines, and decorative knee-brace supports. The interior of the house displays the most important elements of Craftsman interior design including battered wood entry columns, tan-brick fireplace with inglenook, large decorative window assemblages, and paneled wainscoting. Its period of significance is 1908, the year the house was originally constructed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Sacramento and Neighborhood Development

The first European to permanently settle in the Sacramento area was John Sutter, a Swiss immigrant who came to the area in 1839. Sutter's Fort, which was located less than half a mile north of the parcel on which 2626 P Street was later constructed, became a way-station for immigrants travelling overland to California in the 1840s. When Sutter's employees discovered gold near the end of the decade, Sam Brannan and other speculators laid out Sacramento east of Sutter's Fort near the confluence of the American and Sacramento rivers. Sacramento quickly became an important port and the gateway to California's gold fields. Its influence was confirmed in 1854, when the California legislature chose Sacramento as state capital. As the nineteenth century progressed, agriculture began to overtake mineral extraction as the most important economic pursuit in the Sacramento Valley. Completion of the trans-continental railroad in 1869 further established Sacramento as a hub for commerce.

During Sacramento's first decades, development was clustered along the waterfront at the city's western edge. As the nineteenth century progressed, residential areas expanded to the east. Through the 1880s, the area that would become the Winn Park neighborhood was still mostly open land. Residential development was gradually spreading east, however, and in 1881 a new school, (later named "Fremont School"), opened at the corner of 24th and N Streets. By 1895, over half the lots in the neighborhood were developed, mostly with houses. There were still blocks that were completely undeveloped, however, as well as many empty lots scattered

through the neighborhood. Remnants of the neighborhood's agricultural past remained in the form of a nursery and a blacksmith/wagon shop.[1]

Although streetcars were in local use beginning in the late 1860s, they did not reach the eastern edges of city limits until late in the nineteenth century. After the turn of the century, Sacramento began expanding spatially as well as economically. The expanded streetcar system allowed Sacramento to add suburbs. This growth raised property values in the undeveloped portions of city limits, spurring infill on Sacramento's southern and eastern edges, including the Winn Park neighborhood. The park was laid out in the original city plat long before the area was developed and later named after Sacramento's second Mayor. By the early twentieth century, the streetcars passing through the neighborhood on P and 28th Streets, and the line near its northern border at Capitol Avenue (M Street), made it a desirable location for middle-class residences. Trinity Episcopal Cathedral was constructed on M Street between 26th and 27th Streets in 1902.[2]

By 1915, the Winn Park neighborhood was almost completely built out. Primarily a residential area, the dwellings included expansive houses built by the upper-middle class as well as two to four flat dwellings and boarding houses for the working class. Three churches, in addition to the Episcopal Cathedral, served neighborhood residents. Scattered offices and retail operations were located among the residences, usually on corner lots, and the P.G. & E. carbarns at 28th and N Streets provided nearby employment for working class residents. The park became a significant amenity as the neighborhood urbanized. In 1917, it was dedicated to Sacramento pioneer and Native Sons of the Golden West founder A.W. Winn as part of Sacramento's celebration of California's admission to the United States.[3]

2626 P Street, Sacramento

The house at 2626 P Street in Sacramento was constructed in 1908 by local real estate developers Wright & Kimbrough. Founded in 1892, the firm recorded a number of subdivisions and built several hundred houses in Sacramento around the turn of the century. Mary Basye Nelson and Henry Lau Nelson were the first owners of 2626 P Street. In 1909, when they moved into the house, Henry or H.L. Nelson was a 37-year-old businessman. He had grown up in Illinois, and as a young man made a substantial fortune in the oil business. His wife Mary, who was born in Virginia and grew up in Kern County, was a 26-year old housewife. Their daughter Ellen was about seven.

[1] "Sacramento Bird's Eye View," The Daily Record-Union and Weekly Union, 1890s; Sacramento Daily Union, 6 October 1881, p. 3 col.1; Sanborn Insurance Maps, Sacramento, California, 1895.
[2] Steven M. Avella, *Sacramento, Indomitable City,* Arcadia Publishing, Charleston, South Carolina: 2003, p. 80; Sacramento Archives and Museum Center and the Historic Old Sacramento Foundation, *Sacramento's Midtown,* Arcadia Publishing, Charleston, South Carolina: 2006, p. 85.
[3] C.G. Brown, "Map of the City of Sacramento," 1923; Clarence Hunt, "Sacramento's Splendid Celebration," The Grizzly Bear, Volume 22, October, 1917.

H.L. Nelson's parents were Swedish immigrants. Born in 1872, Henry was the second of six sons. His father Nels was a farmer and his mother Anna kept house. Henry Nelson came to California as a young man, and in 1896 he was appointed notary of Randsburg in eastern Kern County. The small town sprang up about 1895 to serve the newly discovered Rand Gold Mining District in the Upper Mojave Desert. Nelson bought and sold mines as well as acting as notary for the community. His notary and real estate office was damaged when a fire swept through the town in 1898. Oil was discovered in Kern County in 1899, and ultimately proved to be much more valuable than the local gold mines. By the turn of the century, Nelson had shifted his mineral interests to petroleum. In 1900, he held 500 shares in the Independence Oil Company. A newspaper story in June of that year reported that after the company made an oil strike in Coalinga, the share price jumped from $.20 to $5.00. In 1900, he briefly worked as an oil well superintendent in Santa Barbara. Although he lived there long enough to be recorded in the 1900 census, he seems to have resided primarily in Kern County throughout this period.[4]

While Nelson was living in a Santa Barbara boarding house and working in the oil industry, a young woman named Ellen Phelps was living nearby in a different boarding house. She was a waitress in her late twenties in 1900, and like Nelson, originally from Illinois. They must have met in Santa Barbara, because Phelps and Nelson married in Santa Maria the following year and moved back to Kern County. In March of 1902, their daughter Ellen was born in Bakersfield. Her mother never recovered from the pregnancy and birth, and died two months later. At this time, the Nelsons lived in Oil Center, a town near Bakersfield that sprang up after oil was discovered in Kern County. Henry Nelson served as Oil Center's postmaster in addition to his business activities. In 1903, Nelson spent time in Bakersfield, where he was planning to build a hotel.[5]

Mary or May Norris Basye was born in 1881 in Fauquier County, Virginia. Her parents John and Kate were both Virginia natives. Mary was the oldest of seven children. Her father was a farmer, and the Basyes moved to the Bakersfield area in Kern County, California about 1894, where they continued to farm. Mary Basye must have met Henry Nelson immediately after his first wife died, and the couple married in 1903, when Nelson's daughter from his first marriage was about a year old. The Nelsons moved to Sacramento about 1908, and Henry began managing the Sacramento Oil & Burner Company. The firm offered its services as contracting engineers and sold oil-burning furnaces, hot-water heaters, and hydro-carbon lamps. The Nelsons rented a house on 30th Street before purchasing the P Street house.

H.L. Nelson's forays into the mining and oil business must have been profitable, allowing him to start businesses in Sacramento and to purchase the large, newly-constructed house for his growing family. In 1909, he ran for Sacramento City Council on the Republican ticket. He

[4] Sacramento Daily Union, September 9, 1896; Mining and Metallurgical Journal, September 15, 1897; Los Angeles Herald, June 2, 1900.
[5] U.S. Census Records, Santa Barbara, California, 1900, Kern County, California, 1900; Bakersfield Californian, May 24, 1902.

continued to operate the oil-burner business, and started a restaurant called Cafeteria Sacramento in 1911, which he advertised as a fashionable new type of eatery in the Sacramento City Directory. He was a director of a real estate development company called the American River Investment Company. Nelson also platted a subdivision in southeast Sacramento about this time, presumably as a speculative investment.[6]

Henry Nelson, Jr. was born in 1909, shortly after the family moved into the house. Mary's younger brother Edmund Basye, who was a bachelor, also lived with the family. Basye worked for Henry Nelson as a pipe fitter in the oil burner company. He married a woman named Charlotte in 1912, about the time the Nelsons moved out of the house, and later worked as a car-builder for the railroad and a cabinet-maker. In 1911, Henry and Mary had a third child, named Anna Nelson while living in the house. The Nelsons moved out of 2626 P Street about 1912. By 1920, the family was living on a farm Henry operated near Mississippi Bar in Sacramento County. He died in 1922. In 1933, Anna Nelson married John Basye Giboney, the adopted son of Mary's sister Rose, who lived in Kern County. Mary Basye Nelson lived until 1968, more than forty years after her husband's death.[7]

After the Nelsons moved out a single man lived briefly at 2626 P Street. In 1913, Sidney H. Whisner, who was a manager at Western Securities, lived in the house. Whisner was listed in the San Francisco Blue Book in the teens. He had moved by the following year, and it was vacant through 1915.[8]

George R. Davis and his family moved into the house in 1916. A native Californian, Davis was born in 1878. From 1903 – 1922, he worked for the Pacific Division of the U.S. Geological Survey. Davis was in the topographic office in Sacramento. He was a civil engineer by training, and worked as a field topographer, surveying in the Sierra Nevada. He managed the office from 1917 – 1922. In 1906, he rushed from Sacramento to San Francisco after the great earthquake to check on his father, Edward Davis, who lived there. While in San Francisco, he was part of a U.S.G.S. team that created a memorable set of early photographic images of the devastation. His wife Adelena was born in Michigan to James and Anna Fontaine in 1882. At the age of 19, she was living on her own in Big Rapids, Michigan, where she was apparently attending college. By 1905, Adelena was a stenographer for the U.S.G.S. in Michigan, later moving to the Sacramento office. Like her future husband, Adelena helped with earthquake response in 1906, joining the Women's Council's efforts to feed and clothe the refugees that streamed into Sacramento by train. She appears to have worked in the Washington, D.C. office for a couple of brief periods after 1910, but returned to Sacramento. Adelena and George married in Lakeview, Michigan (Adelena's hometown) in 1916, and must have moved into the house right after the wedding. After the couple married, Adelena's mother, Anna Fontaine, probably lived

[6] Sacramento City Directories, 1909 – 1911; San Francisco Call, July 18, 1909,
[7] U.S. Census, Sacramento, California, 1910, 1920.
[8] Sacramento City Directories, 1913.

with them. Fontaine was a native of Denmark, and would have been about 60 years old when they moved in. George and Adelena's daughter, Anna Faye Davis, was born in 1917 while the family was living at 2626 P Street. The Davis family moved out in 1918, apparently to buy their own house after George's promotion. George Davis died about 1922, and Adelena and Anna Faye were living on their own in 1930. Anna Faye Davis became a typist for the school district, and married Hubert Rogers in 1949.[9]

The house appears to have been briefly vacant after the Davis family moved out. In 1920, Dr. Joel Wilder bought and lived in the house with his wife and baby daughter, Emma Jane. Wilder was born in Sacramento in 1884. Wilder's father, who shared his name, came to Sacramento while working on the transcontinental railroad, and continued to work for the Southern Pacific Railroad for many years. The younger Wilder was a dentist and had his own practice. Joel Wilder attended Northwestern University, where he was a member of Acacia Fraternity, graduation in 1909. He was qualified as a dentist by 1909, and read a paper to the Sacramento Dental Association the following year. He also joined the California State Dental Association in 1910. Wilder's wife Weslie was born in Iowa about 1892 and grew up in Nebraska. Weslie Wort appears to have been a remarkably independent woman for her times. She attended the University of Nebraska where she was a member of Pi Beta Phi sorority, and later Mills College. She taught school in Sacramento before her marriage, and lived in the Merrium Apartments in the late teens. She and two other young women drove a car from Sacramento to Nebraska in 1917 (two of them flouting convention by wearing trousers), a challenging adventure Weslie later wrote about. One of her travel companions was Myrtle Millward. A graduate of Mills College, Millward taught school in Sacramento and boarded in various locations, living for a time at 2626 P Street before marrying about 1921. In the months before her wedding, Millward was renting from the Wilders. She may also have boarded with the Davis family in the house before the Wilders moved in. Weslie and Joel married about 1919. Emma was born in 1920, and the couple had a second daughter, Isabelle, in 1925. In 1926, Wilder filed a patent for a dental device he invented. The couple divorced shortly thereafter, and Weslie moved to Nebraska with her children. In 1930, Weslie and the children were living with her parents and Joel was living alone in a San Francisco apartment, and reported himself a widower.[10]

Residents of the house during the first decades after its construction were financially comfortable business owners and professionals. By the mid-1920s, however, 2626 P Street was nearly twenty years old and not as fashionable as when it was new. While still a respectable neighborhood, it began to house middle- and working-class peope. Paul H. and Delma Manby lived there in 1926. Paul Manby worked for the City of Sacramento as a deputy clerk. The

[9] U.S. Census, Sacramento, California, 1920; Elizabeth M. Colvard and James Rogers, "Facing the Great Disaster," U.S.G.S., 2006, http://pubs.usgs.gov/gip/2006/31/gip-31.pdf, accessed August 28, 2015.
[10] U.S. Census, Sacramento, California, 1920, San Francisco 1930; Weslie Wort Wilder, "Sacramento to Kearney by Car, 1917," Buffalo Tales, Buffalo County Historical Society, Volume 5, Number 8, September, 1982; Directory of Secondary and Normal Schools, 1915 – 1916, California State Printing Office, 1915.

following year a State Board of Education typist named Elinor M. Gastman had moved in. Edward and Adeline Manby also lived in the house that year. Adeline was a stenographer for the state and Edward was an engineer. They were not married, and appear to have been Paul and Delma's children. The three lived in the house until at least 1930.[11]

Thomas and Henrietta Hunt purchased the house about 1932, and lived in it through 1945. The family rented a house on O Street before moving into 2626 P Street. Thomas was an operator for the P.G. & E. streetcar. Hunt was born in Pennsylvania about 1875, and had lived in Colorado, Wyoming, and Dunsmuir, California before coming to Sacramento. Hunt served in the Spanish-American War, was a mill employee, and worked for the railroad. He married Lillian Squires in Wyoming about 1904. Their children. Viola and Arthur, were born about 1908 and 1912. Lillian Squires Hunt died in 1914. Hunt married Henrietta Squires Glauner about 1918. Henrietta and Lillian appear to have been sisters born about 1874 and 1876. Daughter Viola Hunt lived with her father and stepmother until at least 1933, when she was about 38 and worked as a DMV clerk. In 1940, Thomas and Henrietta were 65 and 66, and did not work. Viola no longer lived at home.[12]

2626 P Street slid into a period of decline after World War II. It became a rooming house during the mid-century years. The Hunts split the spacious master bedroom into two small rooms and used the front parlor as bedrooms. They painted the interior woodwork and installed a door between the entry hall and parlor that covered its Craftsman-style details. Other alterations such as enclosure of the back porches, removal of the old hitching post at the front of the property, construction of the garage, and installation of the driveway are also likely to have been performed during this period.[13] In 1947, the Hunts advertised five rooms available in the house, with the front room used as a bedroom for three people. At times they advertised for male tenants only. The rooming house was offered as "unrestricted," meaning that the owners would rent to non-whites. The Hunts appear to have continued living in the house during this period.[14]

Margaret Nannini purchased and moved into the house about 1949. Her sister Rose Osspapot moved in soon after. Osspapot and Nannini lived in the house together from at least 1952 until the early 1970s. Rose was born about 1901. Margaret, born in 1895, was one of Rose's four older sisters, and they also had a younger brother named Julian. Their parents were Austrian – Italian. Their father, Joe, was a miner, and died about 1905. The sisters grew up in Hastings, Colorado, where their widowed mother made a living by taking in laundry. She moved to Sacramento with her younger children about 1922. Rose Osspapot worked for most of her adult

[11] Sacramento City Directories, 1926.
[12] U.S. Census, Sacramento, California, 1930, 1940.
[13] Research has not revealed dates for these alterations, but they were performed prior to when the 1950 Sanborn Map was produced.
[14] Sacramento Bee, October 29, December 8, 1947.

life in a laundry, at times for the County Hospital and during other periods a private laundry. Her siblings often worked with her. She never married, and lived with her family on 7th Avenue and later rented on 25th Street before moving into 2626 P Street. Until her husband, Louis Nannini, died in the mid-1940s, Margaret had lived with her family in Grass Valley. In 1949, she was a laundry worker at the County Hospital. She was a packer at the Signal Corp in 1952, and Osspapot by this time worked in the County Hospital laundry.

Osspapot and Nannini continued to take in boarders through the 1960s. In 1955, they advertised the rooms for rent as "under new management." Boarders are difficult to trace through city directories, so many of their names are unknown. The sisters, who slept in the parlor and rented out the upstairs rooms, appear to have continued the Hunt's practice of renting mostly to men. Those whose names have been discovered include Eugene H. Hicks in 1952, Joseph Sobel in 1956, Gordon Crowdis, Manuel Velasco, and Eugene Tauschek in 1959, Nolan Tatum in 1965, Dean Tauscheck in 1967, and Thomas E. Loftus in 1969. Research has revealed little biographical information about these boarders, who mostly seem to have been working- and middle-class men with occupations such as printer and salesman.

Constance L. Geffert and Preston Terrell purchased the property from Osspapot and Nannini in 1974. The couple had married in fall of 1972, when both were in their late twenties. Both attended Sacramento State, and Terrell was managing the Mid Town Manor apartments when they married. Connie Geffert was born in the Aleutian Islands to an Air Force family. The Gefferts moved to Arizona and then Modesto, California before settling in Sacramento in the late 1960s after Connie's father had left the Air Force. Geffert then enrolled in Sacramento State, where she graduated with an English degree and then entered graduate school. She left graduate school when she married, and went to work. Geffert worked for the Sacramento library system, as a legal secretary, a real estate agent, and for a banking group that specialized in farm credit. The Gefferts began restoring the house shortly after their purchase, uncovering the entry hall woodwork and refinishing floors in the early years. Over time they finished the garage, installed windows in the boarded-up back porch, and replaced the roof and plumbing. In 1990, Geffert and Terrell divorced, and Geffert continued to live in the house. She then restored the master bedroom, performed foundation work, and replaced rafter tailings where required. In 2015, Geffert continues to reside in the house.

Architecture of the H.L. Nelson House

With aesthetic roots in the English Arts & Crafts movement, Craftsman architecture was a reaction against the rigid formality and elaborate embellishment that characterized the late Victorian period. Craftsman architecture and interior design celebrated rustic, naturalistic charm and informality. Natural materials and horizontal massing were used to blend buildings with landscapes. Southern California architects Greene & Greene's early twentieth-century "Ultimate Bungalows" were influential prototypes for the style, which also built on the ideas of Frank Lloyd Wright and Bernard Maybeck. Craftsman design was popularized nationwide by architectural kits and pattern books, as well as by furniture designer Gustave Stickley via his

Craftsman magazine, which he began publishing in 1901. The Craftsman movement was more than a collection of aesthetic principles, it was a lifestyle movement with connections to progressive thought. Particularly as articulated by Stickley, Craftsman ideals took on moral overtones, rejecting what was viewed as the useless ornament and extravagant expense of Victorian design. Stickley promoted simplicity, utility, informality, and connection to the natural world, and Craftsman-style houses became the most popular form of small house during the first decades of the twentieth century.

Despite the movement's idealistic populist rhetoric, many example of high-style Craftsman houses were constructed in California between 1905 and 1920. It was the most popular style for large houses constructed in the southeastern portion of the Sacramento city grid between about 1908 and 1920. Many of these early examples were, like the H.L. Nelson House, expansive dwellings designed for well-off professionals and business owners. 2626 P Street includes both design elements that mark it as a landmark Craftsman and more transitional features that retain a hint of Victorian-period formality. The house has several features designed to blend it with its surroundings: the wide, broad porch with its battered columns reaching all the way to the ground; the large window groupings that both flood the interior with natural light and frame the view of neighborhood treetops, and the use of rustic materials like wood shingles and irregular clinker bricks.

Other elements are meant to evoke rusticity and exposed structure, but are simultaneously carefully designed embellishments. Knee braces, for example, are pierced with a decorative fourth member that ends in a pointed bevel rather than being simple triangular braces. Like rafter tails, they project beyond the roof-line (a hallmark of high-style craftsman houses.) Fascia boards and rafter tails are decoratively sawn, and elements such as brackets on upper porch columns are purely decorative. The relatively steep pitch of the roof gives the house an impressive height nearly equal to its late-Victorian counterparts rather than the low-slung massing that allowed many Craftsman houses to blend into landscape. Its entry hall is framed with battered columns and opens onto the parlor rather than being a separate room as in earlier houses, giving the entry to a twentieth-century informality. The formal dining room, however, is separated from parlor and kitchen by doors that can be closed. The staircase is probably the single element that best illustrates the building's transitional split personality. Wide front stairs adorned with an open balustrade lead from the entry hall to a landing, where they meet narrow back stairs intended for servants' use. Hierarchical separation of family and staff was *de rigueur* during the Victorian period for larger houses, but fell out of favor as the twentieth century progressed. This house retains the space-wasting dual staircases, although as they combine at the landing the lady of the house and her maid would have had to share the upper flight. (Research has not revealed the presence of any live-in staff during the history of the house, so in practice the back stairs must have been used by the boarders or children who used the back bedrooms over the years.)

The house has been altered very little over its century of use. The only changes to the main façade are the addition of a simple handrail to the porch and the substitution a ribbon-type driveway to the east of the house for the original hitching post near the street. A handful of other changes include addition of a small garage at the northeast corner of the parcel behind the house, enclosure of rear porches, and painting interior woodwork. Therefore the building retains all aspects of integrity. It is a landmark example of a large Craftsman-style dwelling, which was the most popular type of house for upper-middle-class Sacramentans during the decade following its construction.

9. Major Bibliographical References

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----------October 29, 1947.
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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:
____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property __.07_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 38.567451 Longitude: -121.473865

Verbal Boundary Description (Describe the boundaries of the property.)

The property is the northeast half of Sacramento County Assessor Parcel Number 006-0098-021-0000 and the northeast third of 006-0098-014-0000, adjoining parcels located southeast of the intersection of 8th Street and Kayak Alley in Sacramento, California.

Boundary Justification (Explain why the boundaries were selected.)
The property boundaries include all of the American Apartments/American Cash Store building constructed in 1909 as well as the addition originally constructed as a warehouse for the building in 1910. Three buildings that adjoin the American Apartments on the southwest portions of the two parcels are not included.

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11. Form Prepared By

name/title: Kara Brunzell
organization: Brunzell Historical
street & number: 1613 B Street
city or town: Napa state: California zip code: 94559
e-mail kara.brunzell@yahoo.com
telephone: 707-290-2918
date: September 10, 2015

Additional Documentation

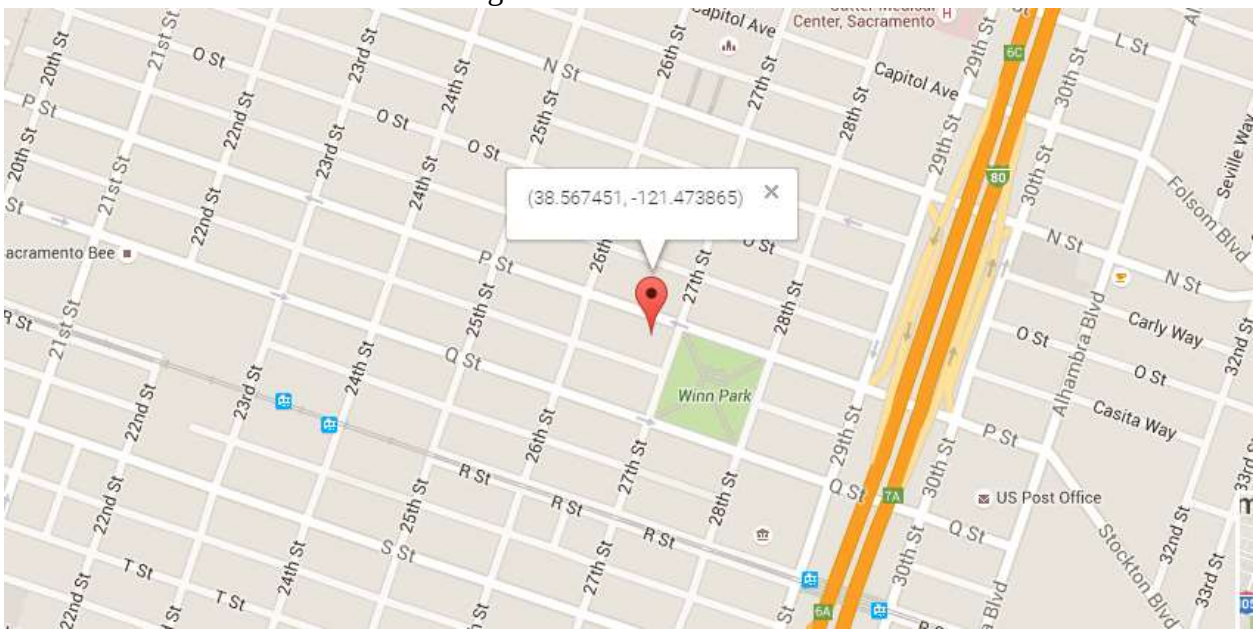
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Location Map:

Latitude: 38.567451 Longitude: -121.473865



Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation

Figure 1: H.L. Nelson Notary business, Randsburg, California, c1897 (H.L. Nelson center frame).

Figure 2: Mary Basye and H.L. Nelson, c1897.

Figure 3: Photograph of unknown woman and man at 2626 P Street, c1910.

Eat the New Way Cafeteria Sacramento
Follow the Crowd
H. L. NELSON, Mngr
1009-13 K ST.
886 SACRAMENTO DIRECTORY CO'S 1911

Figure 4: Cafeteria Sacramento Advertisement, 1911.

Figure 5: Mary, Anna, Henry Jr., and Henry Lau Nelson Sr., c1920.

Figure 6: Adalena Fontaine, c1910.

Figure 7: George R. Davis, c1910.

Figure 8: George R. Davis surveying, c1910.

Figure 9: 2626 P Street, c1917.

Figure 10: Woman (possibly Adalena Fontaine Davis) at rear of house with Anna Davis, 1917.

Figure 11: Woman (probably Anna Fontaine) at rear of house with Anna Davis, 1917.

Figure 12: Unknown girl with Anna Davis at rear of house, 1917.

Figure 13: Adalena Fontaine Davis at rear of house, 1917.

Figure 14: Parlor showing fireplace, c1917.

Figure 15: Dining room showing china cabinet, c 1917.

Figure 16: Dining room showing wainscoting and plate rail, c1917.

Photographs:

Photograph 1: Neighborhood setting, house center left of frame, camera facing south, August 6, 2015.

Photograph 2: 2626 P Street, camera facing south, August 6, 2015.

Photograph 3: East elevation and porch detail, camera facing southwest, August 6, 2015.

Photograph 4: Detail, dormer, camera facing southwest, August 6, 2015.

Photograph 5: Detail, porch column.

Photograph 6: Detail, porch windows.

Photograph 7: East elevation with garage in background, camera facing south, August 6, 2015.

Photograph 8: Garage, west elevation, camera facing east, August 6, 2015.

Photograph 9: Detail, knee braces.

Photograph 10: South (rear) elevation with garage right of frame, camera facing north, August 6, 2015.

Photograph 11: South (rear) elevation, camera facing northwest, August 6, 2015.

Photograph 12: West elevation, camera facing southeast, August 6, 2015.

Photograph 13: West elevation, camera facing east, August 6, 2015.

Photograph 14: Entry hall with parlor right of frame, August 6, 2015.

Photograph 15: Parlor with fireplace and inglenook, August 6, 2015.

Photograph 16: Parlor showing pocket doors, August 6, 2015.

Photograph 17: Dining room with built-in china cabinet and leaded glass windows, August 6, 2015.

Photograph 18: Dining room showing wainscoting with entrances to parlor and kitchen, August 6, 2015.

Photograph 19: Master bedroom with dressing room and dormer windows, August 6, 2015.

Photograph 20: Master bedroom with dormer windows, August 6, 2015.

Photograph 21: Master bedroom with dormer windows and dressing room, August 6, 2015.

Photograph 22: Front stairs and balustrade with front door in background.

ORDINANCE NO. ___

Adopted by the Sacramento City Council
Date Adopted

LISTING THE H.L. NELSON HOUSE,
LOCATED AT 2626 P STREET,
AS A LANDMARK ON THE SACRAMENTO
REGISTER OF HISTORIC & CULTURAL RESOURCES

BACKGROUND

A. The city council has found "that significant aspects of the city's rich and diverse historic resources deserve recognition and preservation to foster an understanding of our heritage, and to promote the public health and safety and the economic and general welfare of the people of the city. The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city's economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character." (Sacramento City Code section 17.604.100.A.)

B. To this end, the city code provides a mechanism for listing landmarks, historic districts, and contributing resources on the Sacramento Register of Historic and Cultural Resources ("Sacramento Register"). Listing properties on the Sacramento Register helps to maintain and revitalize the City of Sacramento and its neighborhoods by encouraging the use and reuse of historic building and protects buildings and neighborhoods from deterioration and inappropriate alterations, all of which enhance the City's economic, cultural, and aesthetic standing.

C. To be listed as a landmark on the Sacramento Register, the city council must make the findings required by section 17.604.210.A of the city code.

D. The H.L. Nelson House located at 2626 P Street (APN # 007-0335-009-0000) (the "resource") is eligible for listing as a landmark on the Sacramento Register because it satisfies the following requirements:

1. City Code section 17.604.210.A.1.a.iii: It embodies the distinctive characteristics of a type, period or method of construction – The house is an excellent example of Craftsman domestic architecture, which began to emerge in the United States in about 1905. It features decorative elements characteristic of landmark examples of Craftsman houses, including a deep porch with battered clinker-brick columns, wide unboxed eaves with exposed rafter tails and decorative knee braces, and side-gabled roof with dormers. Its large and elaborate front dormer is the dominant decorative feature of its main façade. Twin gabled dormers flank a slightly recessed connecting shed dormer. The assemblage is adorned with casement windows with diamond-shaped panes, exposed rafter tails and shaped fascia boards which extend beyond rooflines, and decorative knee-brace supports.

2. City Code section 17.604.210.A.1.b: The resource has integrity of location, design, setting, materials, workmanship and association when judged with reference to the eligibility criteria – The primary and secondary façades of the house have a high degree of integrity, including original materials, and clearly conveys the Craftsman stylistic elements.

3. City Code section 17.604.210.A.1.c: The resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of chapter 17.604 of the City Code – The house is a significant example of a Craftsman style residence, with relatively rare combinations of significant features, and its preservation benefits the public understanding of Sacramento's architectural heritage.

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

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

SECTION 1.

The city council hereby finds the following:

A. The H.L. Nelson House located at 2626 P Street (APN # 007-0335-009-0000) (the "resource") is eligible for listing as a landmark on the Sacramento Register because it satisfies the following requirements:

1. It embodies the distinctive characteristics of a type, period or method of construction (City Code section 17.604.210.A.1.a.iii);

2. The resource has integrity of location, design, setting, materials, workmanship and association when judged with reference to the eligibility criteria (City Code section 17.604.210.A.1.b);

3. The resource has significant historic or architectural worth, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of chapter 17.604 (City Code section 17.604.210.A.1.c).

B. The city council has considered the factors in section 17.604.210.A.2 of the city code and determined they are inapplicable to the H.L. Nelson House.

SECTION 2.

The H.L. Nelson House located at 2626 P Street is hereby listed on the Sacramento Register as a landmark.

SECTION 3.

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

1. Craftsman house design characteristics, including a deep porch, with simple wood railing, across the entire front of the house, with battered clinker-brick columns, wide unboxed eaves with exposed rafter tails and decorative knee braces;

2. Clinker brick sides to front wooden stairs from the porch, projecting from the east half of the porch;

3. Steeply sloped, side-gabled roof with dormers, front and back, and side clinker brick chimney;

4. Large and elaborate front dormer is the dominant decorative feature of the main façade, comprised of twin gabled dormers flanking a slightly recessed connecting shed "dormer." The dormer assemblage is adorned with casement windows with diamond-shaped panes, exposed rafter tails and shaped fascia boards which extend beyond rooflines, and decorative knee-brace supports;

5. Rear, upper-floor shed-roofed "wall-dormers" at the south facade;

6. Horizontal board siding on main level and shake siding on upper level;

7. Wood windows, double hung to casement types, with decorative, somewhat tapered side trim treatment, and noting particularly the front porch window assemblage with diamond divided lite transom; and

8. West side square projecting bay with stained glass.