REPORT TO LAW & LEGISLATION COMMITTEE
City of Sacramento

915 I Street, Sacramento, CA 95814-2604

4

Consent

November 20, 2007

Honorable Members of the
Law & Legislation Committee

Title: Nomination of the Oak Park Downtown Historic District to the Sacramento Register of Historic and Cultural Resources (M07-057)

Location/Council District: Oak Park, Council District 5

Recommendation: Staff recommends that the Law and Legislation Committee 1) review an **Ordinance** placing the Oak Park Downtown Historic District in the Sacramento Register of Historic and Cultural Resources (Sacramento Register), and specifying the district's boundaries, contributing resources, significant features and characteristics; and 2) direct staff to take the Ordinance to City Council for adoption.

Contact: Kathleen Forrest, Associate Planner, (916) 808-5896; Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259

Presenters: Not applicable

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: This proposal would add the Oak Park Downtown Historic District to the Sacramento Register. On August 20, 2007, a property owner's agent submitted Demolition Investigation and Reports (IR07-580 and IR07-581) per Section 17.134.430 of the Historic Preservation Chapter of the City Code for the proposed demolition of two structures 50 years old or older, at 3402 Broadway and 3408 3rd Avenue. The two properties had been previously identified as potential contributing resources to a potential Oak Park Downtown Historic District as part of the Oak Park Historic Architectural Survey prepared by Historic Environment Consultants ("Consultant").

On September 26, 2007, the Preservation Director held a Hearing, which included action on the entire potential Oak Park Downtown Historic District, as well as the two properties proposed for demolition. The Preservation Director made the preliminary determination that A) the two structures proposed for demolition within the potential historic district are eligible for listing in the

Sacramento Register as contributing resources in the Oak Park Downtown Historic District, and B) that the Historic District is also eligible, including the other properties recommended by the consultant as contributing resources, per the Historic Preservation Chapter of the City Code, Chapter 17.134.

Please see the attached evaluation, which includes the history and significance of the proposed district (attachment 3), in which the consultant concludes that the district is eligible for listing as a Historic District in the Sacramento Register under Criterion "i" of the Criteria for Sacramento Register eligibility, "It is associated with events that have made significant contributions to the broad patterns of the history of the city, the region, the state or the nation," and Criterion "ii", "It is associated with the lives of persons significant in the city's past." It also meets the requirements and factors for consideration for listing Historic Districts as defined in the Historic Preservation Chapter of the City Code (17.134.170(B)).

The Preservation Commission is scheduled to hear the nomination of the proposed district on November 7, 2007. At the time of writing, the Preservation Commission has not made a recommendation to the City Council. The attached ordinance, comprised of a boundary map, eligibility criteria, contributing resources and list of character defining features, is the staff recommendation. Following the November 7 hearing, the ordinance will incorporate the Preservation Commission's recommendations.

Policy Considerations: This proposed action is consistent with the City's Strategic Plan Focus Area of "sustainability and livability", as well as the Preservation Element of the General Plan and the City's Historic Preservation chapter of the City Code.

Committee/Commission Action: On September 26, 2007, the Preservation Director made a preliminary determination that the nomination is eligible for listing in the Sacramento Register. The Preservation Commission is scheduled to hear the proposed nomination on November 7, 2007, and forward their recommendations to the City Council.

Environmental Considerations: The Environmental Services Manager has determined that this action is not a Project per Section 15378 of the California Environmental Quality Act (CEQA) Guidelines, because it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. This action is exempt from environmental review per Section 15308 Actions by Regulatory Agencies for Protection of the Environment. Separate development proposals affecting the properties may require environmental review.

Rationale for Recommendation: This nomination is consistent with processes established in the Historic Preservation Chapter of the City Code (attachment 1, page 4). The property meets the eligibility criteria for listing in the Sacramento Register as a Historic District (attachment 5, page 90).

Financial Considerations: Not applicable.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: David Kwong
Planning Manager

Approved by: William Thomas For
William Thomas
Director of Development Services

Recommendation Approved:

for Patti Bishard
Ray Kerridge
City Manager

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Attachment 1

Background Information:

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement on the Sacramento Register of Historic and Cultural Resources (Sacramento Register) as a Landmark or as a Contributing Resource within a historic district are listed in Sacramento City Code section 17.134.170. 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 geographically 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 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. The Preservation Commission is authorized to develop and implement preservation incentives, including the use of the State Historical Building Code, which may provide flexibility in means to meet Building Code standards to retain historic fabric and preserve historic structures.

Sacramento's Historic Preservation Chapter of the City Code, Chapter 17.134, regulates the approval and issuance of permits and entitlements involving resources included in the Register, including building permits for new construction; exterior alterations of existing buildings or structures, including work on windows; work affecting significant publicly-accessible interiors and site work; relocation of any structure; demolition or wrecking of any building or structure; and sign permits.

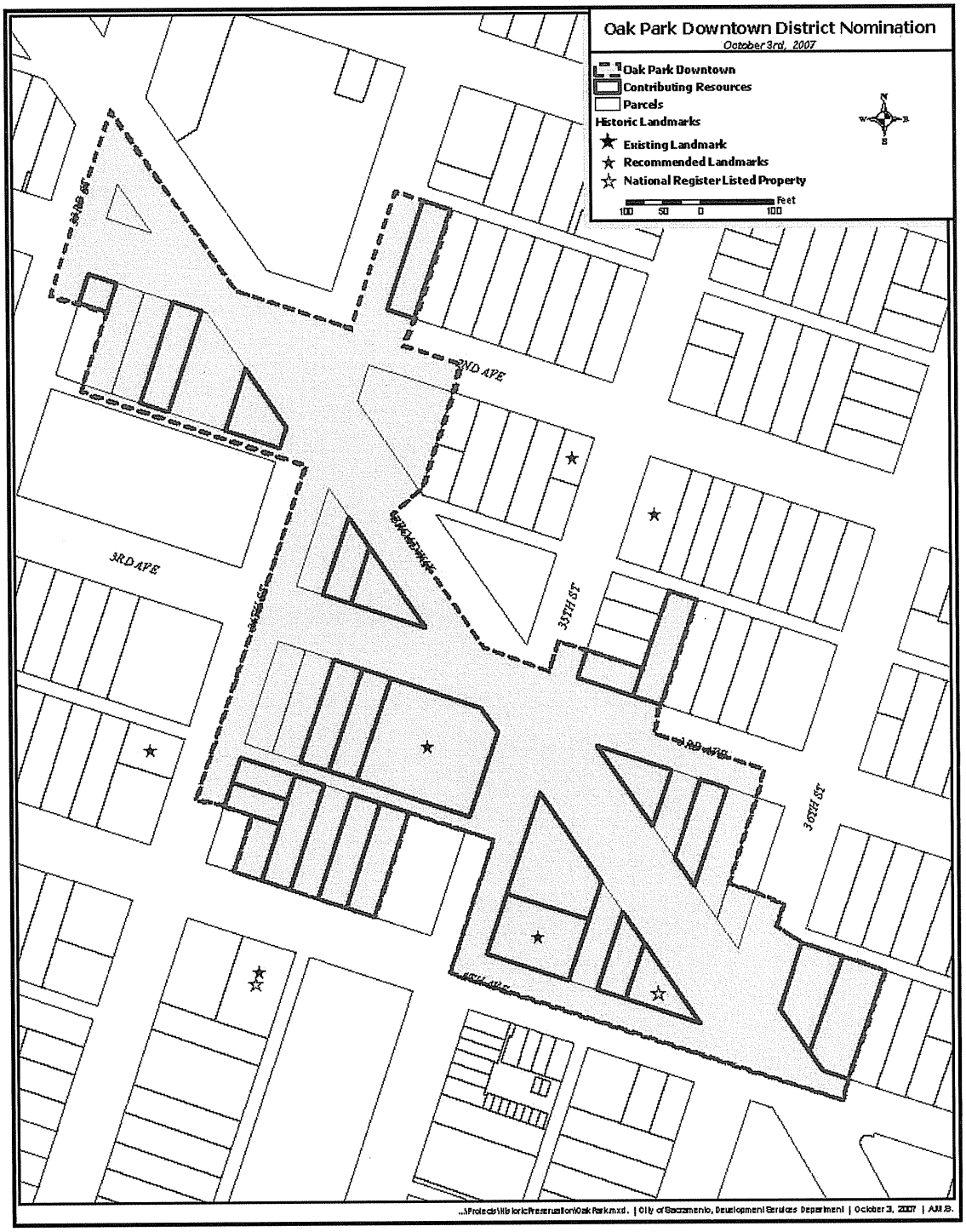
Resources nominated by the Preservation Commission by adoption of a Resolution of Recommendation to the City Council are regulated under Chapter 17.134 for a period of 180 days in the same manner as if they were on the Sacramento Register. After 180 days has elapsed, if the City Council has not adopted an ordinance placing the resource on 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 17.134.490 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.

Attachment 2

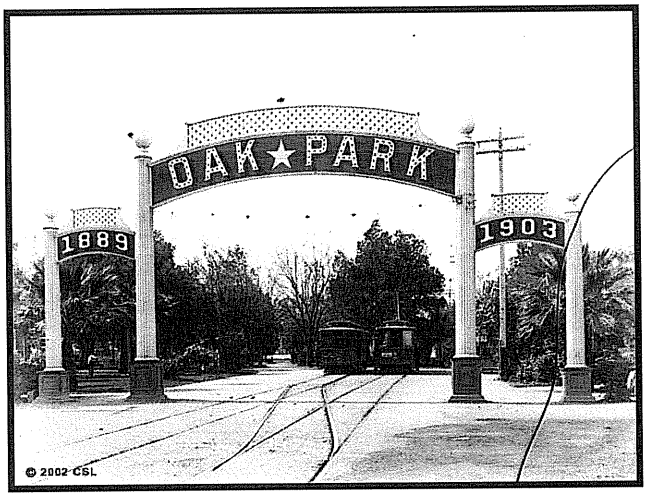
Map of Nominated Boundaries - Oak Park Downtown Historic District



History of the Oak Park Downtown District

The history of the Oak Park Business Core as we have defined it really didn't begin until after annexation (1911) and construction of the permanent fire house (1915). Before that time Oak Park had a lively commercial district, but most of the buildings were wood-frame. The buildings that now represent the commercial core are mostly brick and most of them were built in the teens and 1920s.

The development of the Joyland entertainment park added some economic energy to the growth of business in Oak Park. It was no accident that most of the more important businesses and business structures in Oak Park were located alongside the streetcar tracks that came down Sacramento Boulevard from 31st to 35th and then turned south down 35th Street and into the park. The money that flowed into this strip was largely from residents in other parts of the city coming to Oak Park. The buildings along 35th Street from Sacramento to 5th Avenue gave Oak Park a look similar to many of California's Main Street towns from the 1920s.



The movement of employment opportunities in the area around Oak Park also aided growth and stability. However, as this economic opportunity fed growth in Oak Park, the eventual loss of these jobs over time led to its stagnation and blight.

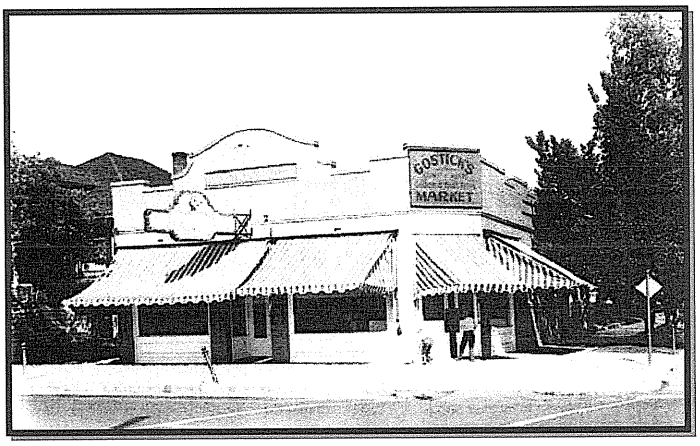
ANNEXATION

In 1911, when it was annexed to the City of Sacramento, Oak Park had several thousand residents and a thriving business district. The Oak Park annexation was the first expansion of the boundaries of Sacramento since the city was first laid out in 1848. The Sacramento City Council moved immediately on improvements for Oak Park.

An interim code of sewerage regulation was passed in December of 1911. In the following year, construction bonds were issued and work began. Street improvement became an important goal in 1914 and another round of bonds was issued. By 1915 streets in Oak Park were widened, paved and had storm drains installed.

Oak Park's fire problem was also resolved. The business district had suffered two devastating fires in 1911 and 1912. More fire alarms and hydrants were installed and in 1915 the city replaced the volunteer fire company with a full-time operation housed in the newly completed Fire House Number 6 (3414 4th Avenue-which is now listed on the National Register of Historic Places).

The prompt response by the City of Sacramento to Oak Park's needs was instrumental in laying the foundation for growth in the years to come. One organization that helped keep the district's needs in front of the City Council was the Oak Park Business Men's Association. This organization was an effective lobbying organization that was organized in 1911 to support a three-day spring fiesta in the business district. They decided to keep the organization together to promote civic interests. They had success with the City, achieved improved mail delivery, obtained increased street lighting, secured adequate quarters for a branch library and gained improvements in banking facilities.



The Gostic Brothers had been in business in Oak Park since 1905. They built this permanent brick building to house their meat market in 1912. Their homes were located immediately to the rear of the market.

While the largest single year for residential growth occurred in 1910 as annex-ation was being planned, in the years that followed Oak Park would experi-ence steady construction of new homes. After annex-ation, the business district of Oak Park would see the replacement of older wood frame buildings with sub-stantial brick buildings. A 1912 headline in the *Sacramento Bee* declared, **"Oak Park Flourishes Into Real Commercial Center"** as it announced the completion of a number of brick business buildings. In 1913 the City's Building Inspector reported that Oak Park was the fastest growing residential district in the City and the 1914 City Directory listed almost 800 homes in Oak Park.

EMPLOYMENT OPPORTUNITIES

There were also large sources of employment located nearby. The State Fair moved from Boulevard Park to its site on the east side of Stockton Boulevard, north of Fifth Avenue. The Western Pacific railroad built its maintenance and fabrication shops in 1913. They were located just to the west in Curtis Park and they employed about 300-400 well paid mechanics. (At that time, access between Oak Park and Curtis Park was not interrupted by Highway 99.) Across Stockton Boulevard to the east were the State Fair grounds that provided both full time and seasonal work. The Libby, McNeil & Libby cannery on Alhambra and Stockton Boulevard was built in 1912, providing hundreds of seasonal jobs. In 1924 the California Highway Commission (now Caltrans) opened its vehicle and equipment repair shops buildings nearby at 34th & R Streets employing more than 100 skilled mechanics.

As the automobile came into general use, Stockton Boulevard became the north-south link of the Lincoln Highway. It eventually became Highway 99. (Highway 99 freeway was built in 1962.) Businesses grew up along both sides of Stockton Boulevard that purveyed to the Highway traffic, such as motels, restaurants, service stations, etc. Grocery stores and many other businesses that relied on local residents, also prospered due to the local traffic generated by Stockton Blvd. as a major north-south arterial.

Growth in Oak Park occurred in a pattern similar to that of other areas of Sacramento. From 1910-1915 growth was fast paced, but then slowed considerably during the years of the First World War. Growth resumed in the late teens and continued throughout the 1920s. Oak Park became a mature neighborhood, with most of its lots occupied, by the end of the 1920s. During the Great Depression the number of new residences slowed to trickle. New construction started up again in the late 1930s and early 1940s, but was not as vigorous as it was in the teens and 20s. Residential construction took a break during the years of the Second World War, but then resumed in the late 1940s and early 1950s.

One project that was supported by the Oak Park Businessmen's Association was the purchase of the amusement park by the City of Sacramento. In 1911 there was growing dissatisfaction with the management and maintenance at the park. The electric company that owned the park had become part of the Pacific Gas & Electric Company and the park was still operated by a franchisee. It was apparent that PG&E had no real interest in keeping the park and the facilities needed improvement. However, the city could not purchase the park, at the $80,000 asking price, within ordinary budget funds. The matter was put to a ballot measure asking for approval to sell bonds. In the summer before the 1913 election, PG&E had turned over the park franchise to the Ingersol family and they began a vigorous program of renovation and improvements. They also fenced the grounds and charged admission and changed the name to Joyland. They had a grand opening in June of 1913 that attracted an estimated 10,000 people to the park. Joyland's success helped give the business distinct a distinct character as a popular entertainment center. As Joyland flourished however, its new popularity did not help at the polls later that year, as voters narrowly rejected the bond measure to purchase the park.

The joy went out of Joyland in June of 1920 when a fire destroyed most of the park buildings and rides. Over the next two years the park's attractions were partially restored, buy by the mid 1920s Joyland had lost much of its earlier popularity. A series of changes had taken place in the 1920s that eroded Joyland's audience and led to its eventual demise. During the two-year period in which the park was never completely restored, the automobile had continued to give many families wider access to other parks and amusements. There was competition from the nearby William Land Park that was being developed by the City of Sacramento and some writers [Owens, et al] have theorized that the changing ethnicity of the Oak Park working class may have made the park less of a draw for the middle class and white collar crowd.

Joyland came to an end in 1927 when Mr. and Mrs. Valentine McClatchy purchased the park property from PG&E and made it a gift to the city of Sacramento. As a condition of the gift, the park was renamed James McClatchy Park, honoring the founding editor of the *Sacramento Bee* and the father of Valentine and C.K. McClatchy. Another intention

of the donors was a request to have the animals in the zoo moved to the more spacious Land Park.

Later that year Oak Park business leaders organized a celebration to thank the McClatchy family for their generous gift. However, while the City gained ownership of the park at last, the business community of Oak Park lost an important drawing card that used to bring people from all over the community on weekends and for special events. From 1927 onward, McClatchy would serve as a neighborhood park. However, the loss of Joyland caused some businesses to close and weakened the cash flow of others. This was the first blow to Oak Park's business district in a series of blows that would eventually destroy much of it.

THE CHANGING ECONOMIC LANDSCAPE

The onset of World War II created resulted in a number of impacts to Oak Park's residential and business districts. The onset of the war led to severe housing shortages throughout the country due to the moratorium on building construction. This caused a ripple effect in local housing in that many single family residences were then modified to accommodate additional units. The result of this was that many houses became occupied by renters rather than owner occupants. The rationing of gas and tires resulted in a greater need for housing in areas that provided work opportunities independent of extensive circulation needs. The area became very dependent on the work opportunities in the Oak Park vicinity, and the businesses followed the profile of Oak Park resident economic health. In addition, businesses were affected by a diminishing body of shoppers whose mobility was also affected.

Additionally, the impact of absentee owners and the lack of materials available or affordable for maintenance and repairs during war years affected moderate income areas like Oak Park severely, creating the beginning of the dereliction and decay of older buildings in that area.

Two subsequent economic trends took place between 1960 and 1980 that would devastate the business district in Oak Park and depress property values: 1) the flight to the *new* suburbs; and 2) the loss of working class jobs in the vicinity.

There was a steady loss of working class jobs in the immediate vicinity. In 1962 the Highway 99 freeway was opened on the west side of the historic Oak Park. A fair number of houses were lost to the freeway right-of-way, however the biggest impact was the rerouting of traffic off of Stockton Blvd. and onto the new freeway. Business along Stockton and Broadway that had relied on transient traffic and overnight visitors went into a state of decline and many closed. Many jobs were lost and the vacant business buildings became a source of blight.

The construction of the freeway also resulted in the physical separation of Oak Park and Curtis Park. The loss of interaction between Curtis Park and Oak Park neighborhoods tended to further isolate and "segregate" Oak Park

In 1968 the California State Fair moved from its Stockton Boulevard site to the Cal Expo site. Once again, local jobs were lost, business suffered and some failed and commercial buildings became vacant. The same cycle repeated itself again in 1980 when the Libby, McNeil & Libby cannery ceased operation.

In 1983 the good paying blue collar jobs at the Western Pacific Shops were lost as that operation closed. At the same time, during the 1980s and 1990s there was a steady loss of jobs at the Southern Pacific Railroad Shops. The jobs at these shops, which had once been Sacramento's largest employer, with up to 5,000 working class jobs, steadily decreased until the shops ceased operations altogether at the turn of the century.

This series of economic hits eliminated a good many of the businesses along Stockton Boulevard, 35th Street and Broadway. The loss of jobs also caused a depression in the housing market, some houses also became vacant, some were turned into rentals, others on large lots were razed to make way for apartment buildings and property values slumped. As owner occupants left, a succession of renters moved in and neighborhoods lost some of their consistency and community involvement. Gradually, the area became less safe and criminal activity increased.

In the 1970s and 1980s the Redevelopment Agency began to buy up vacant business buildings as a means of fighting blight and crime. Many business buildings were demolished, particularly those in the 35th Street corridor south of 4th Avenue and those on the north side of Broadway. The Business District that has been delineated for Oak Park is just a remnant of its once vital business core. However, its remaining members evoke a sense of the original business district's character, and several of its buildings are fine examples of their era.

The Oak Park Downtown District appears eligible for listing as a Historic District in the Sacramento Register.

Downtown District Properties List

The Table contains **House Addresses, Assessor Parcel Number, Contributing or Non-Contributing to District evaluation,** and **Date of Construction.**

Address	APN	C/NC	Date
2828 35th Street	010-0377-017	C	1915
2845 35th Street	010-0383-012	C	1927
2863 35th Street	010-0383-013	C	1917-18
2833 34th Street	010-0377-016	C	1918
2841 34th Street	010-0377-015	C	1914
3333 34th Street	010-0373-017	C	1927e
2833-37 36th Street	010-0385-015	C	1932e
3300-04 2nd Avenue	010-0374-002	C	1910e
3324 2nd Avenue	010-0373-005	C	1894e
3401 2nd Avenue	010-0315-018	C	1896
3418 3rd Avenue	010-0377-003	C	1885-95
3424 3rd Avenue	010-0377-004	C	1909
3519 3rd Avenue	010-0381-014	C	1910
3414 4th Avenue	013-0142-031	C	1915
3415 4th Avenue	010-0377-013	C	1913
3417&19 4th Avenue	010-0377-012	C	1914
3539 4th Avenue	010-0377-010	C	1913
3545 4th Avenue	010-0377-009	C	1905
3623-25 4th Avenue	010-0385-014	C	1907e
3308 Broadway	010-0313-001	NC	1910
3330 Broadway	010-0373-008	C	1933e
3402-08 Broadway	010-0376-002	C	1915
3418 Broadway	010-0376-005	C	1914
3428-34 Broadway	010-0377-018	C	1915
3501 Broadway	010-0381-015	C	1912
3503 Broadway	010-0382-001	C	1929e
3514 Broadway	010-0383-004	C	1925e
3519 Broadway	010-0382-003	C	1927

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

Page 1 **of** 1 **Resource Name or #:** 2833 34th Street
P1. Other Identifier: n/a
***P2. Location: *a. County:** Sacramento
b. Address: 2833 34th Street **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-016

***P3a. Description:**

The one story wood frame house reflects Craftsman style design elements in its form and porch style with a wide entrance opening. The support beam is angled up to a shallow peak in the center. The outer corners of the porch that extends the width of the building are supported by square battered posts. Each end of the porch reflects the same peaked design detail as that above the porch entry. Two round posts support the center of the opening and flank the centered stairway. The wood balustrade is comprised of a succession of paired slats. A shed-roofed dormer containing louvered vents projects from the side-gabled roof. Rustic tiered drop siding sheathes the building with the exception of the gable ends which are shingled. Wood sash windows are double hung, one light over one.

A small shed-roofed addition extends from the south elevation. The two round posts flanking the stairs and supporting the central part of the porch overhang may not be original.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the northeast.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1913
***P7. Owner and Address:**
Patrica J. Vergara
P.O. Box 5234
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Historic Survey, Historic Environment Consultants, 2004. Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 2833 34th Street

B1. Historic Name: Bender House

B2. Common Name: ---

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: A sleeping porch was added in 1921. In 1979 a $2,000 building permit was issued for general repairs. A small shed-roofed addition extends from the south elevation. The two round posts flanking the stairs and supporting the central part of the porch overhang may not be original.

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1857 Property Type: Mixed commercial and residential Applicable Criteria: C

Prior to 1917 when the streets in Oak Park were renamed and many houses were renumbered, this house was 2817 34th Street. This house was built in 1913 for well known Oak Park Realtor, Walter Foster, by the contractor C.E. Mendenhall for $1,350. The first resident in this house was C. Ray Bender, a high school teacher. In 1917 James Triolo, a produce merchant, occupied the house. Everett F. Crews, a typewriter salesman, lived in it in 1919. In 1920 it was occupied by a machinist, W.C. Carpenter. In the mid 1920s the resident was J.G. Volfi, a baker. Volfi was the owner of the Oak Park Bakery around the corner at 3408 3rd Avenue. In 1921 the owner of the house, T. M. Cahill took out a building permit to construct a sleeping porch, and in 1930 it was occupied by Cahill, a sawyer. In 1935 the house was vacant. In 1940 the occupants were George (mechanic, Shell Oil) & Lola Single. The house was vacant in the early 1940s but occupied later in the decade by a machinist for the SP Railroad, Andrew Vlaovich, and his wife Helen. In 1952 the owner occupants were Bert and Nellie Hathaway.

None of the occupants appear to have attained significance due to their contributions to the community, and there are no significant events in its past. However, the house is an attractive example of its style with minor modifications and is a contributor to the Oak Park Downtown District. As such, it is eligible for listing in the Sacramento Register.

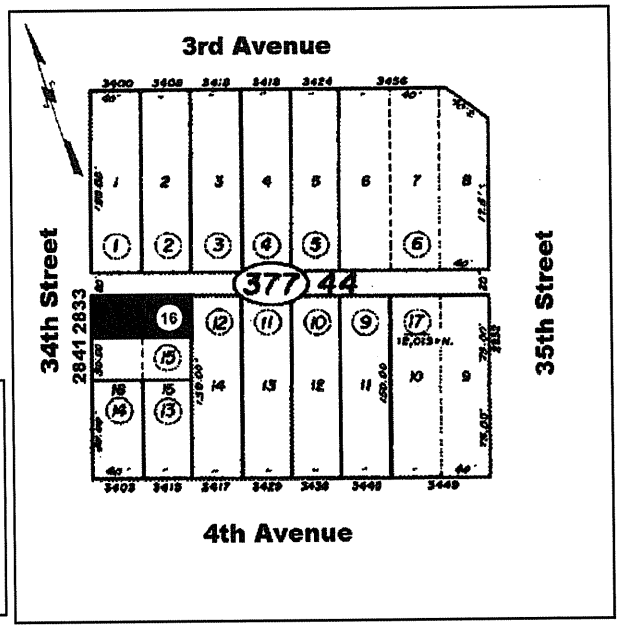
B11. Additional Resource Attributes: none

*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books, Building Permits
City Directories
Sacramento County Assessor Records
Sacramento Metro Scan
Sacramento Survey III, 1985, Historic Environment Consultants.

B13. Remarks:

*B14. Evaluator: Paula Boghosian, Historic Environment Cons.
*Date of Evaluation: February 2005



(This space reserved for official comments.)

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

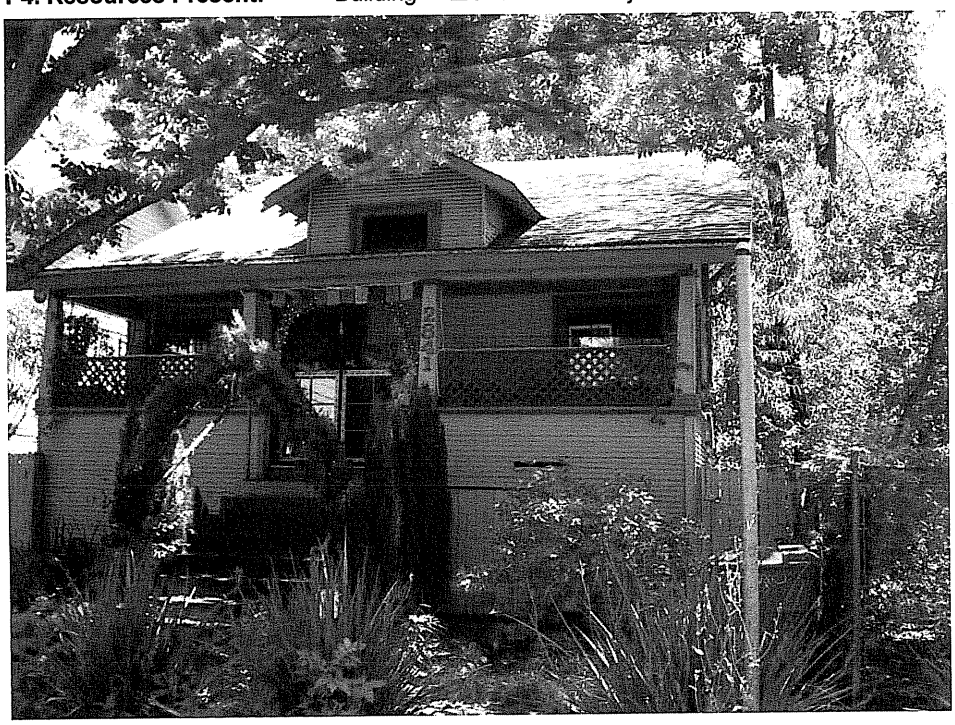
Page 1 **of** 1 **Resource Name or #:** 2841 34th Street
P1. Other Identifier: n/a
***P2. Location: *a. County:** Sacramento
b. Address: 2841 34th Street **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-015
***P3a. Description:**

The wood frame house is one story with a raised basement. The side-gabled building stands parallel to the street with a porch that extends across its full width. The gable extends to form the porch roof and is supported by four battered posts. A gabled dormer projects from the composition-clad roof. The building is surfaced with horizontal tiered rustic lap siding, and knee brackets support the eaves at either end of the porch. The house reflects Craftsman design in its form and details such as the battered porch posts.

The wood stairs have been replaced by cement and the stair railings by metal railings. Lattice panels have been placed between porch posts to somewhat enclose the porch.

Mature plantings and foliage provide the landscaping.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the southeast.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1914
***P7. Owner and Address:**
Tina T. Street
2841 34th Street
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Historic Survey, Historic Environment Consultants, 2004. Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 2841 34th Street

B1. Historic Name: n/a

B2. Common Name: n/a

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: Constructed prior to 1913 or 1914, and occupancy by Logan.

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1857 Property Type: Mixed commercial and residential Applicable Criteria: C

Prior to 1917 when the streets in Oak Park were renamed and many were renumbered, this house was 2821. This house was occupied by H.A. Logan, a clerk for PG&E, from 1914 to 1920. B.O. Smith, a freighter, lived there in 1925 and I.Theo Crenshaw (Ida), a farmer, lived there in 1930-35. Mrs. Neva J. Barney (widow of HC) lived here during the 1940s and early 1950s.

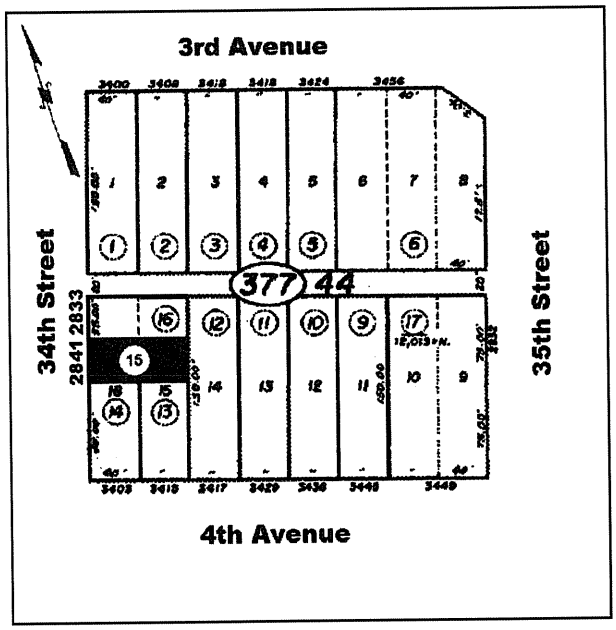
The residents of the house over time reflect the kind of workingman's population predominant in Oak Park in its early years. The area was a practical place to live, in terms of being close to everyday shopping facilities and workplaces, transportation to downtown Sacramento, inexpensive entertainment and recreation, and its sense of community.

The house is a competent example of bungalow design of the era adjacent to the downtown area. It complements the design and image of other dwellings in the vicinity and contributes to the Oak Park Downtown District.

B11. Additional Resource Attributes: none

*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books, Building Permits.
City Directories
Sacramento County Assessor Records
Sacramento Metro Scan
Sacramento Survey III, 1985, Historic Environment Consultants.



B13. Remarks:

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

*Date of Evaluation: march 2005

(This space reserved for official comments.)

DPR 523B-Test (8/94)

*These items consist of required information.

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

Page 1 of 1 **Resource Name or #:** 2828 35th Street
P1. Other Identifier: Guild Theatre
***P2. Location: *a. County** Sacramento
b. Address: 2828 35th Street **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-017

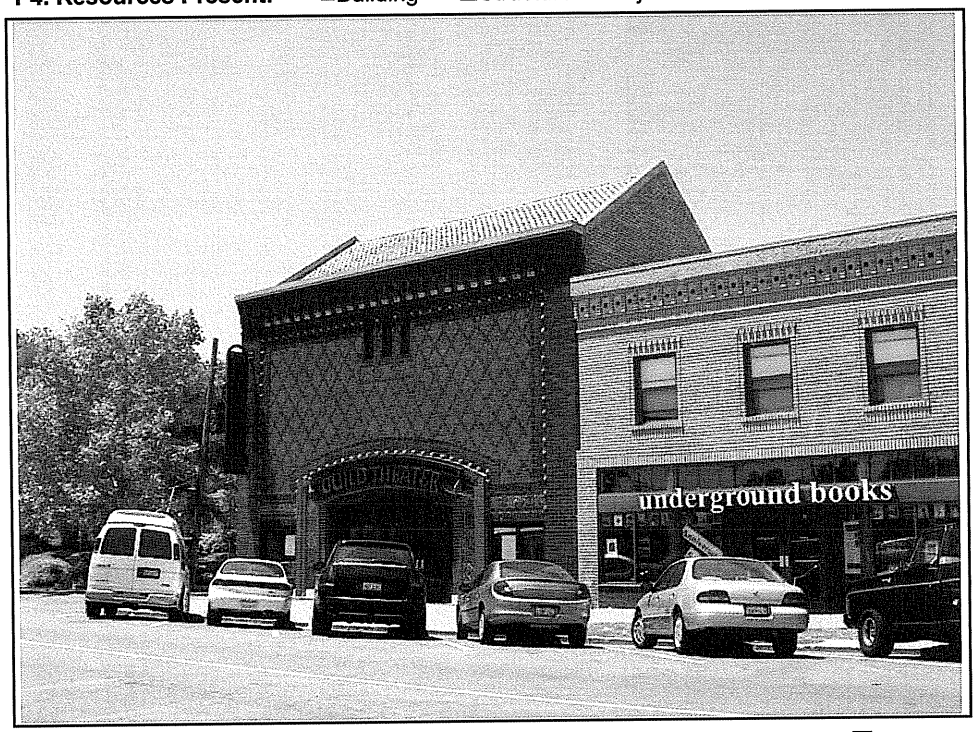
***P3a. Description:**

The building is comprised of a three-story side-gable façade rectangle and a two story rear portion. The gabled parapeted roof is covered with clay tile, and the structure is of brick. The façade contains a large inset panel of brickwork in a diagonal pattern surrounded by a strip of electric light sockets. The brick cornice surmounts a strip of corbelled arches flanked on either end by shallow brick pilasters with molding caps. Three slender arched windows lie beneath the center of the corbelled strip.

Two window openings occur on the third floor alley elevation, one on the second, and a sliding door, standard door and two windows on the ground floor.

***P3b. Resource Attributes:** HP10

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



P5b. Description of Photo: View to the northwest.

***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1915

***P7. Owner and Address:**
Saint Hope Development Corp.
P.O. Box 5447
Sacramento, CA 95817

***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608

***P9. Date Recorded:**
December 2004

***P10. Survey Type:**
Intensive

P11. Report Citation*:
Oak Park Survey, Sacramento Survey III, 1981, Historic Environment Consultants.

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 2828 35th Street

B1. Historic Name: Victor Theatre

B2. Common Name: Guild Theatre

B3. Original Use: Movie Theatre B4. Present Use: Movie and performance theatre

*B5. Architectural Style: Vernacular, Romanesque, Moorish influences.

*B6. Construction History: Constructed in 1915. Interior and exterior rehabilitation completed in 2003.

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

*B8. Related Features: None

B9a. Architect: Clarence C. Cuff b. Builder: J.B. Dillard

*B10. Significance: Theme Commercial Development Area: Oak Park

Period of Significance 1890-1940 Property Type: Theatre Applicable Criteria: C

Constructed in 1915, this building was financed and built for Joseph Lewis as part of the larger Lewis Building complex located on the corner of 3rd Avenue and 35th Street. Opened in 1915 as the Victor Theater, the movie house was touted in a *Sacramento Bee* report as being: *"fitted with all the latest appliances for vaudeville and motion pictures."* The Victor was the largest of three theaters that would eventually be located on Oak Park's 35th Street. In the 1950s and 1960s, the Victor Theater became known as the Guild Theater, Sacramento's showcase movie house for the best in foreign films. This use lasted into the 1970s when the building was transformed into a religious revival center. The building was owned at the time by Andrew C. Bartalini who also owned the Lewis Building. The building was vacant at the time of the 1984-85 survey.

The theater is interesting, both in terms of its original and past uses, and its architectural design. The use of a row of lights to ornament a theater façade was common to theaters of the vaudeville era both in this country and in England. The façade design is unique in Sacramento. The building conveys a significant reflection of the original character of early downtown Oak Park. It has remained a strong character-defining element of old Oak Park and contributes significantly to the Oak Park Downtown District. As such it is eligible for listing in the Sacramento Register.

B11. Additional Resource Attributes: none

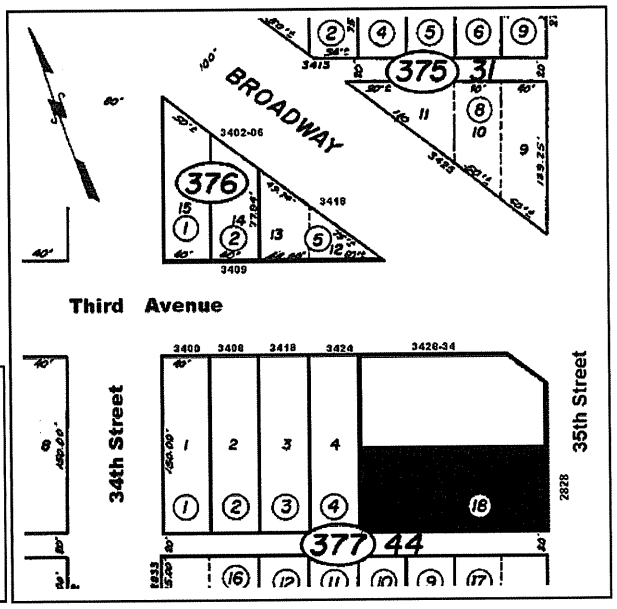
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 2/13/1915; 4/30/2003, p. E-1.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: December 2004



(This space reserved for official comments.)

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

Page 1 **of** 1 **Resource Name or #** 2845 35th Street
P1. Other Identifier: Piggly Wiggly Groceries
***P2. Location: *a. County:** Sacramento
b. Address: 2845 35th Street **City:** Sacramento **Zip**95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0383-013

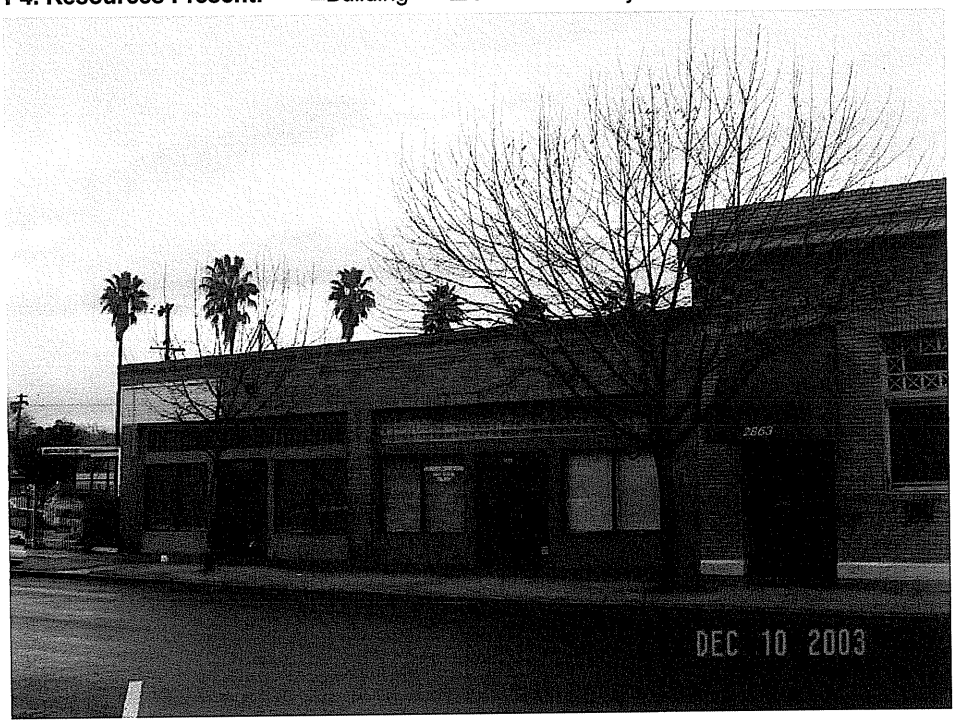
***P3a. Description:**

The rectangular one story commercial building is surfaced in brick and contains two slightly recessed store front retail spaces. The store fronts each contain an upper bank of small rectangular multi-paned clerestory windows above the show windows and centered double-doored entries. The storefront windows have been divided into two equal sections each, flanking each of the two entries to the separate units. The horizontal building parapet obscures the form of the roof.

A frieze of decorative brick in the form of a shallow corbelled strip extends along the cornice of the building above both of the store fronts.

The original store front windows flanking the entrance have been replaced with modern plate glass.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo:
View to the southeast.
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1922
***P7. Owner and Address:**
Laguna Ranch/Home Realty Co.
2863 35th Street
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code** 3D

***Resource Address:** 2845 35th Street

B1. Historic Name: Piggly Wiggly Groceries

B2. Common Name: n/a

B3. Original Use: Grocery **B4. Present Use :** Vacant

***B5. Architectural Style:** typical small 1920s commercial building; minor classical influences

***B6. Construction History:**
An advertisement appeared in the February 11, 1922 edition of the Sacramento Bee showing this recently completed building. Relatively intact.

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

***B8. Related Features:** none

B9a. Architect: unknown **b. Builder:** E.W. Book and Sacramento Brick Company

***B10. Significance: Theme** Commercial Development **Area** Oak Park

Period of Significance 1890-1940 **Property Type** Commercial Building **Applicable Criteria:** C

When this building was constructed in 1922, it housed The Piggly Wiggly Grocery (2849) and the Park Meat Market (2847) Tucher & Lepetich, proprietors. By the mid 1930s the James McCoy Restaurant (2845) and Parkview Dairy (2849) occupied the building. By the mid 1940s it housed the Med O'Land Creamery (2845) and Oak Park Beauty Bank & Gift Shop. The early 1950s saw Mrs. Madiera Hamilton Stationery (2845) and Mar. F. M. Ellsworth, restaurant (2847). The Beauty Bank stuck around to the mid 1960s but by the early to mid 1970s it housed the Afro Travel Agency (2845) and the 35th Street Barber Shop (2847). In 1982, 2845 was occupied by the Joy of Gospel Record Center and the other unit was vacant.

This building is a good example of small-scale brick business buildings constructed in the 1920s. It contributes to the character and history of the Oak Park Broadway Business District.

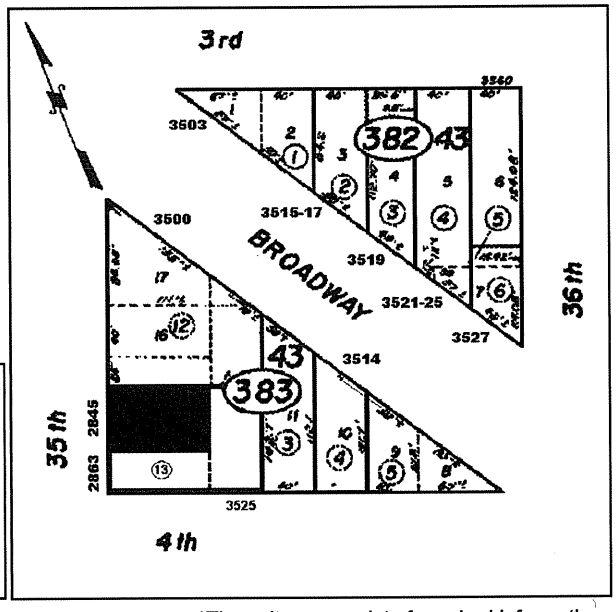
B11. Additional Resource Attributes: none

***B12. References:**
Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 2/8/22, p. 13; 2/11/1922, p. A-1.
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

***Date of Evaluation:** February 2005



(This space reserved for official comments.)

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

PRIMARY RECORD

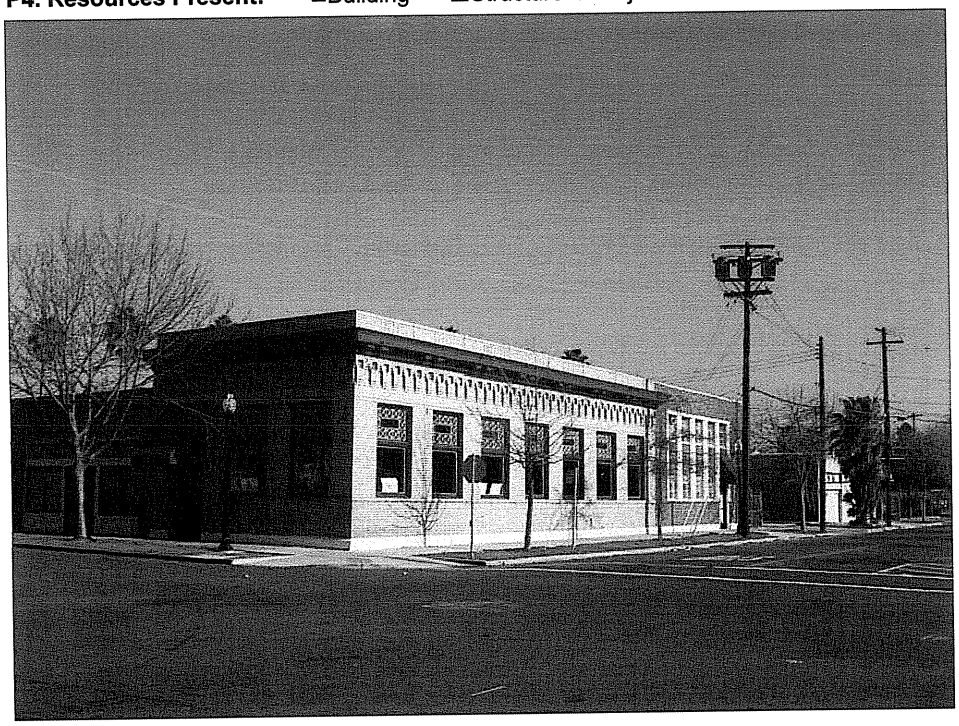
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 **Resource Name or #** 2863 35th Street
P1. Other Identifier: Citizens Bank of Oak Park
***P2. Location: *a. County:** Sacramento
b. Address: 2863 35th Street **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data:** APN# 010-0383-013

***P3a. Description:**
The one-story rectangular building surfaced with tan brick exhibits classically derived elements in its formal image and cornice design with block-like brackets, paneled soffit, and dentils above a corbelled arch brick banding. Both the patterned brick banding and the cornice encircle the upper portion of the corner building. The fascia of the metal cornice is imprinted with a Greek key motif. The downspouts are decorated with animal heads. The proportions of the building and its openings are rather Prairie School in influence. A parapet of brick projects above the cornice. A section of vertically laid brick separates the corbelled banding from the windows and entry openings. The larger rectangular windows are patterned on the upper potions with a classically derived motif. The entry on 35th Street is recessed and glassed beneath an awning. A brick belt course with a sill and a vertically laid row of brick encircles the structure below the windows. A plain concrete strip forms the base.

The entry has been modified, and an addition of brick has been made to the rear. The structure stands on a main corner of the former commercial core of the Oak Park neighborhood.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo:
View to the north east.
***P6. Date Constructed/Age and Source:** ■ Historic ☐Prehistoric ☐ Both
1917
***P7. Owner and Address:**
Laguna Ranch/Home Realty Co.
2863 35th Street
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Oak Park Survey, Sacramento Survey III, 1981, Historic Environment Consultants
***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Linear Resource Record ☐Archaeological Record ☐District Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 2863 35th Street

B1. Historic Name: Citizens Banks of Oak Park

B2. Common Name: n/a

B3. Original Use: Bank Building B4. Present Use: WO'ES Church

*B5. Architectural Style: Classical with Prairie School influences

*B6. Construction History: Rear addition, possibly ca 1940.. Front door changed.

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

*B8. Related Features: Rear Addition

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Commercial Development Area: Oak Park

Period of Significance 1890-1940 Property Type Commercial Building Applicable Criteria: C

The Citizens Bank of Oak Park was established in 1909 with H.C. Muddox as its President. Muddox, who built the Muddox Building in Oak Park in 1915, was one of the key commercial and financial people in the development of Oak Park. The Bank was reorganized in 1912, with Muddox as its President and the Bank opened in a small wood frame building on 35th near 3rd Avenue. The current building was completed in 1917. It was a locally owned financial institution and was a major financial source of the commercial and residential growth that occurred in Oak Park at that time. In 1919, the name of the bank was changed to the Citizen's Bank of Sacramento, which it maintained until 1950.

The building housed both the Anglo-California and Crocker-Anglo National Banks during the 1950s and 1960s. In 1973 the building housed a branch office of the Crocker-Citizens National Bank. In 1974, the Sacramento Urban League, a local community self-help organization utilized the building as a youth job training and development center. The Urban League stayed until 1978, when the Reverend Curtis Timmons opened the Joy of Deliverance Temple in the building.

There is an addition on the east end of the building that appears to date from around 1940. It served as some sort of bank service support.

The rather unusual quality of detailing of the structure and its good design qualities make it an important architectural resource and a visual anchor to the Oak Park Neighborhood. It is also significant historically, with strong business associations that contributed to the growth of the area. It is a contributor to the Oak Park Downtown District.

B11. Additional Resource Attributes: none

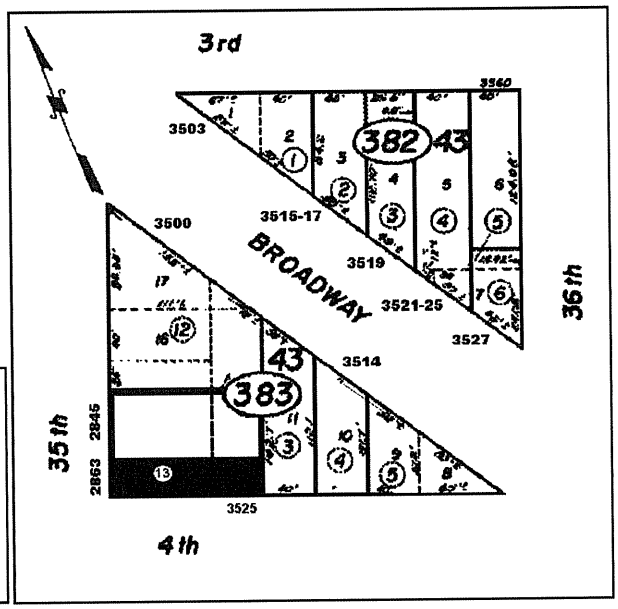
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: March 2005



(This space reserved for official comments.)

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

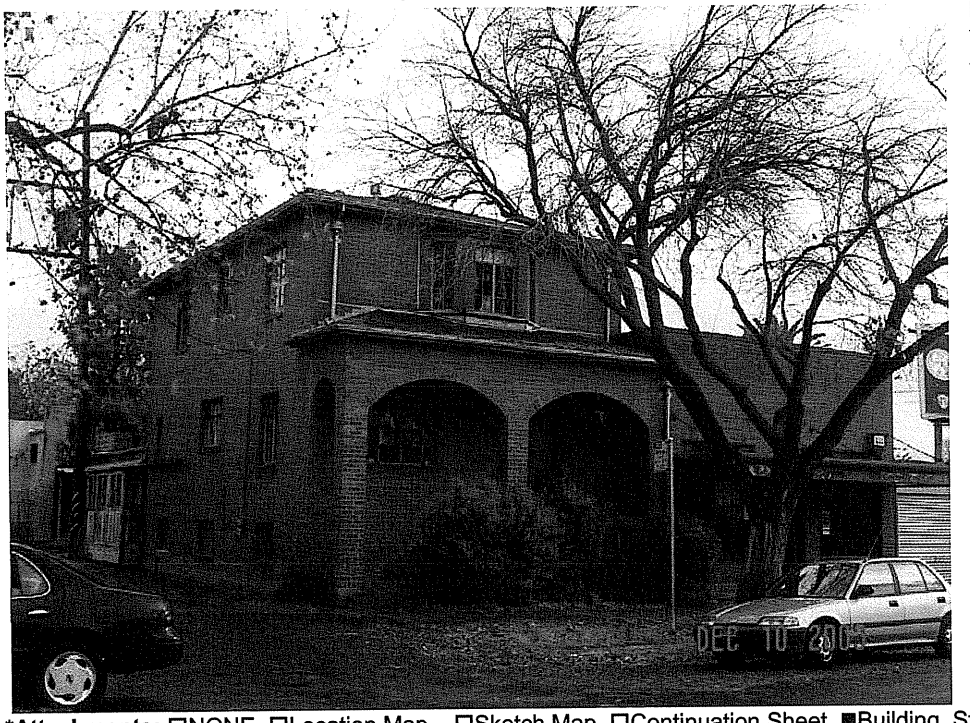
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 **Resource Name or #** 2833-37 36th Street
P1. Other Identifier: The Brickhouse Art Gallery
***P2. Location: *a. County:** Sacramento
b. Address: 2837 36th Street **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data:** APN# 010-0385-015
***P3a. Description:**

The property is comprised of a two story brick building with an adjoining one story building on the south, a rear extension along the alley, and a small complex of one story buildings remaining from the former automotive use of the property. The façade of the principal building is distinguished by a tall, brick, pent-roofed porch with large arched openings, providing access to the raised first story entry. A metal-sash multi-paned casement window with glass small-paned surrounds penetrates the façade above the concrete entry stairs. An angled bay on the second floor with metal sash casement windows projects above the porch. The alley (north) elevation above the partially below grade basement windows contains other metal sash casement windows as does the rear (east). A hipped roof covers the building. A one story rear extension contains an open deck above a garage with sliding wooden doors with glass windows. A new corrugated metal garage stands behind the brick garage.

The adjacent one story brick building contains two large show windows flanking the entrance, beneath a large projecting canopy with blue glass trim. A "Brickhouse" sign is mounted on the south side above a small, adjacent corrugated metal structure. Other buildings are a small wood structure with a large garage door and large opening, a long slender much-altered building with both wood siding and corrugated metal sheeting, and a long slender shed-roofed building that is more recent in construction. The smaller older buildings were part of a previous auto-related use and grocery store, and are altered. The brick buildings are relatively original.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the northeast
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1932
***P7. Owner and Address:**
David & Jean De Camilla
1310 40th Street
Sacramento, CA 95816

***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Sacramento Survey III, 1984-85

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 2837 36th Street

B1. Historic Name: Soracco Sheet Metal

B2. Common Name: The Brickhouse Art Gallery

B3. Original Use: Tin Shop, Service Station B4. Present Use : Art Gallery, Artist Studios

*B5. Architectural Style: Brick Period Revival

*B6. Construction History: In July of 1954 Seracco took out a $1,000 building permit to erect a carport.

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

*B8. Related Features: The south ½ of the parcel contains three small, wood frame buildings which were part of its previous use as a grocery store, and service station with a related battery service shop. There is also a small, metal storage building which probably supported the service station business.

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance 1890-1940 Property Type: Business Retail, light industrial Applicable Criteria C

In the years prior to the erection of the brick structures for the Soracco business and residence, the wood-frame buildings on the south ½ of the parcel were occupied by a grocery store, tire vulcanizer, battery shop and gas station. In the early 1930's they became part of the Soracco Sheet metal works which produced gutters, downspouts, sinks and HVAC ductwork. Charles D. Soracco headed this business, in this location, for about thirty years. Soracco passed away in 1963 at the age of 73 and the business which had carried his name for so many years, ceased to operate. The complex currently houses an art gallery and studio space for several artists. The two story building continues its residential use.

The building complex is an historic grouping that reflects the era when Oak Park was experiencing its largest growth and business activity. During this era, it was common for the owner of a business to live close to his place of business, particularly in Oak Park. The owner of this local sheet metal business actually constructed his residence and place of business as a planned interconnected structure with two different functions, an unusual resolution of this inclination.

The property is important as an unusual example of its architectural type and an important element of the Oak Park community during its height of activity. The business played an important contributing role in the evolution of the community in its various uses. It is a contributor to the Oak Park Downtown District.

B11. Additional Resource Attributes:

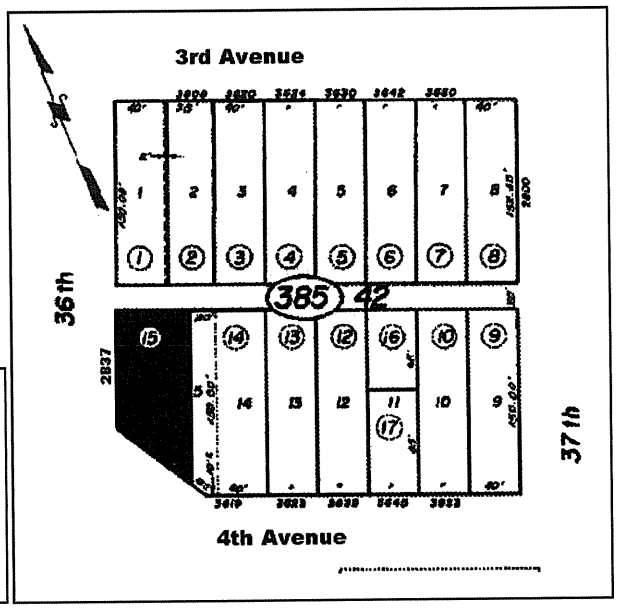
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: March 2005



(This space reserved for official comments.)

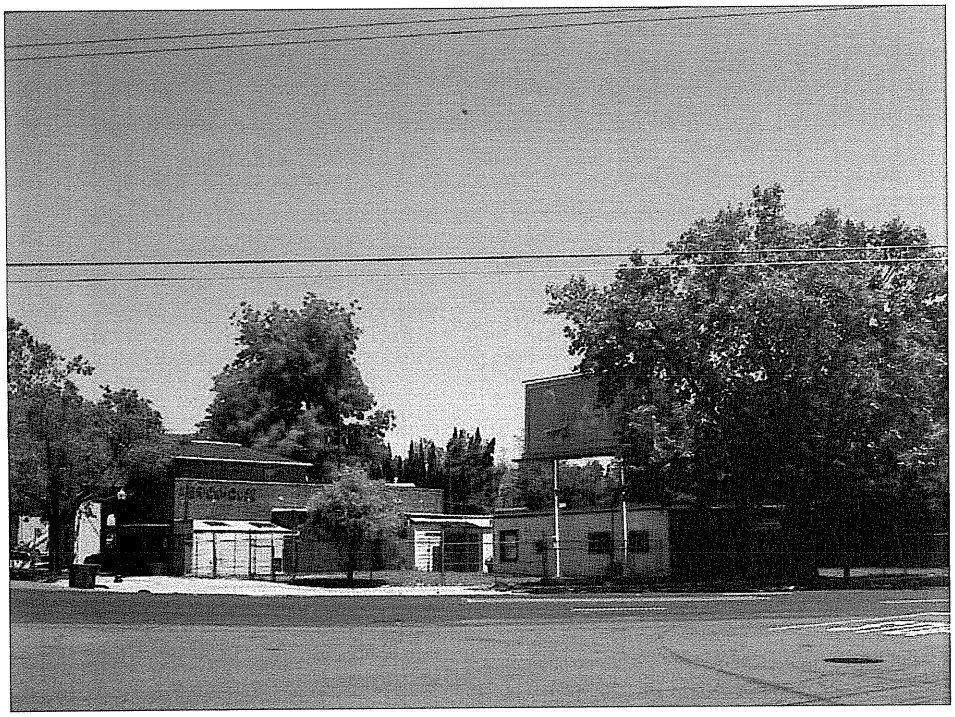
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 Resource Name or #: 2833-37 36th Street, Siracco Sheet Metal

Recorded by : Paula Boghosian

View to the east.



View to the north.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
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Page 1 **of** 1 **Resource Name or #:** 3300 2nd Avenue
P1. Other Identifier: John's Philly Corner
***P2. Location: *a. County** Sacramento
b. Address: 3300 2nd Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0374-002

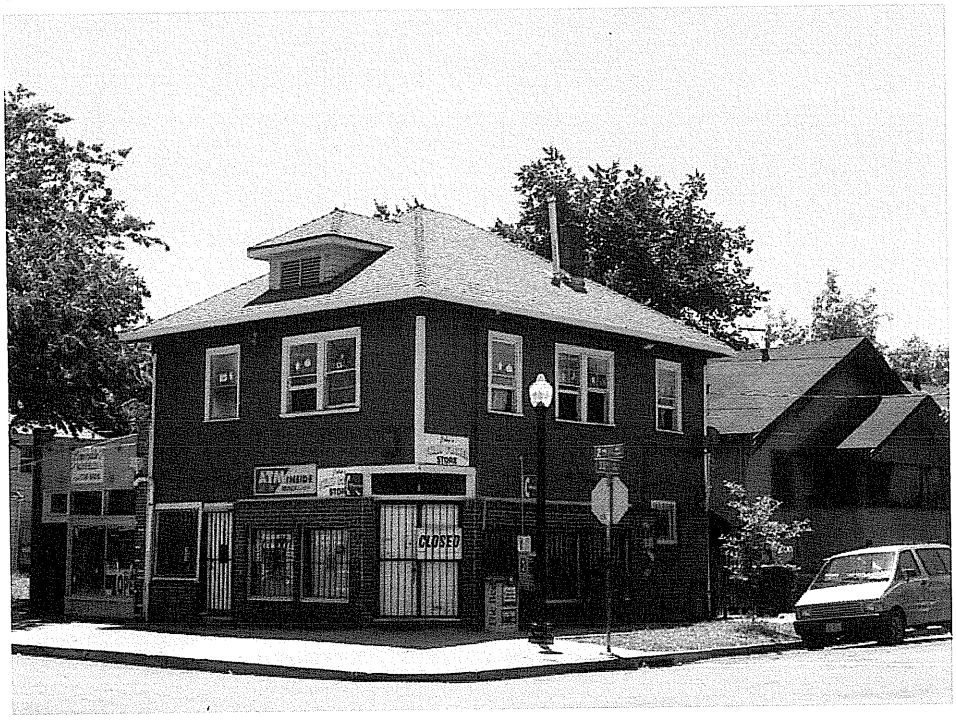
***P3a. Description:**

The two story wood frame building stands on the southeast corner of 2nd Avenue and 33rd Street. The building has a hip roof and is almost cubic in form. A hipped dormer projects from the north roof elevation and contains louvered vents. The second floor of the building is sheathed in wood, with three tiered rustic lap siding. The ground floor is surfaced with brick, and a brick chimney projects from the roof. There is a shallow eave overhang with brackets. Second floor windows are double hung, one light over one and four lights over one.

The ground floor contains three show windows on 33rd Street and three on 2nd Street with a door between. The entry door is placed diagonally on the corner of the building. There is an additional small square window on 33rd Street.

Protective metal grillwork has been added to the show windows.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the southeast.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1910 est.
***P7. Owner and Address:**
DDW Living Trust
3053 Freeport Blvd. #147
Sacramento, Ca 95818
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
December 2004
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3300-04 2nd Avenue

B1. Historic Name:

B2. Common Name: John's Philly Corner

B3. Original Use: Service Businesses B4. Present Use: Sandwich shop

*B5. Architectural Style: minor colonial Revival influences

*B6. Construction History: In November of 1921 Joseph Edenhofer obtained a building permit for an addition of 3 rooms and a bath and toilet at the rear of the building. It is unknown when the corner entrance was created, or the building resurfaced with a brick material.

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

*B8. Related Features: none

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1894-1940 Property Type: Retail/Residential Applicable Criteria: C

The retail portion of the building is 3300, while the upstairs residential portion is 3302 2nd Street. In 1923-25, building contractor Joseph E. Edenhofer lived here and his wife Alta M. ran a millinery business out of the retail space downstairs. In 1925, they left and Mary M. McElliot moved into the building and took over the millinery business. Barber J.E. Whitaker who also lived in the building built a barbershop next door to 3300 2nd Street in 1925. By 1930 J.H. McGarry, a tailor, occupied the 3300 space. By the mid 30s, Whitaker's son Lawrence L. Whittaker was operating the barber shop at 3304, and McGarry was operating 3300 as a clothes cleaner. During the 1940s Mrs. Irene Hutchins resided at 3300. and by 1949 the space was occupied by . In 1948, building owner Galen Bush made minor changes and operated the Bush Electric Appliance Company in this location until the early 1970s when the Black Affair Art Studio occupied the space. Laura Whitaker was the resident at 3302 from 1935 until her death in 1953 at the age of 83. Lawrence Whitaker resided there until the mid 1970s when the building and barber shop became vacant. By 1982 the 3300 unit was occupied by St. Mary's House of Prayer, and the resident at 3302 was Terry Williams. Nikitas Candles occupied 3304 at that time.

Although the ground floor is altered, a frequent occurrence in older mixed retail and residential buildings, the long time contribution of the building to the community is important. Also particular to Oak Park, the owners of businesses lived near them or on the premises, reflecting a lifestyle of the area and this era. The building contributes to the Oak Park Downtown District and to the history of the area. As part of a certified survey, it may be eligible for listing in the California Register.

B11. Additional Resource Attributes:

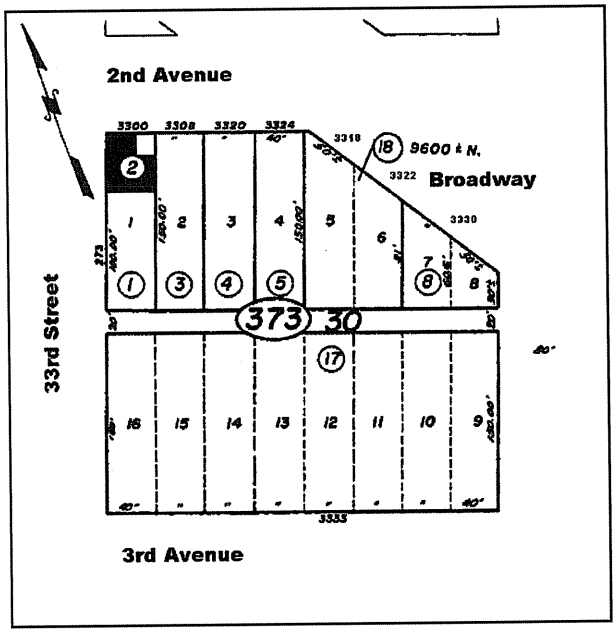
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, Historic Environment Consultants, 1985

B13. Remarks:

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

*Date of Evaluation: December 2004



(This space reserved for official comments.)

*These items consist of required information.

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

Page 1 **of** 1 **Resource Name or #:** 3304 2nd Avenue
P1. Other Identifier: Esmerelda's Salon
***P2. Location: *a. County** Sacramento
b. Address: 3304 2nd Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0374-002

***P3a. Description:**

The small one story commercial building is surfaced with tan brick. The corners of the façade are emphasized by small projecting brick pillars with caps. The parapet is horizontal and obscures the roof form. The façade consists of two show windows above a short base and a solid standard door, beneath glass transom windows. The upper façade is a plain surface with shallow cornice trim and an identification sign. The building is shallow and occupies a small square footprint on the corner of the lot holding the building at 3300-3302 2nd Avenue. The small commercial building does no convey a strong stylistic image.

The door may have originally contained glass or glass panels. The space above the show windows may have been slightly modified to accommodate changes in the businesses that occupied the building. Metal protective grilles have been added to the show windows and door. A few of the tan bricks have been replaced on the west side of the façade.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to southwest
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1925
***P7. Owner and Address:**
DDW Living Trust
3053 Freeport Blvd. #147
Sacramento, Ca 95818
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants
***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record
☐Linear Resource Record ☐Archaeological Record ☐District Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code: 3D

*Resource Address: 3304 2nd Avenue

B1. Historic Name: Whitaker Barber Shop

B2. Common Name: Esmerelda's Salon

B3. Original Use: Barber Shop B4. Present Use: Beauty Salon

*B5. Architectural Style: typical small 1920s commercial building design; no strong stylistic image

*B6. Construction History: Building Permit for construction Issued 1925, commensurate with appearance of building. Solid door, metal grilles added at unknown date.

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

*B8. Related Features:
3300 2nd Avenue – A residential/commercial building that was usually the residence of the owner and operator of this shop.

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Commercial development Area: Oak Park

Period of Significance: 1894-1940 Property Type: Commercial Applicable Criteria: C

J.E. Whitaker, who lived at 3300 2nd Avenue, took out the building permit for the barbershop in April of 1925. J.E. Whitaker may have passed away in the early 1930s, because by the mid 30s only his wife, Laura, was listed resident at 3302, and their son Lawrence L. Whittaker was operating the barber shop at 3304. Laura Whitaker remained at 3302 from 1935 until her death in 1953 at the age of 83. At that time, Lawrence Whitaker was listed as resident until the mid 1975 when the building, as well as the barber shop, became vacant.

In 1982 Nikitas Candles occupied 3304.

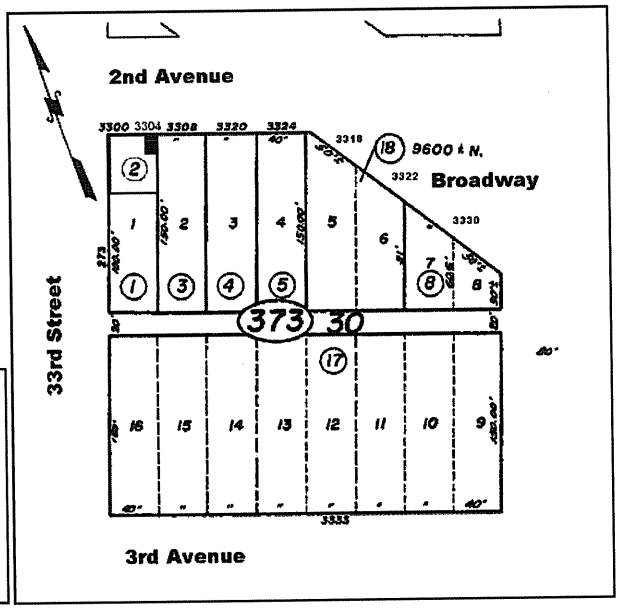
The small original barbershop building served as a neighborhood amenity and provided a commercial function to the community for fifty years in downtown Oak Park. It contributes to the business history of the Oak Park Downtown District as well as its visual image. As a contributor to the district, it is eligible for listing as such in the Sacramento Register.

B11. Additional Resource Attributes: none

*B12. References:
Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, Historic Environment Consultants, 1985

B13. Remarks:

*B14. Evaluator: Paula Boghosian, Historic Environment Cons.
*Date of Evaluation: March 2005



(This space reserved for official comments.)

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

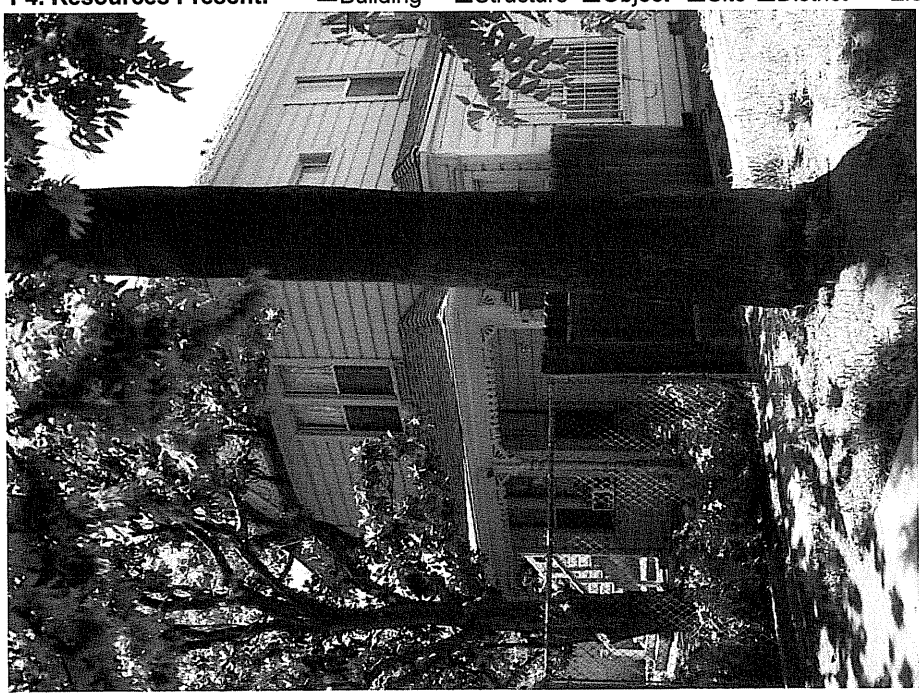
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 **Resource Name or #:** 3324 2nd Avenue
P1. Other Identifier: Turple House
***P2. Location: *a. County** Sacramento
b. Address: 3324 2nd Avenue **City:** Sacramento **Zip:** 95817
c. USGS 7.5' Quad: Sacramento East **Date:** 1992
e. Other Locational Data: APN#: 010-0373-005
***P3a. Description:**

The two story wood frame residence reflects Queen Anne styling in its form and porch detailing with its strip of decoratively cut shapes extending beneath the eaves of the canopy. The shed-roofed porch is supported by turned posts, and covers a small projecting ground floor bay with paired and single windows. The roof is gabled with fish scale shingles in the gable ends, and extends beyond the eaves on the east to provide a second floor porch cover. The building is surfaced with shiplap wood siding. Windows are double hung, enframed with simple flat wood molding, but the original windows have been replaced with aluminum sash frames. There is a bay on the first floor on the west elevation, evidently constructed in two different phases with two different sized pairs of double hung windows. The bay segment nearest the front of the house appears later than the adjacent segment to the south. There are similar paired double hung windows on the first floor under the porch, above the porch on the second floor, and in the southern segment of the bay on the west elevation. The building does not have the traditional raised basement/first floor generally associated with this type of house in Sacramento. The porch is just two or three steps above ground level.

Extensions have been made to the rear and west elevation of the building and an added stairway with newell post provides access to the second floor of the east elevation. The building was remodeled into four flats in 1922.

***P3b. Resource Attributes:** HP3
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo:
View to the south.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1894
***P7. Owner and Address:**
Noel, Hernando, Francisca Tapia
2100 48th Ave.
Sacramento, CA 95822
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐ Linear Resource Record ☐Archaeological Record ☐District Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record

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

Primary # _____
HRI # _____
Trinomial _____

Page 2 **of** 3 **Resource Name or #:** (Assigned by recorder)_____
☐Photograph Record ☐ Other (List)

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

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HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code:** 3D

***Resource Address:** 3324 2nd Avenue

B1. Historic Name: Turple House

B2. Common Name: n/a

B3. Original Use: Residence **B4. Present Use:** Residence

***B5. Architectural Style:** Queen Anne

***B6. Construction History:** City Directories indicate its construction in 1893-1894, when occupants were first noted. Alice Turple took a building permit in 1922 to "remodel into 4 Flats," for $2,400. Another permit in 1924 added a sleeping porch. One in 1925 for $1,250 called for framing a private garage with a four room apartment over it.

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

***B8. Related Features:** garage at rear with residential unit above.

B9a. Architect: unknown **b. Builder:** unknown

***B10. Significance: Theme:** Commerical Development **Area:** Oak Park

Period of Significance: 1890-1940 **Property Type:** Residential, multi-family **Applicable Criteria:** C

This was the home of the Turple family for many years. Alex A. Turple, a blacksmith for the Southern Pacific Railroad and his wife Alice lived in the house until Alex died, March 17, 1921. Alice and daughter Leslie continued to live in the 3324 unit until Alice died in 1946. Leslie continued to live in the house until about 1954. Lola Bottorf, the Turple's other daughter, and husband Harrison, lived in 3326 around 1919. Harrison was a System Supervisor for the State Board of Control. In 1922, the house was remodeled into four flats. Long time residents, the Bottorffs acquired the house after Alice's death and Leslie's departure. Lola Bottorff continued to live in the house until 1972. This house was part of the Turple family for some 78 years. Next owner Inez Zamora was listed at this address in 1975. Alex Turple also owned the next two parcels to the east, including that which is now occupied by the Tattoo Parlor. His estate passed the Pet Shop parcel to Leslie Turple and Lola Bottoroff on 12/39.

The building has been altered but still retains its original Queen Anne form and ornamentation. Its long-time occupancy by the same family and proximity to the old downtown core reflect aspects of the life style of the community in its prime. The building is a contributor to the Oak Park Downtown District.

B11. Additional Resource Attributes:

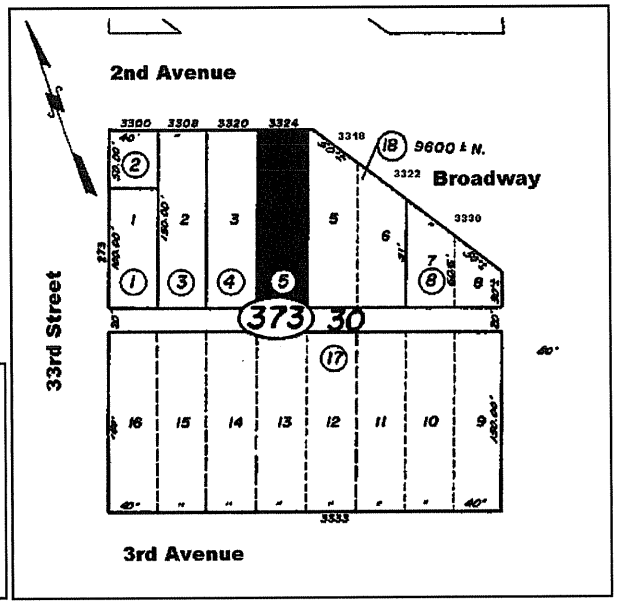
***B12. References:**

California Death Index
Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Directories
Sacramento Metro Scan
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

***Date of Evaluation:** March 2005



(This space reserved for official comments.)

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

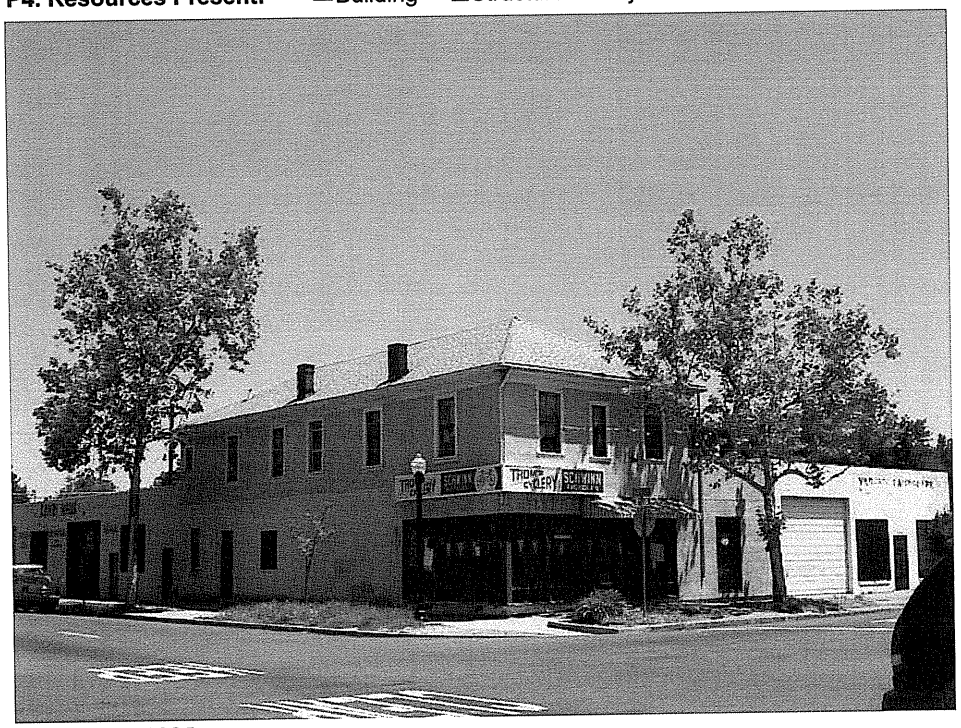
Page 1 **of** 1 **Resource Name or #:** 3401 2nd Avenue
P1. Other Identifier: Thom's Bike Shop
***P2. Location: *a. County** Sacramento
b. Address: 3401 2nd Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0315-018

***P3a. Description:**

The wood frame building is rectangular in form and covered with a hipped roof. The eave overhang is shallow. There are brackets with an incised pattern at eave corners. The building surface is textured stucco, replacing or covering original wood siding. Second floor windows are double hung with wood sash, one light over one. Ground floor show windows flank the entry, are fixed glass in wood sash and wrap around the corner to 34th Street. The horizontal area above the windows is covered with boarding, possibly over transom windows. There are two windows and a transomed door along 34th Street. A shallow belt course extends between first and second floors along 34th. Two brick chimney stacks project from the edge of the roof along 34th Street, apparently remnants of the original 1890s chimneys. There is a recessed opening in the adjacent small one story addition along 2nd Avenue.

The building has been resurfaced and the show windows modified. There may be original transom windows under the boarding above the current show windows.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the north.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1896
***P7. Owner and Address:**
Thom Revocable Trust
7425 Henrietta Dr.
Sacramento, CA 95822
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Cons., 2004. Sacramento Survey III, Historic Environment Consultants, 1985.

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

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

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HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code:** 3D

***Resource Address:** 3401 2nd Avenue

B1. Historic Name: Thom's Bike Shop

B2. Common Name: same

B3. Original Use: Grocery **B4. Present Use:** Bike Shop

***B5. Architectural Style:** minor Colonial Revival influences

***B6. Construction History:** A circa-1905 photo of the building shows that the one-story addition to the east was in place by that time. The building was resurfaced with stucco, probably not long after Thom acquired the building in 1938. At that time the overhanging canopy on the first floor was removed. Dates of changes to original show windows are unknown.

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

***B8. Related Features:** none

B9a. Architect: unknown **b. Builder:** unknown

***B10. Significance:** **Theme**: Commercial Development **Area**: Oak Park

Period of Significance: 1890-1940 **Property Type**: Business Retail **Applicable Criteria:** A

This building was constructed in 1896 to house the Daly Brother's (George & Elisha) Oak Park grocery business. There were residential units on the second floor that were accessed via a first floor entry on 34th Street near the rear of the building. At first the residential units probably housed the Daly's, but by 1905, George was running the grocery business by himself and had moved to a nearby residence at 3415 2nd Avenue. The Daly grocery stayed in business at this location until 1907. From 1908-13 it housed the grocery of the Gould Brothers (Albert & Oscar) and Charles F. Lewis. From 1916-18 it was occupied by the H.O. Heffren Company. In 1926-27 the building was vacant and by 1930 The Home Furniture Co. was located there. During the Great Depression years of the early 1930s, the building was vacant again. In 1934, H.D. Thom established his bicycle business in the one-story addition, at 3403 2nd Avenue. In the late 1930s the E.H. Traxler Real Estate Company sold the building to Thom. In 1938 Thom moved his business into the main floor of the building at 3401. Thom's Cyclery is still in business at that location, some 66 years later.

The building has importance as a prominent remnant of the thriving Oak Park business district during its prime. Though resurfaced, it has retained most of its original nineteenth century form and image, and contributes to the Oak Park Downtown District. As such, it is eligible for listing in the Sacramento Register.

B11. Additional Resource Attributes: none

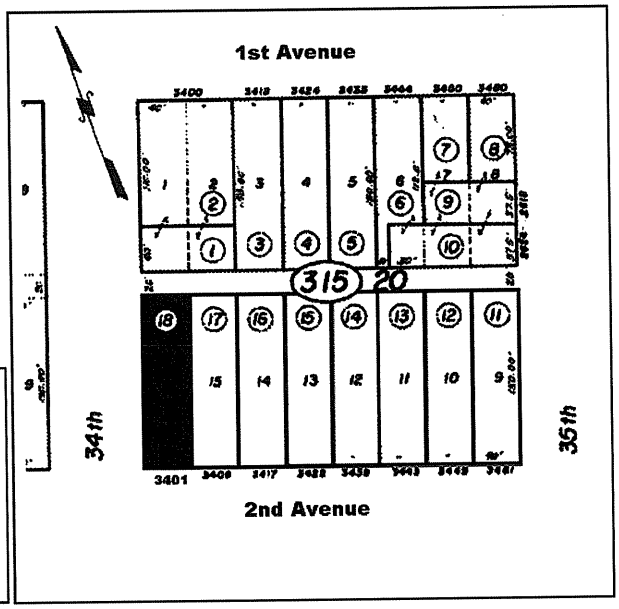
***B12. References:**

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento City Directories
Sacramento Museum and Archive Collection Center, Photo Collection, Map Books
Sacramento Survey III, Historic Environment Consultants, 1985

B13. Remarks:

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

***Date of Evaluation:** March 2005.



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DPR 523B-Test (8/94)

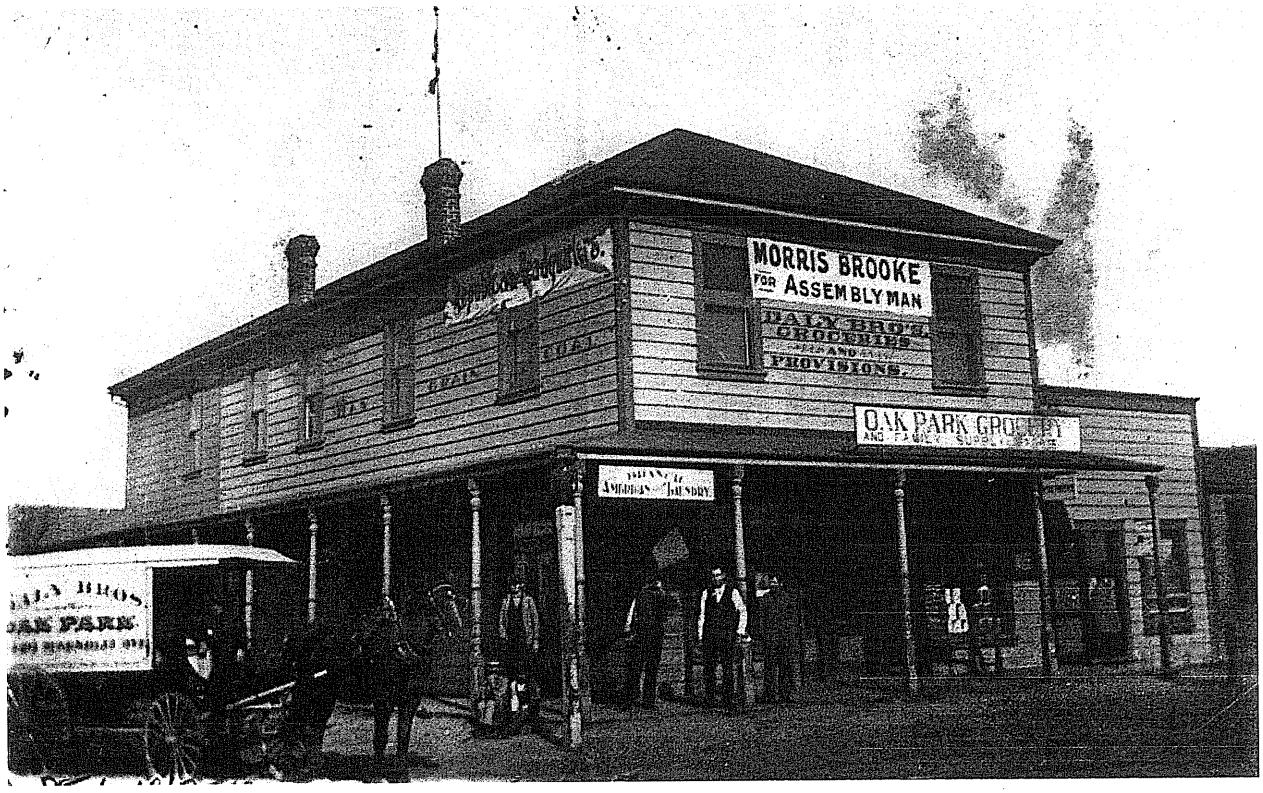
*These items consist of required information.

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

Primary #
HRI#
Trinomial

Page 2 of 2 **Resource Name or #:** 3401 2nd Avenue

Recorded by : Paula Boghosian



The Daly Brothers Oak Park Grocery, ca 1901. Notice that even the small single-story unit on the right (east) is still in place at the present time.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Page 1 **of** 1 **Resource Name or #:** 3333 3rd Ave.
P1. Other Identifier: Sacramento Food Bank
***P2. Location: *a. County** Sacramento
b. Address: 3333 3rd Ave. **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0373-017

***P3a. Description:**

The large rectangular one story building is surfaced with brick. Its roof form is obscured behind a horizontal parapet that encircles the building. The main façade, the eastern elevation, contains a large entry opening with glass panels in aluminum sash and an entrance. Large glass panes framed in aluminum above tan brick infill panels extend across most of the façade indicating former retail show windows. The south elevation is a solid brick wall with second floor window openings of industrial metal sash, double metal doors and a standard entry.

The original show windows have been modified, as has the entrance. Modifications have eliminated any particular architectural stylistic references.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the northwest
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1926
***P7. Owner and Address:**
Roman Catholic Bishop of Sacramento
c/o Sacramento Food Bank
3333 3rd Avenue
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3333 3rd Avenue

B1. Historic Name: Arata Brothers Grocery facility; warehouse and retail

B2. Common Name: Sacramento Food Bank

B3. Original Use: Grocery retail and warehouse B4. Present Use: Food Distribution to needy

*B5. Architectural Style: altered, no specific references to an architectural style

*B6. Construction History: The building was constructed in 1926. Date of alterations to its current image is unknown but may have occurred when it became Sacramento Food Bank, sometime after 1982.

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

*B8. Related Features: none

B9a. Architect: Arata Brothers b. Builder: T. Schluckebrier

*B10. Significance: Theme Commercial Development Area Oak Park

Period of Significance 1890-1940 Property Type Grocery Applicable Criteria C

This building was constructed for $25,000 for the Arata Brothers Grocery business in 1926. It continued in that use until about 1971 when it was occupied by the Eagle Thrifty Shopping World. It was vacant in 1975 and in 1982 it was occupied by Matsui Wholesale Florist. It now serves as the Sacramento Food Bank and has a meeting room on the southeast corner for the use of various community groups.

Though substantially altered, the building has a long history of service to the Oak Park community. Arata Brothers Grocery was a major market in Sacramento for many years, providing Italian specialty and some ethnic foods at a time when they were a rarity in other markets.

It is significant as a surviving brick building in the central business district, which contains several brick buildings, and for its long and continuing service to the Oak Park community. It is a contributor to the Oak Park Downtown District. As such, it is eligible for listing in the Sacramento Register and the California Register as part of an adopted Survey.

B11. Additional Resource Attributes: H13

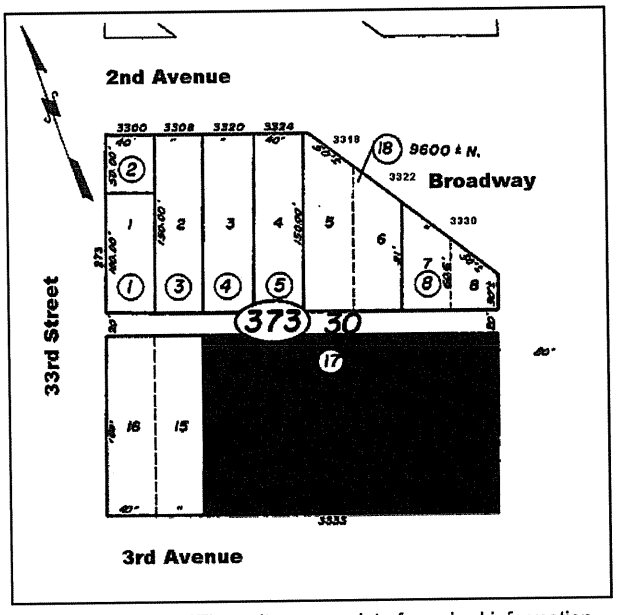
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 7/11/1926, p. A-4; 7/18/1926, A-2.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

13. Remarks:

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

*Date of Evaluation: March 2005



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DPR 523B-Test (8/94)

*These items consist of required information.

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

Page 1 **of** 1 **Resource Name or #:** 3408 3rd Avenue
P1. Other Identifier: Oak Park Bakery
***P2. Location: *a. County** Sacramento
b. Address: 3408 3rd Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-002

***P3a. Description:**

The brick building is a two story commercial building located on 3rd Avenue, near the former heart of the early twentieth century Oak Park business district. On the façade, two shops flank the staircase entry to the second floor. First floor transom windows are covered as are the shop show windows. The base of the show windows is covered with brick that does not appear to be original. A flat canopy projects from the facade above the show windows and extends across the full width of the building. There is a shallow projecting belt course between the fist and second floors. At the top of the building, a shallow corbelled cornice projects from the building and extends across its full width beneath the horizontal parapet that obscures the roof. Second story windows are prominent and arched with double-hung wood sash windows. The east elevation contains four windows on the second floor and a door on the first floor. The façade contains three windows on the second floor above the shop entries.

The show windows and their base have been modified and the doors do not appear to be original. The brick façade has been painted.

Faded painted signs on the east side of the building read: "Oak Park Bakery, The House of Mother's Bread", "Horse brand boys overalls, Levi Strauss & Co. San Francisco", "E Nuding proprietor."

***P3b. Resource Attributes:** HP6

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

P5b. Description of Photo: View to the southwest.

***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1915

***P7. Owner and Address:**
St. Hope Corporation
3400 3rd Avenue
Sacramento, 95817

***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608

***P9. Date Recorded:** March 2005

***P10. Survey Type:** Intensive

P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code: 3D

*Resource Address: 3408 3rd Avenue

B1. Historic Name: Oak Park Bakery

B2. Common Name: Oak Park Bakery, Esther's Bakery

B3. Original Use: Bakery, Restaurant B4. Present Use: Vacant

*B5. Architectural Style: Vernacular Commercial, Italianate influences

*B6. Construction History: The building was built In 1915. Dates of alterations to the show/shop windows is unknown, but probably 1940s.

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

*B8. Related Features: none currently

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type Commercial Applicable Criteria: C

This building was constructed for K.E. Nuding and his Oak Park Bakery in 1915. The first floor supported two retail stores, while the upper floors were residential. The actual baking took place in a brick structure at the rear. The 3412 unit on the west appears to have been used as a bakery at least as far as 1975. J.G. Volfi took over from Nuding in the early 1920s. When Volfi owned the bakery he lived around the corner at 2833 34th Street. By 1927 Emil Stadler was running the bakery. In the 1930s the baker was A.B. Wilder and in 1945-1960 it Herman Schnetz. By 1969-75 it was Esther's Pastries. The unit on the west, 3408, has most commonly been used as a restaurant. During the 1930s it was Charles Fiebiger's Restaurant. By 1940 it was Ruth & Mae's Café, then it was Tom Renes Restaurant in 1945, Eugene Ramos' Restaurant in 1952 and Top's Coffee Restaurant in the 1960s. By 1975 the unit was vacant, and has remained so until the present.

The history of the building supports its important role in the formerly thriving downtown district, and the common instance of shop owners living near their businesses in Oak Park. Though somewhat altered, its original image is still strong. Both its image and history make it a contributor to the Oak Park Downtown District. As such, it is eligible for listing in the Sacramento Register. As an element of a certified Survey, it may be eligible for listing in the California Register.

B11. Additional Resource Attributes: none

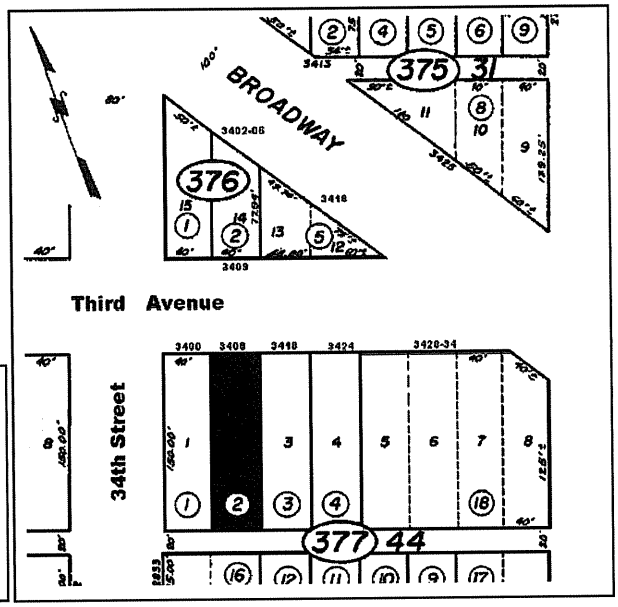
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Bee: 2/23/1915.
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: March 2005



(This space reserved for official comments.)

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

Page 1 **of** 1 **Resource Name or #:** 3418 3rd Avenue
P1. Other Identifier: n/a
***P2. Location: *a. County** Sacramento
b. Address: 3418 3rd Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-003

***P3a. Description:**

This wood-frame Stick-Eastlake style building is two and one-half stories in height, with intersecting gabled roofs. A gabled two-story bay with attic windows projects to the north from the façade, and a gabled porch occurs in the intersecting angle. Decorative barge board occurs in the gable end peaks. The upper floor of the house is clad with fish scale shingles and the first floor is surfaced with V-grooved siding. The base is covered with vertical siding, and the porch is supported by round posts. Decorative scallops and spool work trim the porch with its incised barge board inset. The façade bay is angled on the first floor, the eastern corner containing a decorative bracket in the angle.

The house is currently being remodeled into offices for the Sacramento Philharmonic. It is hoped that the work will maintain the current historic fabric and that the original double-hung windows will be replaced and that other items that have been removed, such as the porch balusters, rails and front steps will be replaced with designs consistent with the house's era of construction.

***P3b. Resource Attributes:**
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the south.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1890 ca
***P7. Owner and Address:**
Saint Hope Development Corp.
P.O. Box 5447
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code: 3D

*Resource Address: 3418 3rd Avenue

B1. Historic Name: n/a

B2. Common Name: n/a

B3. Original Use: Residence B4. Present Use: Being Refurbished as an Office Building

*B5. Architectural Style:

*B6. Construction History: The house was moved in 2002 from the other side of the Lewis House.

*B7. Moved? ☐ No ■ Yes ☐ Unknown Date: 2002 Original Location: Moved from parcel 010-0377-005 adjacent to Lewis Building.

*B8. Related Features: None

B9a. Architect: b. Builder:

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type Residential Applicable Criteria: C

With an estimated construction date of 1890, this home's early origins are unknown. The earliest reference to the home in City Directories is in 1910. Alfred Berry, a farmer, lived in the home from 1910 to 1913. Standing where it did, in relation to the Lewis House and Lewis Building, it was inevitable that this building would become one of Lewis' properties. Lewis purchased the house in 1915 and began a long succession of renters. One of the first was Lewis H. Greenwalt, a carpenter. He lived there into the 1920s, by 1927 it was occupied by Harry Bronsted, and by 1930 it was the residence of Manuel Aguiar. By the mid 1930s, W.A Pratt, a printer for the News Publishing Co., and Herman Schnetz, a baker for the Pioneer Baking Co., occupied the house. By the mid 1940s, J.C. Rodda lived in the house.

Lewis was killed in a car crash in 1920 and all his properties passed to his wife. Building permit records showed that in 1924, Ignacia Lewis, held title to the property. Lewis' wife's name was Nancy, which translates to Ignacia in Spanish, which was probably her true given name (their two boys were named Manuel and Antone).

Ignacia and Antonio Furtado purchased the Lewis home (3424 3rd Avenue) in 1927. Ignacia Furtado applied for a 1929 building permit on this property. Antonio passed away in 1951 and Ignacia followed in 1976. The home remained in the ownership of the Furtado estate until 1983, when it was purchased by C. Andrew.

The structure, in spite of some alterations and relocation, is one of the best examples of its style in the city. It utilizes primarily Stick and Eastlake elements, modes that have limited representation in Sacramento. The building contributes to the Oak Park Downtown District for both its historic associations and its architectural values.

B11. Additional Resource Attributes:

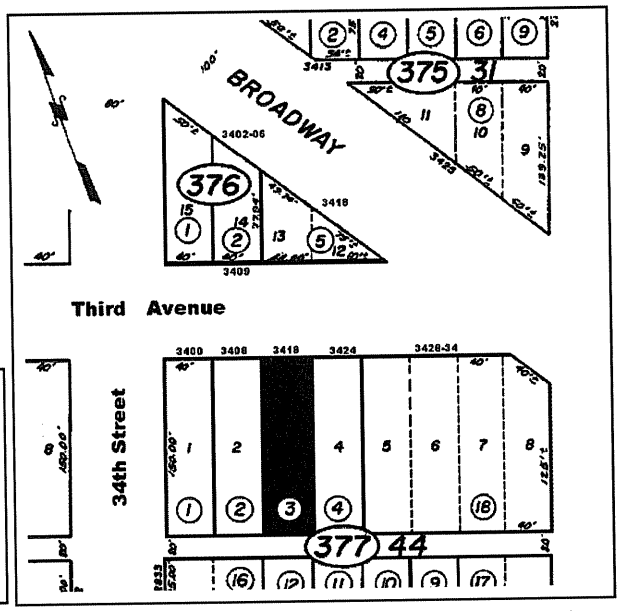
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: April 2005



(This space reserved for official comments.)

*These items consist of required information.

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

Page 1 **of** 1 **Resource Name or #:** 3424 3rd Avenue
P1. Other Identifier: Lewis Home
***P2. Location: *a. County** Sacramento
b. Address: 3424 3rd Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-004
***P3a. Description:**

The house is composed of round and rectangular forms, with conical and hipped roofs. Two round Queen Anne towers flank the front of the building, one on the second floor west and a two-story one on the east. The northeast corner entrance contains two segmental arched openings surmounted by a balconied second floor deck. Aside from the Queen Anne tower friezes, stained glass panels and applied bas relief Balcony panels, the ornamentation is rather classical in derivation, with heavy eave and porch projection brackets, centered arch ornaments and oval widow next to the door, with its sidelights. A stained glass trefoil windows lies beneath the projecting second floor tower. The surface is shingled, and windows are double hung, except for the fixed, stained glassed-topped trio of the façade. Moldings are surfaced with a bas relief floral and circle pattern. Entry steps are marble.

A four foot high white, wood picket fence separates the property and yard from the street. A lawn and shrubs comprise the landscaping, which is considerable enhanced by a row of street palm trees in the front.

Up to this point in its history, the building appears essentially unaltered. However, it was badly damaged during a fire in 2004 and was boarded up. It was rehabilitated with a high level of integrity.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the south.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1912
***P7. Owner and Address:**
Adbdul-Kabeer Abdullah
A. Badriyyah
7434 Candlewood Way
Sacramento, CA 95822
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code: 3D

*Resource Address: 3424 3rd Avenue

B1. Historic Name: Lewis Home

B2. Common Name: n/a

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Queen Anne, Classical Revival, Georgian influences.

*B6. Construction History:

Up to this point in its history, the building appears essentially unaltered. However, it was badly damaged during a fire in 2004 was boarded up. It has since been restored with a high degree of integrity.

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

*B8. Related Features: none

B9a. Architect: b. Builder: Unknown, possibly Joseph Lewis

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type: Residential Applicable Criteria: C

Constructed in 1912, this home was first owned and occupied by Joseph L. Lewis, owner of a downtown Sacramento saloon. Not long after locating here, Lewis built the nearby Lewis Building and Guild (then known as the Victor) Theater. Lewis died in a car crash in 1920, and his wife Nancy and their two children remained in the home until 1927.

In 1927, Ignacia and Antonio Furtado, Jr. acquired title to the house. Antonio passed away in 1951, but Ignacia retained ownership until her death in 1976 at the age of 87. In 1976, title passed to James Thompson of Los Angeles, who later passed it to his son, Daniel Thompson, a former Sacramento City Councilman (1978-80) and Oak Park businessman.

The structure is one of the handsomest residences of its era in Sacramento. The building combines elements of several styles in an unusual manner, and the composition is virtually unique in Sacramento. Its first owner was an important figure in the early 20th Century development of Oak Park.

B11. Additional Resource Attributes:

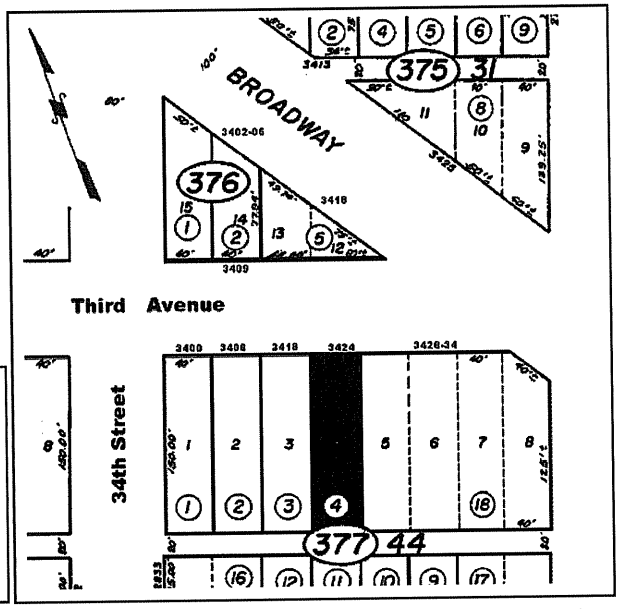
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Book
Sacramento City Building Permits
Sacramento City Directories
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Survey III, 1984-85, Historic

B13. Remarks:

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

*Date of Evaluation: August 2004



(This space reserved for official comments.)

*These items consist of required information.

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

Page 1 of 1 Resource Name or # 3428-34 3rd Avenue, 2814-2824 35th Street

P1. Other Identifier: Lewis Building
***P2. Location: *a. County:** Sacramento
b. Address: 3428-34 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data:** APN# 010-0377-018

***P3a. Description:**

The two-story building fronts on both 3rd Avenue and 35th Street. Due to the angled intersection of the street, the building is not rectangular. The projecting horizontal parapet of the brick building obscures its roof. The ground floor contains a series of shop windows with entries, and an arched entrance to the upper floor. Windows of the 2nd floor are rectangular beneath flat arches, and double hung, with two single panes. A decorative frieze of brick work encircles the building beneath the slightly projecting cornice. Brick, laid vertically in bands, below the cornice, above the ground floor show windows, and at window sills provide additional ornament.

The shop areas and show windows on the ground floor have been modified several times. Some entry doors to the upper floor do not appear to be original.

Lawns have been planted along Broadway and 3rd Street. Trees have also been planted in the parking strip median along Broadway. The building stands near the original center of the Oak Park business district.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the southeast.

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1915
***P7. Owner and Address:**
St. Hope Development Co.
3428 3rd Ave.
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghsoian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
December 2003
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3428-34 Broadway

B1. Historic Name: Lewis Building

B2. Common Name: Lewis Building

B3. Original Use: Retail Stores, Apartments B4. Present Use : Retail Stores, Apartments

*B5. Architectural Style:

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

*B8. Related Features: Guild Theatre occupies the south portion of the parcel.

B9a. Architect: Clarence Cuff b. Builder: J.B Dillard

*B10. Significance: Theme Commercial Development Area Oak Park

Period of Significance 1890-1940 Property Type Commercial Applicable Criteria A, C

Joe Lewis spent $30,000 in 1915 having the Lewis Building and Victor Theatre erected at the same time. Clarence Cuff was the architect and J.B. Dillard was the contractor on the combined projects. The ground floor of the Lewis Building had seven large spaces devoted to either stores or offices. The second floor of the building was for residential apartments that were operated for many years as the Woodruff Hotel. Lewis died in 1920 and his wife continued to hold this property as well as their elegant house at 3424 3rd Avenue until 1930, when Antonio and Ignacia Furtado purchased both properties. They owned these properties until 1976, when Ignacia passed away.

The retail shops were occupied by many tenants over the years. Some of those were Azevedo's Women's Apparel, which was a tenant for nine years, F.W. Beck, a barber (25+Years), G.F. Osteo, Coffee Shop (12+ years), as well as Atkinson Cash& Carry Market, H.F. Tower Billiards, and Park Furniture & Appliance. By the 1960s and 1970s the general decline in the Oak Park Business District affected the Lewis Building and the tenant spaces experienced numerous vacancies.

The Victor Theatre lasted for about ten years and died in 1926. By the mid 1930s it was operating as the Oak Park Threatre. By the mid 1950s it had assumed the name Guild Theatre.

In recent years the Lewis Building, second floor living quarters and the Guild Theatre underwent extensive rehabilitation by Kevin Johnson's St. Hope Development Corp., and were reopened in 2003.

The building is a still viable remaining element from the early prosperity of Oak Park. It is an important visual focal point and a culturally important neighborhood element.

B11. Additional Resource Attributes: HP3

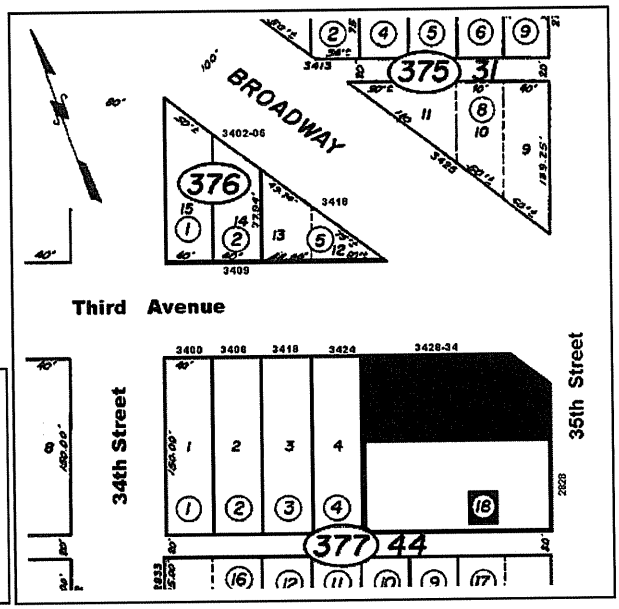
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 2/23/1915.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: December 2003



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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

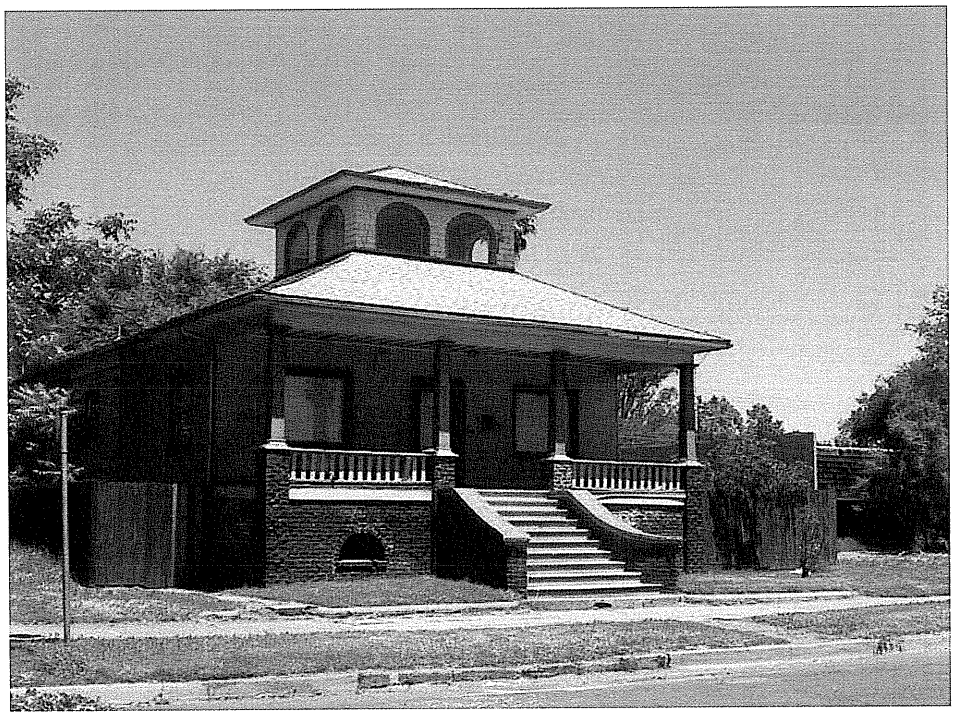
Page 1 **of** 1 **Resource Name or #:** 3519 3rd Avenue
P1. Other Identifier: George Gostick House
***P2. Location: *a. County:** Sacramento
b. Address: 3519 3rd Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0381-014

***P3a. Description:**

The wood frame house, almost square in form and with its distinctive second floor 'cupola, is n almost classic example of an "aeroplane" house form. Stylistically, it reflects Craftsman design elements with its clinker brick porch base and step sides, battered posts, and horizontal emphasis. Brick lined arches penetrate the clinker brick porch base. The staircase flares outward at the bottom. The hipped roof is topped by the projecting cupola. Narrow, three-tiered rustic drop siding surfaces the house while shingles surface the cupola with its oddly arched windows.
An angled bay projects from the east elevation toward the rear of the house. A square bay projects from the western elevation.
The building's unusual form is uncommon in Sacramento.

Some windows on the east and front elevation have been modified, but those on the west appear to be original. The windows in the cupola are oddly proportioned, possibly indicating modification.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the north
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1912
***P7. Owner and Address:**
Kynship Development Corp.
P.O. Box 5448
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
September 2004
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Linear Resource Record ☐Archaeological Record ☐District Record ☐Milling Station Record ☐Rock Art Record

DPR 523A-Test (8/94) *These items consist of required information.

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

Primary # _____
HRI # _____
Trinomial _____

 Resource Name or #: (Assigned by recorder)_____

☐Artifact Record ☐Photograph Record ☐ Other (List)

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code** 3D

***Resource Address:** 3519 3rd Avenue

B1. Historic Name: Gostick House

B2. Common Name: n/a

B3. Original Use: Residence **B4. Present Use:** Residence

***B5. Architectural Style:** Craftsman

***B6. Construction History:**
Relatively intact. Recently refurbished.

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

***B8. Related Features:** Originally related to brother's house at 3535 3rd Avenue and the adjoining common space between the two houses.

B9a. Architect: unknown **b. Builder:** unknown

***B10. Significance: Theme:** Commercial Development **Area:** Oak Park

Period of Significance: 1890-1940 **Property Type:** Mixed commercial and residential **Applicable Criteria:** C

This house was built for George Gostick and his family in 1912. The Gostick Brothers (George and Jesse) operated a meat market in Oak Park from 1905 to 1929. In 1912 the brothers had their brick market building constructed on the adjacent parcel to the west. George Gostick died in 1917 and the house eventually passed to his brother Dr. Charles E. Gostick, a long-time high school teacher in Sacramento. Jesse lived in the nearby house to the east at 3535. They owned the lot between the two houses and maintained it as a common area. Charles Gostick lived in the house until his death in 1950, but his wife, Oda, continued to live in the house for a number of years.

The house is significant as a part of the combined retail and residential complex of an important Oak Park family. The house is also important due to its unusual form and its rarity in Sacramento. The building is locally important both historically and architecturally. It contributes to the Oak Park downtown District and its special history.

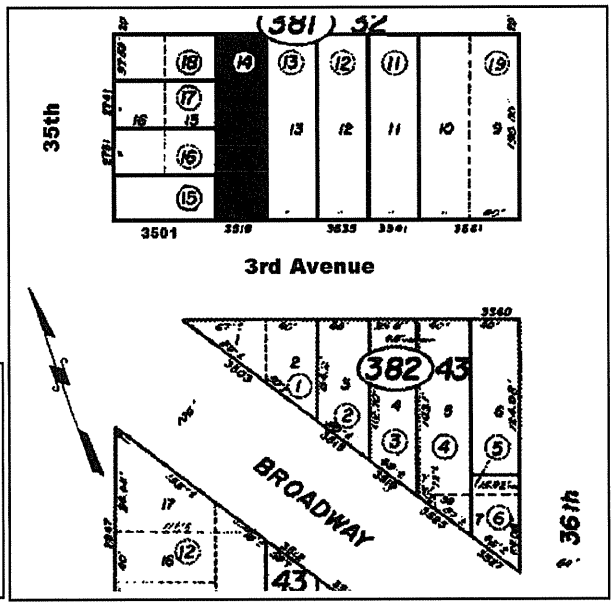
B11. Additional Resource Attributes: none

***B12. References:**

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives [Photo 73/03/185], Map Book
Sacramento Bee, 5/18/17, p. 17; 8/20/1928, p. 2; 1/23/1937, p. 4; 1/25/1937, p. 9; 8/7/24/1958, p. C-11/3
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants
Thomas Brothers Map Book, 1937-40, p. 456

B13. Remarks:

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



(This space reserved for official comments.)

***Date of Evaluation:** September 2004

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

Page 1 **of** 1 **Resource Name or #:** 3414 4th Avenue
P1. Other Identifier: Oak Park Fire Station
***P2. Location: *a. County:** Sacramento
b. Address: 3414 4th Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 013-0142-0031

***P3a. Description:**

The two-story concrete building is box-like in form, with a horizontal projecting cornice trimmed by a patterned metal fascia. The façade carries the building's primary design features, with a series of windows above four large truck doors. Two sets of paired metal sash, casement widows are flanked by rectangular panels, and a single window on each end. The whole composition is organized into a long horizontal element by linear surface divisions. A projecting horizontal band carrying an egg and dart motif beneath it, divides first and second floors above the four wood-paneled truck doors and openings. A hip-roofed hose tower projects approximately four stories at the rear. A row of square windows penetrates the second floor of the east elevation above other small openings. Similar windows extend along the rear, above both standard and truck doors. The tower contains three-part louvered vents below the eave overhang and simple frieze. Rectangular openings occur on two levels beneath that. The west elevation has not been finished on the lower half. The concrete building surface appears to have been lightly stuccoed.

The truck doors on each end of the rear do not appear original and some minor windows changes have occurred. It stands on a residential block near the old commercial core of Oak Park.

***P3b. Resource Attributes:** HP9
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the southeast.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1915
***P7. Owner and Address:**
Wellspring Women's Center
P.O. Box 5728
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
September 2004
***P10. Survey Type:**
Intensive
P11. Report Citation Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 1S

*Resource Address: 3414 4th Avenue

B1. Historic Name: Engine House #6

B2. Common Name: Oak Park Fire House

B3. Original Use: Public Fire House

B4. Present Use: Public Fire House

*B5. Architectural Style: Prairie School

*B6. Construction History: Constructed in 1915

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

*B8. Related Features: None

B9a. Architect: City Engineer, Albert Givens

b. Builder: C.J. Guth

*B10. Significance: Theme: Public Building Architecture Area: Oak Park

Period of Significance: 1915-1954 Property Type: Fire House Applicable Criteria: C

Designed by City Engineer Albert Givens and constructed by C.J. Guth, this fire house was dedicated on May 22, 1915. The Sacramento Fire Department's Engine #6 stationed in Oak Park was the largest firehouse in Sacramento and the second largest on the West Coast at the time of construction. The building contained four large truck doors, second floor sleeping quarters, a reading room, locker room, small gymnasium and a kitchenette. A large hose tower, complete with a fire bell, was also a feature. The entire building was steam heated. It became one of Oak Park's most recognizable buildings and was one of the earliest symbols of Oak Park's newfound status as an area of the city of Sacramento

The Prairie School inspired design of the structure was highly unusual for government in Sacramento in an era which had seen the *Beaux Arts* City Hall building only a few years previously. The avant garde design of the public structure reflected the City's concept of Oak Park as a separate suburb of the city with its own character. The façade has been carefully composed, and reflects Frank Lloyd Wright design concepts that incorporate individual elements into the whole. The structure is also highly significant historically due to its size and design at the time of construction. The Fire House #6 is listed in the National Register of Historic Places. The current owner and occupant is Women's Wellspring Services.

The building is important for its prominent place in the firefighting history of Sacramento, and role in the early establishment of the City's first suburb annexation. It is significant as well as for its architectural values and unusual stylistic representation in Sacramento. It contributes to the Oak Park Downtown District, and is eligible for listing in the Sacramento Register. It is already listed in the National Register of Historic Places.

B11. Additional Resource Attributes: None

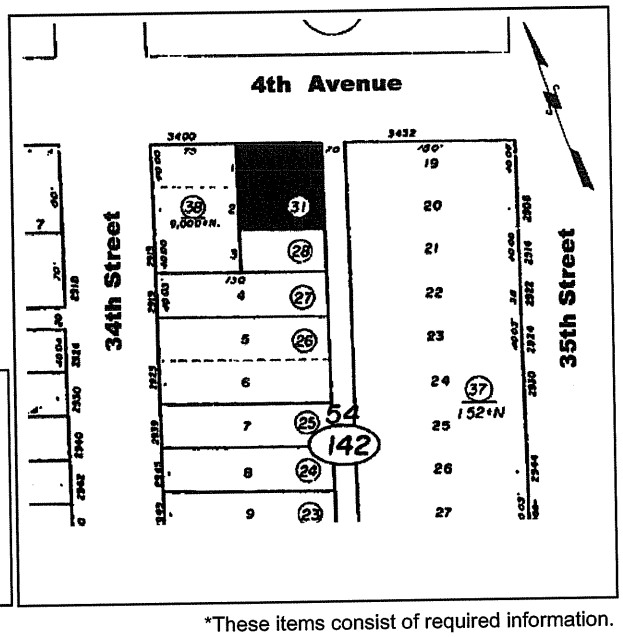
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Book
Sacramento Bee: 5/10/1913, p. 24; 2/4/1915, p. 5; 11/20/1914; 8/04/1915, p. 5; 5/18/1915, p. 3
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic

B13. Remarks:

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

*Date of Evaluation: February 2005



(This space reserved for official comments.)

*These items consist of required information.

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

Page 1 **of** 1 **Resource Name or #:** 3415 4th Avenue
P1. Other Identifier:
***P2. Location: *a. County:** Sacramento
b. Address: 3415 4th Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-013

***P3a. Description:**

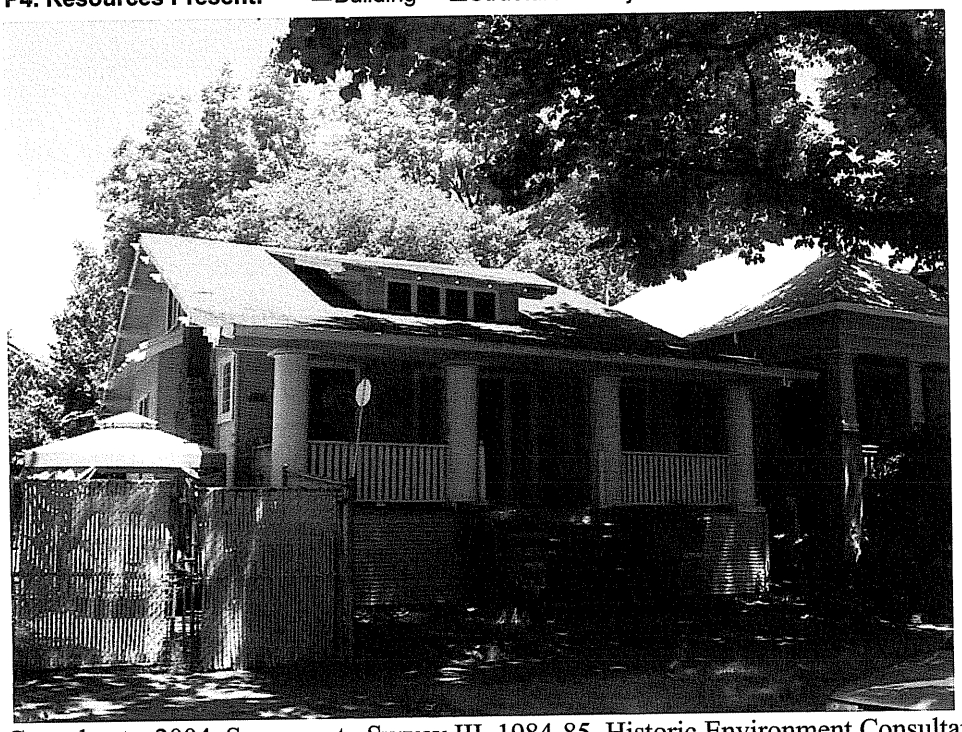
The building reflects elements reminiscent of Colonial revival design due to the prominence of its four large columns supporting the porch canopy. The one story wood frame building also reflects Craftsman images in its form and details such as the eave brackets. The porch extends across the full façade of the building.

Balustrades with vertical wood slats connect the columns on either side of the stairway leading to the porch entry. The side-gabled roof contains a slanted dormer inset, with four framed windows. The building is sheathed in horizontal rustic wood siding, as is the base of the porch. The front door is flanked by sidelights. There is a brick chimney stack on the west side of the house.

Landscaping is limited in the front of the building but there appear to be mature trees at the rear.

Dates and the extent of alterations are unknown.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the north.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1914
***P7. Owner and Address:**
Jones, Erik M/Krishna R.
3415 4th Avenue
Sacramento, CA 95826

***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
November 2004

***P10. Survey Type:**
Intensive
P11. Report Citation Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3415 4th Avenue

B1. Historic Name: Foster Property/Steen House

B2. Common Name: Jones House

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: The building was constructed in 1914. Dates of alterations are unknown.

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: Robert Powell & Co.

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type: Mixed commercial and residential Applicable Criteria: C

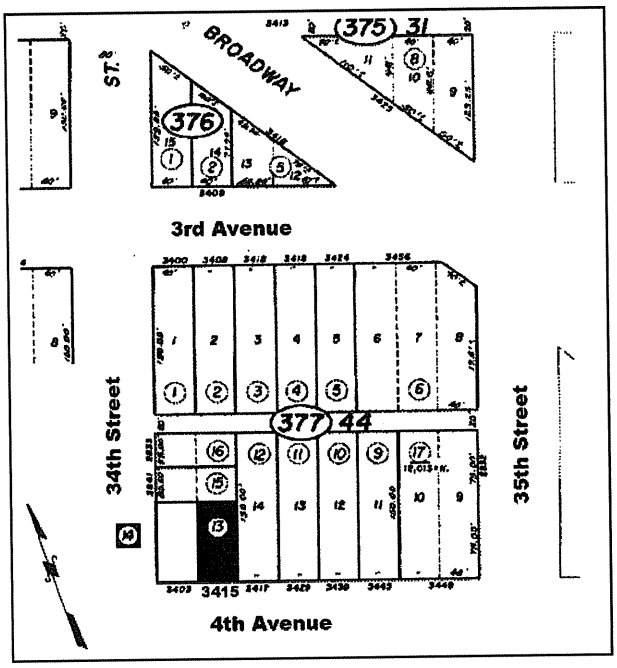
This house was built in 1914 by Robert Powell & Co. for well known Oak Park Realtor, Walter Foster. It was occupied in 1915-1917 by Harry G. Dowdall, a branch manager for the Sacramento Bee. In 1918 it was occupied by Mrs. B.M. Smith. By 1921 it was occupied by R.E. Pierce, secretary-manager of the Pierce-Bosquit Title Company. In 1930 Reverend Martindale Woods, of the Oak Park Methodist Episcopal Church lived in the house. The resident in 1935 was F.R. Stoner and in 1940 it was R.G. Harvey. In 1945-50 the house was owned and occupied by Virgil and Nina B. Steen who were owners of the family run tavern and liquor store known as Steen's Corner (35th Street & 4th Ave. at the east end of the block). Steen's corner was established in 1893 and was one of the oldest business enterprises in Oak Park. It was operated by the Steen family continuously until around 1970.

The house possesses some local historic interest as the residence of the Steen family, the owner of a popular and long-lived Oak Park business. It represents a tradition common in Oak Park whereby the owner of a local business lives close by and within walking distance of his business. Additionally, the house contributes visually in terms of design, scale and character to the buildings in its vicinity. The house contributes to the Oak Park Downtown District and appears eligible to the Sacramento Register as a Historic District contributor.

B11. Additional Resource Attributes:

*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: p. 12, 12/13/1961, p. B-1; 12/23/1961, p. B-6.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants
Thomas Brothers Map Book, 1937-40



B13. Remarks:

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

(This space reserved for official comments.)

***Date of Evaluation:** November 2004

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

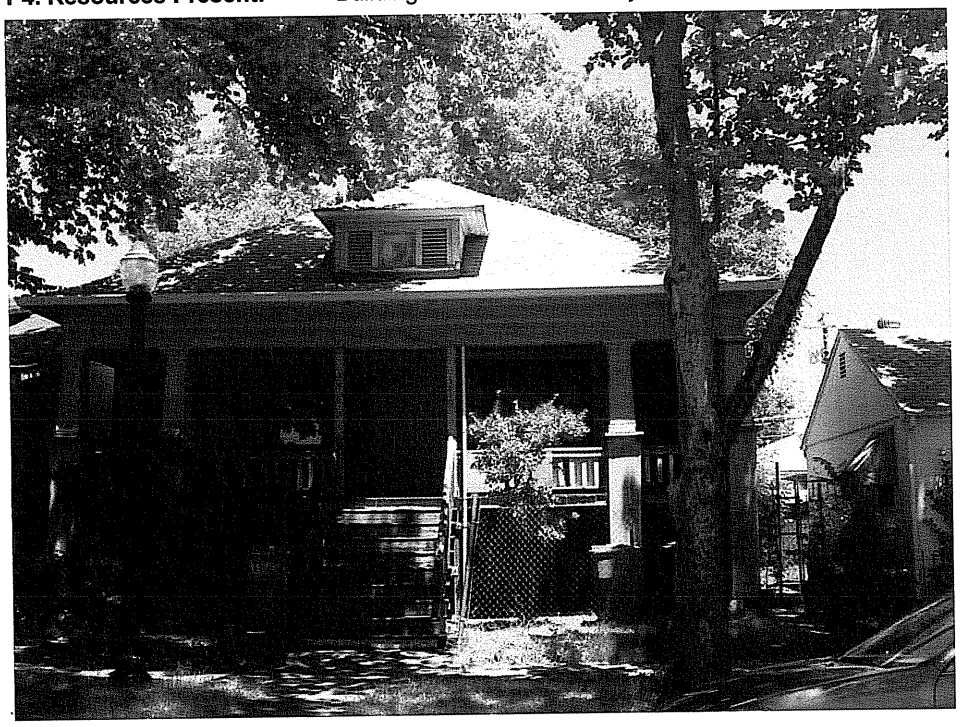
Page 1 **or** 1 **Resource Name or #:** 3417&19 4th Avenue
P1. Other Identifier: n/a
***P2. Location: *a. County:** Sacramento
b. Address: 3417&19 4th Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-012

***P3a. Description:**

The wood frame building reflects a combination of styles prevalent during the early years of the twentieth century. Four Craftsman battered posts on piers support the full front porch of the wood frame residence. Two centered square posts contribute to the support of the overhang creating the porch and the overhang of the front of the house. A dormer structure with louvered vents penetrates the composition material covering the hip roof. While the posts reflect Craftsman design, the form and symmetry of the building and its dormer suggest elements of Colonial Revival design. The building is surfaced with horizontal rustic lap siding. The porch balustrade is composed of simple square vertical wood members.

Alterations appear to be minimal, and include modifications to the entry stair and balustrades.

***P3b. Resource Attributes:** HP3
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the north.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1914
***P7. Owner and Address:**
Patricia J. Vergara
P.O. Box 5234
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
September 2004
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

DPR 523A-Test (8/94) *These items consist of required information.

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3417&19 4th Avenue

B1. Historic Name: Dauger Residence

B2. Common Name: n/a

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: The building was constructed in 1914. Dates of alterations are unknown. Two posts have been added to support the front overhang of the building that creates the porch cover.

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type: Mixed commercial and residential Applicable Criteria: C

In 1914 this building duplex was listed as vacant. In 1916, Peter Alarmas who owned a restaurant at 3003 35th Street, lived here. In 1918 the occupant was F.E. Proust. In 1921 the residents were Proust and Mrs. Theresa Throckmorton. By 1924 the residents were A.N. Burch and Alfred B. Dauger, a foreman. The Dauger family owned the duplex and would occupy it into the 1950s. Between 1930 and 1952, there was no other listed resident and it is likely that various members of the family occupied the units. Mrs. Ruth M. Dauger was the listed resident in 1935 and by 1940-50 her son Stanley B. was the listed resident. While the inhabitants are varied, there do not appear to be associations to events or individuals who contributed significantly to the patterns of history in Sacramento.

The residence is attractive and a competent representative of the housing design of the era. Alterations are relatively limited and the building contributes to the character and composition of the Downtown District, which includes examples of both commercial structures and the residences of those who worked in or owned properties in the District. The building is a contributor to the Oak Park Downtown District, and eligible for listing in the Sacramento Register.

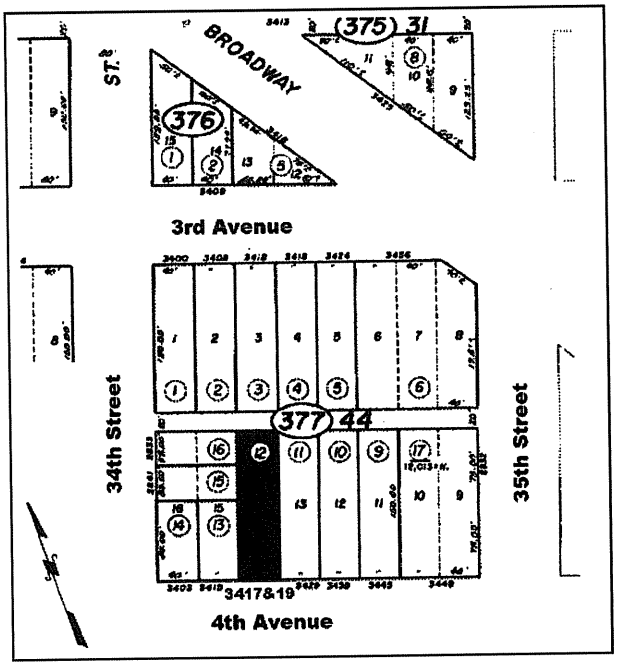
B11. Additional Resource Attributes:

*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Metro Scan
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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



(This space reserved for official comments.)

***Date of Evaluation:** September 2004

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

Page 1 **of** 1 **Resource Name or #:** 3439 4th Avenue
P1. Other Identifier: Fassett House
***P2. Location: *a. County:** Sacramento
b. Address: 3439 4th Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-010

***P3a. Description:**

The wood frame residence is one story with a raised basement. The roof is gabled parallel to the street with a large gabled dormer projecting toward the street. The dormer contains a pair of rectangular one light over one, wood-sash windows, framed with simple molding. Window openings on the main floor are also enframed with similar molding. The porch roof is an extension of the side-gabled roof and is supported by squared posts with square capitals. The building is surfaced with rustic tiered horizontal lap siding. The base of the building is of rusticated concrete block, designed to appear as stone courses. Balustrades are angled slats, in a pattern of narrow and wide. Stylistically, the building employs Colonial Revival and Craftsman design influences.

Alterations include a one story addition on the west elevation with an additional side entrance, 3435 4th Avenue. A rear deck at the second floor is not original. Windows are double hung but replaced with metal sash.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the north.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1913
***P7. Owner and Address:**
Kynship Development Corp.
P.O. Box 10743
Phoenix, AZ 85064
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
September 2004
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3439 4th Avenue

B1. Historic Name: Fassett House

B2. Common Name: n/a

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: House built In 1913. Addition on west side for another unit, 3435 4th Avenue. Date unknown.

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type: Mixed commercial and residential Applicable Criteria: C

In 1910 the occupant was Truman Fassett, who had a store at 2854 35th Street, called Fassett's Emporium – Men's & Ladies & Children's furnishings, notions, domestics. By 1927 Fassett had expanded and had a second location at 2805 35th and he had boarders, J. Elmo and Nina Carr. Carr had a confectionery adjacent to Fasset's Emporium on 35th Street. Truman passed away in 1930 and his wife Maud continued to occupy the house until the late 1930s when she passed away. By 1940 the residents were Mrs. Edna M. Merrill (widow of A.P.) and L.E. Spurgeon. Mrs. Merrill occupied the house by herself in 1945. By the early 1950s the resident was David O. Halvorsen (Evelyn) a salesman for Newton Cope Buick. In recent years it was the home of Jimmy Long, an attorney with an office on 35th Street. Long is now a judge.

The residence reflects elements of Colonial Revival and Craftsman styles with its steeply-pitched roof and porch post supports. The property contributes to the Oak Park Downtown District in terms of reflecting typical modest housing of the era that conveys a strong image of past eras and workingman's residential construction. As such, it is eligible for listing in the Sacramento Register and the California Register as part of an adopted Survey.

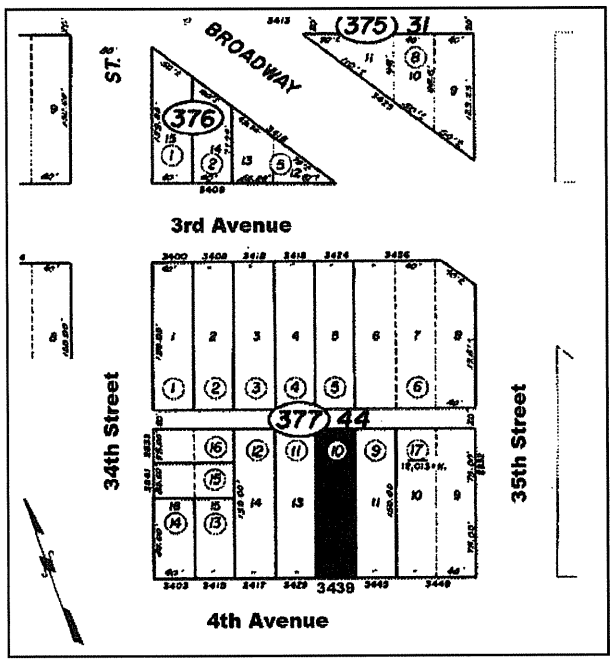
B11. Additional Resource Attributes:

*B12. References:

California Death Records
Datel, Robin and Cooper, Daniel, "Walking & Talking about Oak Park with Callie Carney", CSUS Geography Dept., Fall 2003.
Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives [Photo 73/03/185], Map Book
Sacramento BEE, 4/11/1930, p. 5
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants
Sacramento Metro Scan
Thomas Brothers Map Book, 1937-40

B13. Remarks:

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



(This space reserved for official comments.)

*These items consist of required information.

***Date of Evaluation:** September 2004

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

Page 1 **of** 1 **Resource Name or #:** 3445 4th Avenue
P1. Other Identifier: Steen House
***P2. Location: *a. County:** Sacramento
b. Address: 3445 4th Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0377-009

***P3a. Description:**

The wood frame residence is one story in height with a raised basement. Stylistically, the house reflects Queen Anne characteristics with its gabled bay, gabled roof and shed-roofed porch. The arched ornamental vent in the front gable and the rectangular vent in the setback gable also reflect the style. The shed-roofed porch is supported by turned wood columns, suggesting Colonial Revival influences. . The porch balustrade contains scuppers to drain rain from the porch floor.

Windows are mixed in style, with some one light over one and some sliding glass in aluminum frames. Simple molding enframes the openings. The residence is sheathed with horizontal 4 tiered panels of rustic wood siding. The porch is supported by posts and there are windows on the lower level.

Alterations include changes to the windows and the stair balustrades.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the north.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1905 est.
***P7. Owner and Address:**
Jamie L. & Gordon J. Duff
700 El Encino Way
Sacramento, CA 95826
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
September 2004
***P10. Survey Type:**
Intensive
P11. Report Citation: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3445 4th Avenue

B1. Historic Name: Steen House

B2. Common Name: n/a

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: Relatively Intact. Building Permits: 1920 add Sleeping Porch + repairs, $500; 1930 add social rooms in basement, $100; 1937 remodel dwelling, $500; and 1941 tear down & rebuild 3-car garage.

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

*B8. Related Features: -

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type: Mixed commercial and residential Applicable Criteria: C

The first resident of this house was Fred Steen in 1905. He was a member of the Steen family that ran the famous Oak Park tavern Steen's Corner, which was located on the corner immediately to the east of this house. Established in 1893 and one of the oldest businesses in Oak Park, Fred assumed ownership of the tavern in 1900. Fred's brother, August, a Sacramento Fireman, and his family lived in the house during the teens. August and his wife died during the 1918 influenza epidemic leaving hehind five children. (Their brother John C. Steen and his wife Kate also died during the influenza epidemic, see 3604 5th Ave.) Fred died in 1937 and his wife Emma and son Virgil took charge of the Tavern and Liquor Store. Emma continued to live in the house and ran the business until her death in 1944. Virgil, who lived at 3415 4th Avenue three houses to the west, took charge of the business. By 1945-52 the residents of the house were Eugene and Velverene Bicker. Velverene, a dance instructor, was Fred and Emma's daughter. Virgil continued to run the Tavern until his death in 1961, when his wife, Nina, took over the business. She ran Steen's Corner until she remarried in the late 1960s, but some time between 1969 and 1972 Steen's Corner was finally out of business.

The residence is a competent example of its type and style, a good representative in its context. Window alterations detract from its integrity. However, the building contributes to the character of the Downtown Business District as an example of local residential stock of its era and as the home of an important local businessman with a nearby, longtime business.

B11. Additional Resource Attributes:

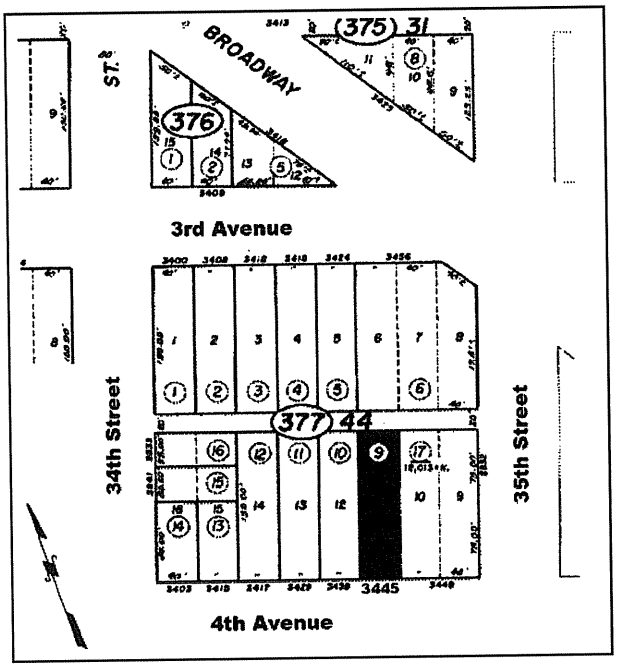
*B12. References:

California Death Records
Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Book
Sacramento Bee, 10/29, 1937, p. 12, 12/13/1961, p. B-1; 12/23/1961, p. B-6
Sacramento City Building Permits
Sacramento City Directories
Sacramento Metro Scan
Sacramento Survey III, 1984-85, Historic Environment Consultants
Sacramento Union: 11/11/1893, p. 3
Thomas Brothers Map Book, 1937-40

B13. Remarks:

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

*Date of Evaluation: August, 2004



(This space reserved for official comments.)

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

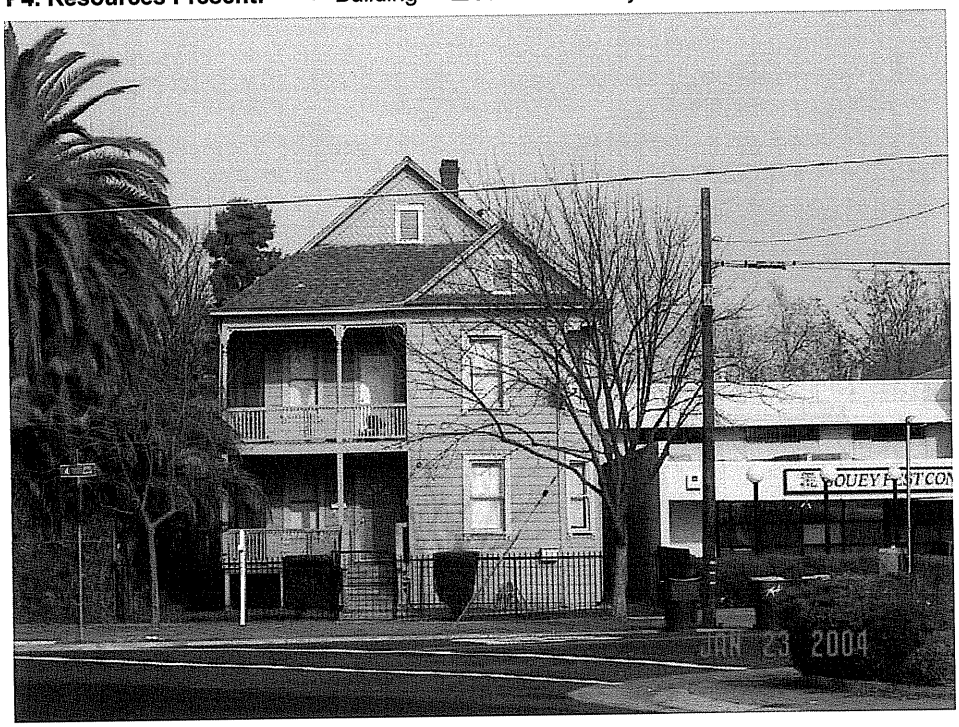
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page of Resource Name or #: 3623-25 4th Avenue
P1. Other Identifier: Nagel House
***P2. Location: *a. County:** Sacramento
b. Address: 3623-25 4th Avenue **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0385-014
***P3a. Description:**
The wood frame building is two stories in height. Both the main portion of the building and the front bay are gabled with fish scale shingles and louvered vents in the gable ends. The building is surfaced with wood shiplap siding. The western portion of the building contains an open balustraded porch on each level. The second floor porch contains turned posts supporting the roof overhang that appear to be original. First floor supports for the porch above are simple posts. Balustrades are wood slats mounted vertically between the rail and subrail, and extend across the fronts of the two porches and down the entry stairs. The eastern portion of the façade contains a bay that is square on the west and angled on the east with brackets and a drop above the angled surface.The building is elevated somewhat and may or may not have a below-ground basement.

Windows are double hung and enframed with a shallow crown molding above the window and enhanced with small wood ornaments below the corners of the bottom sills. Landscaping is limited to shrubs and nearby trees.

The building was altered in 1926 to accommodate three more units.

***P3b. Resource Attributes:** HP3
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the north
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1907
***P7. Owner and Address:**
Eric & Aidelina Sargeson
P.O. Box 414
Benicia, CA 94510
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
January 2004
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey 2004, Historic Environment Consultants, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3623-25 4th Avenue

B1. Historic Name: Nagel House

B2. Common Name: n/a

B3. Original Use: Residence with two flats B4. Present Use: Residence with two flats

*B5. Architectural Style: Queen Anne

*B6. Construction History:

Relatively intact. Front door changed. On 6/21/26 Nagel had contractor E.W. Fidler take out a building permit for $3,000 to raise the house and install three apartments.

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1857 Property Type: Mixed commercial and residential Applicable Criteria: C

Herman A. Nagel was first listed here in 1907 and the house was numbered 3607. He was the proprietor of a grocery business at 3601 4th Avenue (located in the adjacent parcel to the west) which he operated until about 1913. In 1914 Nagel was listed as a janitor for the Great Western Power Co. By 1926 Nagel was listed as a Car Repairer and the house number was given as 3621. In 1928 he was listed as a Carpenter for the Western Pacific Railroad. Nagel may have started taking in boarders as early as 1918. A *Sacramento Bee* article of 1918 indicated that Mrs. Mayme Hastings lived at this address. In 1926 Nagel had the house modified to add three apartments. The house was purchased by Manuel Victorino and Manuel Paulino in January of 1939 from H.A. Nagel. Nagel lived in the house for some 31 years.

While the building does not appear to possess associations with individuals or events of noteworthy significance in the history of the community or region, it represents well the modest scale and working class character of the Oak Park neighborhood. As a competent example of its type and lifestyle context of the area, the property appears eligible for listing as a Landmark in the Sacramento Register.

B11. Additional Resource Attributes: none

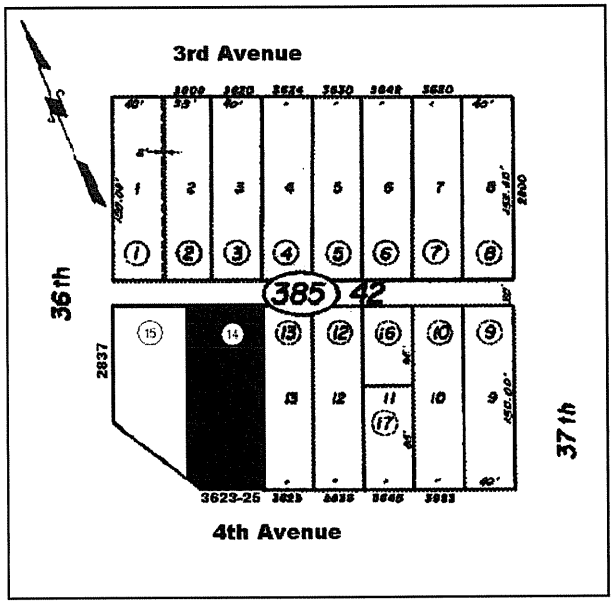
*B12. References:

California Death Records
Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 3/20/1912, p. 3; 11/29/1918, p. 2.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Metro Scan
Sacramento Survey III, 1984-85, Historic Environment Consultants
Thomas Brothers Map Book, 1937-40

B13. Remarks:

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

*Date of Evaluation: December, 2004



(This space reserved for official comments.)

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

Page 1 **of** 1 **Resource Name or #** 3308 Broadway
P1. Other Identifier: Paine's Drug Store
***P2. Location: *a. County:** Sacramento
b. Address: 3300 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data:** APN# 010-0313-001

***P3a. Description:**

This building is sited on a triangular parcel bound by Broadway on the north, 2nd Avenue on the south and 32nd Street on the west. Most of the building is surfaced with v-grooved wood lap siding. The first floor commercial area along Broadway and the eastern portion of the building on 2nd Avenue is surfaced with brick and contains an entrance between large show windows, a row of clerestory/transom windows with small panes above the show windows, and a large show window at the point of the triangle. An angled bay projects above this show window. A louvered dormer vent projects from the hipped roof that covers the east end of the building. The central portion of the building has a gabled roof with a louvered vent, and the western end has a shallow hipped roof. Small dentils line the frieze board. There are large fixed showcase windows on the ground floor, with the lower sections blocked off. Windows on the upper floor are double hung, one light over one light, but the original sash has been replaced. The building has a new concrete foundation and is currently being rehabilitated.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo:
View to the West.
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1910
***P7. Owner and Address:**
Anthony Valentine & Polly Steinmetz
3300 Broadway
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

*NRHP Status Code 4R. 3D when work completed.

*Resource Address: 3300 Broadway

B1. Historic Name: Paine's Drug Store

B2. Common Name: Triangle Liquor Store

B3. Original Use: Drug Store and Soda Fountain

B4. Present Use: Vacant, under restoration

*B5. Architectural Style: Classical Revival influences

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Commercial Development Area Oak Park

Period of Significance 1890-1940 Property Type: Retail Pharmacy Applicable Criteria A, C

Leigh Paine opened his pharmacy, Paine's Drug Store, in 1910. It was a long-standing Oak Park enterprise, surviving here as a neighborhood drug store until 1953. At that time, the building was leased to Phillip Yee, who opened the Triangle Liquor Store, which was still in business there in the mid 1980s. Mr. Paine's son was a tenant in the building, utilizing it for his law practice. One of Paine's heirs, Polly Steinmetz and her husband Anthony Valentine undertook the rehabilitation of the building in 2002 which is still in progress, and appears to be bringing the building back to its original appearance.

This building is important as one of the few surviving wood frame commercial buildings in the core business district. It is also significant for its long association with the Paine family, some 43 years as their pharmacy and 94 years under their ownership in this community. The triangular shaped building is fairly unique for the City of Sacramento with its original grid-like layout. If rehabilitation continues to return the building to its original image, it will contribute to the character and history of the Oak Park Downtown District.

B11. Additional Resource Attributes: n/a

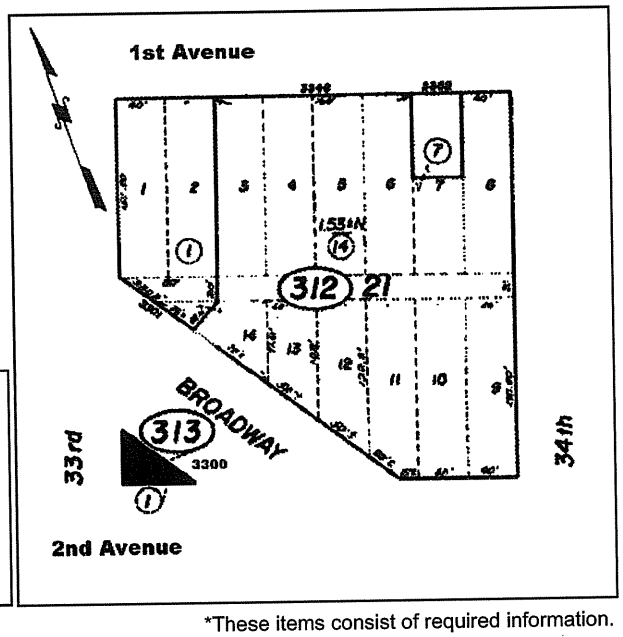
*B12. References:

Sacramento City Building Permits
Sacramento City Directories
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Survey, III, 1984-85, Historic Environment Consultants
Interview with Anthony Valentine

B13. Remarks:

*B14. Evaluator: Paula Boghosian, Historic Environment Cons.
*Date of Evaluation: December 2004

(This space reserved for official comments.)



DPR 523B-Test (8/94)

*These items consist of required information.

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

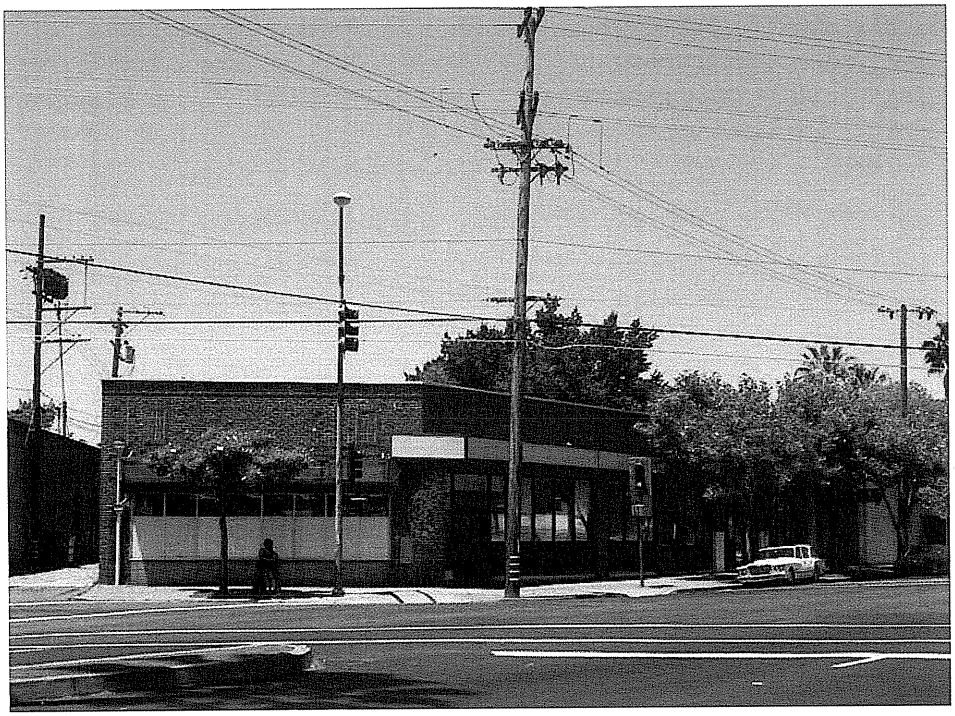
Page 1 **of** 1 **Resource Name or #** 3330 Broadway
P1. Other Identifier: Pedroni Pharmacy
***P2. Location: *a. County:** Sacramento
b. Address: 3330 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data:** APN# 010-0373-008
***P3a. Description:**

The one story commercial building has a horizontal parapet with a very shallow cornice line above a patterned brick frieze. The building elevation along Broadway projects two different designs, suggesting the building is or was originally two separate structures. The building is surfaced in brick that does not reflect a change is surface treatment, although the southern portion of the building is slightly taller than the northern section.

The façade facing Broadway is essentially a series of glass windows, framed by posts and arches, and includes the principal entrance to the building. Posts with capitals support the inside arch. Windows are framed with anodized aluminum along Broadway beneath a shallow canopy. On 34th Street, the box-like canopy projects above partly covered show windows framed in aluminum sash. The base of the show windows on 34th Street is brick like the building, while the lower third of the show windows along Broadway are covered.

The Broadway elevation of the building has been altered substantially to express two different and disparate design treatments. The show windows on 34th Street were not originally covered. While the brick attempts to unify the building, modified design elements affect its architectural integrity.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the west.
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1930
***P7. Owner and Address:**
Iris A. Goiniprousskis Trust
2632 Chestnut Hill Road
Sacramento, CA 95826
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004,Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3330 Broadway

B1. Historic Name: Pedroni Pharmacy

B2. Common Name: Franklin Pharmacy

B3. Original Use: Retail Pharmacy B4. Present Use :Broadway Extended Care Facility

*B5. Architectural Style: Verncular Brick

*B6. Construction History: In February of 1930 Wright & Kimbrough took out a building permit for a single story brick store with four shops for $9,000.

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: Wright & Kimbrough

*B10. Significance: Theme Commercial Development Area Oak Park

Period of Significance 1890-1940 Property Type Commercial Applicable Criteria C

This building was built in 1930 by Wright & Kimbrough, and by 1937-40 it was owned by the Pedroni family. The Pedroni's also had another store at 3839 J Street that they built in 1929. The three shops in this brick building have seen a variety of tenants over the years. Soon after it was built, it housed the Marguerite Hull Beauty Shop, John Marvelli Barber and Pedroni's Pharmacy. Joseph and Richard Pedroni ran the pharmacy for many years, along with a younger brother, William, who worked as a clerk. By 1940, the barber was J.F Palumbo. By 1952 the beauty shop was operated by Mrs. Ipsen. Pedroni's remained into the 1960s. Sometime between 1940 and 1952 Sacramento Blvd. was renamed Broadway and all business addresses were renumbered. By 1956 the 3326 unit housed William H. Swiston, 3328 was Renmar Barber and 3330 Pedroni's. By 1960s Joseph Pedroni had retired and the pharmacy was being run by Don Richards. By the mid 1960s both Pedroni brothers had retired and the pharmacy became the Franklin Pharmacy. By 1970 a fourth unit had been added, 3324 was Valenzuela's Beauty Salon, 3326 was still occupied by Swiston, 3328 was Mug 'n Brush and 3330 was the Franklin Pharmacy. By 1975 the tenants were the same except 3328 was then vacant.

Historically, the building and its owners were an active element of the Oak Park community for almost thirty years, during the height of Oak Park's business activity. The building has been modified over time but its basic form, surface material, and age make it a contributor to the Oak Park Downtown District.

B11. Additional Resource Attributes: none

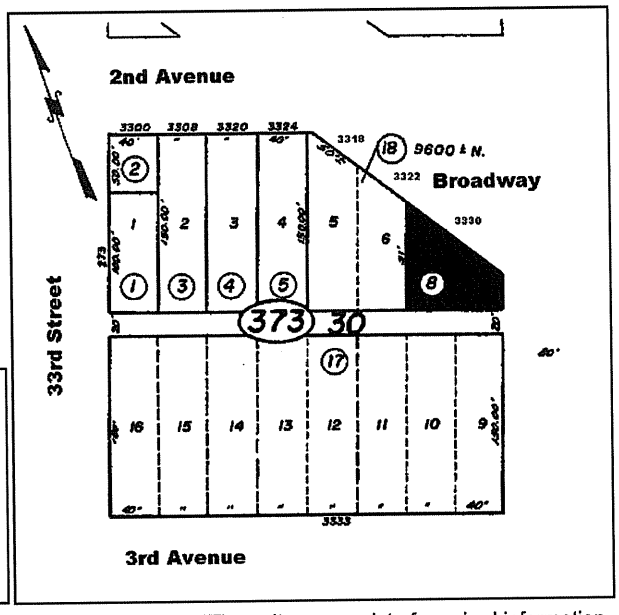
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 2/13/1929, p. 10.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Bee: 2/23/1915.
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: March 2005



(This space reserved for official comments.)

DPR 523B-Test (8/94)

*These items consist of required information.

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

Page 1 **of** 1 **Resource Name or #** 3402-06 Broadway
P1. Other Identifier: Primo's Swiss Club/Final Cut Barber Salon
***P2. Location: *a. County:** Sacramento
b. Address: 3402-06 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data:** APN# 010-0376-002

***P3a. Description:**

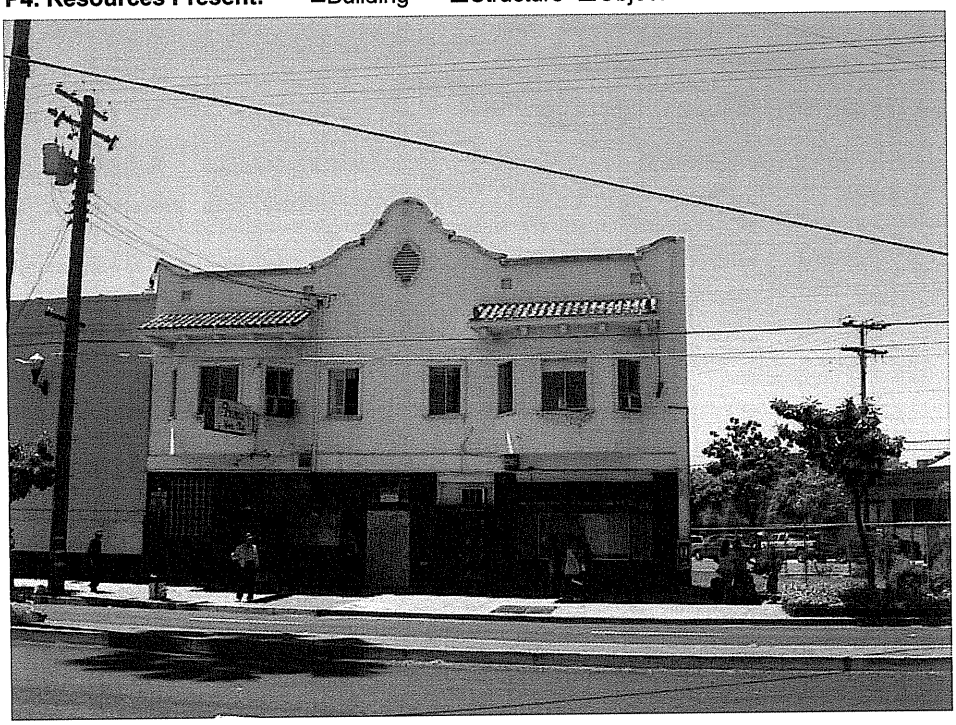
This two story commercial building is a representative of Mission Revival styling with its scrolled parapet and vent, and two tile-roofed and bracketed bays. A three-dimensional floral design has been applied to the building surface beneath the center windows of each bay. The bay windows are surmounted by shallow raised arch motifs. The bays flank a pair of vertical windows. The ground floor contains two stores and a central entrance to the second floor. The Swiss Club bar is surfaced with ceramic tiles with a glass and block panel and windows. The entrance is recessed beneath a clerestory of horizontally divided panes. The Final Cut Barber Salon, on the west side of the apartment entrance is also surfaced with tile, and contains a large show window flanked by glass block panels.

The ground floor has been altered, probably in 1935-45, and again in later years. The second floor windows have been modified and aluminum sash installed.

The moderne motif of the ground floor design is competent and originally well composed. Later alterations have damaged its effect.

Both units have the same ceramic as was placed on the ground floor facades on the front of the building, ca 1940. The unit on the east appears to be a rear entrance to the tavern. The unit on the west has been used as a barber shop.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo:
View to the southeast
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1910
***P7. Owner and Address:**
St. Hope Development Corp.
P.O. Box 5447
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 3402-06 Broadway ***NRHP Status Code** 3D

***Resource Address:** 3402-06 Broadway

B1. Historic Name: Arata Brothers Store/Boston Shoe Repair

B2. Common Name: Primo's Swiss Club/Final Cut Barber Salon

B3. Original Use: Retail Shops, residential apartments. **B4. Present Use:** Tavern, residential apartments, barber shop

***B5. Architectural Style:** Mission Revival

***B6. Construction History:** The remodeling of the first floor store fronts probably took place in the 1930s. There were no building permits that match timing or description of this remodel.

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

***B8. Related Features:**

None

B9a. Architect: Unknown **b. Builder:** Unknown

***B10. Significance: Theme:** Commercial Development **Area** Oak Park

Period of Significance: 1890-1940 **Property Type:** Retail Shops **Applicable Criteria** C

The most notable tenant to occupy the commercial spaces on the first floor was the Arata Brothers Grocery owned by Charles and Frank Arata. Arata Brothers used the building from 1910-1927. Also noteworthy was the building's longest tenant the Boston Shoe Repair Shop which was owned by Charles, Edward and Leroy Madan. R.C. Madan had operated a shoe repair in the building as early as 1923. The Boston Shoe Repair shop functioned as a business in the building from 1928 until 1957. Other long standing tenants included Bill and Joe's Lunch (1930-1952), Marcus Auto Supply (1955-1982), and the Swiss Club which has been open since 1955. There is a commercial store at the rear of the building facing 3rd Avenue. There is also a rear door to the Swiss Club Tavern.

The Arata Brothers market was an important component of the Oak Park community, reflecting the early years of the downtown district. The small businesses that filled the building during the height of Oak Park's popularity were important elements of the community and contributed to its success at that time. Additionally, the Mission Revival style and design character of the building strongly added to the visual assets of the district. The building is an important historic and architectural contributor to the Oak Park Downtown District, and is eligible for listing in the Sacramento Register.

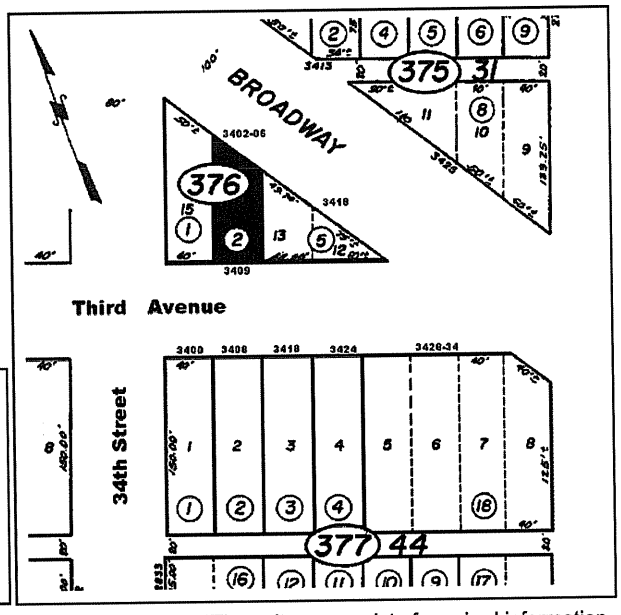
B11. Additional Resource Attributes: HP3

***B12. References:**

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.
***Date of Evaluation:** March 2005



(This space reserved for official comments.)

*These items consist of required information.

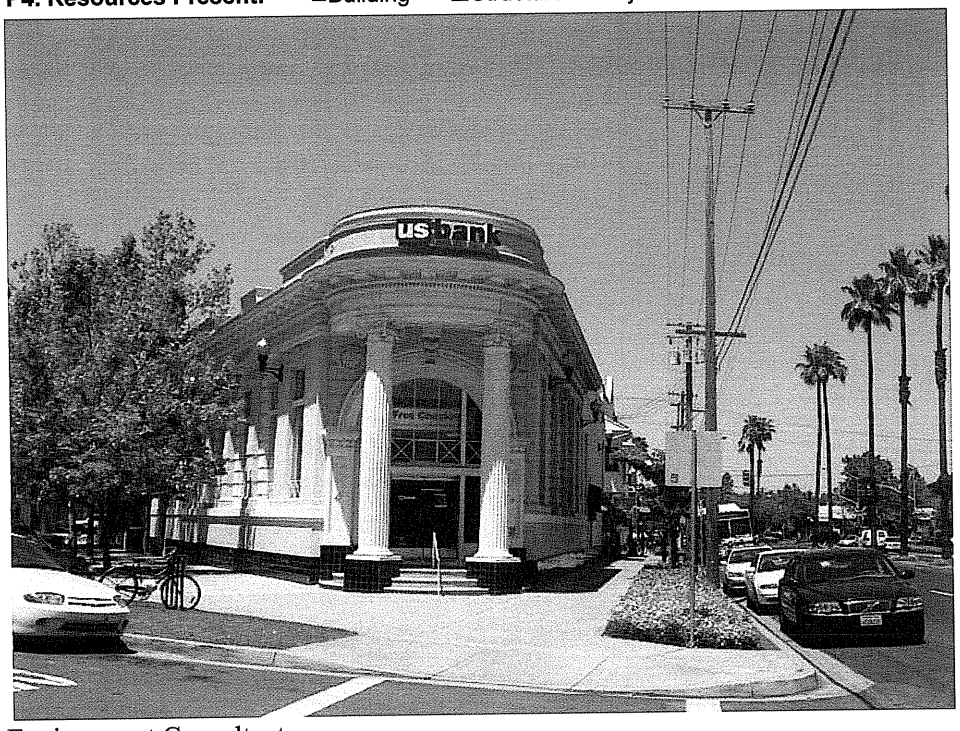
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Page 1 **of** 1 **Resource Name or #** 3418 Broadway
P1. Other Identifier: U.S. Bank
***P2. Location: *a. County:** Sacramento
b. Address: 3418 Broadway **City:** Sacramento **Zip**95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data:** APN# 010-0376-005

***P3a. Description:**
The building is a one story triangular shape building, which was built to match its property line. It is constructed of reinforce concrete, brick, wood and steel framed roof. There are two large Corinthian columns at the main, corner entrance that sit on a raised porch. A large arched window crowns the corner entry beneath a semi-circular entablature. There are five large metal sash windows on two sides of the triangular shape building. Large brackets support a projecting cornice that encircles the building below the parapet. A decorative frieze lies below the bracketed cornice. The rear wall, base of the triangle has no windows and is made of brick. The interior ceiling is made of ornate plaster. The floor is concrete and terrazzo. A major renovation by Bank of America in 1947 removed the copper dome above the main entrance, changed the front doors and added a vestibule. The rear wall was removed and the building was merged with the two story building at the rear. A column was added to support the roof where the original wall was removed. The entire interior was changed. In 1978 a second entrance was installed in the south elevation in the two story building added in 1947.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo:
View to the northwest.
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1915
***P7. Owner and Address:**
Kynship Dev. Partners
P.O. Box 5448
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

*NRHP Status Code 1S, 3D

*Resource Address: 3418 Broadway
B1. Historic Name: Sacramento Bank
B2. Common Name: U.S. Bank
B3. Original Use: Bank
B4. Present Use: Bank
*B5. Architectural Style: Neo Classical

*B7. Moved? ■No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: n/a

B9a. Architect: James Seadler b. Builder: Gideon E. Holt
*B10. Significance: Theme Commercial Development Area: Oak Park
Period of Significance 1890-1940 Property Type: Financial Applicable Criteria A

The U.S. Bank Building, completed in 1915, is significant for its Roman style architecture, and its banking contribution to the Oak Park neighborhood. Designed by James Seadler and constructed by Gideon Holt, this building was the branch office of the Sacramento Bank. In 1920 and 1923 the bank changed hands and became respectively the San Joaquin Bank and the United Bank and Trust Company (San Francisco). Three more successions took place between 1923 and 1930 by San Francisco institutions. In 1930 it became a branch of Bank America and served in that capacity for the next 30 years. During the 1970s it was an Afro American history museum and in the 1980s the home of the Christian Fellowship Cathedral (a Church of God in Christ congregation). The building was officially placed on the National Register of Historic Places in 1982.

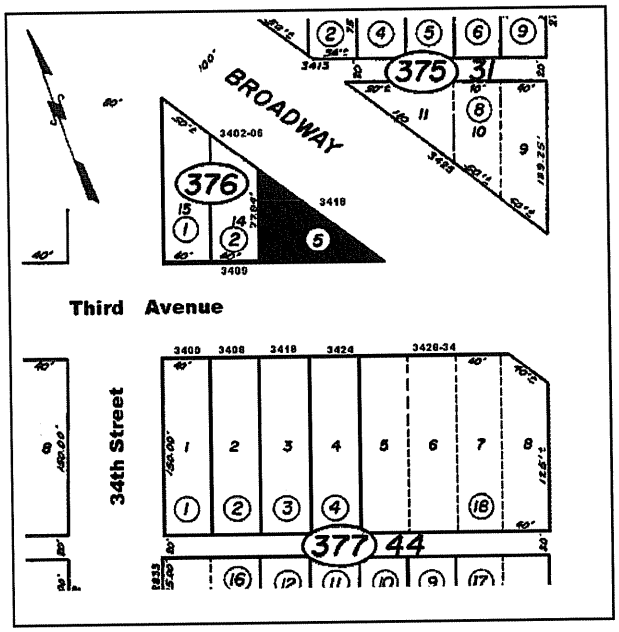
The U.S. Bank Building is a distinctive and unusual design. Its imposing composition and detail add to its presence and are appropriate to its original use. The building is significant for both its architectural values and its historic use within the community. It is a contributor to the Oak Park Downtown District.

B11. Additional Resource Attributes: n/a

*B12. References:
Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants
National Register Data

B13. Remarks:

*B14. Evaluator: Paula Boghosian, Historic Environment Cons.
*Date of Evaluation: March 2005



(This space reserved for official comments.)

DPR 523B-Test (8/94)

*These items consist of required information.

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

Page 1 **of** 1 **Resource Name or #:** 3501 Broadway
P1. Other Identifier: Gostick Brothers Meat Market
***P2. Location: *a. County** Sacramento
b. Address: 3501 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0381-015

***P3a. Description:**

The one-story, brick commercial building has an angled corner entry and a stepped roof parapet with a centered scroll on the north western façade. Show windows and entry openings contain multi-paned clerestory windows. Show windows are multi-paned with metal sash, above paneled wood bases, and small window openings occur along the southern elevation.

Alterations include the installation of modified show windows, wooden panels with decorative moldings, the replacement of the corner door and addition of wood side panels, and modified side entries.

The corner structure stands at the sidewalk edge on busy Broadway Boulevard without any landscaping except for street trees.

The structure is a modest but attractive example of its type, and rather unusually has retained its clerestory windows. It gains importance due to its location near the earlier commercial core of Oak Park.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to the northwest.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1912
***P7. Owner and Address:**
Kynship Development Co.
P.O. Box 5448
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
December 2003
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code: 3D

*Resource Address: 3501 Broadway

B1. Historic Name: Gostick Brothers Meat Market

B2. Common Name: n/a

B3. Original Use: Retail Meat Market B4. Present Use: Vacant

*B5. Architectural Style: Vernacular Commercial

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

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type: Retail Applicable Criteria: A

Constructed in 1912, this building was originally the home of Gostick Brother's Meats, a retail butcher shop owned by George A. and Jessie D. Gostick. The shop was known as Gostick Brothers until 1918 when Jesse Gostick assumed full ownership. Jesse Gostick ran the business alone for a year before joining with Otto W. Wulff in a partnership known as Gostick and Wulff Meats. Jesse Gostick left the business in 1928. Wulff's son later joined him for form Wulff and Son Meats in 1929.

Wulff and son Meats operated successfully for 22 years at this location (then known as 3501 3rd Avenue). In 1951 the meat shop was replaced by Randall's Second Hand Store, a thrift store owned by Delbert H. Randall. Mr. Randall operated the store from the building for nine years. In 1961, the Salvation Army replaced Randall's thrift Store with one of their own. Their business lasted nine years in the building as well. During the 1970's the building experienced a high vacancy rate. This ended in 1982 when the Northern California Law Center was established at this location. They initiated the changes to the exterior and interior of the building. The Law Center's tenancy last just two years and they were replaced by the Sacramento Urban League, a local branch of the national civil rights organization. They also made changes to the interior of the building to accommodate the clerical and administrative duties of their organization.

The building is currently vacant.

B11. Additional Resource Attributes: None

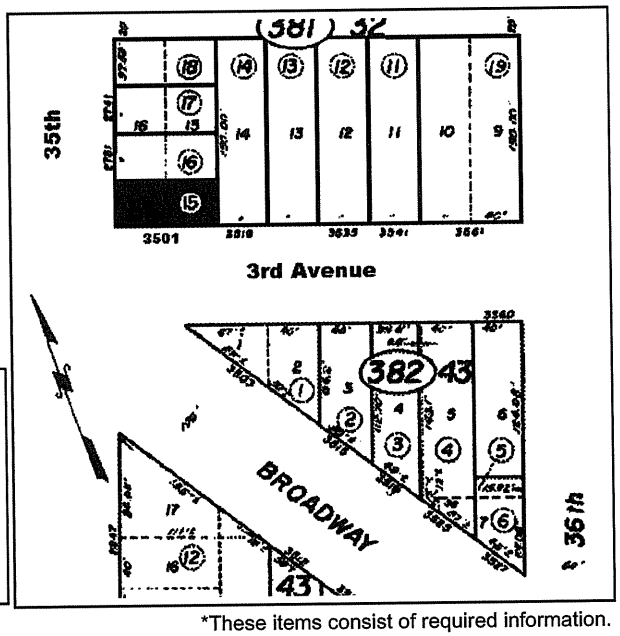
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: December 2003



(This space reserved for official comments.)

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

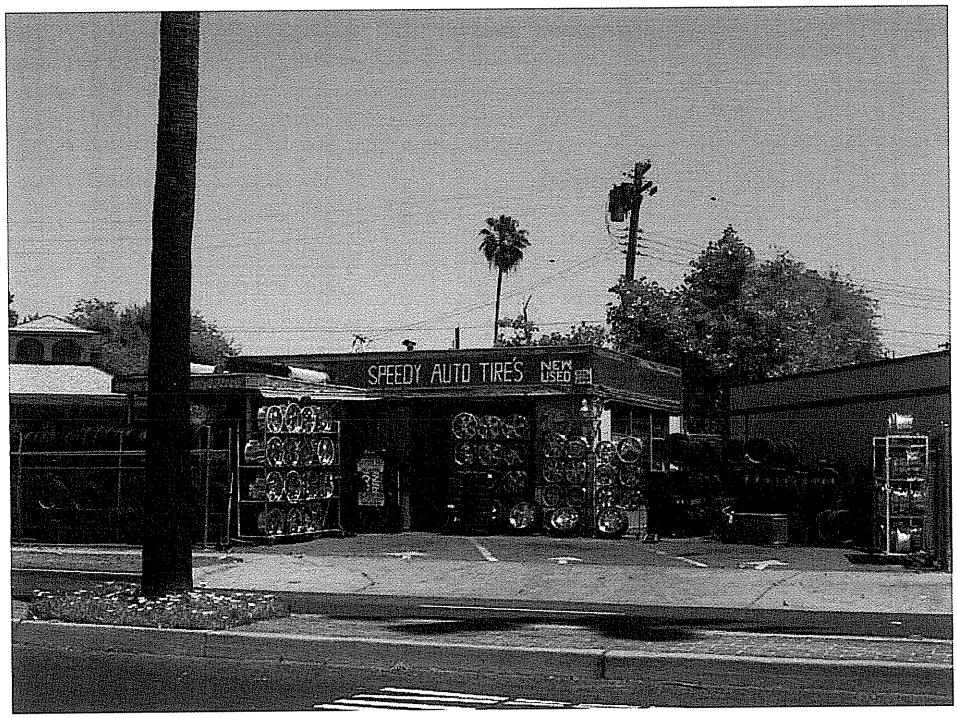
Page 1 **of** 1 **Resource Name or #:** 3503 Broadway
P1. Other Identifier: Speedy Auto Tires
***P2. Location: *a. County** Sacramento
b. Address: 3503 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad:** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0382-001

***P3a. Description:**

The property is the former site of a gas station. A small one story rectangular building is connected to a horizontal canopy that projects above the driveway, supported by two metal posts on the outer end. The building is a little taller than the canopy. A large automobile service door still functions, providing entry into the hub cap and tire retail business that currently occupies the former station. There are metal sash windows on the west and south elevations.

The building is surfaced with stucco, and sheet metal strips encircle it at the cornice and bottom of the frieze which contains its name, "Speedy's Auto tires New, Used." The projecting canopy is metal, and apparently was at least partly covered with corrugated metal sheeting.
There are many tires and hubcaps on display on the property.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the east.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1922
***P7. Owner and Address:**
Ahmad Nazir
3503 Broadway
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code: 3D

*Resource Address: 3503 Broadway

B1. Historic Name: Shell station

B2. Common Name: Speedy Auto Tires

B3. Original Use: Service Station B4. Present Use: Retail Auto Tires, Service & Installation

*B5. Architectural Style: Moderne, possibly standard corporate service station design

*B6. Construction History: In 1922 Mrs. Mary Pimley took out a $1,000 building permit to have Shell Oil Company build a Steel and Glass Oil Service Station. In 1939 Shell Oil took out a $5,000 permit to "revamp old station".

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Shell Oil Company

*B10. Significance: Theme: Commercial Development Area: Oak Park

Period of Significance 1890-1940 Property Type Retail/Tires Applicable Criteria: C

This location has always hosted a gas station or automotive related service. This building was constructed in 1922 by Mary Pimley as a Shell Oil Company Service Station. It was remodeled in 1939 by Shell Oil Co.

In 1930, the station was the Van Fleet & Durker Gas Station. In 1935 it was a Shell Oil Co. gas station. It remained a Shell station into the mid to late 1960s, under various proprietors including F.M. McCauley (1945) and Schierts (1949-65). By 1971 it housed the Courtesy Cab Company, which was still located here in 1982. The current tenant is Speedy Auto Tires.

The former service station has retained its basic original form despite changes in occupancy and some alterations. It reflects a standard service station design of the 1930s, a building type that has become rare. As a building that served the Oak Park community during its height of activity and when the importance of the automobile was rapidly accelerating, it is a part of the downtown district both historically and physically. The building is a contributor to the Oak Park Downtown District.

B11. Additional Resource Attributes:

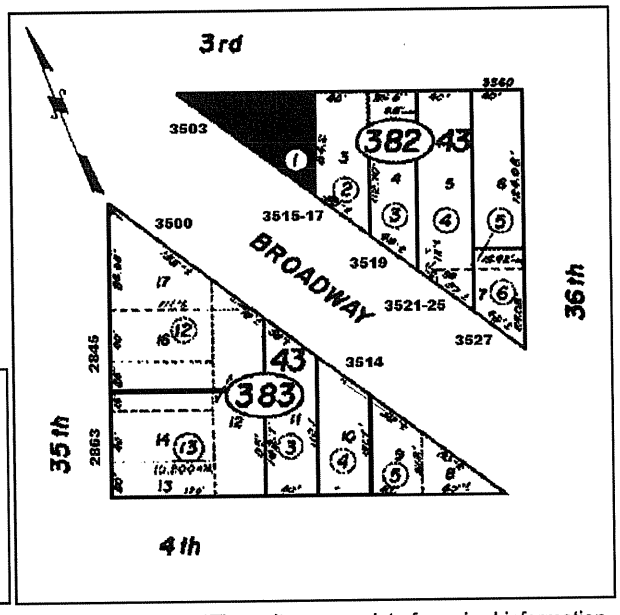
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: April 2005



(This space reserved for official comments.)

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

Page 1 **of** 1 **Resource Name or #:** 3514 Broadway
P1. Other Identifier: Jones Brothers Market
***P2. Location: *a. County:** Sacramento
b. Address: 3514 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0383-004

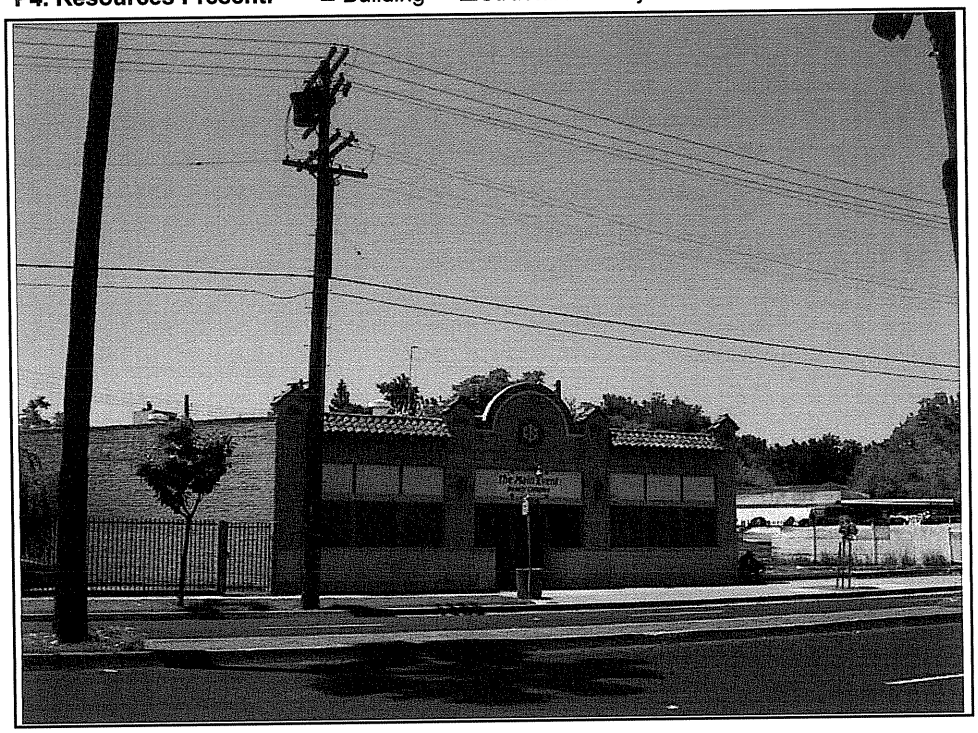
***P3a. Description:**

The painted brick building is one story in height and reflects Mission Revival design in its semicircular parapet form and Spanish tile roof segments. Angled brackets support the shallow tiled roof projections. Four small gabled towers topped with tiles project above the roof parapet, two flanking the central arch and two on either side of the building. There are decorative features in the tops of the towers and in the center of the central arch. The façade is divided into three sections, with identical window segments of three fixed windows each on either side of the central entry and its windows. The façade elevation of the building is symmetrical. The upper portion of the windows or transom areas and the area above the entry have been covered. The angled entry is flanked by windows.

The Mission Revival design image is not common in Sacramento. The Craftsman and Colonial Revival styles were more commonly preferred in Sacramento during the early twentieth century when Mission Revival design evolved. This building is a late and modified version of the style, fitting perhaps more appropriately in the Period Revival era, as a revisitation of the earlier Mission style

Changes have been made to the windows and the entry,

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■ Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the southwest
***P6. Date Constructed/Age and Source:** ■ Historic ☐Prehistoric ☐Both
1925
***P7. Owner and Address:**
Norman & Carrie Jackson
1024 Covey Ct.
Davis, CA 95616
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
January 2005
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

DPR 523A-Test (8/94) *These items consist of required information.

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

*NRHP Status Code 3D

*Resource Address: 3514 Broadway

B1. Historic Name: Jones Brothers Market

B2. Common Name: n/a

B3. Original Use: Commercial

B4. Present Use: Vacant

*B5. Architectural Style: Mission Revival

*B6. Construction History: Relatively Intact. In August of 1925 the Jones Brothers took out a $9,000 building permit to have Holdner Construction Company build this store. Interior remodel in 1960 and in 1972 fire damage was repaired.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Holdner Construction Company

*B10. Significance: Theme Commercial Development

Area: Oak Park

Period of Significance: 1890-1940

Property Type: Retail/Commercial

Applicable Criteria: C

This building was built in 1925 to house the Jones Brothers Market. The Jones Brothers managed to survive the Great Depression and were still located here until the mid to late 1940s. In 1949 the Cook & Clyma Market was located here. In 1956 it was vacant, but by the 1960s it housed George's Lithograph, a printing establishment. A building permit was issued on 9/28/1960 for $7,000 to remodel the building for Luther Jones, the owner at that time. In the 1970s it was the location for Dean's New & Used furniture. A building permit was issued on 12/6/72 to repair fire damage and the owner at that time was Charles Sinkey.

The building reflects a Mission Revival stylistic image, a design not common in Sacramento, but two examples of which are found in the Downtown District. Its interesting design contributes visually to the character of the District. Historically, the building housed a series of businesses that contributed to the Oak Park community during its prime era of activity and growth. The building contributes to the Oak Park Downtown District. As such it is eligible for listing in the Sacramento register, and the California Register as part of an adopted Survey.

B11. Additional Resource Attributes: None

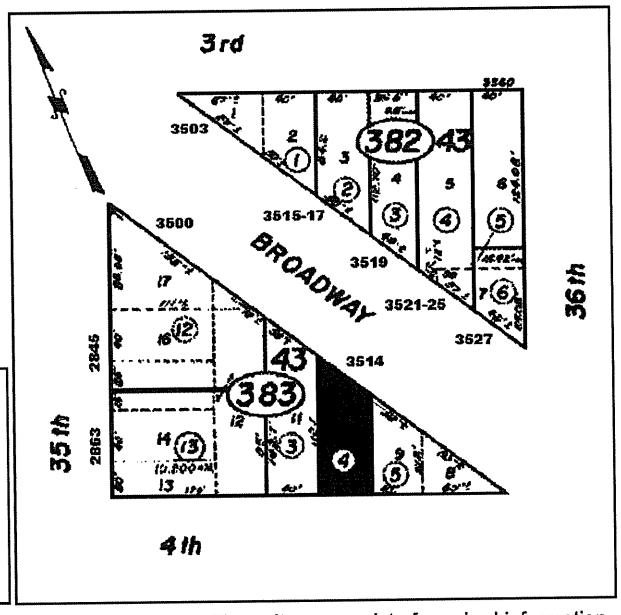
*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants

B13. Remarks:

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

*Date of Evaluation: January 2005



(This space reserved for official comments.)

*These items consist of required information.

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

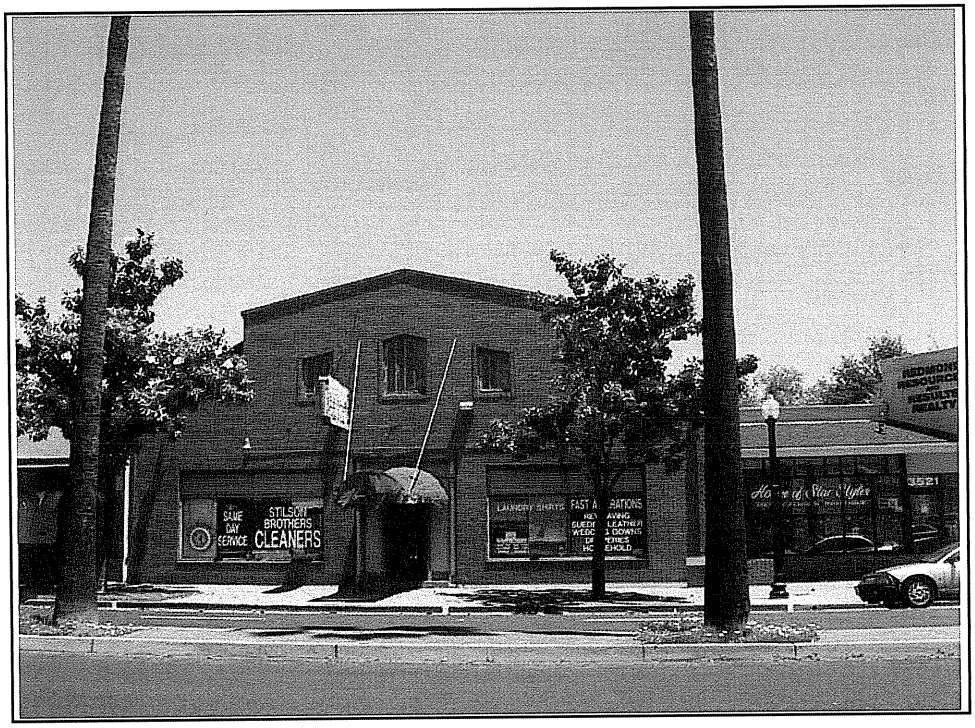
Page of Resource Name or #: 3519 Broadway
P1. Other Identifier: Stilson Brothers Cleaners
***P2. Location: *a. County:** Sacramento
b. Address: 3519 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0382-003
***P3a. Description:**

The brick commercial building contains a stepped two story-tall gabled center portion, flanked by shorter slant-roofed sections on either side. This central section contains three fixed wood sash windows at the second floor level. The center one lies directly beneath the gable peak of the building and imitates its gable form. The tops of each of the other two windows follow the slant of the roof above their side. A shallow strip of corbelled brick trims the cornice.

The ground floor contains two large fixed show windows, mounted in wood and metal sash, that flank the entrance. Sections of wood louvers project above the upper portions of the windows. The entry door is centered between two covered side lights and two columns, with a section above the door that appears to have held a transom window. An awning extends above the door, supported by guy wires attached to the building above. The entry columns suggest minor Colonial Revival influences.

There is a separate building associated with the cleaners on 3rd Avenue at the rear, with corrugated metal and brick, openings with metal sash, and a concrete block east wall.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ■Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the northeast.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1927
***P7. Owner and Address:**
Ho Suk Cho & Sabrina
3519 Broadway
Sacramento, CA 95817
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
December 2004
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 3D

*Resource Address: 3519 Broadway

B1. Historic Name: Stilson Brothers Cleaners

B2. Common Name: Stilson Brothers Cleaners

B3. Original Use: Dry Cleaners B4. Present Use: Dry Cleaners

*B5. Architectural Style: minor Colonial Revival influences

*B6. Construction History:

The Stilson brothers took out a $6,342 building permit in October of 1927 to have J.A. Saunders construct this building. In 1930 a $2,650 permit was issued to Stilson for a remodeling by R. Hathaway.

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

*B8. Related Features: none

B9a. Architect: unknown b. Builder: J.A. Saunders

*B10. Significance: Theme Commercial Development Area: Oak Park

Period of Significance: 1890-1940 Property Type: Retail/Commercial Applicable Criteria: C

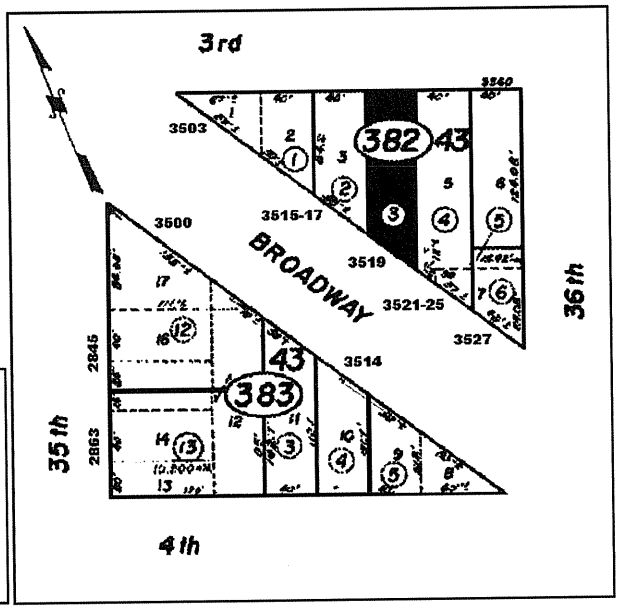
The Stilson Brothers moved to this location in 1923. Jasper P. and Lowell C, Stilson had formerly been located at 2701 U Street. This building was constructed in 1927 to house the dry cleaning operation known as Stilson Brothers Cleaners. The dry cleaning business is still operating in this location under the same name. By 1960, the brothers had taken in a partner, Leo H. Schuering. Founder Lowell Stilson died in 1966 at age 71 and Jasper P. Stilson passed away in 1971 at the age of 75. After Jasper's death, his wife Maud stepped in to run the business with Schuering.

This building is significant both as a good example of 1920s brick vernacular commercial architecture and for its long association with a family name which has been part of the business community in Oak Park for 80 years. The building is a contributor to the Oak Park Downtown District. As such, it is eligible for listing in the Sacramento Register.

B11. Additional Resource Attributes:

*B12. References:

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento Bee: 9/17/1927, p. A-1.
Sacramento City Building Permits
Sacramento City Directories
Sacramento Metro Scan
Sacramento Survey III, 1984-85, Historic Environment Consultants



B13. Remarks:

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

*Date of Evaluation: December 2004

(This space reserved for official comments.)

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

Page 1 **of** 1 **Resource Name or #:** 3527 Broadway
P1. Other Identifier: Jose's Tires
***P2. Location: *a. County:** Sacramento
b. Address: 3527 Broadway **City:** Sacramento **Zip:** 95817
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 010-0382-006

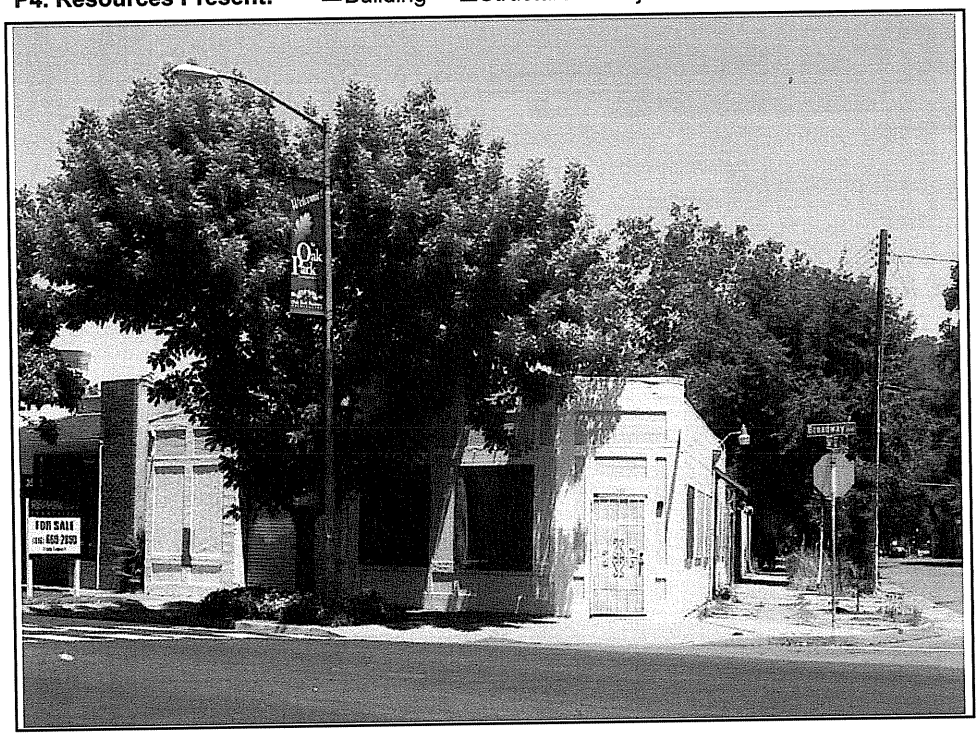
***P3a. Description:**

The building is one story in height with a triangular elongation on the southeast corner created by the angled intersection of Broadway and 36th Street. The corner entrance is truncated to invite entry from either Broadway or 36th Street. A horizontal parapet encircles the shallow gabled roof.

The trapezoidal building is constructed of concrete poured in wood forms. The surface is articulated on Broadway and the angled corner by shallow recessed rectangles that create a pattern of recesses in a geometrical composition. Windows are mounted in sliding aluminum sash along 36th Street. That elevation also contains a roll-up metal door beneath an angled canopy. The Broadway elevation contains a larger roll-up door and driveway, and fixed windows with wood sash.

The sliding glass aluminum sash windows do not appear to be original.

***P3b. Resource Attributes:** HP6
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo: View to the north.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1924
***P7. Owner and Address:**
Chin C. Wu, et al
8985 Guilford Way
Sacramento, CA 95826
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2005.
***P10. Survey Type:**
Intensive
P11. Report Citation*: Oak Park Survey, Historic Environment Consultants, 2004, Sacramento Survey III, 1984-85, Historic Environment Consultants

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code** 3D

***Resource Address:** 3527 Broadway

B1. Historic Name: Francisco Auto Repair/Mason, barber

B2. Common Name: Jose's Tires

B3. Original Use: Automotive & Barber Shop **B4. Present Use:** Retail Tire Shop and Service Facility

***B5. Architectural Style:** minor Moderne influences

***B6. Construction History:** A building permit for $3,000 was taken out by J.Francisco in 1924 to have a one story reinforced concrete garage built. Relatively unaltered.

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

***B8. Related Features:** Storage yard at the rear.

B9a. Architect: Unknown **b. Builder:** Unknown

***B10. Significance: Theme** Commercial Development **Area:** Oak Park

Period of Significance: 1890-1940 **Property Type:** Retail/Commercial Auto Service **Applicable Criteria:** C

This building housed a barber shop in the corner unit with the angled entry door and an automotive service facility in the larger space with the roll-up door for a number of years. J.E. Francisco had the building constructed in 1924. In the 1927 Directory, J.E. Francisco Auto Repair and J.R. Mason, barber, were located here, and remained at least through 1935. By the mid 1940s, the Cairo & LaPorte Auto Repair shop and the .J. Blakemore, barber shop occupied the spaces. Cairo was still here in 1949, but the barber was now Nichols. In 1956 it was the A & A Key Builders Supply. This was probably when the storage yard, at the rear, appeared. In 1965 Sled Auto Service was located here and in 1971 it was J.L. Shockley Adjusters. The Sacramento Observer Newspaper used this building as their office from about 1976 to at least 1982.

The building is a modest component of the Historic District, contributing to scale and era in its style and configuration. The building is a contributor to the Oak Park Downtown District, and the Sacramento Register.

B11. Additional Resource Attributes: n/a

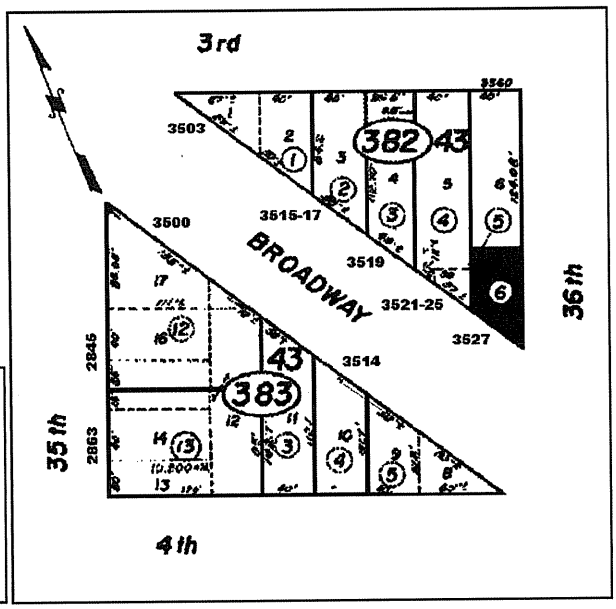
***B12. References:**

Owens, Ken et al, Historic Overview for the Oak Park Redevelopment Area, April 1980.
Sacramento Archive and Museum Collection Center: Photo Archives, Map Books
Sacramento City Building Permits
Sacramento City Directories
Sacramento Survey III, 1984-85, Historic Environment Consultants
Sacramento Metro Scan

B13. Remarks:

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

***Date of Evaluation:** February 2005



(This space reserved for official comments.)

Attachment 4

M07-057

RESOLUTION NO. 07-005

ADOPTED BY THE PRESERVATION COMMISSION

ON DATE OF NOVEBMER 7, 2007

RESOLUTION TO RECOMMEND THE NOMINATION OF THE OAK PARK DOWNTOWN DISTRICT AS A HISTORIC DISTRICT AND RECOMMEND IT BE ADDED TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES

WHEREAS, the Sacramento City Council, in adopting Chapter 17.134 of the Sacramento City Code, has found that placement of qualifying structures, resources and historic districts on the Sacramento Register of Historic and Cultural Resources (Register) benefits both the community and property owners, because protecting and preserving historic resources help 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; and

WHEREAS, on August 20, 2007 the property owner's agent submitted Demolition Investigation and Reports (IR07-580 and IR07-581) per Section 17.134.430 of the Historic Preservation Chapter of the City Code for the proposed demolition of structures 50 years or older for the structures at 3402 Broadway and 3408 3rd Avenue; and

WHEREAS, on September 26, 2007 the City's Preservation Director made a preliminary determination that the structures meet the Register eligibility criteria and considerations as a historic district; and

WHEREAS, the Preservation Commission (Commission) has the authority under Chapter 17.134 to consider Landmark, Contributing Resources and Historic District nominations for inclusion in the Register by adoption of a resolution of recommendation after holding a noticed public hearing; and

WHEREAS, on November 7, 2007, the Commission conducted a duly noticed public hearing to consider the nomination of the Oak Park Downtown Historic District and recommend to the City Council the following historic district for inclusion in the Register:

Oak Park Downtown Historic District, Sacramento

WHEREAS, the Commission has received and considered oral and documentary evidence at the hearing and has determined that the proposed historic district has special architectural character or special historical or aesthetic interest or value, and meets Sacramento Register **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; and

WHEREAS, the Commission identifies the following Historic District **Boundaries** in the attached map, Exhibit 1, which are consistent with Chapter 17.134.170(B) pertaining to Historic District boundaries;

WHEREAS, the Commission identifies the following **Contributing Resources**:

Address	APN	C/NC	Date	
2828 35th Street	010-0377-017	C	1915	
2845 35th Street	010-0383-012	C	1927	
2863 35th Street	010-0383-013	C	1917-18	
2833 34th Street	010-0377-016	C	1918	
2841 34th Street	010-0377-015	C	1914	
~~3333 34th Street~~	~~010-0373-017~~	~~C~~	~~1927e~~	Needs to be renoticed
2833-37 36th Street	010-0385-015	C	1932e	
3300-04 2nd Avenue	010-0374-002	C	1910e	
3324 2nd Avenue	010-0373-005	C	1894e	
3401 2nd Avenue	010-0315-018	C	1896	
3418 3rd Avenue	010-0377-003	C	1885-95	
3424 3rd Avenue	010-0377-004	C	1909	
3519 3rd Avenue	010-0381-014	C	1910	
~~3414 4th Avenue~~	~~013-0142-031~~	~~C~~	~~1915~~	Needs to be renoticed
3415 4th Avenue	010-0377-013	C	1913	
3417&19 4th Avenue	010-0377-012	C	1914	
3439 ~~3539~~ 4th Avenue	010-0377-010	C	1913	
3445 ~~3545~~ 4th Avenue	010-0377-009	C	1905	
3623-25 4th Avenue	010-0385-014	C	1907e	
3308 Broadway	010-0313-001	NC	1910	
3330 Broadway	010-0373-008	C	1933e	
3402-08 Broadway	010-0376-002	C	1915	

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3418 Broadway	010-0376-005	C	1914
3428-34 Broadway	010-0377-018	C	1915
3501 Broadway	010-0381-015	C	1912
3503 Broadway	010-0382-001	C	1929e
3514 Broadway	010-0383-004	C	1925e
3519 Broadway	010-0382-003	C	1927

WHEREAS, the Commission identifies the following **Landmarks**:

3428-34 Broadway	010-0377-018	C	1915
3520 Broadway	010-0383-005		
2845 35th Street	010-0383-012	C	1927

WHEREAS, the Commission identifies the following **features and characteristics** of the resources in the attached Exhibit 2;

NOW, THEREFORE, BE IT RESOLVED that the Preservation Commission adopts this resolution to recommend the nomination of the Oak Park Downtown Historic District based on the identified eligibility criteria, and recommend to the City Council of the City of Sacramento that it adopt an ordinance to place the Oak Park Downtown Historic District and its Contributing Resources in the Sacramento Register as a Historic District, and specifying the identified character-defining features.

I hereby certify that the foregoing Resolution was adopted by the Preservation Commission of the City of Sacramento at its Meeting held on November 7, 2007.

Signed:

Bruce Booher, Chair
Preservation Commission

ATTEST: _____
William Crouch, Preservation Director
Urban Design Manager

Exhibit 1: Map of Boundaries
Exhibit 2: Character-Defining Features

Exhibit 1

Map of Boundaries

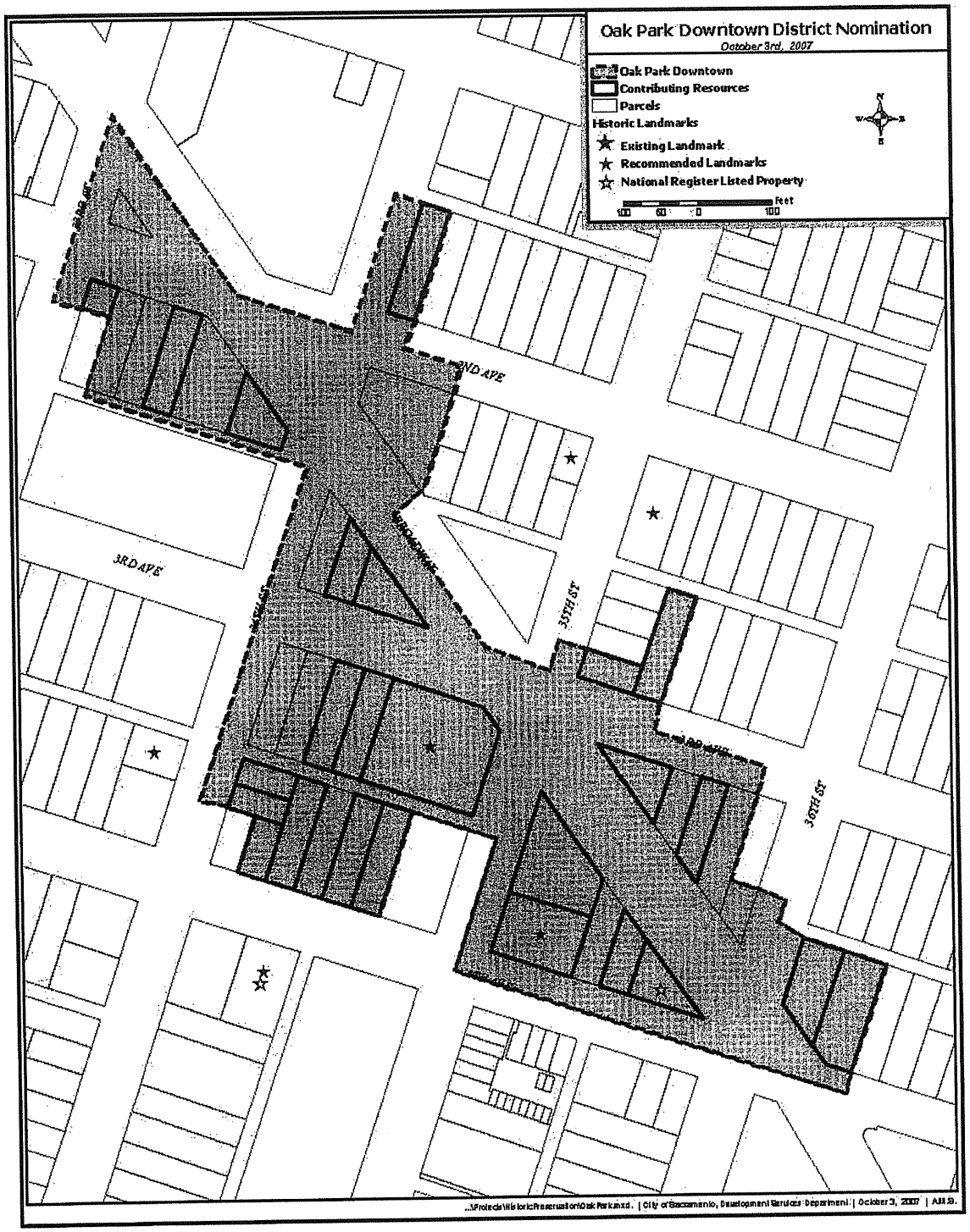

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Exhibit 2

Character-Defining Features

Commercial Buildings

- One and two story buildings
- Brick commercial buildings with decorative treatments, typical from 1910-1932; some with only brick 1st floor storefronts and other materials above
- Brick Civic structures
- Brick buildings with stucco
- Various architectural styles, including but not limited to Mediterranean and Mission
- Prairie school-inspired motifs, particularly deep overhanging eaves on certain structures
- Late 19th and early 20th century mixed use corner stores with residences above
- Storefronts with transoms above
- Centered, recessed entries
- Corner entries on the corner buildings
- Decorative parapets
- Bay windows on upper floors on certain structures
- Punched double hung wood windows on upper floors

Residential Buildings

- Variety of architectural styles, with the character-defining features appropriate to each, including:
  - Craftsman
  - Queen Anne (both "pedestrian" and "high style")
  - Classic Cube
  - Colonial Revival
  - Stick style and/or Eastlake Style
  - Airplane Bungalows

Site Features

- Broadway: cuts through grid at an angle, which became a character-defining site element
  - Opened the opportunity for "Flatiron" style corner buildings. Opportunity was taken
  - Residential component north and south of Broadway
  - Median down center
  - Palm trees in median
- Trolley tracks along 2nd Avenue under asphalt
- North-South streets with canopy street trees

Attachment 5

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATING AND ADDING THE OAK PARK DOWNTOWN HISTORIC DISTRICT TO THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES AS A HISTORIC DISTRICT (M07-057)

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

SECTION 1

The Sacramento Register of Historic and Cultural Resources ("Sacramento Register") is amended by adding the Oak Park Downtown Historic District as a Historic District and identifying the contributing resources therein.

Pursuant to Sacramento City Code Sections 17.134.170 and 17.134.180 and based on the duly noticed hearing conducted by the City Council, and the recommendation from the Preservation Commission, 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 the Oak Park Downtown Historic District and to place it in the Sacramento Register:

The property meets Criteria i and ii of the Criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (1-5):

A. The nominated resource meets Criterion i for listing on the Sacramento Register: "It is associated with events that have made a significant contribution to the broad patters of the history of the city, the region, the state or the nation";

B. The nominated resource meets Criterion ii for listing on the Sacramento Register: "It is associated with the lives of persons significant in the city's past";

C. In addition, the District meets the Requirements and Factors to be Considered outlined in Section 17.134.170(B)(1) and (2):

1. Requirements

a. The area is a geographically definable area;

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;

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.

2. Factors to be Considered

a. The historic district has integrity of design, setting, materials, workmanship and association;

b. The collective historic value of the buildings and structures in the historic district taken together may be greater than the historic value of each individual building or structure.

D. The nominated resource has important historic or architectural worth, and its designation as a landmark is reasonable, appropriate, and necessary to protect, promote, and further the goals of this chapter, pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (b-c).

Adoption of this Historic District promotes the maintenance and enhancement of the significant features and characteristics of the Historic District pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Adoption of the Historic District promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Historic District.

Adoption of the Historic District is consistent with the City's Preservation Element of the General Plan.

Adoption of the Historic District will afford the property the use of the California Historical Building Code and eligibility for any future preservation incentives that may be adopted for listed properties.

Adoption of the Historic District helps to protect historic resources of the City of Sacramento.

The Oak Park Downtown represents the commercial core of Oak Park, and is comprised mostly brick buildings constructed in the teens and 1920s. In 1911, when it was annexed to the City of Sacramento, Oak Park had several thousand residents and

a thriving business district. The Oak Park annexation was the first expansion of the boundaries of Sacramento since the city was first laid out in 1848. The prompt response by the City of Sacramento to Oak Park's needs was instrumental in laying the foundation for growth in the years to come. In 1913 the City's Building Inspector reported that Oak Park was the fastest growing residential district in the City and the 1914 City Directory listed almost 800 homes in Oak Park.

Most of the more important businesses and business structures in Oak Park were located alongside the streetcar tracks that came down Sacramento Boulevard from 31st to 35th and then turned south down 35th Street and into the park. The money that flowed into this strip was largely from residents in other parts of the city coming to Oak Park. The buildings along 35th Street from Sacramento to 5th Avenue gave Oak Park a look similar to many of California's Main Street towns from the 1920s.

The movement of employment opportunities in the area around Oak Park also aided growth and stability. Across Stockton Boulevard to the east were the State Fair grounds that provided both full time and seasonal work. The Libby, McNeil & Libby cannery on Alhambra and Stockton Boulevard was built in 1912, providing hundreds of seasonal jobs. In 1924 the California Highway Commission (now Caltrans) opened its vehicle and equipment repair shops buildings nearby at 34th & R Streets employing more than 100 skilled mechanics.

The Business District that has been delineated for Oak Park is just a remnant of its once vital business core. However, its remaining members evoke a sense of the original business district's character, and several of its buildings are fine examples of their era.

SECTION 2

Sacramento City Code Section 17.134.180 prescribes that the Contributing Resources of the Historic District to be added to the Sacramento Register shall be identified in the designating Ordinance. The **Contributing Resources (C)** and **Non-Contributing (NC)** resources of the Oak Park Downtown Historic District include the following:

Address	APN	C/NC	Date
2828 35th Street	010-0377-017	C	1915
2845 35th Street	010-0383-012	C	1927
2863 35th Street	010-0383-013	C	1917-18
2657 33rd	010-0313-001	NC	
2833 34th Street	010-0377-016	C	1918
2841 34th Street	010-0377-015	C	1914

2833-37 36th Street	010-0385-015	C	1932est
3300-04 2nd Avenue	010-0374-002	C	1910est
3308 2nd Avenue (Vacant)	010-0373-003	NC	
3320 2nd Avenue (Vacant)	010-0373-004	NC	
3324 2nd Avenue	010-0373-005	C	1894est
3401 2nd Avenue	010-0315-018	C	1896est
3400 3rd Avenue	010-0377-001	NC	
3408 3rd Avenue	0100377002	C	1915
3418 3rd Avenue	010-0377-003	C	1885-95
3424 3rd Avenue	010-0377-004	C	1909
3519 3rd Avenue	010-0381-014	C	1910
3415 4th Avenue	010-0377-013	C	1913
3417&19 4th Avenue	010-0377-012	C	1914
3431 4th Avenue	010-0377-011	NC	
3439 4th Avenue	010-0377-010	C	1913
3445 4th Avenue	010-0377-009	C	1905
3623-25 4th Avenue	010-0385-014	C	1907est
3308 Broadway	010-0313-001	NC	1910
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3330 Broadway	010-0373-008	C	1933e
3400 Broadway (Vacant)	010-0376-001	NC	
3402-08 Broadway	010-0376-002	C	1915
3409 Broadway	010-0375-001	NC	
3418 Broadway	010-0376-005	C	1914
3428-34 Broadway	010-0377-018	C	1915
3501 Broadway	010-0381-015	C	1912
3503 Broadway	010-0382-001	C	1929est
3512 Broadway (Vacant)	010-0383-003	NC	
3514 Broadway	010-0383-004	C	1925est
3515 Broadway	010-0382-002	NC	
3519 Broadway	010-0382-003	C	1927
3521 Broadway	010-0382-004	NC	
3527 Broadway	010-0382-006	NC	
Street Grid, including Broadway at an angle		C	
Median and Palm Trees in Broadway	Broadway	C	
Trolley Tracks	2nd Avenue	C	
North-South Streets with canopy street trees	33rd, 34th, 35th And 36th Streets	C	

SECTION 3

Sacramento City Code Section 17.134.180 prescribes that the Significant Feature(s) or Characteristic(s) of the resources to be added to the Sacramento Register shall be identified in the designating Ordinance. The significant features and characteristics of the Oak Park Downtown Historic District include the following:

Commercial Buildings

- One and two story buildings
- Brick commercial buildings with decorative treatments, typical from 1910-1932; some with only brick 1st floor storefronts and other materials above
- Brick Civic structures
- Brick buildings with stucco
- Various architectural styles, including but not limited to Mediterranean and Mission
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    - Classic Cube
    - Colonial Revival
    - Stick style and/or Eastlake Style
    - Airplane Bungalows

Site Features

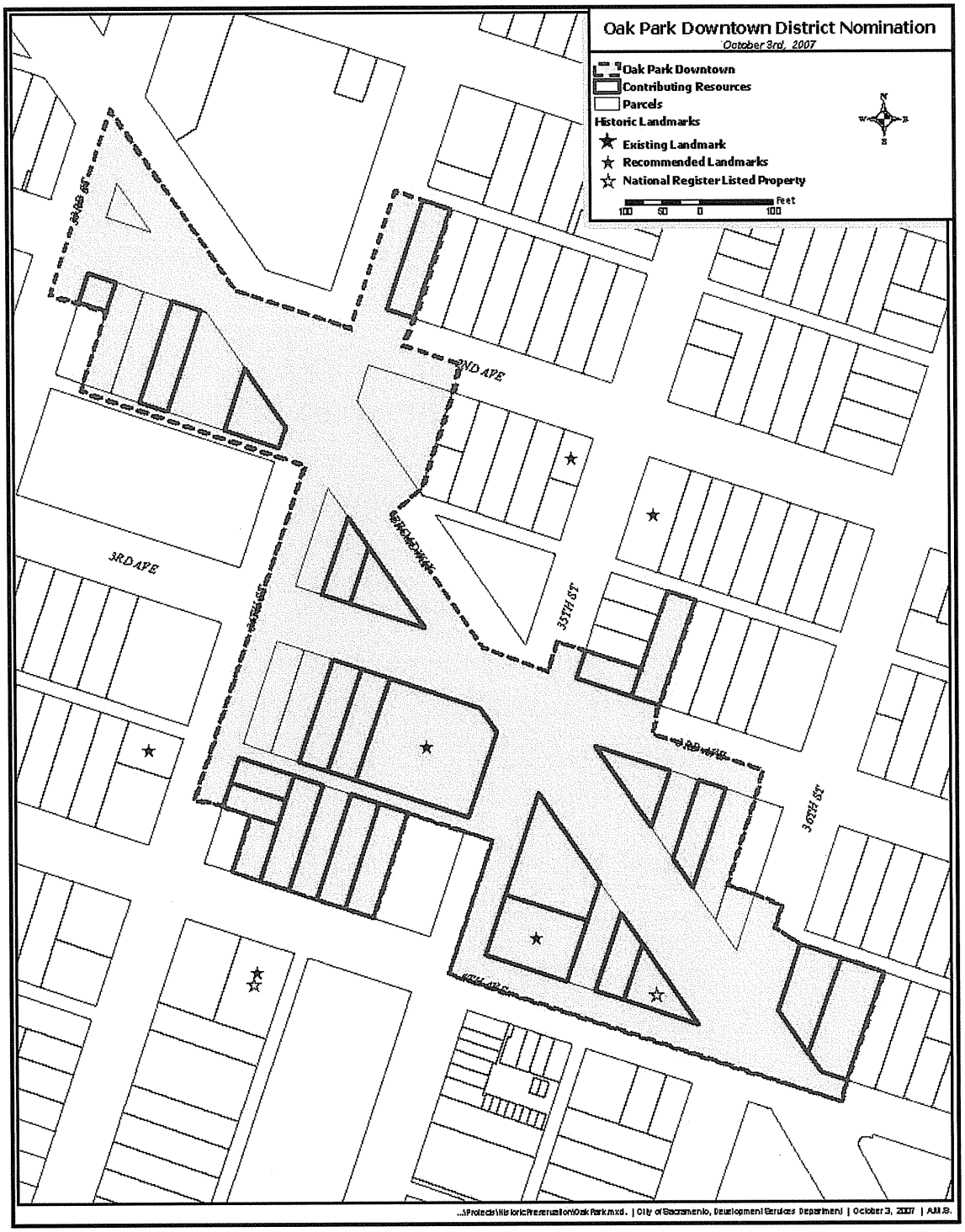
- Broadway: cuts through grid at an angle, which became a character-defining site element
    - Opened the opportunity for "Flatiron" style corner buildings. Opportunity was taken
    - Residential component north and south of Broadway
    - Median down center
    - Palm trees in median
- Trolley tracks
- North-South streets with canopy street trees

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the Oak Park Downtown Historic District and its Contributing Resources to the Sacramento Register, per the Map (Exhibit 1).

Table of Contents:

Exhibit 1: Map of Boundaries

Exhibit 1

Map of Boundaries