



REPORT TO COUNCIL

City of Sacramento

15

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
January 17, 2006

Honorable Mayor and
Members of the City Council

Subject: Adopt Resolution to support the Nomination to the National Register of Historic Places of the J.C. Carly House (M05-108)

Location/Council District:

2761 Montgomery Way. Council District 5

Recommendation:

Staff recommends that the City Council adopt the Resolution, attached, in response to a request from the State Historic Preservation Officer for review and comment on the Nomination of the J.C. Carly House to the National Register of Historic Places.

Contact: Roberta Deering, Preservation Director, (916) 808-8259; Carol Shearly, Planning Director, (916) 808-5893

Presenters: Not Applicable

Department: Development Services Department

Division: Current Planning

Organization No: 4829

Summary:

Pursuant to the Certified Local Government Agreement between the State of California Office of Historic Preservation and the City of Sacramento, the City's Mayor and Design Review and Preservation Board are provided with a sixty-day comment period before the State Historical Resources Commission considers the nomination of the J.C. Carly House for listing in the National Register of Historic Places. The attached resolution would provide comments in support of the nomination and the basis for the support.

Committee/Commission Action:

On January 04, 2006, the City's Design Review & Preservation Board was asked to provide comments in support of the nomination.

Background Information:

1. The City of Sacramento's Historic Preservation Chapter of the City Code, Title 15, Chapter 15.124, establishes criteria for listing in the Sacramento Register that are very similar to the criteria for listing properties in the National Register of Historic Places; and,
2. The City's Landmark Nomination Application Form uses the National Register of Historic Places nomination form in a manner to both assemble the information on the property and as a way to encourage property owners to consider nominating their properties not only to the Sacramento Register, but also to the National Register.
3. The property was added to the Sacramento Register as a Landmark on March 15, 2005, via Ordinance #2005-019, based upon the unanimous recommendation from the Design Review & Preservation Board and by unanimous vote by the City Council, after being nominated by the Sierra Curtis Neighborhood Association's Heritage Committee, which included one of the home's owners in its membership.
4. The property is a key property in the development of the city of Sacramento's "ring" subdivisions in the 1910s and 1920s. As the home of J.C. Carly, the subdivision developer, located at a then prominent entry to the subdivision, and designed by Dean and Dean, the city's then preeminent architectural firm, the house's design set the standard for quality period-revival residential development for the rest of the subdivision and the Curtis Park neighborhood.

Financial Considerations:

This action has no fiscal considerations.

Environmental Considerations:

As a city of Sacramento Landmark, the property is already considered to be an historic resource pursuant to the California Environmental Quality Act (CEQA). Nomination to the National Register of Historic Places could afford it certain protections and benefits beyond those provided by the city designation. Council action on this request is not considered a project pursuant to CEQA.

Policy Considerations:

The proposed Resolution is consistent with:

- A. The City of Sacramento's Preservation Element of the General Plan, in particular, the following policies:
 - A.1 to promote the recognition, preservation and enhancement of historic and cultural resources throughout the city; and,

- A.6 to encourage preservation of historic and cultural resources to promote sustainability of its neighborhoods.
- B. Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The subject proposal:
- Promotes distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings; and
 - Encourages citizen & stakeholder participation in development decisions.
- C. Strategic Plan Implementation- The recommended action conforms to the City of Sacramento Strategic Plan's three-year goal to achieve sustainability and enhance livability.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
Roberta Deering, Preservation Director

Approved by: 
Carol Shearly, Director of Planning
Development Services Department

Recommendation Approved:

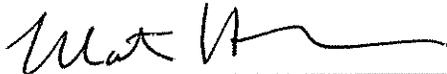
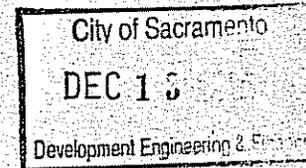

RAY KERRIDGE
Interim City Manager

Table of Contents:

Pg	1-3	Report
Pg	4-45	Attachment A – Correspondence from State Historic Preservation Officer, Milford Wayne Donaldson, FAIA
Pg	46	Resolution

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
 P.O. BOX 942896
 SACRAMENTO, CA 94296-0001
 (916) 653-6624 Fax: (916) 653-9824
 calshpo@ohp.parks.ca.gov

December 5, 2005



Mayor of Sacramento
 1231 I St, Ste 300
 Sacramento, CA

To Whom It May Concern:

RE: Chief Elected Local Official Review and Comment on Nomination to the National Register of Historic Places for J. C. Carly House

Pursuant to the Certified Local Government Agreement between this office and your governmental entity, we are providing you as the chief elected local official with a sixty-day review and comment period before the State Historical Resources Commission considers this application at its next meeting. Details on the meeting are on the attached notice.

Please review the enclosed information and send your comments on the enclosed "Review and Comment Report" form to this office. So that the Commission may have adequate time to consider them, it is requested you provide written comments fifteen (15) days before the meeting. As a Certified Local Government under the National Historic Preservation Act of 1966, as amended, the chief elected local official is required to provide comments on the proposed National Register application and to submit the report of the local preservation commission. Your Commission, after reasonable opportunity for public comment, shall prepare a similar report as to whether or not such property, in its opinion, meets the criteria for the National Register. If you have questions or require further information, please contact the Registration Unit at (916) 653-6624.

Supplemental information on the National Register of Historic Places is available at our website at the following address: www.ohp.parks.ca.gov/register

Thank you for your assistance in this program.

Sincerely,

A handwritten signature in black ink that reads "Stephen D. McDonald Sr."

Milford Wayne Donaldson, FAIA
 State Historic Preservation Office

**REGULAR QUARTERLY MEETING
STATE HISTORICAL RESOURCES COMMISSION**

Date: Friday, February 3, 2006

Time: 9 a.m.

**Location: State Office Building #9,
Department of Social Services
Auditorium, First Floor
744 P Street
Sacramento, California 95814**

**REVIEW AND COMMENT REPORT
BY
CERTIFIED LOCAL GOVERNMENT
CHIEF LOCAL ELECTED OFFICIAL**

**ON AN
APPLICATION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES**

Property Name: J. C. Carly House

Name of Certified Local Government: Sacramento

Category of Significance:

Architecture History Archeology
 Other _____

The City Council recommends the nomination of this property be listed on the National Register of Historic Places, with the following comments:

The City Council does not recommend this property for nomination to the National Register of Historic Places for the following reasons:

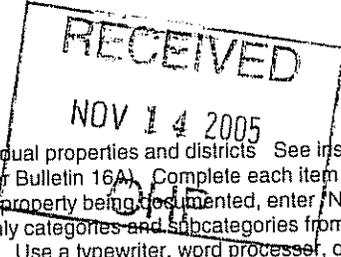
Signature of Chief Local Elected Official

Date

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.



1. Name of Property

historic name Carly, J.C., House

other names/site number 048935; 34-0090

2. Location

street & number 2761 Montgomery Way not for publication

city or town Sacramento vicinity

state California code CA county Sacramento code 067 zip code 95818

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

Carly, J.C., House
Name of Property

Sacramento, California
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling = House

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling = House

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS/Mission/Spanish Colonial Revival =
Mediterranean Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
roof CERAMIC TILE
walls STUCCO

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1922-1933

Significant Dates

1922

Significant Person

(Complete if Criterion B is marked above)

Carly, James C.

Cultural Affiliation

Architect/Builder

Dean and Dean Architects

Criteria Considerations

(Mark "X" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Carly, J.C., House
Name of Property

Sacramento, California
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>10</u>	<u>632771</u>	<u>4267605</u>	3	—	—	—
2	—	—	—	4	—	—	—

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Janice C. Calpo (M.S. Historic Preservation), with Spencer Lockson & Dan Murphy

organization Sierra Curtis Neighborhood Association, Heritage Committee date November 8, 2005

street & number 2635 Donner Way telephone (916) 455-3953

city or town Sacramento state CA zip code 95818

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO)

name Spencer Lockson & Thomas Lange

street & number 2761 Montgomery Way telephone _____

city or town Sacramento state CA zip code 95818

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

J.C. Carly House
Sacramento County, CA

SECTION 7

Narrative Description

The house, designed by Dean & Dean Architects and built in 1922, is Spanish Mediterranean Revival in style. Inspired by the Panama Exposition of 1915, the style incorporates the characteristics of simple massing with clean lines and details reminiscent of earlier Spanish settlements. The massing of the house is symmetrical, as is characteristic of the Italian influence in the Mediterranean, but the detailing and asymmetrical placement of windows and features are indicative of the Spanish influence both in the Mediterranean style and in earlier precedents set by Spanish settlements in California and Latin America. The successful adaptation of all of these influences is what made revival architects of the period, particularly Dean & Dean, so well noted.

The form of the structure is composed of a primary two-story hipped roof element, rectangular in plan, with two secondary one-story flat roof wings, smaller and square in plan, projecting from each of the front corners. The hipped roof has narrow boxed eaves and is covered with Red Spanish tiles. An early ogee gutter system has been incorporated. Walls are sheathed in smooth plaster. Decorative features include stained glass, a carved recessed doorway, and stylized rustic plank shutters with inset louvers.

Front projecting wings

The front elevation of the house is balanced by the two projecting wings that flank its sides. Each wing is square in plan with a flat roof, giving it the form of a cube. A narrow cap of red tiles lines the edge of the flat roof parapet. The left (southwest) wing has open round arches on all sides. Both the front (south) and left (west) side arches have been partially filled in with a low brick wall. A secondary door (to the left of the main front entry door on the primary wing) leads into the house where the wing and the main house intersect. The right (southeast) wing is enclosed and accessed only through the interior. The wing has a set of French doors on the west side, pairs of 3-light casement windows on the south and east sides, and a single 3-light casement window on the narrower north side where the wall intersects the main house. Each of the windows or sets of windows is capped by a simple flared hood extending from the plaster.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.C. Carly House
Sacramento County, CA

Section number 7 Page 2

Front (south) elevation

The front elevation of the house is proportioned approximately in thirds (excluding the wings) by the way the windows, doors, and design features are placed. The central third is marked by an upstairs balcony that is supported by scrolled iron brackets and lined with scrolled wrought iron railing (The wrought iron balconies replaced the original wood balconies with turned railing in 1960s, and the wrought iron security doors were also added at that time.) A set of French doors flanked by rustic plank shutters opens onto the right portion of the balcony. The left portion of the balcony wall contains a small pair of 2-light casement windows. Directly below the balcony is a larger set of French doors opening onto a patio. The exterior of a full fireplace and chimney sheathed in plaster lines the right side of the patio upward through the right side of the balcony.

The left third of the front elevation contains the main entry door next to the projecting wing. The door is set deep within a flared recess that is loosely scrolled at the top. Two sets of windows, flanked by rustic plank shutters, are located above the door at the second story level and extend over the left wing. Each of the two sets of windows is composed of one upper 2-light awning sash over a pair of 2-light casements. To the right of the fireplace and chimney is the right third of the front elevation. A pair of French doors is located at the lower story in the narrow space between the fireplace and right wing. The upper story is lined with two sets of 3-light casement windows flanked by rustic plank shutters.

Left (west) side elevation

The left (west) side elevation contains no doors and several different types and groupings of windows. Left of this elevation can be seen the smaller side of an enclosed service porch that extends up to the second story level, slightly recessed from the main west elevation wall. Windows located on the upper story of the west elevation are, from left to right: one pair of 3-light casements; a single 2-light casement; and a set of four windows each composed of a 2-light awning over two 2-light casements. Near the right portion of this elevation, and set between the first and second floor levels against the interior stairwell, is a tall 10-light casement window that is inset with a round arched design of green and gold stained glass. Windows on the first story are, from left to right, a set of closed shutters (within the service porch attached to the rear of the house) a group of three pairs of 4/4 double-hung windows, and one pair of 3-light casement windows

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

J.C. Carly House
Sacramento County, CA

Rear (north) elevation

The rear (north) elevation overlooks the back yard and provides access and views with a variety of doors and windows. The service porch at the right (west) side of the elevation extends to the second story level and contains a small bathroom on the second floor. On the first floor, a pair of French doors is located at the left of the elevation, a pair of 4-light casement windows at the center, and a set of four 4-light sliding windows exists on the right service porch. A louvered entry door exists on the narrow east wall of the service porch. Windows in the upper story are, from left to right, a pair of 3-light casement windows flanked by rustic plank shutters, a small pair of 3-light casement windows, another pair of 3-light casement windows flanked by rustic plank shutters, a small pair of 3-light casement windows, and a very small pair of 3-light casement windows within the upper story extension of the service porch.

Right (east) side elevation

The right (east) side elevation is accessed from the back yard through a round arch connecting the (northeast) corner of the house to the garage (which faces Franklin Boulevard). The elevation is abutted by the southeast projecting wing at the left (south) corner. Windows and features in the upper story are, from left to right, two pair of 3-light casements flanked by rustic plank shutters, and one set of French doors fronted by a wrought iron balcony. Windows on the first floor are, from left to right (excluding the projecting wing), a group of four single-pane casements and a group of three single-pane casements.

Landscape features

Landscape features that surround the house also contribute to its historic setting. The house sits on a large lot which provides substantial yard space on all four sides. A low brick wall lines the left (west) side and (north) rear yards, and rises to full height along the right (east) side yard which faces Franklin Boulevard, a much busier street now than when the house was built. The high east wall contains a lion's head fountain built by Gladding McBean in the Art Nouveau style. A wood gate set in an arched arbor connects to the neighbors yard on the north (originally the Cutter family). Two of the trees that stand in the front yard - an oak near the southwest projecting wing and a pepper tree near the southeast projecting wing - can be seen in early photos of the 1920s when the house was built. A long-standing camellia tree is located at the southwest corner of the house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

J.C. Carly House
Sacramento County, CA

Garage

A garage that was built with the house is located at the northeast corner of the property and opens onto Franklin Boulevard. The garage is designed in a simple form utilizing the finish materials of the house. It is square in plan, with smooth stucco walls and 3-light fixed windows. The garage is connected to the northeast corner of house by an arched wall which is passed through between the rear (south) yard and the (east) side yard. The garage door opening is on the east side and has been extended 3½ feet in the form of a shed addition with a narrow shed roof covered in red tiles. The addition was built in 1956 to accommodate the larger cars of the 1950s.

Interior

Main entry to the house is through the carved recessed doorway at the front (southwest) corner, which leads into an open foyer. The foyer contains a stairway leading up to the second floor landing and an arched entry leading to the right into the living room. The first floor is circular in plan, with the living room taking up the front right (southeast) portion of the house, the library extending from the front right (southeast) corner; the dining room, accessed through French doors, directly behind the living room in the rear right (northeast) portion; the small breakfast room at the rear center portion, and the kitchen at the rear left portion. The second floor has a central hallway plan with a sunroom off the stairway landing and bedrooms branching from either side of the hall. Features of particular note are: in the foyer the wrought iron stairway and the stained glass window; in the living room the scored plaster fireplace; in the library the built-in book cases; and in the dining room the beams and stenciled ceilings. Windows and doors in all the rooms contribute highly to the historic fabric of the house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.C. Carly House
Sacramento County, CA

Section number 8 Page 5

SECTION 8

Narrative Statement of Significance

The house was designed by Dean and Dean Architects, a preeminent firm of the day in Sacramento, and built in 1922 for J.C. Carly, the real estate developer whose vision shaped the character of some of Sacramento's most noteworthy post World War I tracts: South Curtis Oaks subdivisions 1, 2, and 3. Carly also played a major role in establishing some of the earliest tracts of the Curtis Park area – Curtis Oaks and West Curtis Oaks – and in setting the tone for Curtis Park's further developments with the standards he created when he developed South Curtis Oaks.

J.C. Carly

James C. Carly was born in 1871 to James B. Carly, an English emigrant who worked for a lumber firm, and Clara Kidder Carly. Clara's father, Captain Nathaniel Kidder, came to Sacramento in 1849 and became the harbor master. The Carly family lived on 6th Street between N and O Streets in Sacramento. When the younger Carly finished school, he moved to Clipper Gap in Placer County to farm, but then returned to Sacramento to go into the real estate business. He was married to May Glenn, a native of Stockton. In the early 1890s, he joined the real estate company of Mills & Hawk. Upon the retirement of Mills he became an associate in the firm, and the firm was renamed Hawk & Carly Company. The name was later changed to J.C. Carly Company.

Prior to World War I, Carly's firm specialized in land transactions, including farm properties such as the portion of the former William Curtis Ranch that was subdivided and sold as individual lots in tracts known as Curtis Oaks, West Curtis Oaks, and West Curtis Oaks Addition. During these pre-World War I years, J.C. and May Carly lived in the central city, in a Four-square style house located at 1700 G Street. It was only after World War I that J.C. Carly was able to pick up with plans he had been working on to develop his own premier tract, in conjunction with the Curtis family, which would be known as South Curtis Oaks. South Curtis Oaks set a new standard in the Curtis Park area, with all the houses to be architect-designed and meet high standards that were set by Carly, and that would relate to each other as well as to the natural landscape. Initially, during the early development of South Curtis Oaks, J.C. and May Carly lived in one of the first houses built, among a group of smaller Dean & Dean-designed houses along the north edge of the tract on Donner Way. This was while J.C. Carly was having his own Dean & Dean custom house built at the grand entrance to South Curtis Oaks and Curtis Park, entering from Franklin Boulevard onto Montgomery Way, which was also the premier showcase street of the tract.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.C. Carly House
Sacramento County, CA

Section number 8 Page 6

Carly was the quintessential Sacramento "boomer," tirelessly advocating the development of lands surrounding the core city of Sacramento. During the course of his career, he was responsible for such subdivisions as Curtis Oaks, West Curtis Oaks, South Curtis Oaks, Colonial Acres, Homeland, and Casita. His firm also subdivided Country Club Estates in 1938, one of the first of the big developments in the north area. He retired in 1950, May Glenn Carly died in 1953, and J.C. Carly died in 1959 at the age of 87.

The Development of South Curtis Oaks

J.C. Carly and his partners developed Curtis Oaks (1907) and West Curtis Oaks (1910), which were among the first tracts to be established in the (future) Curtis Park area. Curtis Oaks had been created from the northernmost portion of the William Curtis Ranch, shortly before Curtis died in January of 1907. In 1911, the same year that these tracts along with other suburbs of Sacramento were annexed to the city, J.C. Carly and his partners formed the East Curtis Oaks company, a corporation to buy and develop the remainder of the William Curtis ranch. Newspaper reports stated that this transaction "meant the cutting up of one of the last of the large farms contiguous to the city of Sacramento. It had been farmed for years by the late William Curtis, and latterly by his children, and has been one of the show places of Sacramento. Every real estate dealer in Sacramento has cast longing eyes on this tract, but it remained for the gentlemen who have formed the East Curtis Oaks company to secure the 'plum'."

Carly envisioned South Curtis Oaks as an elegant subdivision, with "parked streets, winding roads and wide imposing entrance gates." News items in the Sacramento Bee that year reported that grading work and street construction had commenced, but it was not until 1920 that the first subdivision map for South Curtis Oaks was filed and residential construction began. Presumably the delay was caused by World War I.

In the meantime, the interest of the people living in the already-established Curtis Oaks and West Curtis Oaks tracts prompted the Curtis Park Improvement Club in 1918 to name a committee to preserve "the beautiful oak trees around the streets in this district [that] are the community's most valuable asset." Sacramento already had an established history of appreciation and protection for its trees, as Architect and Engineer magazine noted, "It may be said in passing that these glorious elm and locust trees which arch over Sacramento's streets constitute a rare asset of beauty and comfort, and the tendency to encroach upon them needlessly is nothing short of criminal."

In 1918, the connection between the Carly family and the Curtis family was solidified with the marriage of Curtis H. Cutter to J.C. and May Carly's only child, daughter Leita. Curtis Cutter was the grandson of William Curtis. His mother Carrie was Curtis's other heir and her husband

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.C. Carly House
Sacramento County, CA

Section number 8 Page 7

was George Cutter, scion of another pioneer farming family. In November of 1919, the Cutter family purchased 70 acres of land south of Curtis Oaks adjoining Franklin Boulevard for \$70,000 from the William Curtis Company. J.C. Carly said that this was for the purpose of getting matters into shape for an imminent subdivision on the Curtis Tract south of Curtis Oaks and West of Franklin Boulevard. He announced that his company planned soon to commence building 20 dwellings, each with "a different elevation and distinctive architectural lines." J.C. Carly and Curtis H. Cutter partnered in the project. Carly handled the marketing and Cutter built many of the homes as well as managed the Cutter Mill Lumber Company which supplied the lumber and millwork.

That same year, the Cutters and the Hickman Investment Company (to whom William Curtis' other daughter, Edna, had transferred her interest in the Curtis Ranch lands) granted the land for William Curtis Park to the City of Sacramento. The deed prescribed the use of the land as a park, conditioned, among other things, upon the City expending specified funds for its improvement for that purpose. The subdivision map for South Curtis Oaks No. 1 was filed on January 26, 1920. The tract was bounded by Donner Way on the north, Franklin Boulevard on the east, 6th Avenue on the south and William Curtis Park on the west. Lot sizes were a standard 50 foot frontage.

By 1923, J.C. Carly's vision of South Curtis Oaks, with its sense of architectural aesthetics and preservation of natural beauty, was taking shape and being recognized. Home Designer Magazine that year touted South Curtis Oaks as Sacramento's premier place to live:

Every city, as soon as it has gained local importance, boasts of a superior residence section – where those wishing to establish such homes as will be expressive of good taste, and comport with their stations in life may do, in full security that there will be no discordant notes to mar the harmony of the scene and no unwarranted liberties in the way of building aberrations. . . . It is here that the success of a community is manifested, here that the character of its leading citizens is exemplified in the type of homes constructed. . . . In Sacramento this district is exclusively and essentially one of the residences in South Curtis Oaks. Here the spirit of Sacramento is best evinced.

While this section is comparatively new in point of development it has been years evolving in the mind of its founder, Mr. J.C. Carly, whose every act during the past fifteen years has borne either directly or indirectly upon the future of South Curtis Oaks and its transformation into a home section of which Sacramento and all of Northern California might feel justifiably proud. Here locational and natural advantages have been combined. Here the 26 acres that constitute the William Curtis Park – a gift to the city from Mr. J.C. Carly, Curtis L. Cutter, George and Carrie M. Cutter, and the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.C. Carly House
Sacramento County, CA

Section number 8 Page 9

J.C. Carly's House

The house for J.C. Carly was designed by Dean and Dean Architects and located at the main entrance to South Curtis Oaks (northwest corner of Franklin Boulevard and Montgomery Way), at the site of the original William Curtis homestead. The house directly to the west was to be built for Curtis and Leita Cutter, and the neighbors adjacent to the north of J.C. Carly's house (southwest corner of Franklin Boulevard and Curtis Way) were to be George H. and Carrie Cutter. A South Curtis Oaks advertisement in the Sacramento Bee noted: "The fact that Mr. Carly chose South Curtis Oaks as the site of his new home is self-evident of the implicit confidence in the wonderful future of this incomparable Sacramento residents district. That Mr. Carly has made the investment represented in this new home is decisive proof of an intention to accomplish more than any property enhancement that might accrue from the building of a home of this character anywhere. A home that has taken the inspiration of its origin from a lifetime of building experience and a composite of the best."

J.C. Carly was granted a permit to build a "stucco dwelling and garage" at 2761 Montgomery Way, estimated at a value of \$6500, in March of 1920. The Bee reported in August of 1922 that Carly's and Cutter's houses were under construction, and by spring of 1923 Carly and his wife May Glenn Carly were living in their new home.

Carly's house was designed by Dean and Dean in the Spanish Mediterranean style. The style, which was inspired by the architecture of Bertram Goodhue at the Panama Exposition of 1915, incorporated the characteristics of simple massing with clean lines and details reminiscent of earlier Spanish settlements. It was the notable architects such as Dean and Dean who were able to successfully adapt and compose the many and varied influences that were part of the Mediterranean Revival movement of the 1920s. The massing of the house is symmetrical, as is characteristic of the Italian influence in the Mediterranean, but the detailing and asymmetrical placement of windows and features are indicative of the Spanish influence both in the Mediterranean and in earlier precedents set by Spanish settlements in California and Latin America. Design features that were incorporated into Carly's house included round arches, balconies, a carved recessed doorway, stained glass, plank shutters, and primary finishes of smooth plaster and red Spanish roof tiles.

The house was referenced in the "The Home Designer" of 1923 as the "residence of Mr. J.C. Carly, at the entrance to this beautiful tract; it has a wonderful setting among the trees, the stucco walls and tiled roof blend in well with the natural surroundings." The Sacramento Bee noted, "This home, built by the J.C. Carly Building Organization, deviates from the ordinary routine of building the house to lot, and has portrayed the impression that the home is part of the scenery. Unique in architecture, suggestive of quiet rest and the acquisition of the highest degree of home

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.C. Carly House
Sacramento County, CA

Section number 8 Page 10

comforts – there is a perfect blending of art and hominess that invokes admiration.” The home was also noted in an article entitled “A Modern Heating System for Modern Homes,” whereupon extolling the virtues of electric heat, the author wrote “That is why Mr. J.C. Carly has chosen this system not only for his beautiful residence in Sacramento, California, but also for many of the houses in South Curtis Oaks.

J.C. and May Carly lived at the house until 1933.

Edwin J. Bedell

The house was purchased in 1935 by Edwin J. Bedell, the restaurateur who had opened the city’s first coffee shop at the Clunie Hotel and later went on to open “Bedell’s” restaurant at 11th and L Streets, a favorite of legislators and lobbyists for its 22-year span. Bedell was born in Colusa in 1893 and came to Sacramento when he was 8 years old. He attended local schools and then took a job in San Francisco selling advertising. Upon his return to Sacramento, he began a 42-year career in the restaurant business, including the operation of Bedell’s restaurant for 20 years. (The restaurant closed in 1961.) He retired in 1959 and moved to Pebble Beach, where he died in 1978 at the age of 85. Bedell and his wife Audria donated \$120,000 to Methodist Hospital in 1965.

The year that Bedell and his wife purchased the house, Edwin J. Bedell was granted a permit “to remodel dwelling” with “daywork,” estimated at \$2000. It was under the Bedells’ ownership that the brick wall was built along the perimeter of the property, along with the installation of the Gladding McBean lion’s head fountain. Bedell was also granted a permit in 1956 to extend the garage 3½ feet, as the cars of the 1950s were longer than those of the 1920s that Carly housed. The Bedells lived at the house until he retired in 1959 and moved to Pebble Beach.

NATIONAL REGISTER ELIGIBILITY

The J.C. Carly House is eligible for the National Register of Historic Places at the local level of significance under criterion B, for its association with J.C. Carly, and under criterion C, as an excellent example of the Spanish Mediterranean Style residential architecture designed by Dean and Dean Architects. The house and its surroundings remain very much intact as they were built, with non-historic changes occurring only in the minor extension of the garage (1956), addition of wrought iron balconies and security doors, and bathroom extension above the rear porch at the northwest corner (ca. 1960s). Indeed, the non-historic additions incorporated period appropriate materials in such a way that minimized the impact to the building. Among the changes, the only ones visible from the front public view are the wrought iron balconies and security doors. The addition of the brick perimeter wall and Gladding McBean lion’s head

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

J.C. Carly House
Sacramento County, CA

fountain (1936), while built after J.C. Carly's residence, were nonetheless added during the historic period, and have taken on a role as contributing elements to the historic property in their own right. In addition, the brick wall is primarily only visible from the Franklin Boulevard side (a much busier street now than during the historic period) and does not detract from the house or its setting. The low brick wall that fills the very low portions of the open arches in the front left (west) wing is a very minor change. From the public point of view, the house retains virtually all of its essential form and features, and the well-maintained, mature landscape provides the appropriate setting. The house retains a very high degree of integrity in all aspects of location, design, setting, materials, and workmanship, and it conveys the importance of J.C. Carly and Dean and Dean architects through its feeling and association.

The J.C. Carly House meets criterion B as the house that best represents J.C. Carly and his accomplishments in Sacramento. J.C. Carly was a visionary real estate developer who was the prime influence in creating and establishing the character of South Curtis Oaks, which set the ongoing tone for the Curtis Park area. His house on Montgomery Way is among those houses of South Curtis Oaks that were built to suit his ideal vision, with the incorporation of architectural character, natural surroundings, and a major park. South Curtis Oaks was to become one of Sacramento's most distinguished neighborhoods. Of the houses that J.C. Carly occupied during his lifetime, this was the first to be specifically architect-designed to suit such ideals, and to be located at the grand entrance to South Curtis Oaks and Curtis Park. The house represents the success of everything he worked to accomplish in the development of his premier tract, South Curtis Oaks.

The J.C. Carly House also meets criterion C, as an excellent example of the Spanish Mediterranean Style residential architecture executed by perhaps the most important design firm of the period in Sacramento, Dean and Dean Architects. In addition to playing a significant role in the transformation of the City of Sacramento into a regional center with numerous important public buildings, the firm also produced many private commissions for individual clients, with more of their works concentrated in South Curtis Oaks than anywhere, as they were the firm of choice to fulfill J.C. Carly's vision of architectural and natural harmony. Dean and Dean's public and residential designs were featured in numerous publications, including *Architect and Engineer*, which noted, "Their houses are homes – not residences. A charm prevails or mantles them with an air of refinement which never tires. Simplicity in form and detail is most apparent both in house and garden, and such versatility in execution of the work of modern periods from the Colonial to the modern Spanish. Bits of interest sparkle here and there indicating devotion to each problem as it came to them for solution." J.C. Carly's House on Montgomery Way is the perfect success of the ideals of both J.C. Carly and the architecture firm of Dean and Dean

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

J.C. Carly House
Sacramento County, CA

Section number 9 Page 12

SECTION 9

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 14

J.C. Carly House
Sacramento County, CA

SECTION 10

Verbal Boundary Description

The property is located on parcel #013-0231-015, at the northwest corner of Montgomery Way and Franklin Boulevard.

Verbal Boundary Justification

The property includes the entire parcel historically associated with the J.C. Carly residence.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Attachments Page 15

J.C. Carly House
Sacramento County, CA

THIS is the old Curtis Homestead, one of Sacramento's most famous residential properties a quarter of a century ago, which was pointed to with great pride because of its beautiful simplicity and the luxuriant growth of trees that adorned the site.

J. C. Carly, realtor and president of the firm of Carly, Bowen & McMahon, is seated in the aristocratic little carriage in the foreground. The horse, who was called Old Dan, doesn't appear to have liked the idea of having his picture taken.

The photo was taken in 1905, just after Carly and his associates purchased Curtis Oaks, now a select home section, from William Curtis, a large landowner and a supervisor of Sacramento County. About 300 acres were involved in the deal, comprising what is now known as Curtis Oaks, South Curtis Oaks and Oak Grove. South Curtis Oaks Hill, in which several large homes are now located, then was known as Whisky Hill because there were four saloons on the corners at Franklin Boulevard and Twelfth Avenue.

Curtis was the grandfather of Curtis H. Cutter, Carly's son-in-law and president of the Cutter Mill and Lumber Company.

Carly's home now occupies the exact site of the old Curtis Homestead at 2761 Montgomery Way.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number Attachments Page 16

J.C. Carly House
Sacramento County, CA

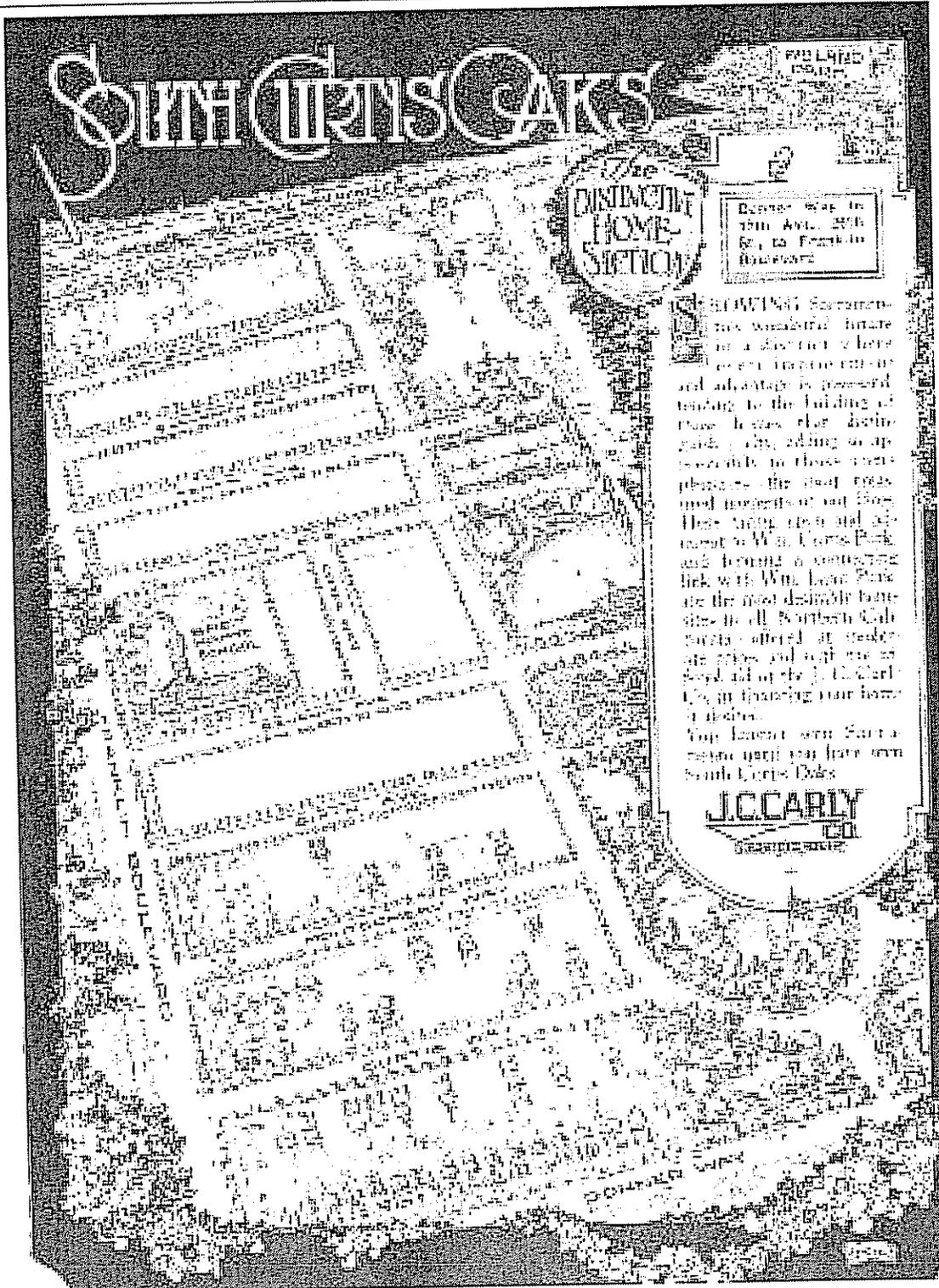


United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number Attachments Page 17

J.C. Carly House
Sacramento County, CA



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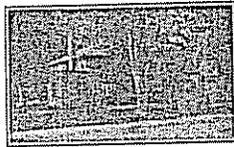
National Register of Historic Places
Continuation Sheet

Section number Attachments Page 18

J.C. Carly House
Sacramento County, CA

Large Lots--Highly Improved
WITH PROTECTIVE BUILDING RESTRICTIONS

—The buyers of South Curtis Oaks looking far into the future saw the great growth of Sacramento and as a city grows so must its home sections expand, improve and be beautiful. In the setting made of South Curtis Oaks where natural advantages offered an unsurpassed background for the homes that were to be



CEO H. CLAVER HOME IN SOUTH CURTIS OAKS

—Thirty acres of this tract, that is now South Curtis Oaks, was devoted to the city of Sacramento for a park that would be known as the Wm. Curtis Park, on which work is now under way. Running the full length of South Curtis Oaks from Donner Way to 12th Ave. Wm. Curtis Park when completed will offer many forms of recreation to the residents of South Curtis Oaks a wonderful playground to the children and a place of beauty that will add irrevocably to the entire district.

—Continuing out 12th Ave. from South Curtis Oaks will be a wide boulevard connecting Wm. Curtis Park with Wm. Land Park, thus forming a beautiful drive and giving Sacramento one of the finest parks in California—all of which will be to the advantage of the residents of South Curtis Oaks.

LOT VALUATIONS AND HOMESITES

—Lots in South Curtis Oaks are large, from 50 feet to 75 feet frontage and include all improvements sewers, sidewalks gutters and tree planting with the exception of street work, which will not be in excess of \$225 on any one lot.
—Building restrictions are placed at \$4500 and up, outside elevation and design of

which must meet with the approval of the J. C. Carly Co. that there may be no mark of destruction from the architectural harmony and distinguishing beauty that is one of the governing features of this section.
—South Curtis Oaks lots are priced as low as \$275 and can be purchased on terms of \$100 per month and 6 per cent interest.

NEW \$250,000 SCHOOL

—The city, at an expense of over \$250,000, has recently completed the new Bret Harter School, one of the most modern and impressive in Sacramento. This school occupies a portion of South Curtis Oaks, and is another appreciable addition to this section.

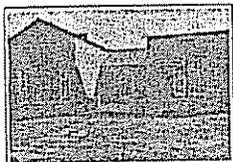
—Many new homes are now in course of construction on Montgomery Way and 6th Ave. Upon the completion of these other new homes will be started. The building campaign in South Curtis Oaks, outlined by the J. C. Carly Co. is a continuous one. While each new home increases the valuations in South Curtis Oaks, adding to the desirability and beauty of the district.

Our South Curtis Oaks Office

—Located at No. 2727 6th Ave., where a representative will be on duty every afternoon and will be pleased to give you full particulars and information regarding lots, homes and the J. C. Carly Co.'s plan of helpful home building.

FINANCIAL AID
IN BUILDING

Upon the completed purchase of a lot in South Curtis Oaks the J. C. Carly Co. will assist you in the financing of your home. Select your own architect and contractor; you are not obliged to have your home built by our organization, and we will lend you every possible assistance toward the completion of your home.



THE SPANISH BUNGALOW, Montgomery Way

—See South Curtis Oaks and you will better appreciate the wonderful opportunities this Home Section Offers.

J. C. CARLY CO.
creators of
South Curtis Oaks

Phone: Main 6030 823 J St

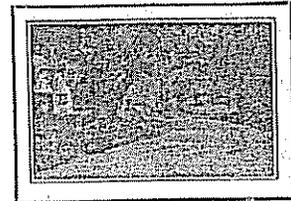


J.C. CARLY CO. TRACT OFFICE, 2727 6th Ave.

South
Curtis Oaks

Sacramento's Distinctive Home District

Located in the Heart of the City's Playground--Bordering on Wm Curtis Park--and Dedicated to the Highest Attainments in Home Beauty and Surroundings.



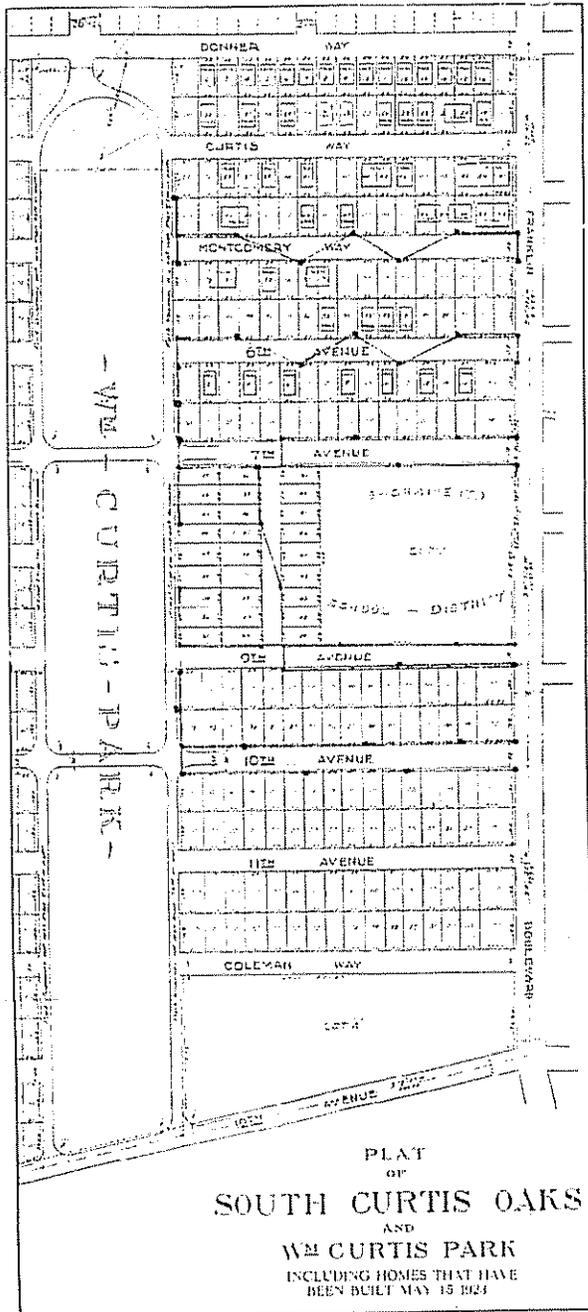
26th St. to Franklin Blvd.
Donner Way to 12th Ave.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Attachments Page 19

J.C. Carly House
Sacramento County, CA



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Attachments Page 20

J.C. Carly House
Sacramento County, CA

NOVEMBER 18, 1923

FOR SALE—CITY PROPERTY. FOR SALE—CITY PROPERTY. FOR SALE—CITY PROPERTY.

ONLY EXCLUSIVE REALTORS IN SACRAMENTO

Where Home-Quality is Emphasized by the Beauty of Surroundings
26th St. to Franklin Boulevard—Donner Way to 12th Avenue

Another Beautiful Home Gives Distinction to South Curtis Oak

—New Residence of J. C. Carly, of Unusual Attractiveness — Decidedly Picturesque in Structure and Setting

—The fact that Mr. Carly chose South Curtis Oaks as the site of his new home is self-evident of the implicit confidence placed in the wonderful future of this incomparable Sacramento residence district.

—That Mr. Carly has made the investment represented in this new home is decisive proof of an intention to accomplish more than any property enhancement that might accrue from the building of a home of this character anywhere. A home that has taken the inspiration of its origin from a lifetime of building experience and a composite of the best.

—This home, built by the J. C. Carly Building Organization, deviates from the ordinary routine of building the house to lot, and have portrayed the impression that the home is a part of the scenery. Unique in architecture, suggestive of quiet rest and the acquisition of the highest degree of home comforts—there is a perfect blending of art and hominess that invokes admiration.

HOME OF J. C. CARLY
Franklin Boulevard and Montgomery Way
DEAN and DEAN, ARCHITECTS.

—What is the comparative value of South Curtis Oaks Lots?

—On Curtis Way restricted homelots are being offered at prices that will make a notable impression on anyone desiring the ideal location for a better home.

—These present prices, considering the improvements, assured property protection and the already guaranteed development work on Wm. Curtis Park make these lots the greatest values in Sacramento—with the assurance of a rapid rise to valuations which now appear only unbelievable.

Compare the Character of South Curtis Oaks Homes—It's Desirability and Other Features.

—and the low prices at which these lots are offered will convince you, both as to value and the advantage of an unusually profitable investment.

—See the wonderful homes that have been built and you will appreciate the indescribable natural beauty of this select section to an extent never before realized.

Today South Curtis Oaks marks the coming of a Distinctive Home District that has never been attempted in cities double the size of Sacramento. It will soon be a mark of distinction to live in South Curtis Oaks—decide now, before there is a premium to calling this section your Home.

We Will Help Build and Finance Your Home
On Any One of These Exceptional Lots.

RUCK
tion
Has never been
y terms can be
ve Co.
Sacramento

le of
Trucks
several good used
o 3 1/2-ton; all in
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on easy monthly
no cash payment
Sales Corp'n.
Sacramento, Calif.

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National Park Service

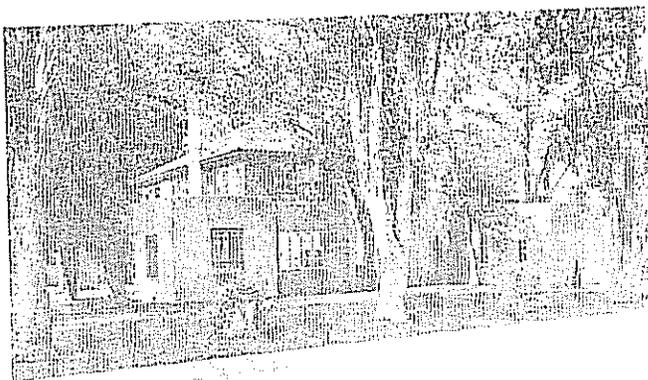
National Register of Historic Places Continuation Sheet

Section number Attachments Page 21

J.C. Carly House
Sacramento County, CA

[82]

THE HOME DESIGNER



Residence of Mr. J. C. Carly at South Curtis Oaks, Sacramento, California, is located at the entrance to this beautiful tract, it has a wonderful setting among the trees, the stone walls and tiled roof blend in well with the natural surroundings.—Dean and Dean are the Architects



Views About
the Entrance
to South
Curtis Oaks,
Sacramento, Calif



Here is shown the main street leading from the entrance of South Curtis Oaks, to the right is shown another view of the Carly residence which is shown above. This home is located at the entrance of South Curtis Oaks.

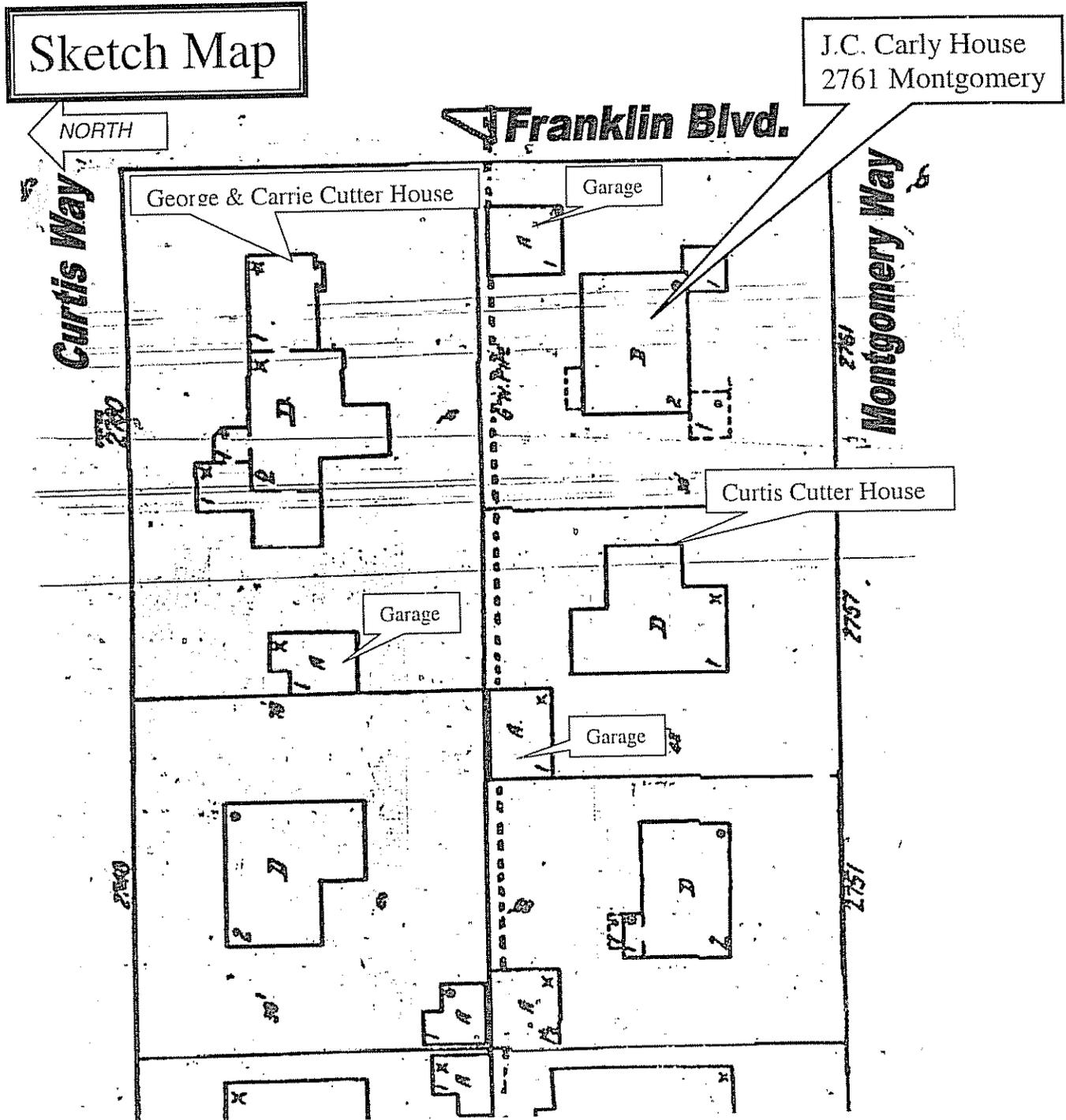


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Attachments Page 22

J.C. Carly House
Sacramento County, CA

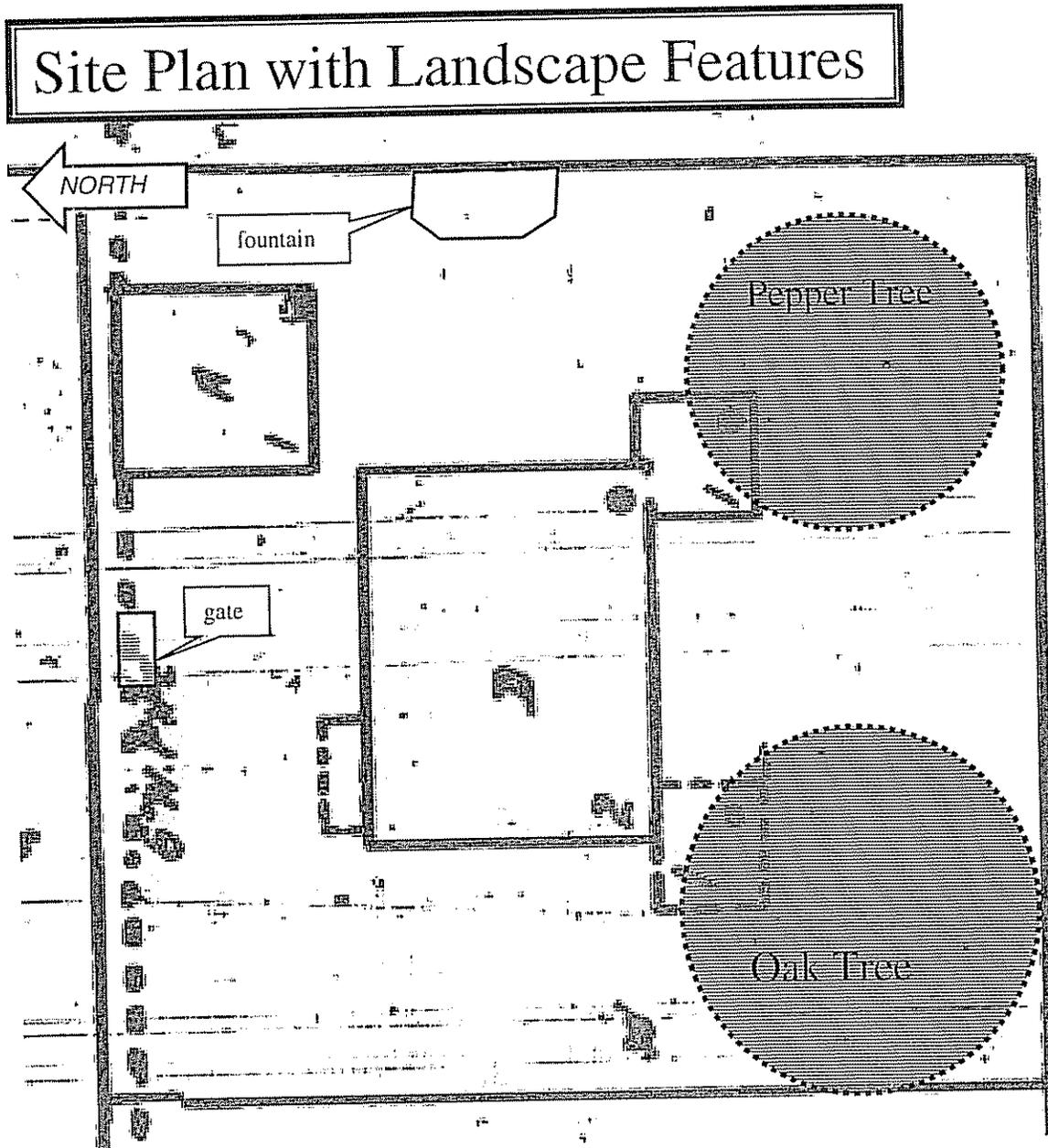


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Attachments Page 23

J.C. Carly House
Sacramento County, CA

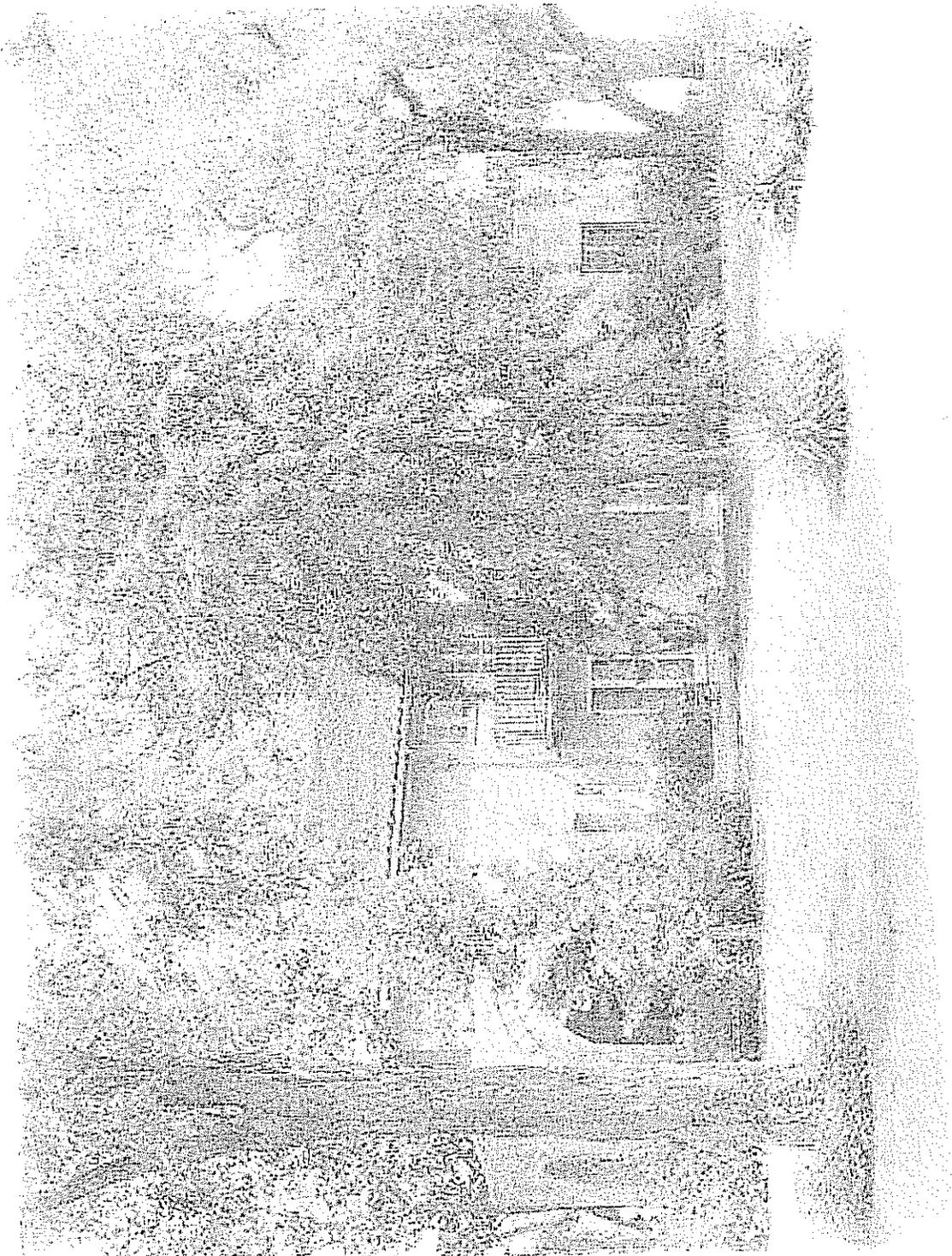


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Attachments Page 24

J.C. Carly House
Sacramento County, CA



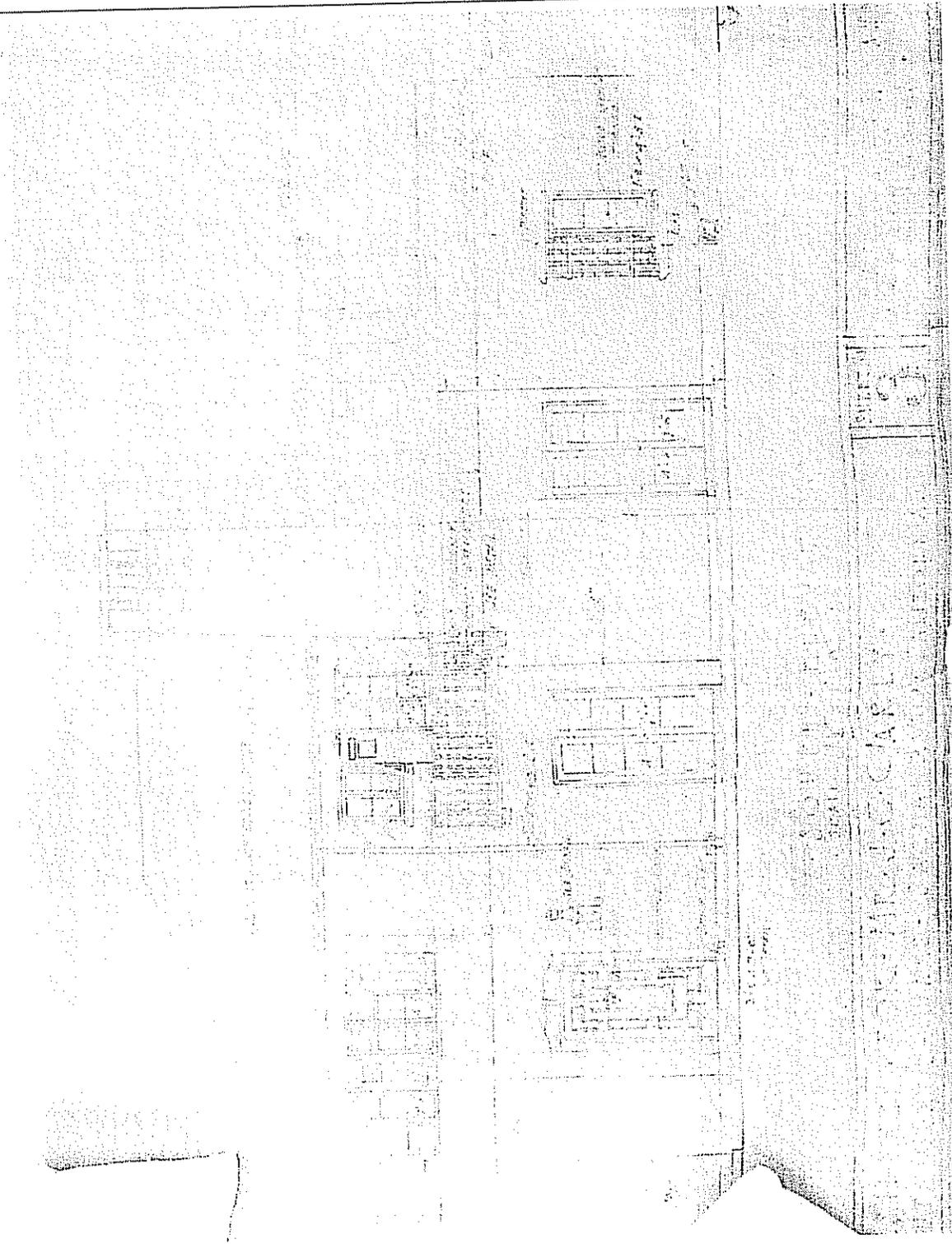
J.C. Carly House, circa 1920s

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Architectural Drawings Page 25

J.C. Carly House
Sacramento County, CA



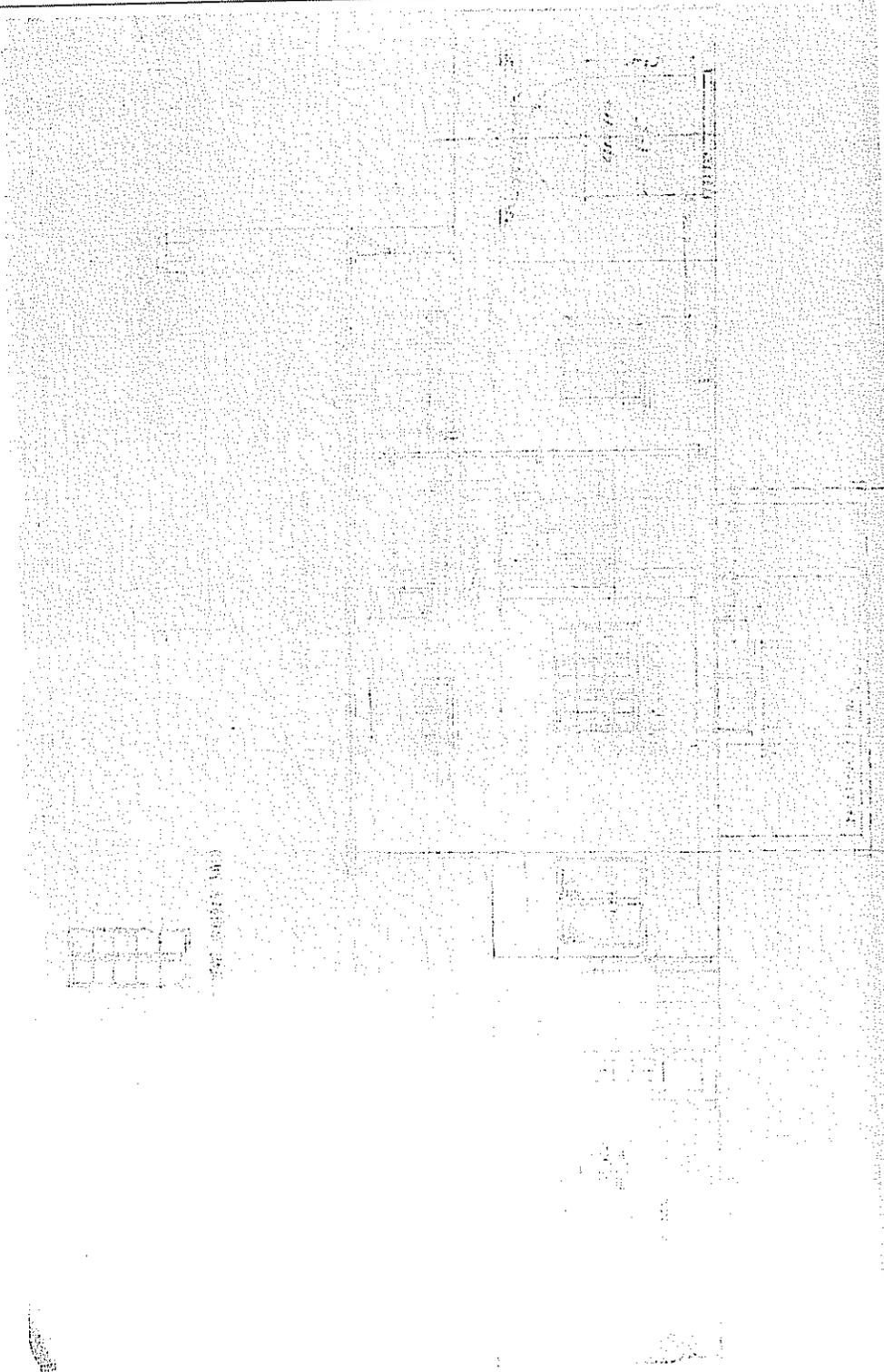
Front (south) elevation

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Architectural Drawings Page 26

J.C. Carly House
Sacramento County, CA



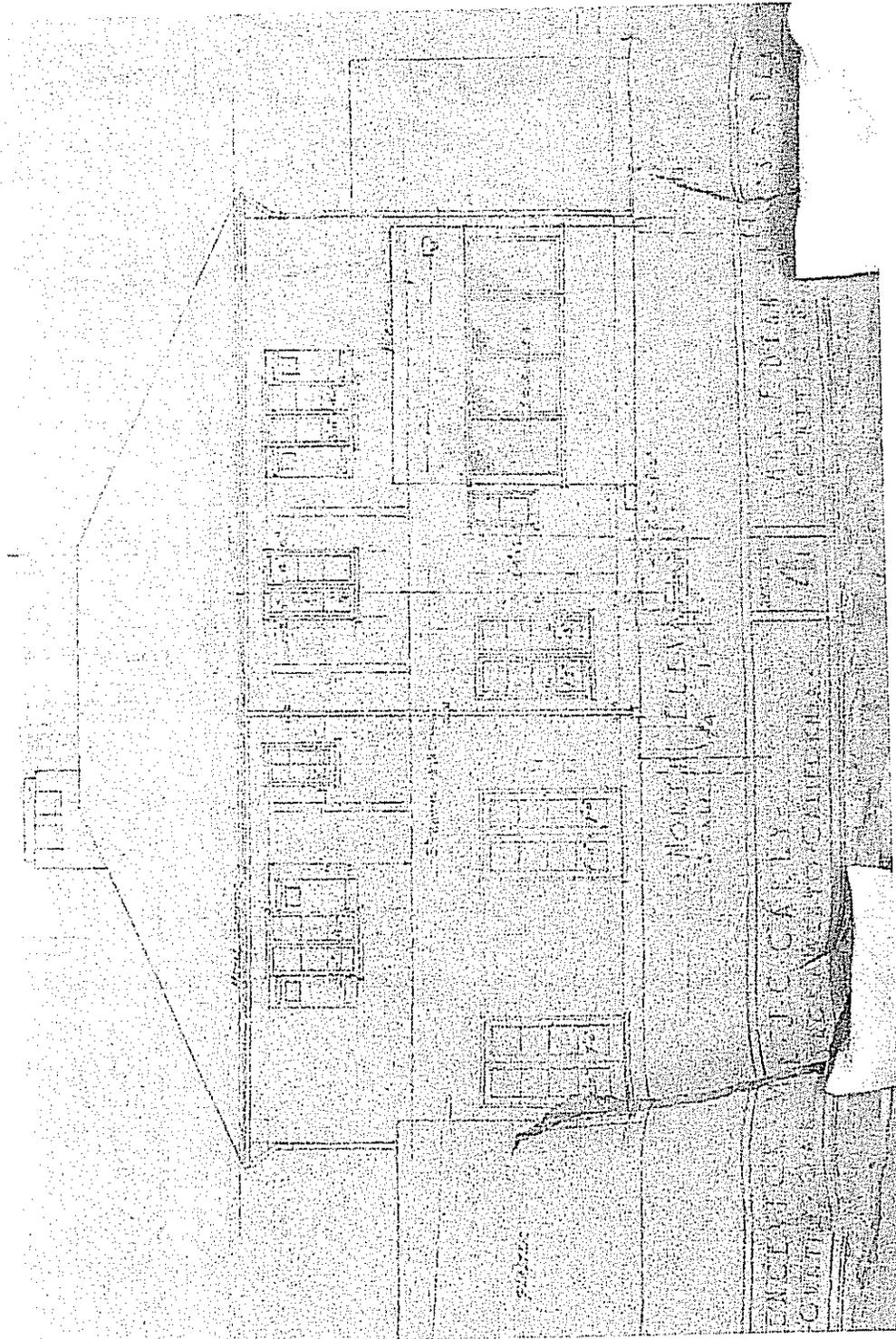
Side (west) elevation

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Architectural Drawings Page 27

J.C. Carly House
Sacramento County, CA



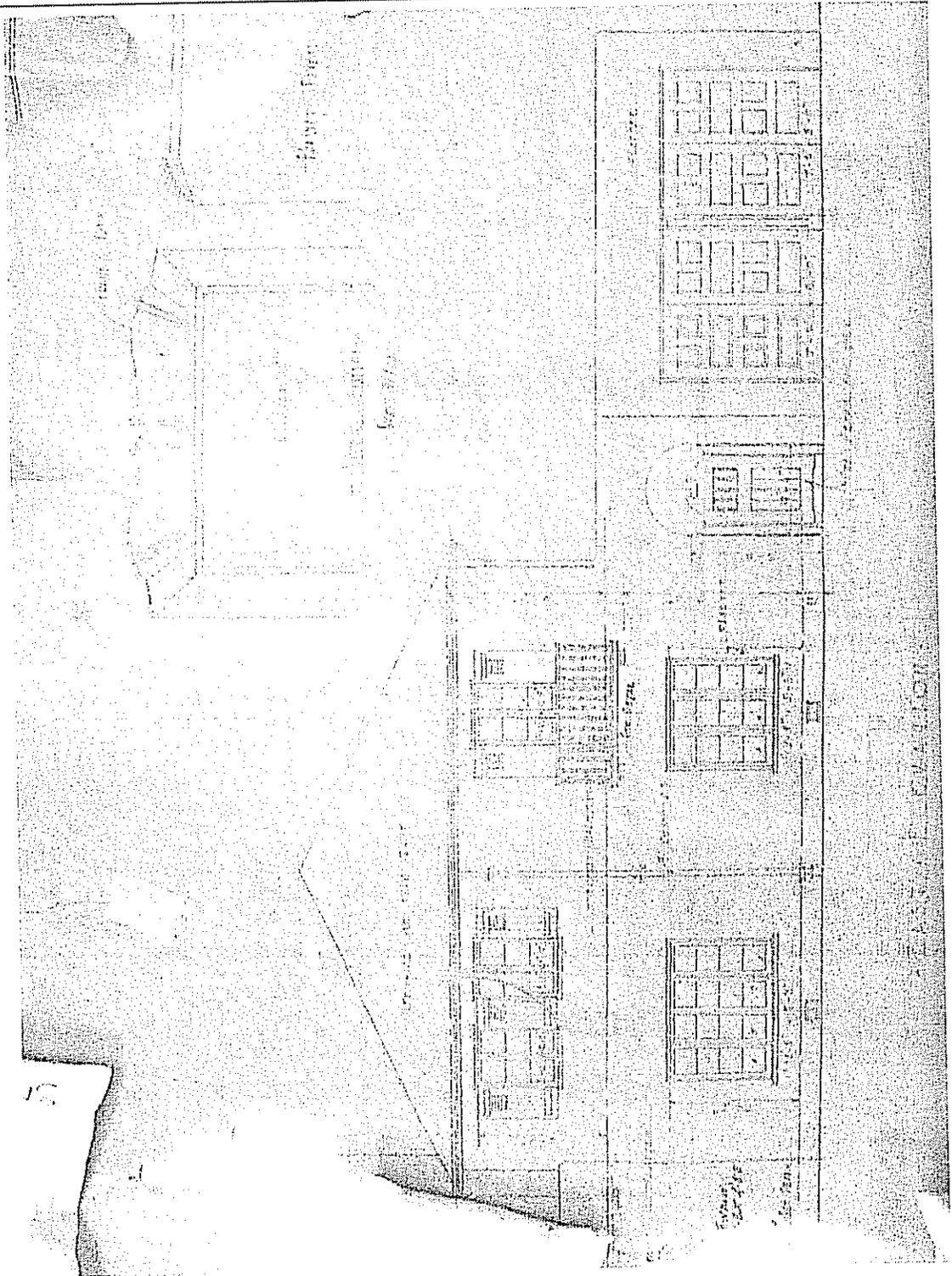
Rear (north) elevation

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Architectural Drawings Page 28

J.C. Carly House
Sacramento County, CA



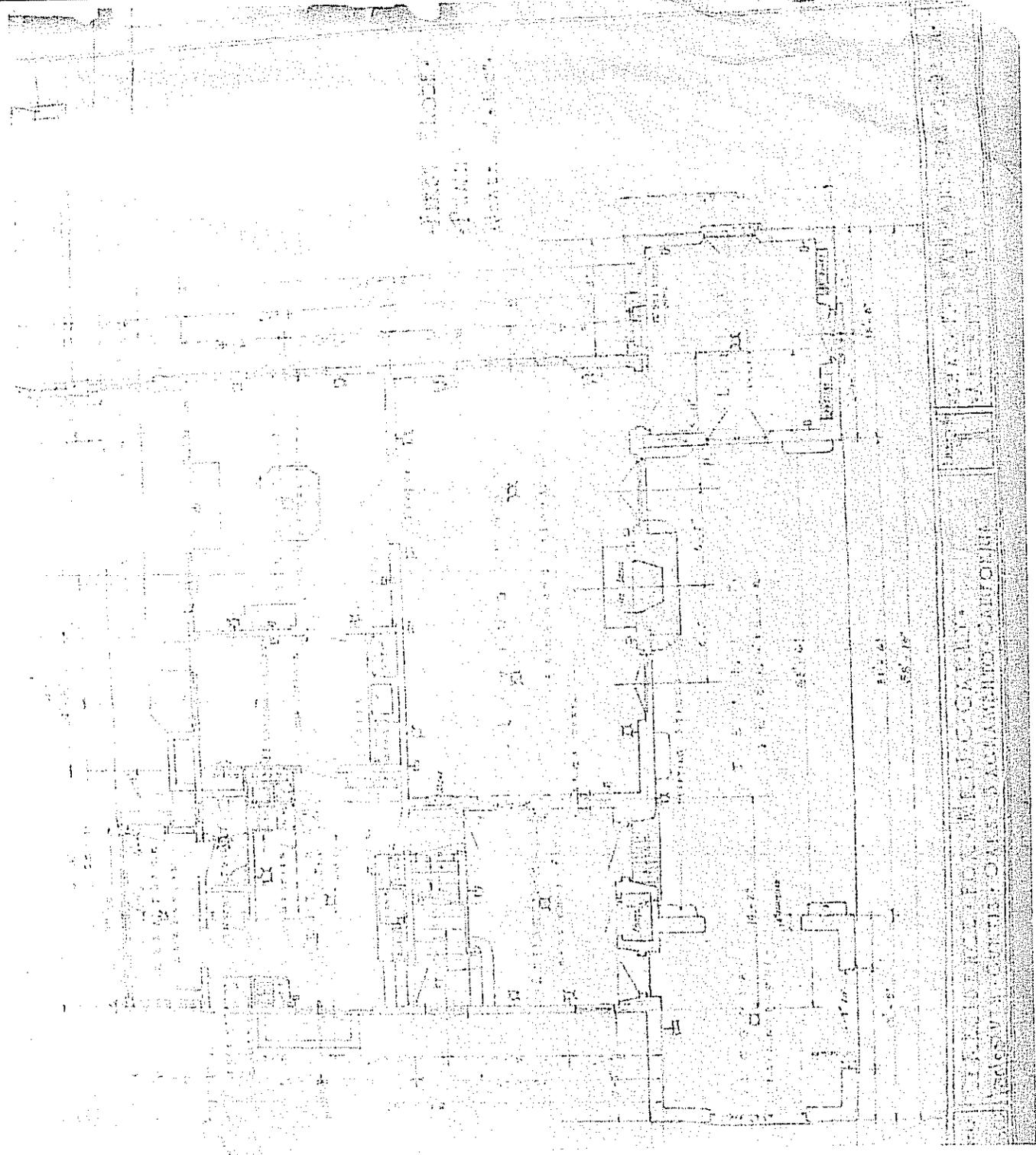
Side (east) elevation
east

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Architectural Drawings Page 29

J.C. Carly House
Sacramento County, CA



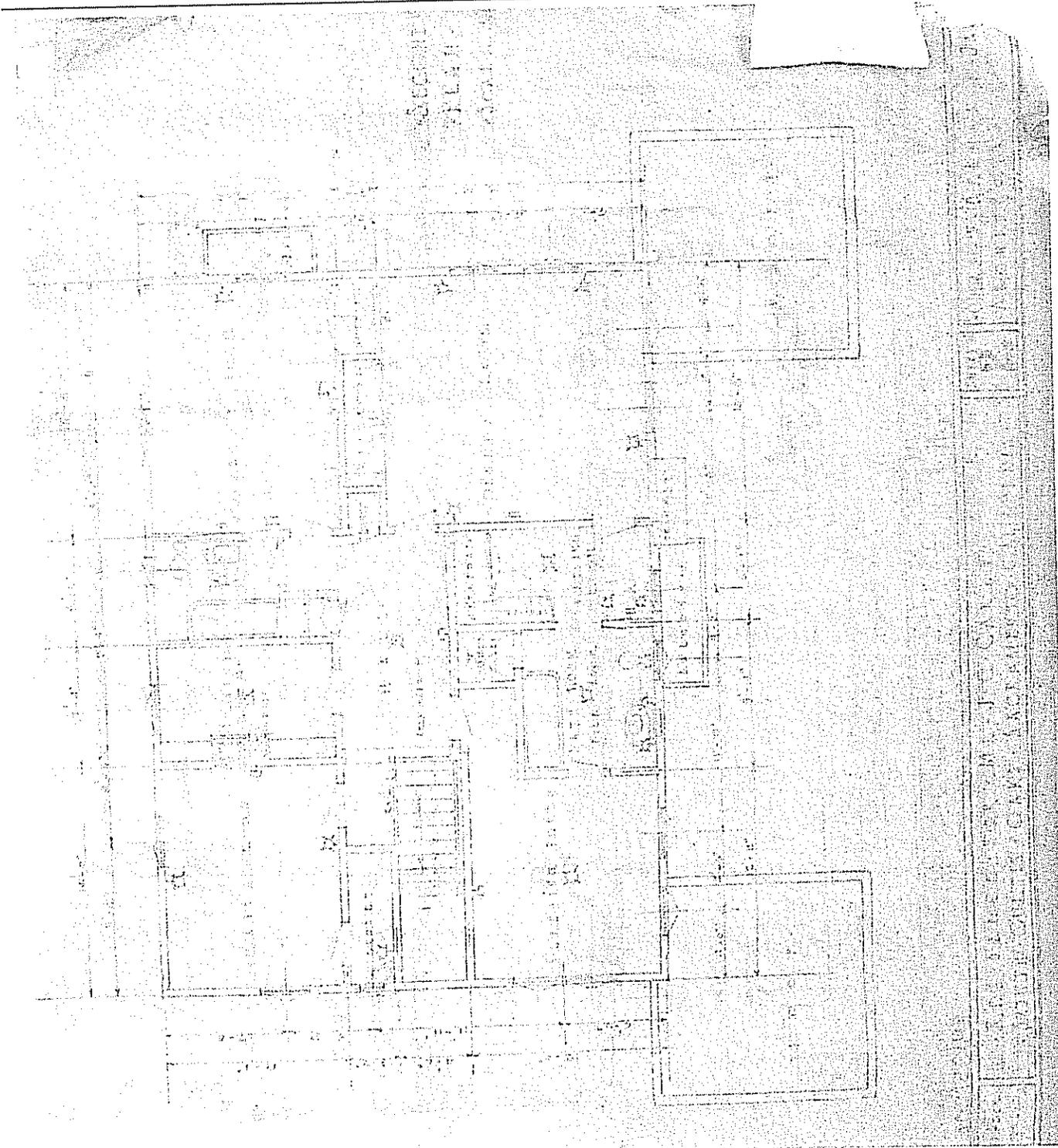
First floor plan

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Architectural Drawings Page 30

J.C. Carly House
Sacramento County, CA



Second floor plan

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photograph labels

Page 31

J.C. Carly House
Sacramento County, CA

Photograph 1:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of house in double-lot setting, camera facing northeast
7. Photograph 1

Photograph 2:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) elevation; camera facing northwest
7. Photograph 2

Photograph 3:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of old Pepper Tree in front, camera facing north
7. Photograph 3

Photograph 4:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) elevation; camera facing north
7. Photograph 4

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photograph labels

Page 32

J.C. Carly House
Sacramento County, CA

Photograph 5:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) recessed door, camera facing north
7. Photograph 5

Photograph 6:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) elevation; camera facing northeast
7. Photograph 6

Photograph 7:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of front (south) courtyard; camera facing northeast
7. Photograph 7

Photograph 8:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of side (west) elevation, camera facing southeast
7. Photograph 8

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photograph labels

Page 33

J.C. Carly House
Sacramento County, CA

Photograph 9:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of open loggia, from side (west) elevation, camera facing southeast
7. Photograph 9

Photograph 10:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of rear (north) elevation and garage, camera facing southeast
7. Photograph 10

Photograph 11:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of rear (north) elevation, camera facing south
7. Photograph 11

Photograph 12:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of side (east) elevation; camera facing southwest
7. Photograph 12

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photograph labels

Page 34

J.C. Carly House
Sacramento County, CA

Photograph 13:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of side (east) elevation from Franklin Blvd., camera facing west
7. Photograph 13

Photograph 14:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of back gate between Carly & Cutter yards, camera facing north
7. Photograph 14

Photograph 15:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of brick wall and Gladding McBean fountain in side (east) yard, camera facing southeast
7. Photograph 15

Photograph 16:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of Gladding McBean lion's head, camera facing east
7. Photograph 16

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photograph labels

Page 35

J.C. Carly House
Sacramento County, CA

Photograph 17:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of foyer from front entry, camera facing northeast
7. Photograph 17

Photograph 18:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of foyer from living room, camera facing northwest
7. Photograph 18

Photograph 19:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of stained glass window at stairway, camera facing west
7. Photograph 19

Photograph 20:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of living room, camera facing southwest
7. Photograph 20

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photograph labels

Page 36

J.C. Carly House
Sacramento County, CA

Photograph 21:

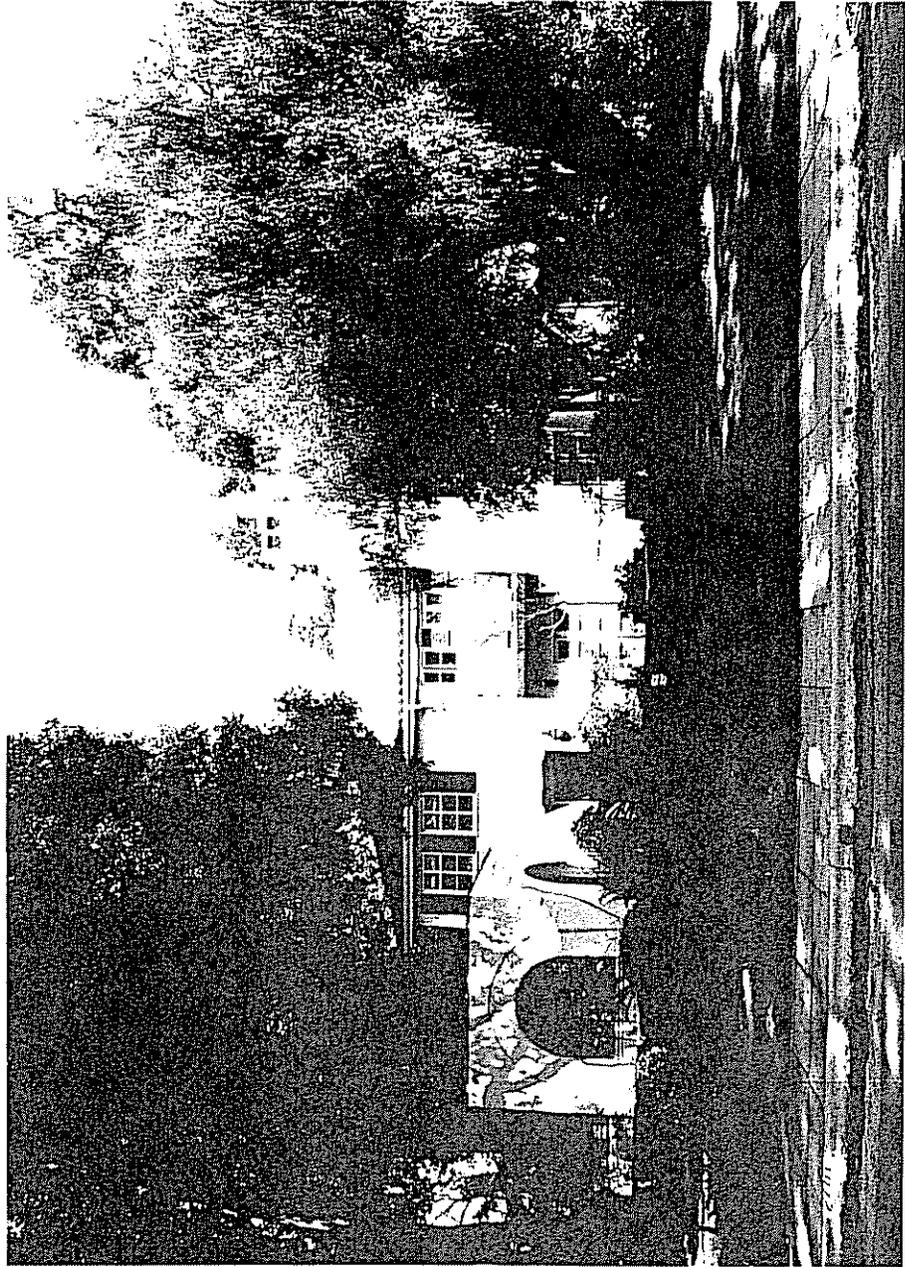
1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of fireplace, camera facing south
7. Photograph 21

Photograph 22:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of dining room, camera facing northeast
7. Photograph 22

Photograph 23:

1. J.C. Carly House
2. Sacramento, California
3. Janice Calpo
4. March 5, 2005
5. Spencer Lockson, J.C. Carly House
6. View of stenciled ceiling in dining room, camera facing north
7. Photograph 23



RESOLUTION NO. ____

Adopted by the Sacramento City Council

January 17, 2006

**RESOLUTION IN SUPPORT OF J.C. CARLY HOUSE NOMINATION TO THE
NATIONAL REGISTER OF HISTORIC PLACES**

BACKGROUND

- A. The City of Sacramento's Historic Preservation Chapter of the City Code, Title 15, Chapter 15.124, establishes criteria for listing properties in the Sacramento Register that are very similar to the criteria for listing properties in the National Register of Historic Places; and,
- B. The J.C. Carly House was added to the Sacramento Register as a Landmark on March 15, 2005, via Ordinance #2005-019, based upon the unanimous recommendation from the Design Review & Preservation Board and by unanimous vote by the City Council, after being nominated by the Sierra Curtis Neighborhood Association's Heritage Committee.
- C. The property is a key property in the development of the city of Sacramento's "ring" subdivisions in the 1910s and 1920s. As the home of J.C. Carly, the subdivision developer, located at the then prominent entry to the subdivision, and designed by Dean and Dean, the city's then preeminent architectural firm, the house set the standard for quality period-revival residential development for the rest of the subdivision and the Curtis Park neighborhood.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. To support the eligibility of the J.C. Carly House for listing in the National Register of Historic Places; and,
- Section 2. To recommend listing the J.C. Carly House in the National Register of Historic Places.