Agenda
City of Sacramento
Preservation Commission

COMMISSION MEMBERS:

Scott Blunk, LEED AP *Tim Brandt, AIA, LEED AP* *Karen Jacques, Chair*
Andrew Hope *Joe Stinson* *Fred Turner, SE*
Melissa Mourkas, ASLA, Vice Chair

CITY STAFF:

William Crouch, FRAIA, LEED AP, Urban Design Manager/Preservation Director
Roberta Deering, LEED AP, Senior Planner for Historic Preservation
Jeffrey Heeren, Senior Deputy City Attorney

New City Hall
915 I Street, 1st Floor – Council Chambers

November 3, 2010 – 5:30 P.M.

The City Preservation Commission was created by the City Council. Its powers and duties include: to develop and recommend to the City Council preservation policies appropriate for inclusion in the General Plan and other regulatory plans and programs of the City and to provide oversight relative to the maintenance and integrity of the Sacramento Register of Historic and Cultural Resources; to review, nominate, and make recommendations to the City Council on properties eligible for listing in the Sacramento Register as Landmarks, Historic Districts and Contributing Resources as set forth in Title 17, Chapter 17.134, of the City Code; to review and approve preservation development projects of major significance and appeals of Preservation Director decisions per the Historic Preservation Chapter, Title 17, Chapter 17.134, of the City Code.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Commission. The agenda provides a general description and staff recommendations; however, the Commission may take action other than what is recommended. The agenda is available for public review on the Friday prior to the meeting. Hard copies of the agenda, synopsis, and staff reports are available from the Community Development Department at 300 Richards Blvd, 3rd Floor (.25 cents per page) , during regular business hours or can be downloaded at www.cityofsacramento.org/dsd.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Community Development Department at (916) 264-5011 at least 48 hours prior to the meeting.

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(916) 264-5011

AGENDA

November 3, 2010

New City Hall
915 I Street – 1st Floor, Council Chambers

All items listed are heard and acted upon by the Preservation Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. Approval of Minutes from October 6, 2010
Location: Citywide
Recommendation: Approve Commission Minutes from October 6, 2010.

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

2. Preservation Commission Meeting Calendar for 2011
Location: Citywide
Recommendation: Approve the Preservation Commission 2011 meeting dates as the 1st Wednesday of every month.

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

3. M10-012 River District Landmarks and North 16th Street Historic District Nominations (Noticed on 10/22/10)
Location: South of the American River, North of C Street, East of the Sacramento River, and West of North 18th Street, Sacramento, CA. (Multiple parcels)
Recommendation: Forward a Recommendation of Adoption to City Council: Approve the nomination of multiple properties as Landmarks within the River District, and nomination of multiple properties as Contributing and Non-Contributing Resources as part of a "North 16th Street Historic District," to be added to the Sacramento Register of Historic & Cultural Resources.

Contact: Evan Compton, Associate Planner, 916-808-5260; Roberta Deering, LEED AP, Senior Planner, 916-808-8259

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

4. Presentation on Sacramento Heritage's Historic Properties Plaque Program (Oral)
Location: Citywide
Recommendation: Receive and File- Special Presentation on the Historic Properties Plaque Program.

Contact: Karen Jacques, Chair, Preservation Commission

5. Report Back from Policy Ad-Hoc Committee
Location: Citywide
Recommendation: Review and Provide Direction

Contact: Melissa Mourkas, Vice-Chair, Preservation Commission

6. Report Back from Historic Resources Survey Committee (Oral)
Location: Citywide
Recommendation: Receive and File

Contact: Andrew Hope, Preservation Commissioner

7. Presentation on the Sacramento Register of Historic & Cultural Resources (Oral)
Location: Citywide
Recommendation: Receive and File

Contact: Roberta Deering, LEED AP, Senior Planner, 916-808-8259

Public Comments- Matters Not on the Agenda

8. To be announced

Questions, Ideas and Announcements of Commission Members

9. To be announced

Adjournment

Minutes
City of Sacramento
Preservation Commission

COMMISSION MEMBERS:

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Andrew Hope *Joe Stinson* *Fred Turner, SE*
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New City Hall
915 I Street, 1st Floor – Council Chambers

October 6, 2010 – 5:30 P.M.

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(916) 264-5011

MINUTES

October 6, 2010

New City Hall
915 I Street – 1st Floor, Council Chambers

All items listed are heard and acted upon by the Preservation Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call - All Commissioners present except for Commissioner Stinson.
Commissioner Stinson arrived at 5:40.

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. Approval of Minutes from August 4, 2010
Location: Citywide
Recommendation: Approve Commission Minutes from August 4, 2010.

Contact: William Crouch, AIA, FRAIA, LEED AP, Urban Design Manager, 916-808-8013

Action: Moved, seconded, and carried (Brandt/Turner 6:0:1, Absent – Stinson) to approve consent calendar.

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

2. M10-013 Hall, Luhrs & Co. Building Landmark Nomination
(Noticed on 9/24/10)
Location: 914 2nd Street, District 1, 006-0012-022-0000

M10-016 Fire Station 8 Bell Tower Cupola Landmark Nomination
(Noticed on 9/24/10)
Location: 5990 H Street, District 3, 005-0241-011-0000

Recommendation: Forward a Recommendation of Adoption to City Council - of an ordinance placing the Hall, Luhrs & Co. Building (914 2nd St.) and the Bell & Cupola, located at Fire Station 8 (5990 H Street) in the Sacramento Register of Historic and Cultural Resources (Register) as Landmarks and specifying each property's significant features and characteristics.

Contact: Susanne Cook, Associate Planner, 916-808-5375; Roberta Deering, LEED AP, Senior Planner, 916-808-8259

Action: Moved, seconded, and carried (Mourkas/Stinson, 7:0:0) to forward the recommendation to City Council placing the Hall, Luhrs & Co. Building and Bell & Cupola on the Sacramento Register of Historic and Cultural Resources (Register) as Landmarks.

Staff Reports

Staff reports include oral presentations including those recommending Receive and File.

3. **Sub-Committee Updates** (Oral) (Continued from 8/4/10)
   Location: Citywide
   Recommendation: Receive and File- Updates of the Policy Ad Hoc Committee & Minimum Maintenance Ad Hoc Committee.
   Contact: Roberta Deering, LEED AP, Senior Planner, 916-808-8259

   Action: Policy Ad Hoc Committee to meet October 14, 2010; Continued to the November 3, 2010 Preservation Commission meeting.

Public Comments- Matters Not on the Agenda

4. **None**

Questions, Ideas and Announcements of Commission Members

Adjournment

5. **Commissioner Turner asked if the Policy Ad Hoc Committee is the same as the Minimum Maintenance Ad Hoc Committee. Commissioner Jacques responded that the two committees could be rolled into one.**

6. **Commissioners Brandt and Jacques discussed legal procedures for future National Registry nominations. Commissioner Jacques asked for this topic be placed on the November 3, 2010 Preservation Commission meeting.**

7. **Commissioner Stinson asked if more Landmark Nominations could be consolidated into one staff report. Staff noted next month that up to 15 Landmark Nominations and the River District will be brought to the next Preservation Commission meeting. Staff mentioned that more detailed discussion about how Landmark Nominations are determined should be placed on a future agenda for public discussion.**

8. **Roberta Deering said that the PG&E Station B on Jibboom Street has been listed in the National Registry of Historic Places which may be obtained online.**

Adjournment – 6:22 p.m.

Preservation Commission (PC)
Proposed 2011 Calendar

Time: Meeting starts at 5:30 PM.

Location: New City Hall, 1st Floor council chambers.

* Meet on the 1st Wednesday of every month.

January 5, 2011

February 2, 2011

March 2, 2011

April 6, 2011

May 4, 2011

June 1, 2011

July 6, 2011

August 3, 2011

September 7, 2011

October 5, 2011

November 2, 2011

December 7, 2011

Report to
PRESERVATION COMMISSION
City of Sacramento

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

3

PUBLIC HEARING
November 3, 2010

Members of the Preservation Commission:

Subject: Nomination of eleven individual properties in the River District as Landmarks for listing in the Sacramento Register of Historic and Cultural Resources and nomination of the North 16th Street Historic District and its' Contributing Resources.

Landmark Nomination Locations

Pipeworks Complex, 116 North 16th Street (002-0051-002);
Water Treatment Plant, 101 Bercut Drive (001-0210-038) and related structure in the Sacramento River;
PG&E Power Station B, 400 Jibboom Street (001-0190-004);
311 North 12th Street (001-0130-022);
1341 North C Street (001-0130-007);
700 Dos Rios (001-0082-001);
950 Richards Boulevard (001-0031-008);
521 North 10th Street (001-0081-006);
1100 Richards Boulevard (001-0090-005);
1400 Richards Boulevard (001-0101-005); and
Jibboom Street Bridge (no APN), north of Jibboom Street, west of I-5, in Discovery Park crossing American River.

North 16th Street Historic District & Contributing Resources Nomination Locations

The boundaries for the North 16th Historic District generally includes properties east of Ahern Street, south of Richards Boulevard, north of C Street, and to the west of 18th Street, Sacramento, CA. Addresses and APNs include:

Structure, 500 N. 16th Street (001-0103-009) Contributing;
Rail Right-Of-Way, Adjacent to 1517 McCormack Street (001-0141-002) Contributing;
Structure, 440 N. 16th Street (001-0141-013) Contributing;
Vacant Parcel, 430 North 16th Street (001-0141-014) Noncontributing;
Vacant Parcel, 420 North 16th Street (001-0141-015) Noncontributing;
Structure, 410 N. 16th Street (001-0141-016) Contributing;
Structure, 400 N. 16th Street (001-0141-017) Contributing;

Structure, 1448-1503 McCormack Avenue (001-0141-021 and 001-0141-022) Contributing;
Structure, 470 N. 16th Street (001-0141-024) Contributing;
Structure, 1517 McCormack Avenue (001-0141-025) Contributing;
Rail Right-Of-Way, Adjacent to 1401 North C Street (001-0142-002) Contributing;
Structure, 324 N. 16th Street (001-0142-010 and 001-0142-011 and 001-0142-012) Noncontributing;
Structure, 318 N. 16th Street (001-0142-013) Contributing;
Structure, 1527 N. C Street (001-0142-014) Contributing;
Structure, 1401-1451 N. C Street (001-0142-018) Contributing;
Structure, 1501 N. C Street (001-0142-019) Contributing;
Structure, 1515 N. C Street (001-0142-020) Contributing;
Rail Right-Of-Way, Adjacent to 200 N. 15th Street (001-0151-001) Contributing;
Rail Right-Of-Way, Adjacent to 200 N. 15th Street (001-0151-002) Contributing;
Structure, 200 North 16th Street (001-0151-005) Contributing;
Structure, 1610-1616 N. C Street (001-0152-004 and 001-0152-005 and 001-0152-006) Contributing;
Structure, 1615 Thorton Avenue (001-0152-017) Contributing;
Structure, 221 N. 16th Street (001-0152-018) Contributing;
Structure, 235 N. 16th Street (001-0152-019) Contributing;
Structure, 211-217 N. 16th Street (001-0153-001) Contributing;
Structure, 116 N. 16th Street (002-0051-002) Contributing;
Structure, 121 N. 16th Street (002-0053-003) Noncontributing;
Structure, 131 N. 16th Street (002-0053-004) Contributing;
Structure, 83 N. 17th Street (002-0054-001) Contributing;
Structure, 1601 N. A Street (002-0055-002) Contributing;
Vacant Parcels, Adjacent to 1601 A Street (002-0055-001 and 002-0055-005 and 002-0055-006 and 002-0055-007 and 002-0055-008 and 002-0055-009 and 002-0055-010 and 002-0055-011) Noncontributing.

Council District: 1 and 3

Recommendation: Staff recommends the Preservation Commission forward a recommendation that the City Council adopt an ordinance to list the Pipeworks Complex (116 North 16th Street), Water Filtration Plant (101 Bercut), PG&E Plant, Station B (400 Jibboom Street), Acme Cabinet (311 North 12th Street), Firehouse #14 (1341 North C Street), Dos Rios School (700 Dos Rios), Sacramento Theatrical Supply (950 Richards Boulevard), Admail West (521 North 10th Street), Zellerbach Warehouse (1100 Richards Boulevard), Quonset Huts (1400 Richards Boulevard), and the Jibboom Street Bridge (Discovery Park) in the Sacramento Register of Historic and Cultural Resources (Register) as Landmarks and specifying each property's significant features and characteristics and to list the North 16th Street Historic District and to identify its' Contributing Resources and the District's significant features and characteristics.

Contact: Evan Compton, Associate Planner, (916) 808-5260; Roberta Deering, Senior Planner for Historic Preservation (916) 808-8259

Applicant/Nominator:
City of Sacramento: Preservation Director
300 Richards Boulevard, Sacramento, CA 95811

Property Owners: For a list of all property owners, reference Attachment 2.

Summary: The Preservation Director made preliminary determinations on October 13, 2010, and October 20, 2010, that the properties are eligible for listing as Landmarks in the Sacramento Register of Historic and Cultural Resources, and that the North 16th Street Historic District is eligible for listing as an Historic District, including Contributing Resources, and forward the Landmarks and the North 16th Street Historic District/Contributing Resources nominations to the Preservation Commission.

Background Information: On December 13, 1994, the City adopted the Richards Boulevard Area Plan (M93-119), commonly referred to as the "RBAP." The RBAP is a community plan establishing land uses and development standards to guide decisions on development and growth in the River District. On December 11, 2007, the City Council adopted Resolution 2007-915 directing staff to proceed with an update to the RBAP. As a result, staff has drafted the proposed River District Specific Plan.

In addition to the original Richards Boulevard Specific Plan and Special Planning District which are being updated as a part of this proposal, an historic properties survey was conducted in 1999/2000 for both the Richards Boulevard and Railyards areas. In 2001 the City Council adopted Ordinance 2001-027, which incorporated certain properties within both the Richards Boulevard and Railyards Special Planning Districts for consideration under the City's Historic Preservation Chapter of the City Code for review of proposals involving those properties' demolition. With the adoption in 2007 of the Railyards Specific Plan and Special Planning District, the City conducted a concurrent process to update the survey of the historic properties within the Railyards area and list identified historic properties in the Sacramento Register of Historic & Cultural Resources as Landmarks or Historic Districts/Contributing Resources; as part of that process the Central Shops Historic District was added to the Sacramento Register of Historic & Cultural Resources.

As part of this River District Specific Plan and Special Planning District effort, the 1999/2000 Historic Resources Survey was updated in 2009 to identify and evaluate potentially-eligible resources that had turned 50 years old or older since the 1999/2000 survey. The 2009 survey was completed and, with the exception of properties where entitlements had previously been approved for the structures demolition – Township 9 and Continental Plaza projects, and with the exception of the State Printing Plant, Staff forwarded the proposal to nominate the properties identified by the Consultant as potentially eligible to the Sacramento Register of Historic & Cultural Resources. At Public Hearings held October 13 and 20, 2010, the Preservation Director nominated these properties for listing in the Sacramento Register and has forwarded the

nominations to the Preservation Commission for its' recommendations to the City Council for listing the properties in the Sacramento Register of Historic & Cultural Resources as Landmarks and Historic Districts/Contributing Resources as noted in this report.

Historic Landmarks and N.16th Street Historic District: In 2009, as part of the River District Specific Plan/Special Planning District efforts, the City conducted a River District area update of the earlier Richards Boulevard/Railyards historic properties survey which had been completed in 1999/2000. The survey identified properties that are potentially-eligible for listing, either individually or as part of a historic district, in the Sacramento Register of Historic & Cultural Resources, the California Register of Historical Resources, and the National Register of Historic Places. The 2009 survey update evaluated properties that had not been 50 years old or older at the time of the original 1999/2000 survey. Multiple individual properties were identified as potentially eligible through these surveys. And, as part of both the original and the updated survey, a potential North 16th Street Historic District was identified; it is noted that the N.16th Street Historic District's boundaries extend beyond the boundaries of the current proposed Specific Plan's area boundaries.

On September 24, 2009, staff conducted a workshop to discuss the properties identified in the survey as potentially historic and the proposed nominations of the Historic District and the individual Landmarks in the River District area. Due to adopted entitlements for Township 9 and the Continental Plaza development projects, the properties identified as potentially historic and approved for demolition within those projects' boundaries were not brought forward for listing in the Sacramento Register. Also, the State's Printing Plant, which was also identified as potentially eligible for listing, was not brought forward for nomination consideration due to the Specific Plan/Special Planning District's key street grid proposals which will significantly affect that property. The impacts to this structure are evaluated in the River District Specific Plan Draft EIR. For the other properties identified in the survey as potentially eligible, the nominations process to list properties in the Sacramento Register is proceeding concurrently with the adoption of the Specific plan. That process involved the October 13 and 20, 2010, Preservation Director Hearings to consider the nominations of the properties as Landmarks and the North 16th Street Historic District/Contributing Resources, this Preservation Commission Hearing to consider the nominations and forward a recommendation on the nominations to the City Council, and City Council Hearings, including its Law & Legislation Committee and a full City Council Public Hearing to consider adopting the ordinance listing the properties in the Sacramento Register as Landmarks and Historic District/Contributing Resources.

Once listed, proposals for work involving those properties may utilize the California Historical Building Code and will be reviewed in accordance with the provisions of the Historic Preservation Chapter of the City Code, Chapter 17.134, notably the Secretary of the Interior's Standards for the Treatment of Historic Properties, the River District Specific Plan, the Special Planning District, and Design Guidelines. Work involving the properties' site, exterior and publically-accessible interiors is reviewed for compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties,

which for most historic buildings would likely involve the Rehabilitation Standards. Work involving historic properties that complies with the Secretary of the Interior's Standards would also allow development projects to be exempt from further environmental review if other elements of the environment are not impacted.

Within the N.16th Street Historic District the zoning changes would be similar to the recently adopted R Street Special Planning District. For form (height, setback and stepback variances) entitlements, the Preservation Commission and Preservation Director would be the hearing body instead of the Planning Commission and Zoning Administrator.

State Printing Plant: At the previous River District Specific Plan Review and Comment before the Preservation Commission, held on August 4, 2010, a member of the public commented that the State Printing Plant building should be included in the list of nominated landmarks and suggested Bannon Street curve around the building. Staff subsequently conducted further analysis of the Bannon Street alignment suggestion and finds that Bannon Street is a vital east-west street in the River District grid network and rerouting Bannon Street to avoid impacts to the State Printing Plant was not feasible (See Attachment 5.) Staff also considered the possibility of the removal of a bay and/or relocation of sections of the existing structure and found that the design of the structure did not easily lend itself to this type of alteration in a way that would retain its historic integrity.

Public Outreach and the Preservation Director Hearing: On October 13, and October 20, 2010 the Preservation Director conducted a hearing and several members of the public provided comments.

The property owners for 1400 Richards Boulevard (Quonset Huts) do not support the proposed listing for their property. They stated the building is in poor condition, it would not be economically feasible to repair, and the original material to repair the building is not available. A letter has been attached as Attachment 9. The Preservation Director continued the hearing on that property until October 20, 2010, to allow for a site inspection concerning the condition of the property and for consideration of the other issues raised by the property owners at the October 13th hearing.

The property owner for 500 North 16th Street (Contributing Structure in the 16th Street Historic District) presented concerns the new historic district could impact the future rights of his use.

Another property owner stated he had concerns that there is currently not enough staff to complete day to day applications for simple repairs and adding more landmarks and historic districts would further exacerbate the problem.

Another property owner submitted an email (See Attachment 8) opposing the nomination of his properties in the historic district.

REQUIREMENTS, BENEFITS, AND RESTRICTIONS ASSOCIATED WITH NOMINATION

Requirements for placement on the Sacramento Register as a landmark or 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 lives of persons significant in the city's past; they embody distinctive characteristics of a type, period, or method of construction, have high artistic value, represent the work of an important creative individual or master, or has yielded, or may be likely to yield, information important in the prehistory or history of the city, the region, the state or the nation; and concerning historic districts, they have a geographical definable area with a significant concentration or continuity of buildings unified by past events or aesthetically by plan or physical development, the area is associated with an event, person, or period significant or important to city history, or the designation of the geographic area as an historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of the Historic Preservation Chapter of the City Code and is not inconsistent with other goals and policies of the city.

The City Council has found that placement of qualifying properties and historic districts on the Sacramento Register can benefit 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.

Development projects, permits and entitlements involving properties that are nominated to and listed in the Sacramento Register requires review and approval by either the Preservation Staff, the Preservation Director, or the Preservation Commission (level of review dependent upon the project) pursuant to the Historic Preservation Chapter of the City Code, Chapter 17.134.280. Sacramento City Code Chapter 17.134 Historic Preservation regulates the approval and issuance of permits and entitlements involving resources included on the Sacramento Register, including building permits for new construction, exterior alterations, alterations involving publically-accessible interiors, the site or existing buildings or structures, relocation of any structure, demolition or wrecking of any building or structure, sewer connection or disconnection, sign permits, and certificates of use or occupancy.

The River District area where these nominated resources are generally located is currently a City Design Review District. However, as nominated or listed historic resources, the development project review would generally be through the City's Preservation Review rather than the Design Review process, and while underlying Design Review guidelines are considerations in the Preservation Review, the preservation Standards of review as outlined in the Historic Preservation Chapter 17.134.310 of the City Code, along with any other adopted standards or guidelines of review specific to nominated or listed properties, shall govern.

Benefits of listing includes the ability to the use of the California Historical Building Code for development project and building permit reviews, and may include eligibility for incentives that may be available for the rehabilitation and maintenance of historic properties. Certain zoning land use, setbacks, step-backs, height and other development standards considerations may also be allowed to properties listed in the Sacramento Register.

Resources nominated for listing in the Sacramento Register by the City's Preservation Director are regulated under Chapter 17.134 for a period of 180 days in the same manner as if they were listed in the Sacramento Register. After 180 days has elapsed, if the City Council has not adopted an ordinance placing the resources 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 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.

See below for specific information regarding the nominated Landmarks' and the North 16th Street Historic District's criteria for eligibility for listing in the Sacramento Register, and the recommended significant features and characteristics of the nominated Landmarks and Historic District, and associated Contributing Resources, as determined by the Preservation Director at the Public Hearings held October 13, 2010, and October 20th, 2010.

Development Project Review: Upon the date of the preliminary determination of eligibility and nomination by the Preservation Director, October 13th and 20th, 2010, the properties are subject to Chapter 17.134.180 of the City Code, Protections pending final decision and action on the designation ordinances by the City Council.

Environmental Considerations: A Draft Environmental Impact Report (EIR) was prepared for the River District Specific Plan (RDSP) and circulated for public review. The EIR considered all environmental issue areas, to include Cultural and Historic Resources. The RDSP area contains several historic structures listed in, or eligible for listing in, the Sacramento, California, and/or National Registers. Implementation of the RDSP includes the installation of the backbone infrastructure (streets and utilities) to support the future development of the Plan area. Demolition of the State Printing Plant would be necessary at such time as Bannon Street and Sixth Streets are extended through the State's property. The analysis in the Draft EIR determined that the demolition of the Plant would result in a Significant and Unavoidable impact . No other historic properties would be disturbed as part of the installation of the backbone infrastructure for the Specific Plan.

The Department of General Services for the State of California sent a comment letter on the Draft EIR expressing their concerns with the proposed demolition of the State Printing Plant. In response to this letter, staff from the City and DGS met on September 8, 2010 to discuss the development opportunities of the site if the proposed road grid was extended.

No other comments were received that addressed historic or cultural issues.

As part of the RDSP project, the North 16th Street Historic District would be created to protect the historic nature of over 20 buildings constructed mostly in the 1920s.

Mitigation measure 5.3-2 is recommended to reduce the impact on archeological resources, should any be encountered during ground disturbing activities in the RDSP area. This mitigation requires testing of sites for resources prior to ground disturbing activities. If resources are discovered, a qualified archeologist shall be contacted to determine the nature and integrity of the find and the appropriate course of action.

A Final EIR is currently being prepared.

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

Eligibility Criteria and the Property's Character-Defining Features:

116 North 16th Street (Pipeworks Complex)
Period of significance: 1923-1948

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

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

Contributing features include but are not limited to: Original 1923 structure with symmetrical arrangement of exterior elements and forms; tall, arched glazed openings on east/primary façade; projecting central monitor roof; multi-paned metal sash windows with larger central arched opening incorporating double doored entry; north and south-facing elevations are divided into bays with large rectangular banks of multi-paned metal sash windows; interiors with large/tall open spaces supported by timber supports/trusses; brick exterior material; flat roof with parapet; 4 mature Italian cypress along North 16th Street.

Bridge Located in Discovery Park (Jibboom Street Bridge)
Period of significance: 1931-1950

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

i – associated with events that have made a significant contribution to the broad patterns of the history of the city

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

Contributing features include but are not limited to: Combined cantilever and swing bridge with two traffic lanes and three spans; center pier swing bridge; steel construction on concrete piers with main span of 341 feet and two secondary Parker truss spans of 139 feet each; metal railing design; metal color; curved, arched concrete railings at each end, with dedication plaque at south end entry onto bridge.

101 Bercut (Water Treatment Plant)
Period of significance: 1921-1948

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

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

iv – represents the work of an important creative individual or master

Contributing features include but are not limited to, and noting a new recommendation from the Preservation Director to herein add the Coagulant Building to the contributing features, which Staff had mistakenly omitted in their recommendations to the Preservation Director: Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including:1) the Pumping Station, its' form, materials, classical revival elements, quoined corners and centered entry with encircling frieze with incised inscription; tall rectangular multi-paned metal sash windows; 2) the Head Building (Administration Building) 2-story, octagonal, cream-colored concrete and stucco structure with clay-tiled conical roof and cupola, exterior circular drum between walls and roof's inscribed names of well-known scientists and inventors and two inscriptions; 3) the Concrete Filter Building attached to Head House on the east, long 1-1/2 story, multi-windowed flat-roofed structure partly below grade; and 4) the Coagulant Building, plaster sided rectangular building with encircling frieze with incised inscription, and classical revival elements, . Also included is the associated Water Intake Structure in Sacramento River to west of Plant, on an axis with the Pump Station, Head House, and Filter Building, with cream colored exterior, oval shaped base supporting encircling projecting deck and oval upper structures, curved form and covered with partially conical clay tile roof, flanking entry "gates" to suspension bridge walkway from tower to shore with "gates" at each end for cable supports, cream plaster with river-height indicator, multi-paned windows and mooring rings.

400 Jibboom Street (PG&E Sacramento River Power Station "B")
Period of Significance:
1912 – 1948

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

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

iv – represents the work of an important creative individual or master

Contributing features include but are not limited to: Classical Revival/Beaux Arts exterior design elements with L-shaped reinforced concrete with steel frame massing, multi-paned window openings, parapets, roof monitors; 4 missing tall metal stacks above north/south section of building; massive classical door at primary/western façade with arched frame surmounted with ornate cartouche, north and south facades contain tall blind arches, encircling roof parapet contains shallow pediment form above each arch element; setting facing the Sacramento River relatively open, was to have been generally park-like; interiors of two large sections of the building generally open, missing machinery throughout, and missing metal catwalks in east/west oriented section of building.

311 N. 12th Street (Acme Cabinet)
Period of Significance:
1922-1959

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

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

Contributing features include but are not limited to: 1-1/2 story wood frame structure with gable roof and metal clad “false” front sheathed in textured metal to appear as rusticated stone, with stepped parapet. Primary façade with four windows and central door is angled from rest of building to parallel N. 12th Street’s alignment; multi-paned industrial sash windows.

1341 N. C Street (Fire Station #14)
Period of Significance:
1948-1960 (1960 date in reference to period of significance since structure continues in its original use and 1960 is 50-years prior to this report date.)

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

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

iv – represents the work of an important creative individual or master

Contributing features include but are not limited to: Painted brick exterior, 2 story in simplified Moderne style with shallow horizontal projecting bands of brick wrapping around the building at the cornice and above and below second floor windows and around truck doors and above first floor windows; two large truck doors on primary/south façade; flat roof behind parapet

700 Dos Rios Road (Dos Rios School / Smythe Academy)
Period of Significance:
1951-1960 (1960 date in reference to period of significance since structure continues in its original use and 1960 is 50-years prior to this report date.)

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

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

iv – represents the work of an important creative individual or master

Contributing features include but are not limited to:1-story, strong horizontal oriented form, Moderne style and decorative elements with enlarged round corner entry and curving stairway, ornamental details and side classroom wings extending at roughly 90 degree angle; horizontal bands of windows and window banks, multi-paned metal sash windows, scalloped trim beneath shallow projecting eave; interior reflects curving entry elements and open “streamline” forms; setting of building, set back with lawn from the street and large sycamore street trees.

950 Richards Boulevard (Sacramento Theatrical Lighting)
Period of Significance:
1951-1960 (1960 date in reference to period of significance since structure continues in its original use and 1960 isr 50-years prior to this report date.)

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

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

iv – represents the work of an important creative individual or master

Contributing features include but are not limited to: Mid-Century Modern style, especially in facades, and forms/entry features in primary entry/offices section of structure relative to massing arrangements, window and door arrangements/design/materials, combination of exterior facades in concrete plaster and brick materials with colors emphasizing vertical and horizontal openings. Three large arched roof truss sections behind office section with expansive open interior warehouse area supported by intricate wood truss systems.

521 N. 10th Street (Volker Flooring)
Period of Significance:
1949-1959

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

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

Contributing features include but are not limited to: 1 story reinforced concrete with painted cement plaster walls and shallow hip roof; L-shaped building with prominent angled corner entry, recessed and framed by scored and rounded supports and two vertically fluted panels topped with rectangular deco-styled panels; west elevation with large multi-paned industrial sash windows; south elevation smaller multi-paned horizontal windows at upper portion of walls past one larger multi-paned opening flanking the corner entry.

1100 Richards Boulevard (Zellerbach Paper Company / UHaul)
Period of Significance:
1949

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

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

Contributing features include but are not limited to:1-1/2 story building covering 160,000 square feet or reinforced concrete and steel surfaced with cement plaster; north façade/office entry section shorter 1-story with glassed entry with three columns, pylon of horizontal field stone; north east corner façade contains continuous band of windows wrapping corner beneath shallow metal canopy with “streamlined” fascia and glass block; western end façade has paired windows at same height; major element is warehouse area with roof containing eight long parallel banks of monitors facing north. Rear elevation façade surfaced with corrugated metal sheathing.

1400 Richards Boulevard (Quonset Huts)
Period of Significance:
1946-1948

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

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

Contributing features include but are not limited to: Sections of three quonset hut metal structures combined to make one larger structure. Barrel shaped roof/wall structure with flat-ended facades at north and south ends; corrugated metal on semi-circular steel

support frames; central section has large metal truck door and smaller rectangular multi-paned window openings on the flat portion of the façade.

North 16th Street Historic District
Period of Significance: 1921-1959

The Preservation Director made the preliminary determination that the property is eligible under the following Criterion:

Geographically-definable area possessing significant concentration or continuity of buildings unified by past events/functions and aesthetically by physical development; associated with significant period important in the history of the city.

Character-defining features: Various sized 1 to 2-1/2 story (with high floor to ceiling dimensions) structures, from large footprint warehouse/distribution/manufacturing structures to smaller accessory structures and commercial structures; primarily industrial type with large truck bays and several with concrete loading docks and truck ramps which are primarily located along the east/west streets in the district; also commercial type structures with showroom windows, generally along N. 16th St.; most structures built to property lines and oriented to transportation alignments, whether streets or rail lines, for car, truck and rail related operations, with some exterior walls curving along the rail spur alignments; most east/west streets and rail spur alignments are not developed with standard curbs/gutters/sidewalks/planter strips/street trees since were given over to support the uses' transport/loading/unloading functions; many structures exhibit brick exteriors with various types of brickwork and decorative cornices, parapets, blind arches, etc., and while most unpainted, some are painted brick. Buildings with parapets surrounding flat/bowed roofs exhibit various parapet shapes, including stepped, arched and other. Other exterior materials include corrugated metal, reinforced concrete, concrete block, plaster, and wood siding, and several exhibit corrugated metal and Spanish tile roofs. Many with industrial metal sash windows. Interiors of many are large open areas; wood timber truss or metal support structures.

Recommendation: Staff recommends that the Commission concur with the following Findings and take the following action to forward the nominations to the City Council with an affirmative recommendation to list the properties in the Sacramento Register of Historic & Cultural Resources as Landmarks and as the North 16th Street Historic District with its' associated Contributing Resources.

Proposed Findings and Actions

A. Identifying and listing eligible properties in the Sacramento Register of Historic & Cultural Resources is consistent with the Historic & Cultural Resources Element of the City's 2030 General Plan;

B. These properties have important historical and architectural worth, and their designation as Landmarks or Historic Districts, and the District's associated Contributing Resources, is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of the Historic Preservation Chapter, 17.134, of the City Code; and

C. The Preservation Director has determined the properties meet the adopted Sacramento Register eligibility criteria and factors to be considered pursuant to the City Code's Historic Preservation Chapter 17.134.170, and has nominated the properties to the Sacramento Register; and

D. The Preservation Commission concurs with the Preservation Director's preliminary determination that the resources nominated meet the eligibility criteria as Landmarks and for the North 16th Street Historic District and its' associated Contributing Resources.

E. The Preservation Commission concurs with the nominated properties' recommended features and characteristics as amended in this Staff Report adding the Coagulant Building with the Water Treatment Plant nomination .

F. Recommend affirmatively to the City Council that Pipe Works (116 North 16th Street), Water Filtration Plant (101 Bercut and Sacramento River west of the Plant), PG&E Power Station B (400 Jibboom Street), Acme Cabinet (311 North 12th Street), Firehouse #14 (1341 North C Street), Dos Rios School (700 Dos Rios), Sacramento Theatrical Supply (950 Richards Boulevard), Admail West (521 North 10th Street), Zellerbach Warehouse (1100 Richards Boulevard), Quonset Huts (1400 Richards Boulevard), and the Jibboom Street Bridge (Discovery Park) be listed in the Sacramento Register of Historic and Cultural Resources (Register) as Landmarks and specifying each property's significant features and characteristics, and also list the North 16th Street Historic District and its' contributing resources, with the Districts' significant features and characteristics, in the Sacramento Register of Historic & Cultural Resources.

Respectfully submitted by: _____
EVAN COMPTON
Associate Planner

Approved by: _____
ROBERTA DEERING
Senior Planner, Historic Preservation

Recommendation Approved:

WILLIAM CROUCH
Preservation Director, Urban Design Manager

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Attachments

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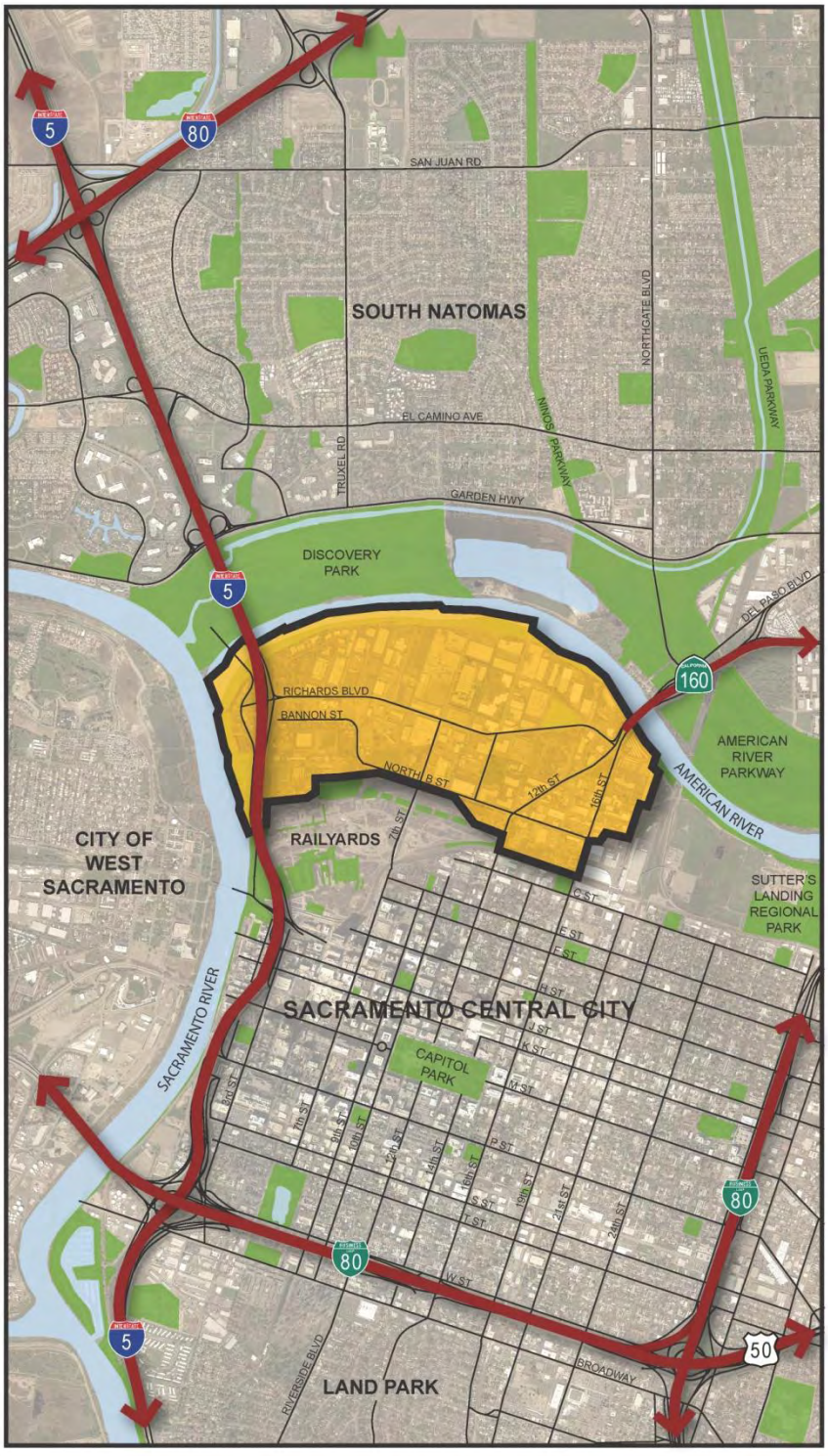
10	Ordinance	Pg 100
11	Historic Resource Map	Pg 109
12	River District Specific Plan Map	Pg 110

Attachment 1: Vicinity Map



CITY CONTEXT DIAGRAM

Attachment 2: Property Owner Information per Tax Assessor Records

Pipeworks Complex, 116 North 16th Street (002-0051-002);
Touchtone Climbing, Inc., 800 Potter Street, Berkeley, CA 94710

Water Treatment Plant, 101 Bercut Drive (001-0210-038);
City of Sacramento, 915 I Street, 5th Floor, Sacramento, CA 95811

PG&E Power Station B, 400 Jibboom Street (001-0190-004);
City of Sacramento, 915 I Street, 5th Floor, Sacramento, CA 95811

311 North 12th Street (001-0130-022);
Loaves and Fishes, PO Box 2161, Sacramento, CA 95812

1341 North C Street (001-0130-007);
City of Sacramento, 915 I Street, 5th Floor, Sacramento, CA 95811

700 Dos Rios (001-0082-001);
North Sacramento School District, 5735 47th Avenue, 802A, Sacramento, CA 95824

950 Richards Boulevard (001-0031-008);
Sacramento Theatrical Lighting, 950 Richards Boulevard, Sacramento, CA 95811

521 North 10th Street (001-0081-006);
Ronald and Elizabeth Ziegler, PO Box 348, Los Alamos, CA 93440

1100 Richards Boulevard (001-0090-005);
Park Villa Clovis Limited Partnership, 745 Vin Hill Way, Martinez, CA 94553

1400 Richards Boulevard (001-0101-005);
Morr Family Revocable Trust, 1608 7th Avenue, Sacramento, CA 95818

Jibboom Street Bridge (no APN);
City of Sacramento, 915 I Street, 5th Floor, Sacramento, CA 95811

500 N. 16th Street (001-0103-009);
Capital Sheet Metal, 500 N. 16th Street, Sacramento, CA 95811

Rail Right-Of-Way, Adjacent to 1517 McCormack Street (001-0141-002);
William and Janet Doering Family Trust, PO Box 1382, Elverta, CA 95626

440 N. 16th Street (001-0141-013);
William and Janet Doering Family Trust, PO Box 1382, Elverta, CA 95626

430 North 16th Street (001-0141-014);
William and Janet Doering Family Trust, PO Box 1382, Elverta, CA 95626

420 North 16th Street (001-0141-015);
William and Janet Doering Family Trust, PO Box 1382, Elverta, CA 95626

410 N. 16th Street (001-0141-016);
William and Janet Doering Family Trust, PO Box 1382, Elverta, CA 95626

400 N. 16th Street (001-0141-017);
Bartley Cavanaugh Test Trust, 1533 40th Street, Sacramento, CA 95819

1448-1503 McCormack Avenue (001-0141-021 and 001-0141-022);
Jim Sinetos Living Trust, 1503 McCormack Avenue, Sacramento, CA 95811

470 N. 16th Street (001-0141-024);
William and Janet Doering Family Trust, PO Box 1382, Elverta, CA 95626

1517 McCormack Avenue (001-0141-025);
Galvin Family 1989 Revocable Trust, 1517 McCormack Street, Sacramento, CA 95814

Rail Right-Of-Way, Adjacent to 1401 North C Street (001-0142-002);
Steven and Karen Sager 1991 Revocable Trust, 24 Valleyview Ter, Novato, CA 94949

324 N. 16th Street (001-0142-010 and 001-0142-011 and 001-0142-012);
Chan Associates, PO Box 308, Sacramento, CA 95812

318 N. 16th Street (001-0142-013);
Donald Leong, 5120 Hillard Way, Sacramento, CA 95831

1527 N. C Street (001-0142-014);
REA Stock Trust, 4220 Hubbard Street, Emeryville, CA 94608

1401-1451 N. C Street (001-0142-018);
Bruce Booher and Laura Parker, 1217 38th Street, Sacramento, CA 95816

1501 N. C Street (001-0142-019);
Steven and Karen Sager 1991 Revocable Trust, 24 Valleyview Ter, Novato, CA 94949

1515 N. C Street (001-0142-020);
Linda and Michael Garduno, 1515 North C Street, Sacramento, CA 95811

Rail Right-Of-Way, Adjacent to 200 N. 15th Street (001-0151-001);
Robyn Slakey, PO Box 308, Sacramento, CA 95812

Rail Right-Of-Way, Adjacent to 200 N. 15th Street (001-0151-002);
Gary Barraclough and Michael Miller, PO Box 308, Sacramento, CA 95812

200 North 16th Street (001-0151-005);
Robyn Slakey and Charles Spear Trust, PO Box 308, Sacramento, CA 95812

1610-1616 N. C Street (001-0152-004 and 001-0152-005 and 001-0152-006);
Stephen / Twila Revocable Trust, 215 North 16th Street, Sacramento, CA 95811

1615 Thorton Avenue (001-0152-017);
Wood Family 1989 Revocable Trust, 2661 Foley Court, Sacramento, CA 95864

221 N. 16th Street (001-0152-018);
Wood Family 1989 Revocable Trust, 2661 Foley Court, Sacramento, CA 95864

235 N. 16th Street (001-0152-019);
Wood Family 1989 Revocable Trust, 2661 Foley Court, Sacramento, CA 95864

211-217 N. 16th Street (001-0153-001);
Stephen Ruland, 9041 La Riviera Drive, Sacramento, CA 95826

116 N. 16th Street (002-0051-002);
Touchstone Climbing, Inc., 800 Potter Street, Berkeley, CA 94710

121 N. 16th Street (002-0053-003);
California Almond Growers Exchange, 1802 C Street, Sacramento, CA 95811

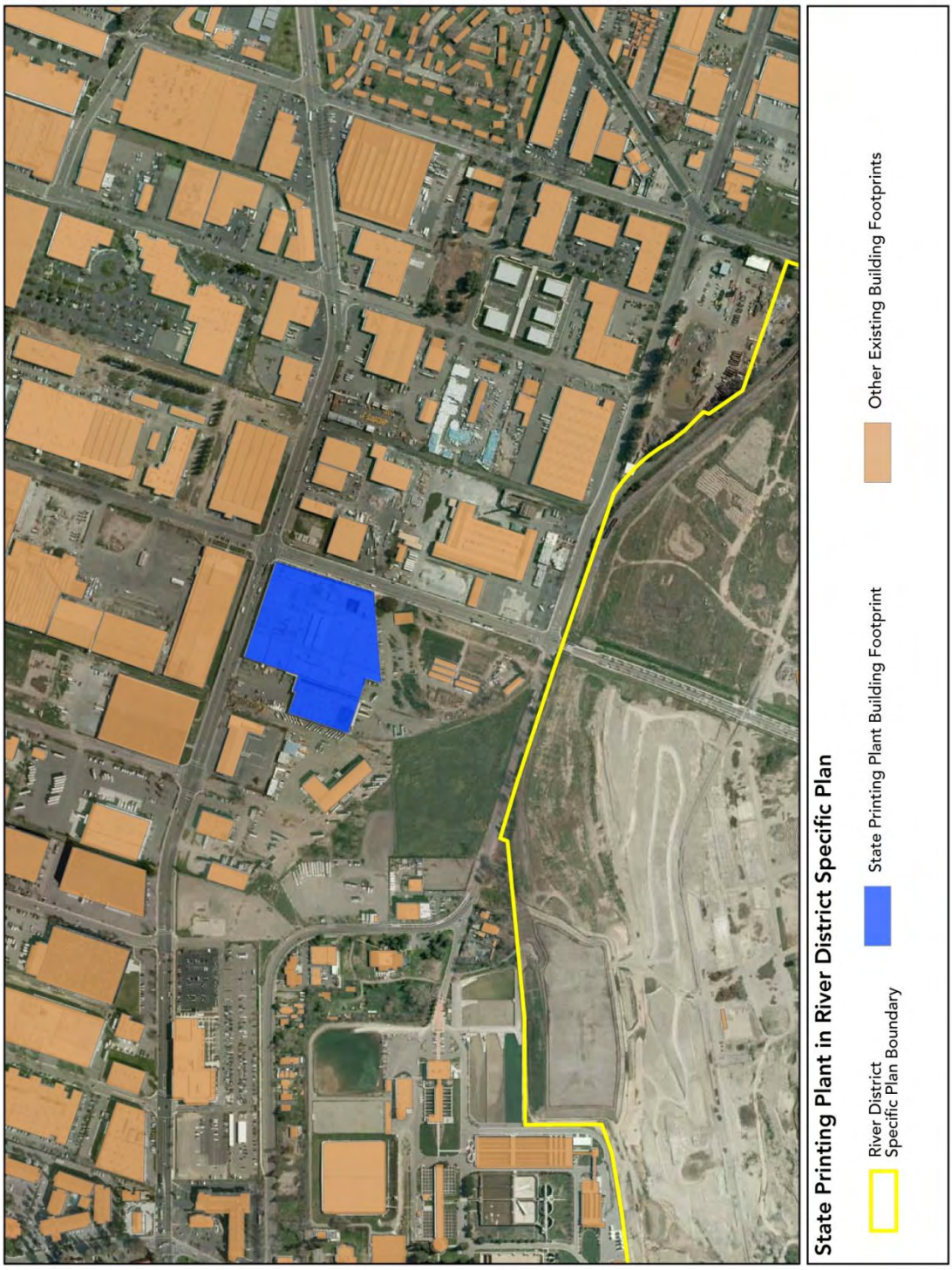
131 N. 16th Street (002-0053-004);
California Almond Growers Exchange, 1802 C Street, Sacramento, CA 95811

83 N. 17th Street (002-0054-001);
Capital Machine / Welding Works, 1340 Marian Way, Sacramento, CA 95818

1601 N. A Street (002-0055-002);
California Almond Growers Exchange, PO Box 1768, Sacramento, CA 95812

Vacant Parcels, Adjacent to 1601 A Street (002-0055-001 and 002-0055-005 and 002-0055-006 and 002-0055-007 and 002-0055-008 and 002-0055-009 and 002-0055-010 and 002-0055-011);
Southern Pacific Transportation, 1400 Douglas Street #1640, Omaha, NE 68179

Attachment 3: State Printing Plant Building Footprint



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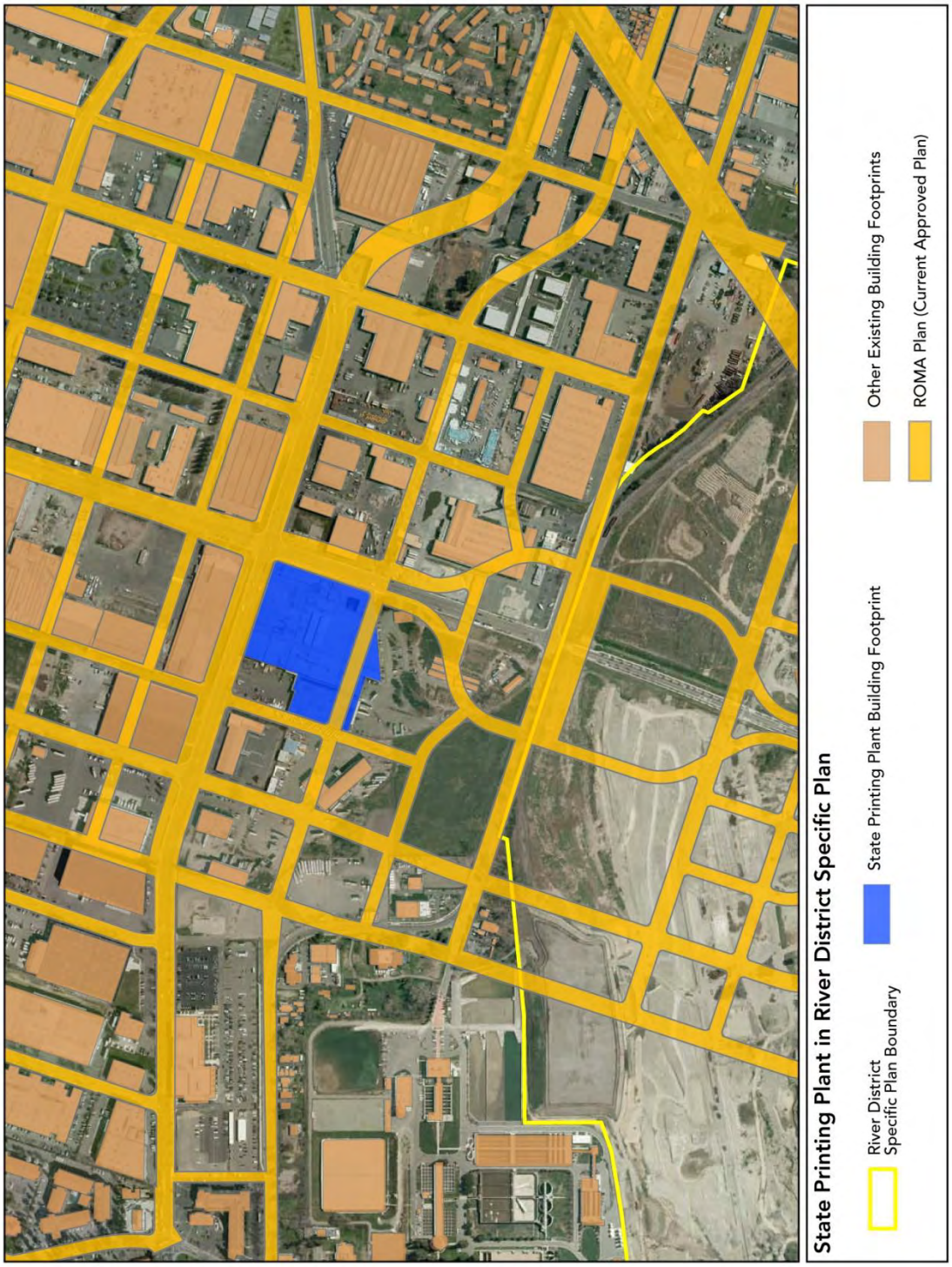
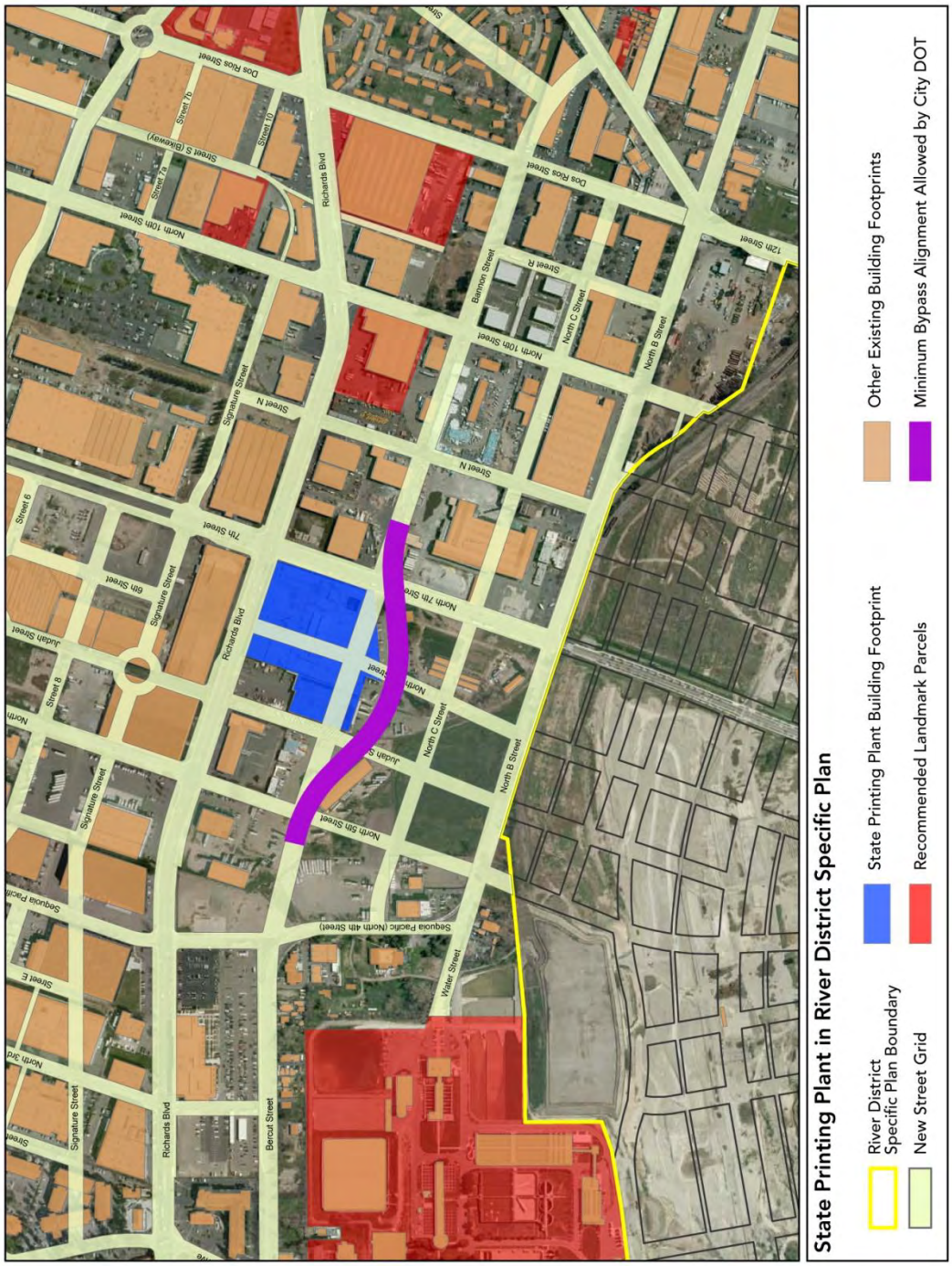
Attachment 4: State Printing Plant and the Current Specific Plan



Attachment 5: State Printing Plant and Rerouting Bannon Street



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Attachment 6: State Printing Plant DPR Form

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 #:** 344 N. 7th Street
P1. Other Identifier: State of California Printing Plant
***P2. Location: *a. County:** Sacramento
b. Address: 344 N. 7th Street **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-021-010

***P3a. Description:** 0210

The State Printing Plant is located on the southwest corner of North 7th Street and Richards Boulevard. It is a one and two story office and industrial building constructed of concrete with a steel frame , designed by the well-known Bay Area architectural firm Wurster, Bernardi and Emmons. It is a large rectangular structure with simple and functional lines. The two story portion contains an upper bank of large windows that face the east above a projectin one story canopy that covers the three double entry doors and hedge. T he building is surfaced with stucco and contains brick on the lower surfaces. Exterior walls on three sides are brick below multi-paned metal sash window or stucco, and the roof is sloped with a broad shallow gable that rises slightly on the opposite ends. A small rectangular structure projects from the roof of the two story portion. Another canopy projects from the stucco surface on the west elevation to shelter vehicles.

A large circular planter is located in front of the building providing a focal point in the parking area. Large trees shelter the parking entrance.

A one story auxiliary building with an almost flat roof and projecting canopy stands near the Plant on the west.

***P3b. Resource Attributes:** HP14

***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
1954
***P7. Owner and Address:**
State of California
344 N. 7th Street
Sacramento, CA 95811
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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 Text (8/04) *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 5S1

*Resource Address: 344 N. 7th Street
B1. Historic Name: California State Printing Plant
B2. Common Name: California State Printing Plant
B3. Original Use: Printing Plant B4. Present Use: Printing Plant
*B5. Architectural Style: Modernist influences
*B6. Construction History: Built in 1954
*B7. Moved? ■No □Yes □Unknown Date: Original Location:
*B8. Related Features: Auxiliary building, vehicle shelter
B9a. Architect: Wurster, Bernardi & Emmons b. Builder:
*B10. Significance: Theme: Government Property Area: River District Special Planning Area
Period of Significance: 1954-present Property Type: Industrial Applicable Criteria: C

The building is notable as an example of a well known California and Bay Area architectural firms' work in Sacramento, Wurster, Bernardi & Emmons.

While the Printing Plant is an understated government building, it has a quiet grace that reflects the fine hand of its designer. The shallow sloped roof of the Printing Plant and the simple lines of the building reflect the concept of natural and uncomplicated images that Wurster espoused.

William Wurster is particularly known as the generator of the "Bay Area Tradition" popular during the 1930s, 1940s and 1950s. Wurster "captured both the spirit of modern design and the essence of life in the Golden State by creating simple, understated homes … that took advantage of the Bay Area's natural beauty." The so-called "Bay Area " style was born with his design for the construction of the Gregory Farmhouse in Scott's Valley in 1928, the prototype of the ranch house that has become ubiquitous throughout California and the country. Wurster served as the Dean of the School of Environmental Design at the University of California in the 1950s. Ideas prominent at the School of Environmental Design of which he was Dean at the time embraced the "form follows function" and "less is more" philosophies. His firm designed Capitol Towers, Dos Rios Housing and a number of residences in Sacramento.

The placement of temporary window canopies and painting of many of the windows appear to be the principal alterations and are minimal. The building appears to be eligible for listing in the National Register, the Sacramento Register of Historic Resources as a Landmark, and the California Register of Historical Resources for architectural values and as the work of a 'master.'

B11. Additional Resource Attributes: None

*B12. References:

Hess, Alan, The Ranch House, Harry Abrams Publishing, New York, 2004.
Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer
"From Richards to River District," by Michael Shaw, Sacramento Business Journal, October 3, 2008.
Wurster, Bernardi & Emmons Collection, University of California, Berkeley, Environmental Design Archives.
"William Wurster was arguably California's most significant architect. So why hasn't anyone ever heard of him?" by Gordon Young, Metro: Silicon Valley's Weekly Newspaper, January 18-24, 1996.

*B14. Evaluator: Paula Boghosian, Historic Environment Cons.
*Date of Evaluation: March 2009

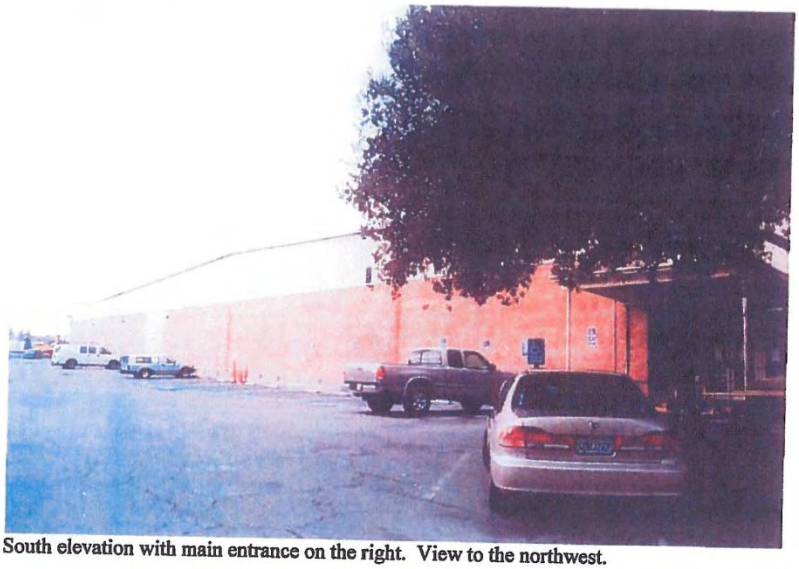
(This space reserved for official comments.)

DPR 523B Test (8/04)

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

Primary #
HRI#
Trinomial

Page 1 of 1 Resource Name or #: 344 N. 7th Street
Recorded by: Paula Boghosian



South elevation with main entrance on the right. View to the northwest.

North and east façades as viewed to the southwest.

Attachment 7: DPR 523 Forms

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 #:** 1527 N. C Street
P1. Other Identifier: none
***P2. Location: *a. County:** Sacramento
b. Address: 1527 N. C Street **City:**
Sacramento **Zip:** 95811
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 0010142-014

***P3a. Description:**
The utilitarian brick building is 1-1/2 stories in height, and contains a main floor, attic space, and a concrete loading dock that extends along the façade. The projecting brick parapet on the south elevation (façade) conceals the truss roof from direct view. The parapet above the projecting horizontal canopy contains a recessed panel that extends the length of the façade and is flanked by a simple pattern in brick on each end. Angled brackets support the canopy. Smaller openings are concentrated in the center with four small grille-covered openings on the mezzanine level, and three double hung windows and a door on the main floor. Roll-up truck doors flank this central section. The paneled entry door is not original. The loading dock appears to have been removed in front of the truck door on the west end of the building. The structure stands adjacent to a row of other brick industrial structures all of the type that constitute much of the area's image.

***P3b. Resource Attributes:**
***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
1939
***P7. Owner and Address:**
REA STOCK TRUST
4220 Hubbard St.
Emeryville, CA 94608
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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

***Resource Address:** 1527 N. C Street
B1. Historic Name: Acme Beverage Co.
B2. Common Name:
B3. Original Use: Warehouse **B4. Present Use:** Warehouse
***B5. Architectural Style:** Vernacular
***B6. Construction History:**
Built in 1939. Loading dock canopy replaced in recent years.

***B7. Moved?** ■No □Yes □Unknown **Date:** **Original Location:**
***B8. Related Features:**
None

B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme:** Brick Commercial Building **Area:** River District Special Planning Area
Period of Significance: 1939-1959 **Property Type:** Brick Commercial Building **Applicable Criteria:**

This building was constructed in 1939 for the Acme Beverage Company, a distributor of various kinds of beverages. Acme used the building until 1942, when the U.S. Government purchased it for a war-related storage warehouse and used it until 1945.

In 1945 the Ranier Distributing Company run by J.W. Bowman and H.M. Tonkin purchased the building for their beverage distributing operation. Ranier was followed by Valley Beverage Company in 1947. Valley Beverage stayed until 1949. The 1950s and early 1960s saw sparse use of the building by an assortment of companies in need of warehouse space. In 1965 Malcolm and Elizabeth Rea purchased the building and established Pacific Flooring Supply still operates out of the building.

This building's principal importance lies in its contribution to the 1920-1940 brick industrial building image that characterizes this area so strongly. The utilitarian building contributes in scale, image and material to the adjacent North C Street block face that includes 1401 North C street through 1527 North C Street. It is a contributing structure of the North 16th Street Preservation Area.

B11. Additional Resource Attributes: None

***B12. References:**

Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

***Date of Evaluation:** February 2009

(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 #: Warehouse, Blue Diamond complex
P1. Other Identifier:
*P2. Location: *a. County Sacramento
b. Address 1601 N. A Street City Sacramento Zip 95812
*c. USGS 7.5' Quad Sacramento East

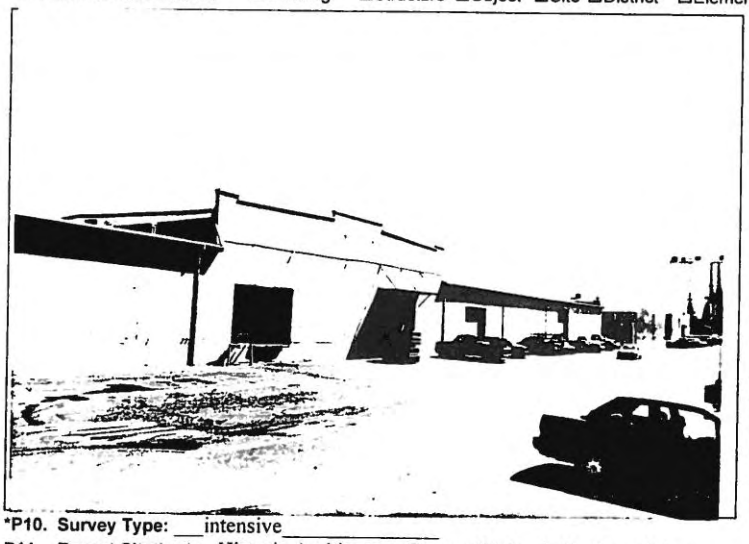
*e. Other Locational Data: APN#: 002-0055-002

*P3a. Description:

The industrial brick structure stands parallel to and north of the A Street Warehouse, on the north side of N. A Street. The tall single story warehouse building contains four large truck doors on the south elevation and five banks of industrial sash windows on the west elevation. A section near the west end is raised with a stepped parapet, as is the eastern end of the long warehouse.

A ramp has been added to the truck door opening on the east, and additions have been made to the building along its north elevation. Concrete block infill has occurred on the west. The parapet sections of the building appear to have been constructed between 1935 and 1945, but the sections between that connect them may be later in date.

*P3b. Resource Attributes: HP 8
*P4. Resources Present: ☐Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)



P5b. Description of Photo:
view to east

*P6. Date Constructed/Age and Source: ☐Historic ☐Prehistoric ☐Both
1935-1945

*P7. Owner and Address:
California Almond Growers Exchange
P.O. Box 176
Sacramento, CA 95812

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

*P9. Date Recorded:
March 1998

*P10. Survey Type: intensive
P11. Report Citation*: Historic Architecture Survey, Richards Boulevard Area

*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

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 5D1

*Resource Name or # Warehouse, Blue Diamond complex

B1. Historic Name: Warehouse, Blue Diamond complex

B2. Common Name: Warehouse, Blue Diamond complex

B3. Original Use: Warehouse B4. Present Use: Warehouse

*B5. Architectural Style: Industrial vernacular, classical derivations

*B6. Construction History:
The building was apparently constructed between 1935 and 1945.

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

*B8. Related Features:
Other nearby buildings, structures, associated with the California Almond Grower's Exchange

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance - Property Type industrial Applicable Criteria -

The utilitarian brick building was constructed between 1935 and 1945. The building, occupies the block bounded by 16th, 17, A and B Streets.

Built to handle the heavy increase of California Packing's production volume, the building helped to solve the lack of warehouse space associated with what was then the largest processor and distributor of canned food items in the world.

The California Almond Grower's Exchange took over the facility in the 1980s for storage uses.

The building is a contributing structure in the North 16th Street Preservation Area.

B11. Additional Resource Attributes: --

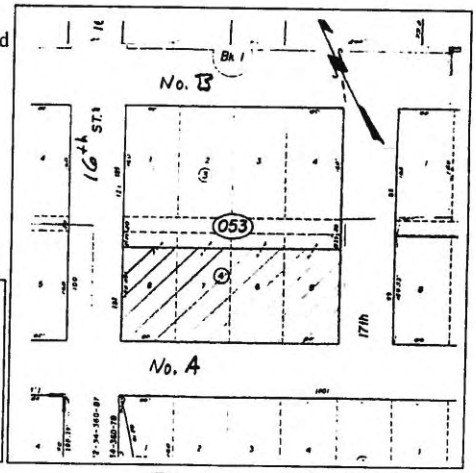
*B12. References:

Sacramento Bee, 4/11/37, p.1
Interview; Dave Feiling, California Almond Growers Exchange
Various documents and maps provided by the California Almond Growers Exchange
Sanborn Insurance Co. Maps

B13. Remarks:

*B14. Evaluator: Paula Boghosian
*Date of Evaluation: March 1998

(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 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** 1610-1620 North C Street
P1. Other Identifier: Cardinal Scale Company
***P2. Location:** *a. County Sacramento b. USGS 7.5' Quad Sacramento East Date 1967
c. Address: 1610-1620 North C Street City Sacraemento Zip 95814
***e. Other Locational Data:** APN#: 001-0152-003 - 006

***P3a. Description:**

The property complex contains four structures: an office at 1610 N. C Street, another utility/office building and an industrial structure at 1612 and 1616 N. C Street, with some physical interconnections, and a free-standing building at 1620 N. C Street. The one story brick building containing the office lies on the west end of the grouping, and an addition containing another small office and a carport has been added to its west elevation. The additions are both flat-roofed and walls are concrete block. The façade of the addition is a grid of glass panes and solids and contains a door. The façade of the main office with its gabled, tin-sheathed roof contains three large show window openings and a door. The door and windows have been modified. The building adjacent on the east is separated from it by a small driveway leading to a wood frame, corrugated metal-clad industrial building at the rear. The building apparently houses office and light manufacturing activities, and is constructed of wood framing sheathed and roofed with corrugated metal, with a brick wainscoting to match the office. The north façade contains three banks of metal indusrial sash windows and a doorway. The northwest corner of the building has been undercut. The building farthest east is a free-standing, one story brick building with a gabled, metal-clad roof. The façade wall is divided into three bays and has decorative brick cornice trim along the top. The east elevation is plain brick but the west wall is divided into a series of bays by brick piers. The façade and east side have been altered, as have the adjacent complex buildings.

***P3b. Resource Attributes:** HP8
***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
1941 estimated
***P7. Owner and Address:**
Stephen/Twila Rev. Tr.
215 N. 16th St.
Sacramento, CA 95811
***P8. Recorded by:**
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*: Sacramento Survey III, Richards Blvd.

Special Planning District

***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 2 of 2 *NRHP Status Code 5D1
*Resource Address: 1610-1620 North C Street
B1. Historic Name: L.R. Murphy Scale Co./Top Hot Potato Chip Factory
B2. Common Name: Cardinal Scale Co.
B3. Original Use: Manufacturing plant for large scales B4. Present Use: Manufacturing plant for large scales
*B5. Architectural Style:
*B6. Construction History

The building was constructed in about 1941.

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

B9a. Architect: Unknown b. Builder: Uknown
*B10. Significance: Theme Sales and industrial building in industrial area
Area Richards Blvd. Special Planning District
Period of Significance 1941-1959 Property Type Commercial/Industrial Applicable Criteria C

The L.R. Murphy Scale Co., a Sacramento firm which manufactured heav-duty scales, was founded in 1930 by Leslie R. Murphy. He moved the company to 1610 North C Street in about 1940-41. A 1965 article in the Sacramento Bee noted that the Sacramento facility was the headquarters of an operation that had other manufacturing facilities in Mexico City, Toronto, and Webb City, Missouri. Sixty people were employed in the Sacramento operation which manufactured scales capable of handling weights from 1,000 to 600,000 pounds. The company was a family-run business with Leslie acting as President, his brother Reuel as Plant Manager, his son Kenneth as Sales Manager and son James L. as the Engineering Dept.

In about 1937 a manufacturing facility was opened at 1616 North C Street (now 1620) by the Top Hat Potato Chip Co. In about 1941 it was joined by a plant operated by Best Foods at 1612. As the Murphy Scale company grew it acquired these lots and incorporated these facilities into its operations

.The complex contributes to the North 16th Street Historic District.

B11. Additional Resource Attributes: None
*B12. References:
Sacramento City Directories, Assessor's Records, Sanborn Insurance Maps, Sacramento Bee, 12/19/1965.
B13. Remarks:
*B14. Evaluator: Paula Boghosian, HEC
*Date of Evaluation: March 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

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 #:** 1615 Thornton Avenue, originally associated with 221 N.16th St.
***P2. Location: *a. County** Sacramento
b. Address 1615 Thornton Avenue **City** Sacramento **Zip** 95816
***e. Other Locational Data: APN#: 001-0152-017**
***P3a. Description:**

The eastern portion of the property contains a building with two adjacent, parallel and gabled bays, once asdsociated with the Ward Seed Co. on North 16th Street. The west portion of the lot is vacant, and originally held the western portion of the original building which was utilized by the Seed Company for product storage. Half of the building burned and only the western portion of it was demolished, creating the vacant lot. The building is one story in height with long, shallow gabled roofs. The roofs are surfaced with corrugated metal, and vented in the metal gable ends. The south and north building elevations are brick, as is the eastern elevation, which is divided into bays by shallow, slender brick piers or pilasters. Each facade is divided into three bays each by similar but wider brick piers. The central bay of each building contains a large roll-up door. A standard door lies in the eastern building facade.

The brick pier/pilasters and successively projecting bands of brick that form the cornice across the facade are the principal decorative features, and provide a minimal classical design reference. The base of the building is concrete and the west wall is sheathed with horizontal wood siding. The west edge of the facade wall originally extending to the west and serving as the facade wall for the building that formerly stood on the adjacent portion of the lot, has been broken off. Visually, it contributes to the N. 16th Street Historic District.

***P3b. Resource Attributes:** HP 8
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■Element of District ☐ Other

P5b. Description of Photo: View to the northwest
***P6.Date Constructed/Age and Source:** ■ Historic Prehistoric Both 1930 Est.
***P7. Owner and Address:** Wood Family Rev. Trust 1989
2661 Foley Ct.
Sacramento, CA 95864
***P8. Recorded by:**
Paula Boghosian
5420 Home Court
Carmichael, CA 95608
***P9.Date Recorded:** March 2009
***P10.Survey Type:** Intensive
P11. Report Citation*: Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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

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

ITEM #
DATE 01-02-01
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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 4S2

Other Listings
Review Code | Reviewer | Date

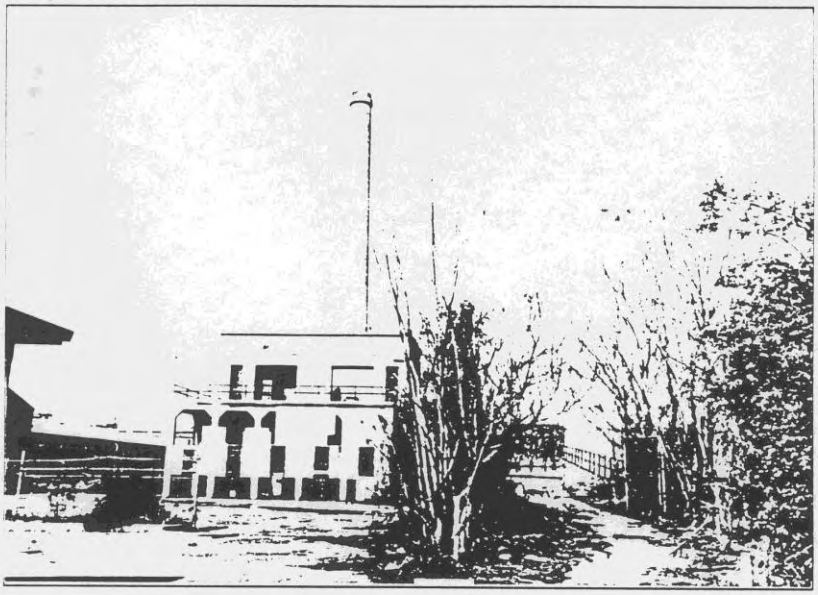
Page 1 of 2 *Resource Name or #: 731 North B Street
P1. Other Identifier: Sacramento City Incinerator
*P2. Location: *a. County Sacramento *b. USGS 7.5' Quad Sacramento East Date 1967
c. Address 731 North B Street City Sacramento Zip 95814
d. Other Locational Data: APN #: 002-0010-006

*P3a. Description:
The structure consists of a tall, 150 foot, concrete columnar smokestack that projects from a two story block shaped building. The smokestack is without ornament, but the two story building portion displays some minor classical influences in its cornice and frieze molding, incised tile, symmetrical form, and formal image. Its windows are tall and narrow, with metal sash and sills except for the two large openings facing south. The one story addition to the south (front) elevation is sheathed with corrugated metal and fitted with metal sash windows, siding, and standard doors. Its roof, ringed with iron pipe railing, serves as a platform for the second floor. A long ramp with its pipe railing rises from ground level on the south, to the second floor at the rear (north) of the main structure.

The incinerator is an open-basket dehydrating type with dumping apparatus, charging furnace and dumping grate. This site was originally chosen because it contained a large depression into which ashes could be dropped after burning. A city dump once existed alongside the incinerator on the west. The building is damaged, deteriorated, and in generally poor condition.

*P3b. Resource Attributes: HP9

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
View to North 10/97

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both
1924, Factual

*P7. Owner and Address:
City of Sacramento
1023 J Street #200
Sacramento, Ca 95814

*P8. Recorded by:
Paula Boghosian, HEC
5420 Home Ct. Carmichael

*P9. Date Recorded: March 1998

*P10. Survey Type: Intensive

*P11. Report Citation: Sacramento Survey III, Richards Blvd. Special Planning District Survey

*Attachments: ☐NONE ☐Location Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other

DPR 523A (1/95) *Required information

ITEM #
DATE: 01-02-01
PAGE: 35

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

*NRHP Status Code 4S2

Page 2 of 2 *Resource Name or #: 731 North B Street

B1. Historic Name: Sacramento City Incinerator

B2. Common Name: City Incinerator

B3. Original Use: Incinerator B4. Present Use: Vacant

*B5. Architectural Style: Minor classical influences

*B6. Construction History:

The building was constructed in 1924. The one story light wood frame structure on the south is not original. Its date of construction appears to have been 1940-1950. Some changes have been made to the ramp, and to the rear (north) elevation. Dates are unknown.

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

*B8. Related Features: Depression in ground

B9a. Architect: City Engineering Department b. Builder: F.L. De Carie

*B10. Significance: Theme Publics works structure in an industrial area

Area: Richards Blvd. Special Planing District

Period of Significance 1921 to 1948 Property Type Incinerator/Public Works Applicable Criteria C

The Sacramento City Incinerator was constructed in 1924, funded by $216,000 bond measure. It as designed by the City Engineering Department and constructed by the F.L. De Carie Construction Company at a cost of $195,000. On its completion in December, 1924, the facility underwent a battery of tests by city engineers to determine the incinerator's burning efficiency, capacity, and durability. The City Council formally approved the tests on May 14, 1925. The City-owned facility is no longer active, though leased for a time by the Sacramento Area Waste Development Company, a private corporation collecting and processing waste materials. The structure is primarily important for its original function, and displays an unusual and striking image of a now-defunct public works function.

The alterations that have occurred, particularly to the one story portion on the south, have diminished its design integrity, and the facility in general is deteriorated to a degree that obscures its original activities. The structure was evaluated in 1985, in concurrence with the Office of Historic Preservation, as not meeting eligibility criteria for listing in the National Register Of Historic Places. However, if supplemental technology and engineering history were developed, the structure might merit consideration of the City as a Priority Structure. The structure reflects an interesting aspect of Sacramento City History and its public architecture.

B11. Additional Resource Attributes: None

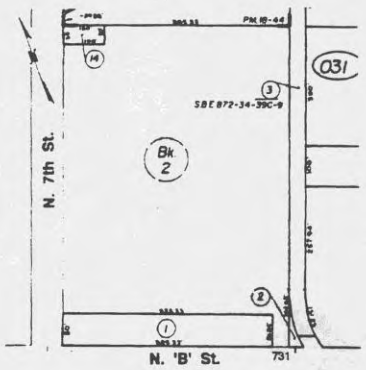
*B12. References: Sacramento Bee: 23 August 1924; 16 October 1924; 15 May 1925, Sanborn Insurance Maps

B13. Remarks:

*B14. Evaluator: Paula Boghosian, HEC

*Date of Evaluation: March 1998

(This space reserved for official comments.)



DPR 523B (1/95) *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: Jibboom Street Bridge
P1. Other Identifier: Truss Bridge Number 24C-22 (Caltrans Bridge Inventory)
*P2. Location: *a. County: Sacramento County
b. Address: Jibboom Street/Sacramento River, at Discovery Park City Sacramento Zip 95811
*c. USGS 7.5' Quad Sacramento West Date 1967
*e. Other Locational Data: UTM Zone 10; E: 630013 N: 4273486. Lat: 38 36 08 N Long: 121 30 25 W

*P3a. Description:

The structure is a combined cantilever and swing bridge, with two traffic lanes, and three spans. The whole cantilever span rotates on the center pier allowing the bridge to swing open. Contructed of steel, with concrete piers, the bridge has a mainspan of 351 feet and two secondary Parker truss spans of 139 feet each. Metal railings flank the traffic lanes. The bridge appears to be in fair to good condition.

*P3b. Resource Attributes: HP 19
*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
1931

*P7. Owner and Address:
County of Sacramento
700 H Street
Sacramento, CA 95811

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

*P9.Date Recorded: March 1998
*P10. Survey Type: Intensive

P11. Report Citation*: Caltrans Bridge Survey, Richards Blvd. Special Planning District Survey
*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 2

*Resource Name: Jibboom Street Bridge

B1. Historic Name: Jibboom Street Bridge

B2. Common Name: Jibboom Street Bridge

B3. Original Use: bridge B4. Present Use: bridge

*B5. Architectural Style: n/a

*B6. Construction History:
The bridge was constructed in 1931, and has received little modification..

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

*B8. Related Features:
Jibboom Street Viaduct (included in I Street Bridge nomination package).

B9a. Architect: Charles W. Deterding, Jr., Sac. Co. Engineer

b. Builder: Duncanson & Harrelsom Contractor: Lord & Bishop, Contractors

*B10. Significance: Theme Transportation Area Richards Blvd. Special Planning District

Period of Significance 1931-1950 Property Type Bridge Applicable Criteria A, C

The bridge has played an important role in the development of the region. Until the I-5 bridge was built in 1968, the Jibboom Street Bridge was Sacramento's important link in the north-south automobile route. Formerly, it continued across the Bannon Slough over a long trestle to the Garden Highway and northward.

The bridge is significant under Criterion A, as a locally important crossing, and Criterion C, as a distinctive example of a type and method of construction. The property has been determined eligible for listing in the National Register of Historic Places. The Jibboom Street Viaduct was included in the I Street Bridge National Register of Historic Places nomination as a contributing property.

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

*B12. References:

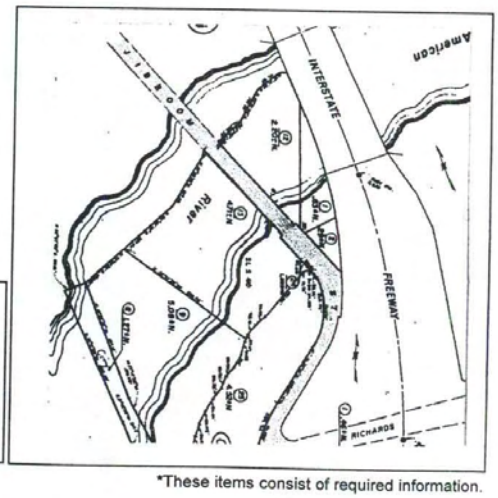
California State Department of Transportation,
Bridge Inventory, 1985

B13. Remarks:

*B14. Evaluator: Paula Boghosian, HEC

*Date of Evaluation: March 1998

(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 5
Other Listings
Review Code Reviewer Date

Page 1 **of** 1 **Resource Name or #:** 83 N. 17th Street
P1. Other Identifier: Capital Machine & Welding Works
***P2. Location:** ***a. County** Sacramento **b. USGS 7.5' Quad** Sacramento East **Date** 1992
c. Address: 83 N. 17th Street **City** Sacramento **Zip** 95814
***e. Other Locational Data:** APN#: 002-0054-001
***P3a. Description:**

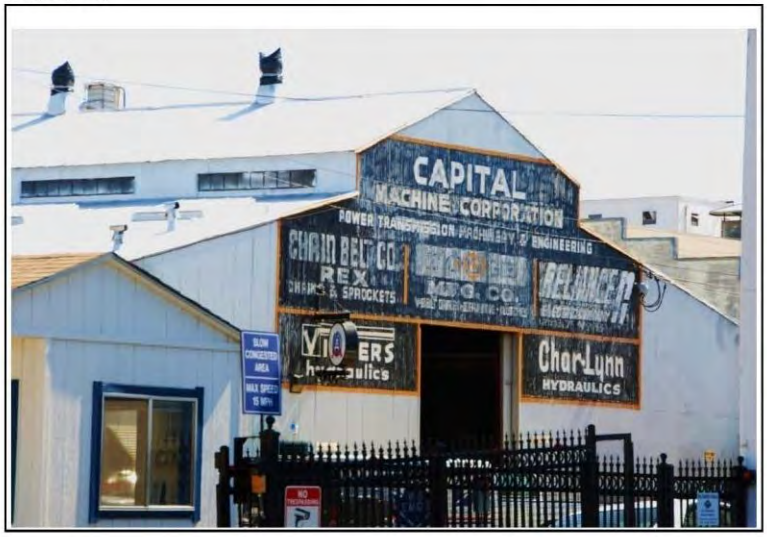
The property contains two wood frame structures sheathed in corrugated metal sheeting. The principal building is larger, approximately one and one half stories, housing the working activities, while the other is a small storage building. The central gabled section of the principal building projects above the shed-roofed side sections and contains a row of clerestory windows on the north and south elevations that allow natural light into the interior.

The western elevation contains a large central truck opening, and two smaller openings; a standard door and small metal sash window with a corrugated metal awning. Signs have been painted on this facade announcing the name of the business and some of its functions with brand names for those functions.

The north elevation contains windows similar to that of the facade, also fitted with awnings.

The small gabled storage building stands to the north and contains three disparate metal sash windows and a door on the western elevation and windows with awnings on the north elevation. Modifications appear to be minimal.

***P3b. Resource Attributes:** HP8
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: View to the south east

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1947 estimated

***P7. Owner and Address:**
Capital Machine & Welding Works
1340 Mariam Way
Sacramento, CA 95818

***P8. Recorded by:**
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608

***P9. Date Recorded:**
March 2009

***P10. Survey Type:**
Intensive

P11. Report Citation*: Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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** 5D1

***Resource Address:** 83 N. 17th Street

B1. Historic Name: Capital Machine & Welding Works

B2. Common Name: Capital Machine & Welding Works

B3. Original Use: General machine & welding shop **B4. Present Use:** General machine & welding shop

***B5. Architectural Style:** vernacular light industrial

***B6. Construction History:** The building was constructed approximately 1945.

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

***B8. Related Features:** Small similar storage building north of the Machine works.

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

***B10. Significance: Theme** Industrial building in industrial area

Area River District Special Planning Area

Period of Significance 1947-1948 **Property Type** Commercial/Industrial **Applicable Criteria** C

In 1947 Capital Machine & Welding Works moved from its prior location, 1606 D Street, to 83 N. 17th Street. Theodore S. Kline and Kay Rogers were the proprietors. Kline passed away in 1961 and Rogers assumed control of the company and operated it for many years.

The building is a good example of a building type once common in Sacramento and an important functional feature of most industrial activities. The wood frame structure, sheathed in corrugated metal sheeting, created a building type that provided a maximum of flexibility and a minimum of maintenance in housing almost any manufacturing activity from foundries and metal fabrication to cabinetry construction, wood working, machine tooling, automobile servicing, aircraft maintenance, railroad manufacturing and storage service and many other light and heavy industrial needs. The ubiquitous building form, easily modified to serve specific needs and in use in many parts of the world as well as the United States, is still a valid and popular "housing" solution for utilitarian activities.

While once ubiquitous in Sacramento, the type has been gradually replaced over time with more permanent structures and has become less common. The vast Southern Pacific Railyards once contained many of these structures that have since been removed, along with small auto service facilities, aircraft, machining functions and metal fabrication uses, etc. that are now managed in entirely different ways. The Capital Machine and Welding Works remains as a good example of this important building type whose use has provided an important vehicle which both allowed and encouraged the region's growth. The building has been minimally altered and its image strongly conveys an important component of the city's industrial history. The building contributes to the character and industrial image of the North 16th Street Historic District.

B11. Additional Resource Attributes: None

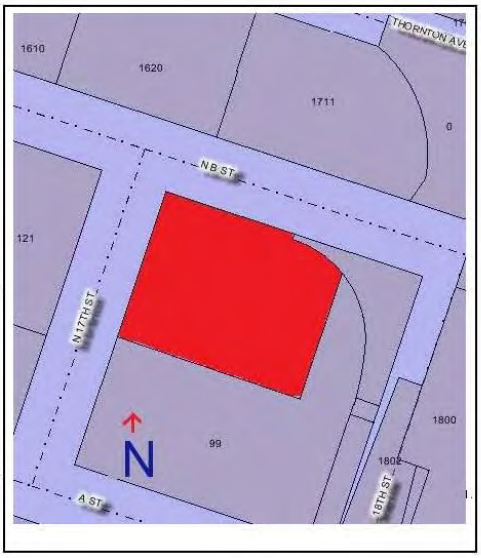
***B12. References:**

Sacramento City Directories, Assessor's Records, Sanborn Insurance Maps

***B14. Evaluator:** Paula Boghosian, HEC

***Date of Evaluation:** March 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

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

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings
Review Code Reviewer Date

Page 1 of 1 **Resource Name or #:** Sacramento River Water Filtration Plant
P1. Other Identifier: Sacramento River Water Treatment Plant
***P2. Location:** *a. County Sacramento b. USGS 7.5' Quad Sacramento West Date 1967
c. Address: 101 Bercut Drive City Sacramento Zip 95814
***e. Other Locational Data:** APN#: 001-0210-038
***P3a. Description:**

The Sacramento River Water Filtration Plant is located to the east of Interstate 5 Freeway just north of downtown Sacramento. The Plant complex is comprised of three principal structures, a below grade reservoir, and various tanks, pumps and holding ponds, placed in a landscaped setting of lawn with mature trees and shrubs.

The Pumping Station, one of the three main buildings, is sited closest to the eastern side of the I-5 Freeway. This building is a one story, rectangular concrete structure with a flat roof and minor Classical Revival references. Building corners and the centered entry are quoined, and an encircling frieze beneath the cornice bears the incised inscription, "And Everything Shall Live Whithersoever the River Cometh, Ezekiel, XLVII-9". The interior is lit by tall, rectangular, multi paned, metal-sashed windows. Some alterations to the base of this building have occurred. The building is in good condition.

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

P5b. Description of Photo: View to Northwest 02/09
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1921 Factual
***P7. Owner and Address:**
City of Sacramento
Real Estate Div.,
1023 J Street
Sacramento, CA 95814

***P8. Recorded by:**
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608_
***P9. Date Recorded:**
7/95, 9/97, 3/2009

***P10. Survey Type:**
Intensive

P11. Report Citation*: Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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 3S

*Resource Address: 101 Bercut Drive

B1. Historic Name: Sacramento River Water Treatment Plant

B2. Common Name: Sacramento River Water Treatment Plant

B3. Original Use: Water Treatment Plant B4. Present Use: Water Treatment Plant

*B5. Architectural Style: Classical Revival/Beaux Arts influences

*B6. Construction History

The building was constructed in 1921.

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

*B8. Related Features: The complex contains several structures and buildings, as described, including the water intake facility in the Sacramento River.

B9a. Architect: Dean & Dean b. Builder: Mathews Construction Co.

*B10. Significance: Theme Public Utility in an industrial area

Area Richards Blvd. Special Planning District

Period of Significance 1921-1948 Property Type Water Treatment Plant Applicable Criteria C

The Sacramento River Water Treatment Plant was the most modern facility of its kind in the United States at the time of its construction in 1921. The dedication ceremony included the starting of the plant's pumps by Mrs. Calvin Coolidge through an electrical impulse transported by telegraph from the White House in Washington, D.C. According to Plant information, it was the first filtration plant constructed west of the Rockies. It was one of the most modern, state-of-the- art facilities of its kind in the country at the time of its construction. The complex received designation as a national American Water Works Association historical landmark in 1987.

In addition to historic importance, the buildings of the complex, particularly the Pumping Station and the Administration Building, are handsome and elegant examples of classical revival style variations, unusually graceful for essentially functional public works buildings. With their park-like setting, they represent the implementation of "City Beautiful" ideals in a utilitarian context.

The Head House, Pump House and Coagulant Buildings are the principal agents of the Beaux Arts architectural design and style complex. The pools, aeration ponds and storage facilities also located on the property are functional elements of the plant's activities and are utilitarian in nature.

The complex possesses both historical and architectural/engineering significance, has retained a substantial degree of integrity, and appears to meet eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Sacramento Register as a Landmark property.

B11. Additional Resource Attributes: None

*B12. References:

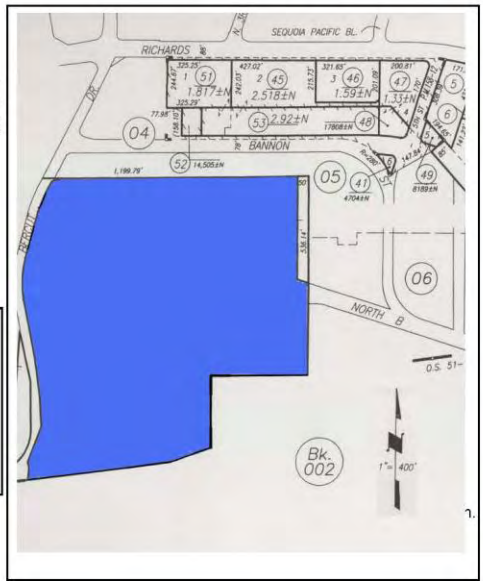
Sacramento Survey III, Richards Blvd. Area Architectural and Historical Survey, Sacramento City Information Brochure

B13. Remarks:

*B14. Evaluator: Paula Boghosian, HEC

*Date of Evaluation: 7/95, 9/97, 3/2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

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

Continuation Sheet, p. 3 of 3

Sacramento River Water Treatment Plant, 101 Bercut Drive

P3a., continued

The Head Building (Administration Building) is a two story octagonal structure of concrete and stucco with a clay-tiled conical roof and cupola. On the exterior, the circular drum between walls and roof contains inscribed names of well-known inventors and scientists, and two inscriptions. Alterations include the enlargement of windows. The building is in good condition. The concrete Filter Building, attached on the east, is a long, one and one-half story, multi-windowed, flat-roofed structure, partly below grade. The tanks and ponds lie to the south of the structure.

With an estimated output of 48 million gallons per day, the plant was an example of the rapid sand filtration technique, utilizing an intake pier, grit removal and storage stations, coagulating tanks, sedimentation basins, a head house and chlorine plant, filters and a clear water reserrvoir. The plant's channeling system was based on the gravity flow design, utilizing 40 inch wide pipes carrying water from the Sacramento River 1100 feet to the pumping station. A new reservoir was added by 1950, and a lime treatment facility was constructed in 1960.

An associated structure lies to the west in the Sacramento River, approximately 30' from shore, housing a water intake system and accompanying functions. The structure is approximately two stories in height (above water level), with an oval shaped base supporting an encircling projecting deck and oval upper building. The north and south ends of the structure above deckline are curved in form and covered with partially conical clay-tiled roofs. They flank an entry tower with support cables for the suspension bridge walkway that extends to the tower on shore. The structure is surfaced with stucco, fitted with a river height indicator, multi-paned windows and mooring rings.

A series of recent updates and construction has occurred on the east half of the property. Old settling ponds in that area have been replaced by new buildings. A new main office building has been added as well as a new tower structure that reflects the original head house in design. A new concrete settling/filtration pond has been added to the east of the original concrete settling/filtration ponds. The main entrance has been moved from Bercut Drive to 1 Water Street on the opposite side of the property, and enclosed by large gates.

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** 3 **Resource Name or #:** 116 N. 16th Street
P1. Other Identifier: Sacramento Pipe Works
***P2. Location: *a. County:** Sacramento
b. Address: 116 N. 16th Street **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 002-0051-002

***P3a. Description:**

The large brick structure is two stories in height. The façade is symmetrical, with the taller central portion recessed and flanked by two slightly shorter wings. The main body of the building appears to have a shallow gabled roof with a projecting central monitor. The east-facing façade surfaces contain a series of tall arched windows, multi-paned with metal sash. The recessed central section contains a large central arched window incorporating the double-doored entry, and is flanked by smaller arched windows.

Divided into bays, the north and south-facing side elevations contain large rectangular banks of multi-paned, industrial, metal-sash windows. The southern wing also contains an entry. Large timber trusses form the structural system. The interior space is tall and open, and contains machinery visible through the windows. A brick extension has been made to the west end of the building, and a butler-type metal structure has been added to the back of that.

The south elevation has a metal shed addition and large wood doors containing a smaller metal framed door. The south wing entry is not original. The roof has also been modified. Two metal sheds stand to the south along 16th Street and other metal buildings exist on site at the rear. The brick addition on the west contains a large truck door, and the adjacent metal addition to the west has a standard door along North B Street. The building is covered with vines, and four Italian cypress trees mark the major corners of the façade, along with bushes and shrubs. The building is in fair condition and some maintenance repair appears to be needed.

***P3b. Resource Attributes:** HP8

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

P5b. Description of Photo:

***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1923 factual

***P7. Owner and Address:**
Touchstone Climbing Inc.
800 Potter St.
Berkeley, CA 94710

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

***P9. Date Recorded:**
January 2009

***P10. Survey Type:**
Intensive

P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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 2 of 3 *NRHP Status Code 3S, 5D1

*Resource Address: 116 N. 16th Street

B1. Historic Name: Sacramento Pipe Works

B2. Common Name: Sacramento Pipe Works

B3. Original Use: Industrial B4. Present Use: Recreational

*B5. Architectural Style: Industrial with Beaus Arts influences

*B6. Construction History:

The building was constructed in 1923. Additions and modifications to rear and roof in: 1956, 1978, 1982.

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

*B8. Related Features: expanded parking lot on the south of the building

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Economic/Industrial Area: River District Special Planning Area

Period of Significance: 1923-1948 Property Type: Economic/Industrial Applicable Criteria: C

The Sacramento Pipe Works building was constructed in 1923 at a cost of $35,000 to serve as a new manufacturing plant for the owners, Edward and William Schaw. When constructed, the building's dimensions were 122' x 145' (17,690 sq.ft.). The majority of the floor space was used for steel pipe manufacturing. Expansion of the plant took place twice in later years. In 1956, 9,425 sq.ft. were added to the rear and in 1978, 14,400 sq.ft. were constructed adjacent to the first addition. Both additions increased Sacramento Pipe Works overall floor space to 41,515 sq.ft. Both additions were designed and constructed under the supervision of "Gene S. Porter, Inc., a local civil engineering firm. In 1982 Gene S. Porter, Inc., also designed and supervised the structural reinforcement of the building for the prevention of earthquake damage.

The building is currently being utilized as a fitness and climbing center and contains a large climbing structure in its large interior space.

The building is a particularly fine representative of small industrial architecture. The Beaux Arts character of the original Pipe Works building with its tall arched window openings, and the light and airy image created by the building's many windows add elegance to an otherwise utilitarian structure. Though somewhat altered, the original structure essentially retains its original image, and its additions are not intrusive to its principle east elevation.

The building appears to be potentially eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Sacramento Register as a contributor to the North 16th Street Historic District.

B11. Additional Resource Attributes: None

*B12. References:

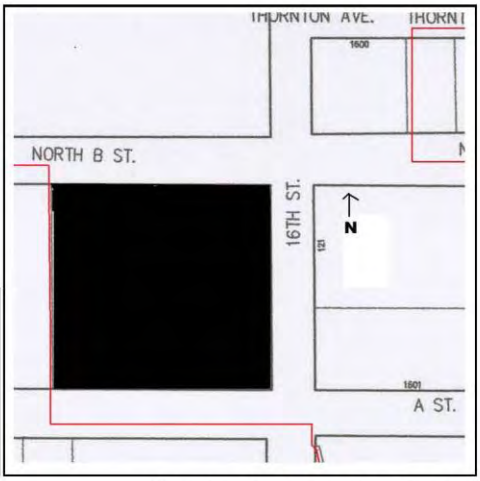
William Shaw, Sacramento Bee, 9/29/1923, p. E-6

Sanborn Insurance Maps

B13. Remarks:

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

*Date of Evaluation: January 2009



(This space reserved for official comments.)

DPR 523B-Test (8/94)

*These items consist of required information.

State of California — The Resources Agency	Primary #_____
DEPARTMENT OF PARKS AND RECREATION	HRI#_____
CONTINUATION SHEET	Trinomial_____

Page 3 of 3 Resource Name or #: 116 N. 16th Street, Sacramento Pipe Works
Recorded by: Paula Boghosian

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 #: 131 N. 16th Street
P1. Other Identifier: Warehouse, Del Monte Cannery-Blue Diamond Growers Exchange
*P2. Location: *a. County Sacramento
b. Address: 1601 N. A Street City: Sacramento Zip 95816
*c. USGS 7.5' Quad Sacramento East

*e. Other Locational Data: APN#: 002-0053-004

*P3a. Description:

The Industrial brick structure stands parallel to and north of the A Street Warehouse, on the north side of N. A Street. The tall single story warehouse building contains four large truck doors on the south elevation and five banks of industrial sash windows on the west elevation. A section near the west end facing south is raised with a stepped parapet, as is the west elevation of the long warehouse. The parapet designs are similar, with the one on the west elevation being an expanded or stretched version of that on the south-facing section.

A ramp has been added to the truck door opening on the east, and additions have been made to the building along its north elevation. Concrete block infill has occurred on the west. The parapet sections of the building appear to have been constructed between 1935 and 1945, but the sections between that connect them may be later in date.

*P3b. Resource Attributes: HP8
*P4. Resources Present: ■ Building Structure Object Site District Element of District
Other (Isolates, etc.)

P5b. Description of Photo: view to northeast
*P6. Date Constructed/Age and Source: ■ Historic ❒ Prehistoric ❒ Both
1935-1945
*P7. Owner and Address:
California Almond Growers Exchange
P.O. Box 176
Sacramento, CA 95814
*P8. Recorded by:
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, Ca 95608
*P9. Date Recorded:
March 2009
*P10. Survey Type:
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

*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** 5D1

***Resource Address:** 131 N. 16th Street

B1. Historic Name: Del Monte Cannery

B2. Common Name: Blue Diamond Warehouse

B3. Original Use: Cannery **B4. Present Use:** Warehouse

***B5. Architectural Style:**

***B6. Construction History:**
This building was constructed 1935-1940.

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

***B8. Related Features:**
None

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

***B10. Significance: Theme:** Commercial Development **Area:** River District Special Planning Area
Period of Significance: 1940-1942 **Property Type:** Commercial Brick Building **Applicable Criteria:** C

This property is a contributor to the North 16th Street Historic District due to its industrial image and contribution to the character of the District.

B11. Additional Resource Attributes: None

***B12. References:**
Google Earth
Sacramento City Directories
Sanborn Maps

B13. Remarks:

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

***Date of Evaluation:** March 2009

(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** 2 **Resource Name or #:** 200 N. 16th Street
P1. Other Identifier: Sacramento Produce Terminal
***P2. Location: *a. County:** Sacramento
b. Address: 200 N. 16th Street **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0151-005
***P3a. Description:**

The large, U-shaped, brick structure is comprised of two tall 2 ½ story towers on each end, connected by a long, U-shaped, strip of produce storage and service sections. The strip is shorter in height, but is also two stories, with a loading dock and service doors beneath a row of metal sashed windows. A canopy projects above the service doors. The towers contain large, recessed, blind arched bays with metal sashed inset windows in the top floor, and tiled hip roofs. A small, brick-based tower with a pyramidal roof stands in the center of the opening between the two larger towers. The exterior of the brick building is newer on the north, and taller and rounded on the west to accommodate rail service.

A number of alterations have occurred to this service building over time, including both temporary extensions and additions, and new construction, as on the north. The design of the building resembles Crest Carpet (470 N. 16th Street) building to the north. The building stands near railroad spurs in the industrial end of north Sacramento and on a highway extension that connects major freeways.

***P3b. Resource Attributes:** HP8
***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
1926 factual
***P7. Owner and Address:**
Hanson Family Survivors Trust et/al
5021 Sandberg Dr.
Sacramento, CA 95819
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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 2 *NRHP Status Code 5D1

*Resource Address: 200 N. 16th Street

B1. Historic Name: Sacramento Produce Terminal

B2. Common Name: Sacramento Produce Terminal

B3. Original Use: Commercial Distribution B4. Present Use: Commercial Distribution

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History:

The building was constructed in 1926. A number of alterations have occurred to this service building over time, including both temporary extensions and additions, a new construction, as on the north.

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

*B8. Related Features:

Railroad tracks at rear.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme: Economic/Industrial Area: Richards Blvd. Special Planning Area

Period of Significance: 1921-1948 Property Type: Warehouse Applicable Criteria: C

This address was first listed in Sacramento City Directories as the Sacramento Produce Terminal Building in 1926. Since that time, the building has served as a storage and distribution facility for a number of produce companies. Among the produce companies with the longest occupancies are the A. Levy and J. enter Produce Company (1932-present), the Virga Produce Company (Joseph Virga, founder) 1933. It has been an important produce distribution point for the entire city for many years.

The U-shape of the building is appropriate to its use as a distribution center, which it has been since it was constructed in 1926. The rear of the building is curved to allow easy access by rail. The building contributes to the industrial character and prevalent brick construction material of the North 16th Street Historic District.

B11. Additional Resource Attributes: None

*B12. References:

Google Earth
Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps

B13. Remarks:

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

*Date of Evaluation: January 2009

(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 #:** 211 N. 16th Street
P1. Other Identifier: 211 N. 16th Street
***P2. Location: *a. County:** Sacramento
b. Address: 211 N. 16th Street **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0153-001
***P3a. Description:**

The one-story building is formed of intersecting gabled rectangles with clay tile roofs. The façade of the brick building contains a series of show windows beneath a clerestory, and large truck bay openings. The north elevation contains a series of recessed bays with multi-paned metal-sash windows, and door openings.

Alterations have been made to the north elevation, with the window closure of the bays and the insertion of walls and doors. The façade truck bays have been closed and a door and window installed. Show windows have been modified, and sign frame added to the building. It stands on a busy main thoroughfare that connects two large freeway systems.

***P3b. Resource Attributes:** HP 39, one-story commercial
***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
1937
***P7. Owner and Address:**
Ruland/Stephen/Twila
9041 La Riviera Dr.
Sacramento, CA 95826
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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** 5D1

***Resource Address:** 211 N. 16th Street

B1. Historic Name: Russell Brothers Company

B2. Common Name: Rulands's Office Furniture

B3. Original Use: Commercial/Distribution **B4. Present Use:** Commercial/Retail

***B5. Architectural Style:** Vernacular

***B6. Construction History:**

Building constructed in 1937, several bays and show windows have been modified.

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

***B8. Related Features:**

None

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

***B10. Significance: Theme:** Commercial/Industrial **Area:** Commercial/Industrial

Period of Significance: 1937-1959 **Property Type:** Brick Commercial **Applicable Criteria:**

Constructed in 1937, this building was originally the home of the Russell Brothers Company, an automobile parts distributor. Russell Brothers operated from this location until 1943 when J.N. Blair and Company, a commercial refrigeration business moved into the building, occupying the north end of the building at 217. The south end of the building was occupied by James McMahon Liquors (213) and McMahon Restaurant (215). Blair and Company stayed in the building until 1954 when California Market Equipment, a store fixture business moved in.

McDonald Food Equipment Company, bought the building in 1962 and operated a business here up until the time of the previous survey (1998-99).

The building lacks architectural or historical distinction of its own. However, its primary value is as a component of the industrial building tradition so prevalent in its vicinity and in this area. Its image contributes visually to this setting, and is a contributing structure in the North 16th Street Historic District.

B11. Additional Resource Attributes: None

***B12. References:**

Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

***Date of Evaluation:** February 2009

(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 #:** 221 N. 16th Street
P1. Other Identifier: Wood Brothers Carpet
***P2. Location:** ***a. County:** Sacramento
b. Address: 221 N. 16th Street **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0152-018

***P3a. Description:**

The reinforced concrete building is two stories in height, with minimal references to Spanish or Mediterranean Revival stylistic origins. Ground floor bays with store front openings extend the length of the N. 16th Street façade except on the far north and south ends, where there are truck bays. Industrial sash tilt-out windows light the second floor, and clay tile ornaments the top of the stepped façade parapet and shall second floor canopy.

Alterations have occurred to the facade show windows and entries. The northern ground floor bay has been closed and sealed and the large truck door on the south end of the façade is not original. The façade is surfaced with stucco plaster which is in good condition.

***P3b. Resource Attributes:** HP39
***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
1925
***P7. Owner and Address:**
Wood Family Rev Trust
2661 Foley Ct.
Sacramento, CA 95864
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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**

***Resource Address:** 221 N. 16th Street

B1. Historic Name: Wm. A. Ward Seed Company

B2. Common Name: Wood Brothers Carpet

B3. Original Use: Warehouse & Sales **B4. Present Use:** Warehouse & Sales

***B5. Architectural Style:** Some references to Spanish and Mediterranean Revival

***B6. Construction History:**

The building was constructed in 1925. Show windows have been modified, and northern truck bay sealed.

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

***B8. Related Features:**

None

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

***B10. Significance: Theme:** Early 20th Century Commercial/Industrial **Area:** River District Special Planning Area

Period of Significance: 1925-1959 **Property Type:** Warehouse **Applicable Criteria:**

The structure was built in 1925 by the W.A. Ward Seed Co. to serve as a warehouse and sales facility. It was also used to mill and clean incoming seed. It housed general offices of the company. The first floor was originally 18,000 sq. ft. and two stories in height, with a second floor balcony area of 12,000 sq. ft. surrounding the central open area. The main floor contained three stores, a garage space and a fumigating room to kill insects in the seed. Fumigated seed was then conveyed to the second floor for milling, sacking and weighing. The building was occupied for a time by the F.F. Smith Seed Co. and is now the warehouse and sales facility for Wood Brothers Carpets and floor coverings.

A brick building with two long bays at 1615 Thornton is all that remains of an original Ward Seed Company complex, after a building like the existing one burned, creating the current vacant lot. The original building was twice as large as the remaining one and was utilized by the Ward Seed Company as storage since it stood adjacent to the rear of their building on N. 16th Street and was a part of their operation. The building has a long record of continuous use and its architectural image enhances the character of the buildings in its vicinity.

The Ward Seed Company and the remaining portion of its original complex, 1615 Thornton, are contributors to the North 16th Street Historic District.

B11. Additional Resource Attributes: none

***B12. References:**

Google Earth
Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

***Date of Evaluation:** March 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

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 #:** 235 N. 16th Street
P1. Other Identifier: Vacant commercial space
***P2. Location: *a. County:** Sacramento
b. Address: 235 N. 16th Street **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0152-019

***P3a. Description:**

The one story brick structure stands adjacent to Wood Brothers and may currently serve as additional storage for the business. The building contains two show window areas that flank a central truck-door bay. Original clerestory windows with decorative muntin treatment have been removed or covered. Ornament is limited to a simple horizontal and vertical brick banding in the frieze and above the window bays. The windows and entrance door have been altered.

***P3b. Resource Attributes:** HP8
***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
1927
***P7. Owner and Address:**
Wood Family Rev. Trust
2661 Foley Ct.
Sacramento, CA 95864
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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** 5D1

***Resource Address:** 235 N. 16th Street

B1. Historic Name: Western Body Company

B2. Common Name: Western Body Company

B3. Original Use: Auto Body **B4. Present Use:** Vacant

***B5. Architectural Style:** Vernacular

***B6. Construction History:**

Built in 1927. Front entry and show windows modified. Windows replaced with wood paneling.

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

***B8. Related Features:** None

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

***B10. Significance: Theme:** Brick Commercial/Industrial **Area:** River District Special Planning Area

Period of Significance: 1927-1959 **Property Type:** Commercial sales & warehouse **Applicable Criteria:** C

The building was constructed in 1927 as the Western Body Company. The central truck door and window configuration substantiate its original use as auto related, as were a number of buildings in this area. The industrial character of the building and its brick construction relate it to the image of the buildings around and near it. The small vernacular brick building is a contributing structure to the North 16th Street Historic District.

B11. Additional Resource Attributes: None

***B12. References:**

Google Earth
Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

***Date of Evaluation:** March 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

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 #:** 311 N. 12th Street
P1. Other Identifier: Acme Cabinet
***P2. Location: *a. County**: Sacramento
b. Address: 311 N. 16th Street **City**: Sacramento **Zip**: 95811
***c. USGS 7.5' Quad** Sacramento West **Date**: 1992
***e. Other Locational Data: APN#**: 001-0130-022

***P3a. Description:**
The one and one-half story, wood frame structure is comprised of a gabled, metal-sheathed building, and a façade surfaced with textured metal sheeting. The pressed metal surface of the façade had been fabricated to give it the appearance of rusticated stone or concrete blocks. The façade contains a stepped parapet with a tall central section and a centered louvered vent opening. The lower portion of the façade contains four windows and a centered door. The front of the building is angled to parallel North 12th Street, which runs at a northeast/southwest angle to the standard grid. The openings in the façade have been covered. The wood frame building behind the façade contains multi-paned industrial sash windows.

***P3b. Resource Attributes:** HP8
***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:**
Loaves & Fishes

***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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
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Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code: 5S1

***Resource Address:** 311 N. 12th Street

B1. Historic Name: Acme Cabinet Shop

B2. **Common Name:** Loaves & Fishes

B3. Original Use: Woodworking Shop **B4. Present Use:** Part of a facility for homeless

***B5. Architectural Style:** Vernacular

***B6. Construction History:**

This building was constructed in 1922. The openings in the façade have been covered. There may be some alterations to the rear portion of the building that are not visible from the street.

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

***B8. Related Features:** A small park behind a solid curved wall along North 16th Street, connecting it to Mary House on the corner of North C Street.

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

***B10. Significance: Theme:** Commercial Architecture **Area:** River District Special Planning Area

Period of Significance: 1922-1959 **Property Type:** Brick Commercial Building **Applicable Criteria:** C

The structure apparently was constructed in 1922 for the Machold Brohers. Formerly a planning mill, the building served wood working and cabinetry functions, such as the Acme Cabinet Shop, for many years until its present ownership by Loaves and Fishes. The rusticated stone imitation of the building's façade is an interesting and now unusual example of a surface treatment once typical of commercial or industrial buildings of the 1920s era. The shape and texture of the façade create an image, once commonplace, that is now almost absent in Sacramento. The building is a rare and representative remnant of its type and has essentially retained its original image. As such, it appears to be potentially eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Sacramento Register as a Landmark Structure.

B11. Additional Resource Attributes: None

***B12. References:**

Assessor's Records
Google Earth
Interview with Emil Ister, owner of Acme Cabinet
Sacramento city Directories, 1922-1982

B13. Remarks:

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

***Date of Evaluation:** February 2009

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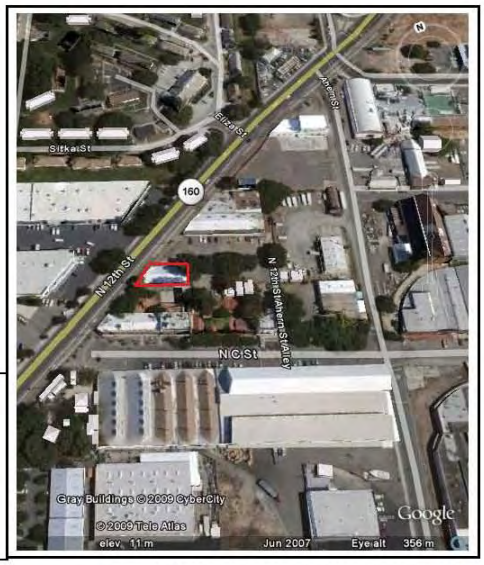


DPR 523B-Test (8/94)

*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 #:** 318 N. 16th Street
P1. Other Identifier: Flying "A" Gas Station Building
***P2. Location: *a. County** Sacramento
b. Address 318 N. 16th Street **City** Sacramento **Zip** 95816
***e. Other Locational Data: APN#: 001-0142-013**

***P3a. Description:**

The property contains a large open paved lot with a former gas station structure on one corner. The most recent use for the property was boat sales with the former Flying "A" Service Station building serving as the sales office.

The small concrete building is one story and rectangular, with a smaller, similarly shaped, extension on the north elevation. Both sections of the building have a flat roof. The east elevation contains two large truck door openings to service autos, and the office, also open to the east, has a window and door.

The corners of the larger portion are ornamented with pilasters which are topped with a raised design containing the capital letter "A" flanked by bird wings, the former logo symbol of a major gasoline fuel company. The pilasters and capitals are the only decorative feastures of the simple Moderne -influenced building. The building is a contributor to the North 16th Street Historic District.

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

P5b. Description of Photo:
View to west
***P6. Date Constructed/Age and Source:**
■ Historic ☐Prehistoric ☐Both
1950
***P7. Owner and Address:**
Donald Leong
5120 Hillard Way
Sacramento, CA 95831
***P8. Recorded by:**
Paula Boghosian
Historic Environment Cons.
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 1998, March 2009
***P10. Survey Type:** Intensive

P11. Report Citation*: Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _1_ **of** _1_ ***NRHP Status Code** 5D1
***Resource Name or #** 318 N. 16th Street
B1. HistoricName: Flying "A" Service Station
B2.CommonName: Vacant
B3. Original Use: Service Station **B4. Present Use:** Vacant
***B5. Architectural Style:** Moderne influences
***B6. Construction History:**

The building was constructed in 1950. It is unknown when the accompanying gas pumps were removed.

***B7. Moved?** ■ **No** ❑**Yes** ❑**Unknown** **Date:** **Original Location:**
***B8. Related Features:**
None

B9a. Architect: unknown **b. Builder:** unknown
***B10. Significance: Theme** Commercial Development **Area** River District Special Planning Area
Period of Significance 1923-42 **Property Type** Commercial **Applicable Criteria** C

The Service Station structure with its corporate design detail is representative of a once common image associated with a particular company engaged in the gasoline industry. The building served as the office of a boat sales business for several years.

The strong image of original logo on the prominent corners of the building reflects the automotive-oriented activities of the area and the era of substantial automotive growth after World War II. It is an unusual remnant of a formerly common logo of its era.

The building contributes to the 16th Street Historic District in character and original use.

B11. Additional Resource Attributes: None

***B12. References:**
Sacramento County Assessor Files
Sanborn Insurance Maps

B13. Remarks:

***B14. Evaluator:** Paula Boghosian

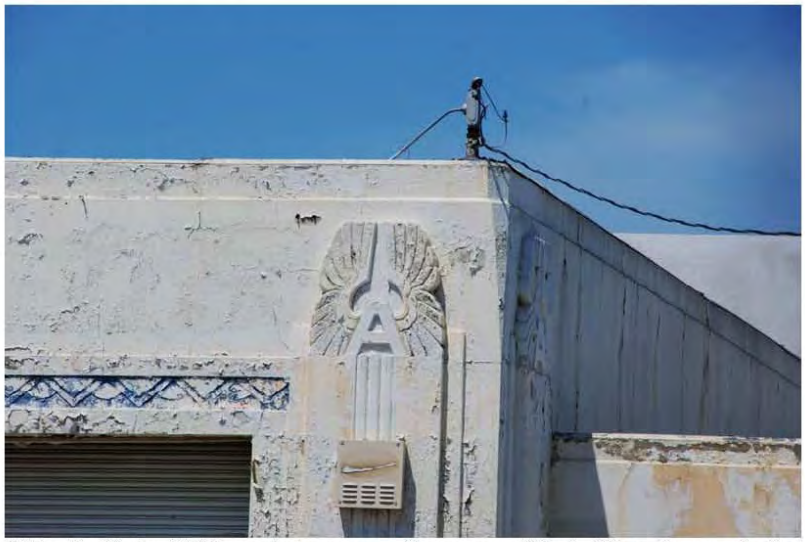
***Date of Evaluation:** March 1998, March 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

State of California — The Resources Agency	Primary #_____
DEPARTMENT OF PARKS AND RECREATION	HRI#_____
CONTINUATION SHEET	Trinomial_____

Page 2 of 2 **Resource Name or #: 318 N. 16th Street**
Recorded by : Paula Boghosian



Notice the Flying "A" logos that appear on the corners of the building, the scored pilasters and the decorative frieze above the garage door. View to the west.

Notice pilaster, inset window banks and stepped back parapet. View to the north.

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PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ **Reviewer**_____ **Date**_____

Page 1 **of** 1 ***Resource Name or #:** 400 N. 16th Street
P1. Other Identifier: Railbridge Winery
***P2. Location: *a. County** Sacramento
b. Address 400 16th Street **City** Sacramento **Zip** 95814
***e. Other Locational Data: APN#: 001-0141-017**

***P3a. Description:**

The property contains a small one story brick commercial building. The frontage on N. 16th Street is small compared with the depth of the building which extends to the rear abutting the property at 1517 Mccormack.

The facade contains a central glass-doored entry, flanked by two sets of tripartite glass show windows. The door and adjacent glass panes, and the show windows have been mounted in aluminum frames. The primary ornamentation consists of a band of decorative brickwork along the cornice of the façade and the south elevation. A rounded awning wraps around the corner of the building.

The show windows have been replaced, the entry altered, and a strip of wood has been attached above the show windows. The brick surface of the building has been painted. A billboard is attached to the roof on the south elevation.

The building is currently occupied by the Railbridge Winery. It contributes to the North 16th Street Historic District in terms of image, use and original material.

***P3b. Resource Attributes:** HP 6
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other

P5b. Description of Photo: View to northwest
***P6. Date Constructed/Age and Source:** ■Historic Prehistoric Both 1935 Est.

***P7. Owner and Address:**
Bartley Cavenaugh Trust
1533 40th Street
Sacramento, CA 95819
*P8. Recorded **by:**
Paula Boghosian
Historic Environment Cons;
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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

DPR 523A-Test (8/94)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _1_ **of** _1_ ***NRHP Status Code**_____5D1_____
***Resource Name or** #_400 N. 16 th Street_____
B1. Historic Name:_____
B2. Common Name:___Railbridge Winery_____
B3. OriginalUse:__commercial **Current Use**: ___ commercial
Architectural Style:_____vernacular commercial_____
***B6. Construction History:**
The construction date of the building is estimated circa 1935.

***B7. Moved?** ■ **No** **Yes** **Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:** none

B9a. Architect:__unknown_____**b. Builder:**_unknown_____
***B10. Significance: Theme**__ commercial/light industry_____**Area**_River District Special Planning Area
Period of Significance_1935-1942_____**Property Type**_commercial retail_____**Applicable Criteria**_C

The building currently serves as the Railbridge Winery with retail sales.
The small commercial building reflects elements of its original design in its cornice and brick surface. The fenestration of the façade has been modified somewhat, changing the original image.

The building is a contributor to the North 16th Street Historic District in terms of scale, original construction material and image.

B11. Additional Resource Attributes: -

***B12. References:**
Google Earth
Sacramento County Assessor Office Files
Sanborn Insurance Maps

B13. Remarks:

***B14. Evaluator:** Paula Boghosian
***Date of Evaluation:** April 2009

(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_____

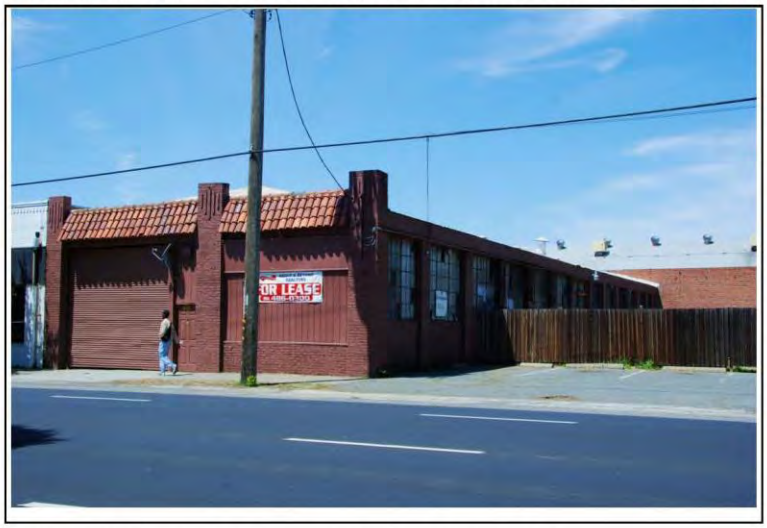
Page 1 **of** 1 **Resource Name or #:** 410 North 16th Street
P1. Other Identifier:
***P2. Location: *a. County:** Sacramento
b. Address: 410 North 16th Street **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0141-016

***P3a. Description:**

This single-story brick building was building in 1930 (est.) by Uty Family a prominent business and commercial family in Sacramento at the time. It's most recent tenant was Bob's Supply and is now currently vacant and boarded up. The façade consists of three decorative projecting brick pillars that partition it into two equal sized bays. The roof-line has a false parapet consisting of two bays of angled clay tile which conceal a truss roof. The north bay of the façade has a large window opening which is not boarded-up. In the 1999 survey it had a large aluminum sash show window consisting of four equal sized vertical elements. The south bay has a wood entry door and a large square truck door. The north elevation has a series of equal sized multi-paned metal sash windows above a brick veneer. The building is in fair condition.

The building contributes to the North 16th Street Historic District in terms of material, scale and original use.

***P3b. Resource Attributes:** HP8
***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
1930 est.
***P7. Owner and Address:**
Wm. & Henry Doering
1506 Sproule Ave.
Sacramento, CA 95811
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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 RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 **of** 1 **Resource Name or #:** 524 N. 7th Street, 801 Richards Blvd.
P1. Other Identifier: McKesson & Robbins Wholesale Drug and Liquor Distribution Center
***P2. Location: *a. County:** Sacramento
b. Address: 425 N. 7th Street, 801 Richards Blvd. **City:** Sacramento **Zip:** 95811
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0120-018
***P3a. Description:**

The western portion of the one story building is comprised of a large horizontal block form intersected by a small taller square block with an entrance at the point of intersection. The entry has a brick base and is covered by a flat canopy supported by posts. A long narrow horizontal strip projects from the building above the band of windows and wraps around the corner on Richards Boulevard. The north portion that extends from the entry block contains shallow banks of windows below the continuation of the horizontal strip.

The south elevation lacks ornamentation until it meets the eastern portion of the building. The roof of the continuing one story portion contains banks of projecting clerestory windows allowing light into the interior and creating a zigzag roof pattern. These roof monitors extend from the east to the west, almost to the western façade. A narrow strip similar to that on the southwest, wraps around the southeast corner of the building above windows and becomes a canopy above the entry at that corner of the building. Openings and windows on the southeast portion of the building are different from the western façade and some modifications may have occurred. The western portion appears fairly unaltered. The west and east portions are currently painted different colors and housed different businesses.

***P3b. Resource Attributes:** HP8
***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
1951
***P7. Owner and Address:**
Continental Plaza Phase IV
3184 "J" Airway Ave.
Costa Mesa, CA 92626
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:** March 2009
***P10. Survey Type:** Intensive
P11. Report Citation*: Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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.

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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 **of** 1 ***NRHP Status Code** 5S1

***Resource Address:** 425 N. 7th Street, 801 Richards Blvd.

B1. Historic Name: McKesson & Robbins Wholesale Drug & Liquor Distribution Center

B2. Common Name: none

B3. Original Use: Distribution Warehouse **B4. Present Use:** Vacant

***B5. Architectural Style:**

***B6. Construction History:**
Completed in 1951

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

***B8. Related Features:** None

B9a. Architect: Herbert Goodpaster **b. Builder:** Affiliated Engineers & Contractors Inc.

***B10. Significance:** **Theme:** Industrial/Warehouse **Area:** River District Special Planning Area

Period of Significance: 1951-present **Property Type:** Industrial/Warehouse **Applicable Criteria:** A, C

The McKesson & Robbins Drug and Liquor Wholesale Distribution warehouse was completed in 1951. At the time it was built it was the largest drug and liquor warehouse operation under one roof in the United States. The predecessor companies had a long history in Sacramento going back to 1852 at 114 J Street as the H.C. Kirk pharmacy. In the early 1880s the Kirk pharmacy merged with William Geary and the business became a wholesale operation at 416 J Street. W.F. Geary joined the firm in 1899 and in 1922 he became president of the firm. His house on 21st Street in Boulevard Park is on the National Register of Historic Places. In 1928 Kirk-Geary joined 15 other wholesalers in forming the McKesson & Robbins Inc. The local operation was known for years as the McKesson-Kirk-Geary company. McKesson operated here from the 1951 construction of this warehouse at 425 N 7th and 801 Richards, until the early 1980s. McKesson is still a corporation specializing in the distribution of health care systems, medical supplies and pharmaceutical products and is the largest health care company in the world, with sales of $101.7 billion in 2008.

Herb Goodpastor designed the Jackson Furniture Store in Sacramento in 1946, a harbinger of the new 'contemporary' design influences of the late 1940s and 1950s. The architect was a prominent Sacramento architect and the design of the building reflects primary design principles of its era with its horizontal emphasis, strip fenestration, and simplicity of forms. It appears to be an early representative of its style in Sacramento. It is a good example of its type and design, and is eligible for listing on the Sacramento Register as a Landmark structure.

B11. Additional Resource Attributes: None

***B12. References:**
Pacific Coast Architecture Database, "Herbert Goodpastor, https://digital.lib.washington.edu/architecture/architects/5136
Sacramento Bee: 5/6/1950
Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer
Sacramento Union: 1/25, 1937, p. 4; 5/6/1950, p. 8; 2/27/1951, p. 8; 3/31/1963, p. D-1.
Wikipedia Online Encyclopedia
Google Earth

B13. Remarks:

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

***Date of Evaluation:** March 2009

(This space reserved for official comments.)

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

State of California — The Resources Agency	Primary #_____
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CONTINUATION SHEET	Trinomial_____

Page 2 of 2 **Resource Name or #:** 425 N. 7th Street, 801 Richards Blvd.
Recorded by: Paula Boghosian

Detail of entrance to former McKesson-Roberts Pharmaceutical warehouse office, view to the northeast.

East end of McKesson-Roberts building, former liquor distribution warehouse. View to the northwest.

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HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 **of** 1 **Resource Name or #:** 430 N. 16th Street
P1. Other Identifier:
***P2. Location: *a. County:** Sacramento
b. Address: 430 N. 16th Street **City:** Sacramento **Zip:** 95811
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0141-013

***P3a. Description:**

An angled false parapet, covered with clay tile shingles, hides what appears to be a flat roof. The building has a distinctive brick pillar on the southeast corner with vertical lines of decorative brick that matches similar pillars on the façade of 410 N. 16th Street. The façade has been modified and now has six vertical aluminum sash windows. There is vertically channeled wood siding below and above the windows where it may conceal, or have replaced, clerestory windows. There is a small brick base on the façade suggesting that it may not have contained an entry. On the south façade to the west of the corner pillar is an entry door floor on the west by two identically shaped vertical windows. A set of concrete steps leads up to a concrete loading dock platform that is in front of a roll-up metal door. This opening is flanked on either side by a pair of small square windows placed high on the wall. In the 1952 Sanborn Map this building was an office for a Sunland Oil Company storage facility which included the two lots to the south (now vacant). The building is a contributor to the North 16th Street Historic 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 west.
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1930 est.
***P7. Owner and Address:**
Wm. & Henry Doering
1506 Sproule Ave.
Sacramento, CA 95811
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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.

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HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 **of** 2 **Resource Name or #:** 470 N. 16th Street
P1. Other Identifier: Mack Truck International Corp., Crest Carpet Co.
***P2. Location:** *a. County Sacramento b. USGS 7.5' Quad Sacramento East Date 1967
c. Address: 470 N. 16th Street City Sacramento Zip 95814
***e. Other Locational Data:** APN#: 001-0141-024
***P3a. Description:**

The facade elevation of the two story brick structure contains a tiled hip roof and a series of seven blind arch bays in a rectangular building segment that parallels North 16th Street. Six of he bays contain show windows on the first floor, and each has an aluminum sash casement window centered in a blind arch on the second floor. The seventh bay contains a large truck door. A standard door stands adjacent to the south. Another standard door lies between the fifth and sixth bay, apparently leading to the second floor. The form, brick and tile materials and arches relate the design of the building to Mediterranean Revival design.

Three parallel gabled monitors extend from the rear of the facade elevation to the rear (west). A main entry occurs on the north end of the building, and second floor access on the south. A large truck door lies near the south end. The north elevation, also brick, is divided into bays by pilasters and contains large sections of metal-sashed windows alternating with large service doors. The rear is sheltered by a canopy above large truck doors.

***P3b. Resource Attributes:** HP39
***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
1929, factual
***P7. Owner and Address:**
Doering/Wm H/Henry G.
1506 Sproule Ave.
Sacramento, CA 95814

***P8. Recorded by:**
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*: Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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.

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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 5D1

*Resource Address: 470 N. 16th Street

B1. Historic Name: Mack Truck International Corp.

B2. Common Name: Crest Carpet Co.

B3. Original Use: Retail Truck Sales & Service B4. Present Use: Retail Carpet

*B5. Architectural Style: Mediterranean Revival influences

*B6. Construction History

The building was constructed in 1929. Show window divisions and openings have been modified and sash replaced. Second floor windows have been modified. The roll-up door on the facade is not original. Signage distracts from the building.

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

*B8. Related Features: Free standing hip roofed structure to the southwest.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commercial/Industrial

Area Richards Blvd. Special Planning District

Period of Significance 1929-1949 Property Type Commercial Applicable Criteria C

The building served for nearly fifty years as the local headquarters for two major commercial vehicle enterprises. From 1929, when the building was constructed, until 1934, this building was the local home of the Mack International Trucking Corporation, a nationwide truck manufacturer. In 1934, the F.B. Hart Trucking Co., a locally owned business, took over the building and used it as its headquarters for the next 23 years. While there, the F.B. Hart Company grew into a successful dealership specializing in large diesel trucks for commercial purposes. The Harts were important in private as well as business activities. Mrs. Hart was a world class polo player, and the winner of numerous trophies. Her horse breeding activities in the north Sacramento region continued a tradition in this area begun by James Ben Ali Haggin and Lloyd Tevis in the 19th Century.

In 1957, F.B. Hart left the building and it remained vacant until 1959. In that year the Safety Switchbaord Company, an electrical equipment supplier took over the building and occupied it until 1965. The building is now the home of Crest Carpet, a retail carpet dealership.

The building carries the stylistic image established for industrial related buildings of this area, with Mediterranean Revival brick, tile and arch theses. Though altered, it is an attractive structure for its use, and sited in a prominent location. Historic ownership associations are of some note. The building is a contributor to the North 16th Street Historic District in terms of construction material, historic uses and image.

B11. Additional Resource Attributes: None

*B12. References:

Google Earth
Sacramento City Directories, Assessor's Records
Sanborn Insurance Maps

B13. Remarks:

*B14. Evaluator: Paula Boghosian, HEC

*Date of Evaluation: March 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

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PRIMARY RECORD

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HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** 500 N. 16th Street
P1. Other Identifier: Capitol Sheet Metal
***P2. Location:** *a. County Sacramento b. USGS 7.5' Quad Sacramento East Date 1967
c. Address: 500 N. 16Th Street City Sacramento Zip 95814
***e. Other Locational Data:** APN#: 001-0130-009

***P3a. Description:**

The two story brick building is rectangular in form and its base is concrete. The eastern section of the building is divided into two different floors, while the rear or western end is an undivided one-story space. Windows are multi-paned industrial sash type, on both floors and the rear, and the principal entry is centered on North 16th Street.

Constructed in 1935 the building reflects the form and image of the emerging *International Style* that originated in Europe. The style received much of its early inspiration from factory buildings and other industrial structures, and certainly fits its role in this Sacramento representative of the style.

***P3b. Resource Attributes:** HP8
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: View to Northwest 3/2009

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1935, factual

***P7. Owner and Address:**
Capitol Sheet Metal
500 N. 16th Street
Sacramento, CA 95811

***P8. Recorded by:**
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608

***P9. Date Recorded:** March 2009

***P10. Survey Type:** Intensive

P11. Report Citation*: Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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.

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

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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 5D1

*Resource Address: 500 N. 16th Street

B1. Historic Name: Western Machinery Co.

B2. Common Name: Capitol Sheet Metal (CMS)

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Utilitarian and Vernacular, very limited Moderne influences

*B6. Construction History

The estimated construction date is 1935. The building was remodeled in 1969 when Capitol Sheet Metal moved into the building.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Uknown

*B10. Significance: Theme Commercial/Industrial

Area Richards Blvd. Special Planning District

Period of Significance 1921-1948 Property Type Industrial/Office Applicable Criteria C

The brick structure was built in the mid 1930s for the Western Machinery Co., J.H. How, manager. It remained in use by that business for many years, and now is occupied by the Capitol Sheet Metal Company. A sign above the door notes "Warehouse of Haslett Warehouse Co."

The structure contributes to the brick industrial building tradition of the area, and is a contributor to the North 16th Street Historic District.

B11. Additional Resource Attributes: None

*B12. References:

Assessor's Records, Sanborn Insurance Maps
Google Earth
Sacramento City Directories

B13. Remarks:

*B14. Evaluator: Paula Boghosian, HEC

*Date of Evaluation: March 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 **of** 2 **Resource Name or #:** 521 N. 10th Street
P1. Other Identifier: Volker Flooring
***P2. Location: *a. County:** Sacramento
b. Address: 521 N. 10th Street **City:** Sacramento **Zip:** 95811
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0081-006

***P3a. Description:**

The one story building is constructed of reinforced concrete with a painted cement plaster surface. The shallow hip, composition-shingled roof covers an "L"-shaped building with a service wing extending south, and an office area in the west wing.

The angled entry is on the southwest facing corner, and is attractively enhanced with modern stylistic ornamentation. The entry is recessed and framed by scored and rounded supports and two vertically fluted panels topped with rectangular deco-styled panels.

The west elevation contains eight multi-paned, industrial sash windows, while the south facing elevation contains smaller horizontally shaped windows placed high on the wall. The service wing extending to the south contains similar windows in its western elevation and a truck door.

Alterations appear minor.

***P3b. Resource Attributes:** HP8
***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: View to northeast
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1949
***P7. Owner and Address:**
Zeigler, Ronald L./Elizabeth Jo et al
Box 348
Los Alamos, CA 93440
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
March 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*: None

***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.

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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 5S1

***Resource Address:** 521 N. 10th Street
B1. Historic Name: William Volker Company
B2. Common Name: Admail West
B3. Original Use: Warehouse, office and showroom **B4. Present Use:** Direct Mail House
***B5. Architectural Style:** Art Deco and Moderne influences
***B6. Construction History:**
The building was constructed in 1949 and is largely unaltered. It is early example in Sacramento of tilt-up concrete wall construction in the area.

***B7. Moved?** ■No □Yes □Unknown **Date:** **Original Location:**
***B8. Related Features:** None
B9a. Architect: unknown **b. Builder:** unknown
***B10. Significance: Theme:** Commercial Property **Area:** River District Special Planning Area
Period of Significance: 1949-1959 **Property Type:** Industrial **Applicable Criteria:** C

The 36,000 square foot warehouse building was built for William Volker & Co., wholesale floor covering distributor in 1949. It was considered a contributor to the expansion of the industrial park character of this area.
The Volker Company remained in the building until 1981. It was purchased by Westco Products, bakery supply manufacturer, in 1983, and occupied by that company until the early to mid 1990s. It is still owned by its Westco owner, Ronald Ziegler.

The construction process was fairly new in the area, with reinforced cement walls cast in a form flat on the ground. When set, the concrete walls were lifted by a crane and put in place. By eliminating the construction of upright wooden forms for the walls, completion of the building was hastened.

The building contains some attractive design components reflective of the era, and is important as an early example of tilt-up concrete construction in Sacramento. The building appears eligible for listing in the Sacramento Register as a Landmark.

B11. Additional Resource Attributes:

***B12. References:**
Sacramento Assessor
Sacramento Bee: Sept. 24, 1949, p. 8.
Sacramento City Directories

B13. Remarks:

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

***Date of Evaluation:** March 2009

(This space reserved for official comments.)

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*These items consist of required information.

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Page 1 of 2 **Resource Name or #:** 521 N. 10th Street
Recorded by: Paula Boghosian

Detail view of front entrance. View to the north.

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Trinomial_____
NRHP Status Code_____
Other Listings_____
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Page 1 **of** 1 **Resource Name or #:** 700 Dos Rios
P1. Other Identifier: Dos Rios School
***P2. Location: *a. County**: Sacramento
b. Address: 700 Dos Rios **City**: Sacramento **Zip**: 95811
***c. USGS 7.5' Quad** Sacramento East **Date**: 1992
***e. Other Locational Data: APN#**: 001-0082-001

***P3a. Description:**

The one story stucco-surfaced structure reflects Moderne design in its rounded corner entry, ornamental details, and simple treatment of its classroom wings. Two one-story classroom wings extend in different directions at a roughly 90 degree angle from the entry, forming an "L" shape. Horizontal bands of windows and window banks provide lighting to the classrooms, and provide an open, airy quality reflective of architectural design of that era. The rounded entry buildings is divided into three horizontal bands by a shallow molding that enframes horizontal groups of multi-paned, metal sash windows. A scalloped trim encircles the structure beneath the projecting eave. Entry stairs are curved to reflect the shape of the building, and lead to the recessed, angled entrance. The curved portion of the building containing the entry is particularly distinctive. A number of additional buildings have been added to the site, including a two story classroom building, additional classroom buildings installed inside the angle of the "L" of the original school building, a multi-purpose room and cafeteria, and buildings south and east of the southern wing of the original school. While these buildings detract from the Moderne image of the original "L" shaped school building, they are not attached.

***P3b. Resource Attributes:** HP15
***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
1942
***P7. Owner and Address:**
North Sacramento School Dist.
5735 47th Ave. 802A
Sacramento, CA 95824
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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.

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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1 *NRHP Status Code 5S1

***Resource Address:** 700 Dos Rios

B1. Historic Name: Dos Rios School

B2. **Common Name:** Smythe Academy

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

***B5. Architectural Style:** Moderne

***B6. Construction History:**

The building was constructed in 1942. A short canopy has been added to the south end of the building. The date of this small addition is unknown.

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

***B8. Related Features:**

Several other buildings, in addition to the original five classrooms, have been added to the school site; five additional rooms were added in 1948, a multi-purpose hall and cafeteria were constructed in 1952, a portable building was added in 1968, and 1971, and a locker room was converted to a classroom in 1987. Since that time, several other portable/temporary structures have been added.

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

***B10. Significance: Theme:** Elementary School **Area:** River District Special Planning Area

Period of Significance: 1942-1948 **Property Type:** School **Applicable Criteria:** C

The school was designed by George Sellon, a leading Sacramento architect of the era, and California's first State Architect. The original school building's fine Moderne design and proportions lend style and importance to the building.

George Sellon was an important figure in the field of architecture in Sacramento and the State, from just after the 1906 fire and earthquake in San Francisco, into the 1940s, designing some of the city's best known buildings. The California State Life Building, better known today as the 926 J Street building, was his design and the site of his architectural office.

The original school reflects a skillful execution of Merderne or Art Deco design of the era, utilized sensitively in a public school context. Al though the building is flanked by later auxiliary buildings locking design distinction, the original form remains intact and essentially separate from the auxiliary structures.

As a good example of its style and type of building and its design by the hand of a master architect who was a notable statewide figure in his profession as well as important regional designer, the original school building on this property, excluding the auxiliary structures, is potentially eligible of listing in the Sacramento Register as a Landmark structure.

B11. Additional Resource Attributes: None

***B12. References:**

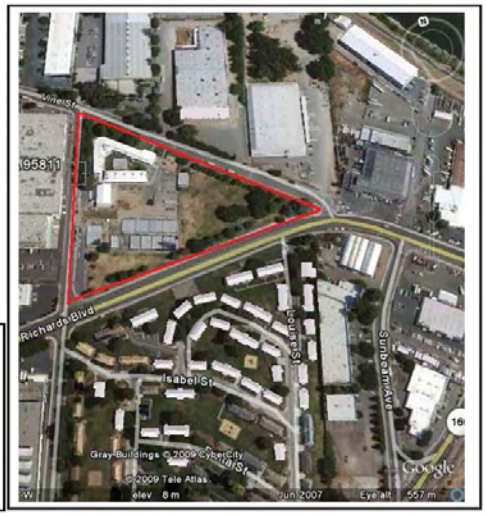
Richards Blvd. Area Architectural and Historical Survey
Sacramento City School District Records and staff interviews
Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

***Date of Evaluation:** February 2009

(This space reserved for official comments.)



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

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Page 2 of 2 **Resource Name or #:** 700 Dos Rios
Recorded by: Paula Boghosian

Interior detail, showing the branching of the two hallways to the east (left) and south (right).

Interior detail near main entrance (to the right).

State of California — The Resources Agency
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HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 **of** 1 **Resource Name or #:** 950 Richards Blvd.
P1. Other Identifier: Sacramento Theatrical Lighting Co.
***P2. Location: *a. County:** Sacramento
b. Address: 950 Richards Blvd. **City:** Sacramento **Zip:** 95811
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0031-008

***P3a. Description:**

The building is oriented horizontally, with projecting rounded sections toward the rear, supported by interior trusses. The façade of the one story L-shape building is divided visually into two portions along the facade. A longer portion extends to the west from the shorter section that contains the entry and projects further toward the north. The longer west section of the northern façade is surfaced with stucco and contains a long 'ribbon' bank of windows.

The section that contains the entrance consists of a full height glazed section containing the glass-doored entry, and a solid section of thin brick or tiles stacked and arranged in layers interrupted by shallow vertical channels. The planter at the base is constructed of the same materials. The main wall surfaces are concrete plaster. The east elevation of the building reveals three arched roof truss sections projecting from the roof and extending to the west.

The layers of stacked brick or stone on the façade were originally an earth color and have been painted dark grey. The stairs are brick of terra cotta color.

***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
Completed 1951
***P7. Owner and Address:**
Sacramento Theatrical Lighting Co.
950 Richards Blvd.
Sacramento, CA 95811
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:** March 2009
***P10. Survey Type:** Intensive
P11. Report Citation*: Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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** 2 ***NRHP Status Code** 5S1

***Resource Address:** 950 Richards Blvd.
B1. Historic Name: Coffin-Reddington Drugs
B2. Common Name: Sacramento Theatrical Lighting
B3. Original Use: Distribution Center **B4. Present Use:** Theatrical Supplies
***B5. Architectural Style:**
***B6. Construction History:** Completed in 1951.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None

B9a. Architect: Albert C. Martin & Associates, Los Angeles **b. Builder:** Cahill Brothers, San Francisco
***B10. Significance: Theme:** **Area:** River District Special Planning Area
Period of Significance: 1951-present **Property Type:** Industrial/Distribution **Applicable Criteria:** C

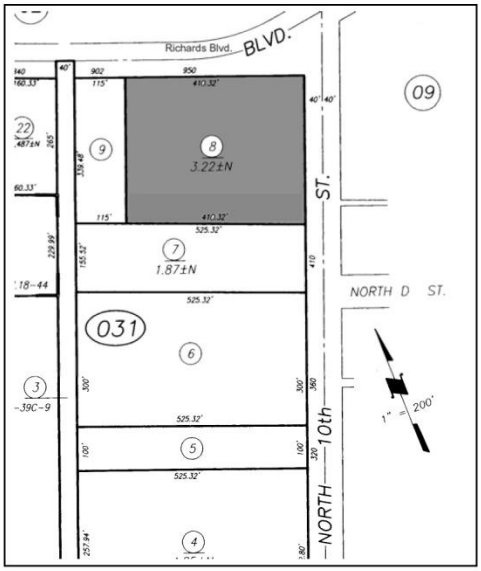
The building is important due to its architectural design and architect, as well as its use as an important distribution point for a long time established business firm. The Coffin-Reddington Warehouse was completed in 1951. The company had been founded in San Francisco about 100 years prior to that, making it a very old original California company. Coffin Reddington had merged just a year prior to the completion of this warehouse with the Brunswig Company out of Los Angeles. The building continued to be occupied under the Coffin-Reddington name until 1962 when it assumed the name of the parent corporation, Brunswig Drug Company. It operated under the

The building was designed by the architectural firm of A.C. Martin & Associates, a well known Los Angeles architectural firm.

(see attached continuation sheet).

B11. Additional Resource Attributes: None

***B12. References:**
Architectural Record News, April 17, 2006
Hess, Alan, *The Ranch House*, Harry Abrams Inc., New York, 2004.
Los Angeles Times: 4/4/2006, p. B-10
Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer
Sacramento Union: 3/10/1950, p. 3; 6/25/1950, p. 10; 2/24/1951, p. 9.
Wikipedia Online Encyclopedia,
http://en.wikipedia.org/wiki/Albert_C._Martin,_Sr.



B13. Remarks:
***B14. Evaluator:** Paula Boghosian, Historic Environment Cons.

***Date of Evaluation:** March 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

*These items consist of required information.

State of California — The Resources Agency	Primary #_____
DEPARTMENT OF PARKS AND RECREATION	HRI#_____
CONTINUATION SHEET	Trinomial_____

Page 2 of 3 **Resource Name or #: 950 Richards Blvd.**
Recorded by: Paula Boghosian

***B10. Significance: (continued)**

In 2006 the firm AC Martin Partners, Inc. celebrated its 100 year anniversary. Three generations of the Martin family helped guide the firm to prominence in Los Angeles architecture. In a 1979 article the L.A. Times credited the firm with designing "…more than 50 percent of all the major buildings erected in downtown Los Angeles since World War II." Among AC Martin's more memorable projects are: Ventura County Courthouse (1912), the Million Dollar Theater (1917 on Broadway), St. Vincent de Paul Roman Catholic Church (1923, Figueroa St.), Santa Monica Catholic Church (1926), the May Company store (1939, Wilshire Blvd.), a collaboration in the design of Los Angeles City Hall (1928), Log Angeles Dept. of Power and Water (1965, Hope St.), TRW Science Research Park (1968) and Arco Plaza Towers (1973). During its long history the firm has received over 100 design and planning awards. The company has been credited with the design of some 1,500 buildings. In the Los Angeles area

The design of the building reflects architectural modes of the time termed as "contemporary" due to their simplicity of form and detail, strong horizontal shapes, and reflection of the International Style to which the architect was well-exposed in the Los Angeles area. The interior truss work of the building is also impressive.

Due to architectural values, its design by a master, and important distribution uses, the building appears eligible for listing in the Sacramento Register as a Landmark structure.

Los Angeles City Hall
Library of Congress

May Company Department Store
Library of Congress

State of California — The Resources Agency	Primary #_____
DEPARTMENT OF PARKS AND RECREATION	HRI#_____
CONTINUATION SHEET	Trinomial_____

Page 3 of 3 **Resource Name or #: 950 Richards Blvd.**
Recorded by: Paula Boghosian

***B10. Significance: (continued)**

Million Dollar Theater, Los Angeles

Library of Congress

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 #:** 1100 Richards Blvd.
P1. Other Identifier: Zellerbach Paper Company
***P2. Location: *a. County:** Sacramento
b. Address: 1100 Richards Blvd . **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 001-0090-002

***P3a. Description:**

The one and one-half story, 160,000 square foot building was constructed of reinforced concrete and steel in 1948, as a cost of $350,000. The façade (north) elevation is shorter (one-story) and contains the glassed entry with three columns, and a pylon of horizontal field stone, and offices. The northeastern corner of the façade contains a continuous band of windows that wrap around the building corner beneath a shallow metal canopy with a "streamlined" fascia, and glass block while the western end contains paired windows, arranged at the same height. The roof contains several long banks of monitors with windows facing to the north. This provides a good light supply to the interior. The concrete building is surfaced with cement plaster. The rear elevation is surfaced with corrugated metal sheathing.

***P3b. Resource Attributes:** HP8
***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
1949
***P7. Owner and Address:**
Park Villa Clovis LP
745 Vin Hill Wy.
Martinez, CA 94553
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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** 5S1

***Resource Address:** 1100 Richards Blvd.

B1. Historic Name: Zellerbach Paper Company

B2. Common Name: none

B3. Original Use: Distribution Warehouse **B4. Present Use:** Storage/Truck Rental

***B5. Architectural Style:**

***B6. Construction History:**

The building was constructed between September 1948 and June 1949. The windows on the western end of the north (façade) elevation appear to have been replaced.

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

***B8. Related Features:**

None

B9a. Architect: Crown Zellerbach central engineering office: E.A. Brayman, VP in charge of operations, Director of design and construction **b. Builder:** Campbell Construction Co.

***B10. Significance: Theme:** Commercial Development **Area:** River District Special Planning Area

Period of Significance: 1949 **Property Type:** Warehouse **Applicable Criteria:** C

The property was purchased from the Bercut-Richards Packing Company and Tom H. Richards who initiated development of the Industrial Park Area north of the city. The general plans and specifications have been prepared by the central engineering office of the Crown Zellerbach Corporation. E.A.Breyman, vice president in charge of operations, directed the design and construction. The building is a good representation of its building type and utilitarian-adapted International style influences. For its era of construction, it appears to be a rather early example of a building design that became widespread by the 1960s and was employed in the design of a wide variety of building types. At the time of its construction, it attracted considerable local attention as a progressive example of future construction design for the type of building. A groundbreaking was held in September of 1948, attended by mayor Belle Coolidge and a number of Zellerbach officials. After the groundbreaking, the officials were entertained by T.J.Labhard, president of the Chamber of Commerce and his executive committee at a luncheon in the Sutter Club.

The new local division headquarters served as the distribution point for Northern California and most of Nevada.

The building is an excellent representative of its type and style, and has retained most of its integrity. As such the building appears eligible for the California Register of Historical Resources, and the Sacramento Register as a Landmark structure.

B11. Additional Resource Attributes: none

***B12. References:**

County Assessor
City Directories
Google Earth
Sacramento Bee: 2/7/1946, p. 1; 9/1/1948; 9/24/48 p. 3

B13. Remarks:

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

***Date of Evaluation:** April 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

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

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code 5
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 **of** 1 **Resource Name or #:** 1341 North C Street
P1. Other Identifier: Fire Station # 14
***P2. Location: *a. County** Sacramento **b. USGS 7.5' Quad** Sacramento East **Date** 1992
c. Address: 1341 North C Street **City** Sacramento **Zip** 95814
***e. Other Locational Data:** APN#: 001-0130-007

***P3a. Description:**

Fire Station #14, located on North C Street, was constructed of brick in 1948. It was designed by Clarence C. Cuff, a well-known, long established Sacramento Architect. Cuff designed the now demolished Merrium Apartments in downtown Sacramento. In the Fire House, Cuff employs simplified elements of the Moderne Style prominent during the 1930s and 1940s. Shallow projecting bands of brick wrap around the building horizontally at the cornice, above and below second floor windows, around the truck doors of the first floor, and above the first floor windows, the structure's only ornamentation and its principal Moderne design element. There are two large truck doors, a multi-paned metal sash window, and a standard door on the first floor of the south elevation. Another standard door and windows are tied into the overall composition with the encircling projecting brick belt course at header height. The second floor contains bands of windows that have been changed to aluminum or vinyl sash and a rear entry with wood stairs. The roof is obscured by the horizontal parapet.

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

P5b. Description of Photo: View to Northwest 5/2009
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
January 1948
***P7. Owner and Address:**
City of Sacramento
915 I Street
Sacramento, CA 95814
***P8. Recorded by:**
Paula Boghosian, HEC
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*: Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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** 5S1
***Resource Address:** 1341 North C Street
B1. Historic Name: Fire Station #14
B2. Common Name: Fire Station #14
B3. Original Use: Fire Station **B4. Present Use:** Fire Station
***B5. Architectural Style:** Moderne Influences
***B6. Construction History**

The building was constructed in January 1948. Alterations include a shed-roofed addition which appears to have been added to the rear of the second story, and modifications to the rear door and stairway. The truck doors do not appear to be original. Dates of the modifications are unknown, but appear to generally date from the 1960s. Original windows have been replaced.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown Date:**_____ **Original Location:**
***B8. Related Features:**
None
B9a. Architect: Clarence C. Cuff **b. Builder:** Uknown
***B10. Significance: Theme** Public works in mixed industrial area
Area River District Special Planning District
Period of Significance 1948-1998 **Property Type** Public: Fire House **Applicable Criteria** C

The two story brick building is a simple and utilitarian example of its Moderne style and utilitarian type. The principal design elements are limited to the building's most visible and competently composed elevations, the south and east facades. The building housed a single fire department company with four people and one engine. As such, it was one of the City's smaller units, appropriately sized for this area. Its design was also one of the architect's more functional works, and does retain some significance as one of the few remaining works of this well known local architect. The property has retained important features of its original design by an important local architect and appears to be potentially eligible for listing in the Sacramento Register as a Landmark structure.
B11. Additional Resource Attributes: None

***B12. References:**
Harold Ayers
Ed Flowers
Nancy Miller
Sacramento Fire Department,
Sacramento City Real Estate Records
B13. Remarks:

***B14. Evaluator:** Paula Boghosian, HEC
***Date of Evaluation:** April 2009

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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 of Resource Name or #: 1400 Richards Blvd.
P1. Other Identifier: Quonset Huts
***P2. Location: *a. County:** Sacramento
b. Address: 1400 Richards Blvd. **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento East **Date:** 1992
***e. Other Locational Data: APN#:** 001-0101-005

***P3a. Description:**

The building(s) appear to be a combination of two quonset structures, united by the central section of a third. The semi-circular, barrel-shaped structures have flat façade elevations on either end (north and south). The partially pre-fabricated structures are constructed of corrugated metal sheeting on a semi-circular steel support frame. The central section holds a large metal truck door. Windows beneath the top of the arched sections have been closed, as has the door in the façade of the east end of the joined buildings. The single multi-paned, metal-sash windows in the east and west ends have not been sealed. A rectangular, gabled building stands adjacent to the east. The wood frame structure is surfaced with corrugated metal sheathing. The north facade contains a large, double, truck door opening and a metal-sash, multi-paned window. Areas containing any identifying signage have been painted over. A metal power utility tower stands adjacent on the west. The buildings are in fair condition.

***P3b. Resource Attributes:** HP8
***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
1946-48
***P7. Owner and Address:**
Morr Family Trust
1608 7th Ave.
Sacramento, CA 95818
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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 5S1

*Resource Address: 1400 Richards Blvd.
B1. Historic Name: Basler Property
B2. Common Name: Quonset Hutsit
B3. Original Use: Wholesale Hardware B4. Present Use: Auto Storage/Vacant
*B5. Architectural Style: Quonset Huts
*B6. Construction History: The quonset buildings were constructed between 1946 and 1948. The corrugated metal building was built 5-7 years later. Other modifications, such as closed openings and signage have unknown dates.

*B7. Moled? ■No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: Power utility tower
B9a. Architect: none b. Builder: Unknown
*B10. Significance: Theme: War surplus quonset huts Area: River District Special Planning Area
Period of Significance: 1946-1948 Property Type: Quonset Huts Applicable Criteria: C

The structures were assembled on this land, owned by the Basler family the turn of the 20th Century, for current owner Ralph Frost's father-in-law. The contractor who built it, specialized in erecting World War II surplus quonset huts. These huts were built for a wholesale hardware dealer by Basler. The gabled metal building to the east was erected about 5-7 years later. The hardware dealer occupied the buildings for a number of years. William Basler, Mrs. Frost's grandfather, was a pioneer owner and settler of this area round 1900 and owned much of the land in this area. He was a fuels dealer, handling oak firewood and coal. A street east of North 16th Street has been named for this family.

The structures are highly identifiable as specialty WWII buildings, and their distinctive form is known around the world. The concept of quick and light construction for field use begun by the British for WWI use was redesigned by the U.S. for use in WWII. Essentially an update of the Iriquois council lodge constructed of steel rather than wood poles and animal skins, the design was upgraded by the G.A.Fuller Co. for use by the British and U.S. during WWII. The useful and practical buildings were bought as surplus after the war for many locations around the world. Although they still appear to be manufactured, the original surplus Quonset huts are becoming increasingly rare in the Sacramento area. The image of this type of structure has become synonymous with WWII associations.

As an element of a distinctive building category, it may be eligible for inclusion in a thematic nomination to the National Register of Historic Places with other appropriate representatives of the type throughout the area.

These Quonset buildings are eligible for listing in the Sacramento Register as a Landmark.

B11. Additional Resource Attributes:

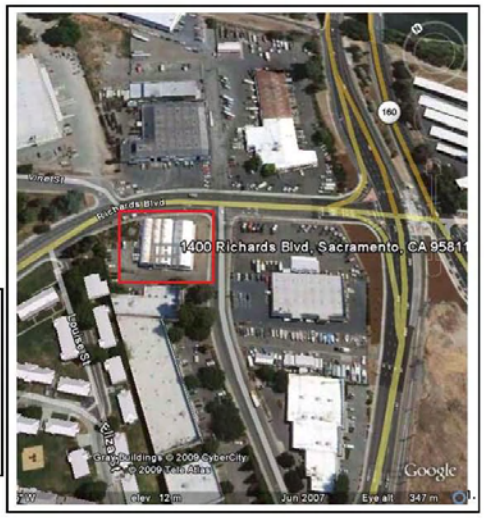
*B12. References:
Frost, Ralph, Interview with Wm. Basler's Grandson-in-law
Google Earth
Sacramento City Directories

B13. Remarks:

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

*Date of Evaluation: April 2009

(This space reserved for official comments.)



DPR 523B-Test (8/94)

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 #:** 1401 N. C Street
P1. Other Identifier: Triangle Produce Building
***P2. Location: *a. County:** Sacramento
b. Address: 1401 N. C St. **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0142-018

***P3a. Description:**

This structure is the largest of a grouping of three industrial warehouse structures whose origins are related. The current appearance of the two-story brick structure is the result of varied alterations. The building is curved on its western side to conform to railroad tracks. West and south elevations contain blind arches openings of differing heights, some containing doors in the lower portions. Four rectangular, two-story bays containing windows and a standard door separate arches in the east and west ends. The roof parapet is flat in the middle, angled down on the ends, and trimmed with a patterned border of brick. Large sliding doors on the rounded end parallel to the tracks provided direct rail car access to storage. A concrete loading platform, reached by steps, extends along the façade.

The structure bears design details similar to the Crest Carpet Company building, and may have been built or designed by the same participants.

The idiosyncratic composition has been altered in several ways, including door openings and closures, and earlier changes in design. It lies adjacent to other brick warehouse buildings.

***P3b. Resource Attributes:** HP8
***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
1926
***P7. Owner and Address:**
Bruce Boeher/Laura
1217 38th St.
Sacramento, CA 95816
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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** 5D1

***Resource Address:** 1401 N. C Street
B1. Historic Name: Triangle Produce Building
B2. Common Name: n/a
B3. Original Use: Produce Warehouse **B4. Present Use:** Warehouse/Office
***B5. Architectural Style:**
***B6. Construction History:**
It was constructed in 1926.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None

B9a. Architect: unknown **b. Builder:** unknown
***B10. Significance: Theme:** Brick Commercial Building **Area:** River District Special Planning Area
Period of Significance: 1926-1959 **Property Type:** Brick Commercial Building **Applicable Criteria:** n/a

The building was part of the original Triangle Produce Building, constructed in 1916. The structure at the 1401 address, however, was not noted in city directories until 1942, when it was designated a U.S. Government warehouse, a function it retained until 1945. Various businesses and distribution companies have occupied the structure since that time. Though altered in design, the structure is a distinctive and characteristic element of the brick industrial and commercial buildings of this area and is a contributor to the North 16th Street Historic District.

B11. Additional Resource Attributes: None

***B12. References:**

Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

***Date of Evaluation:** February 2009

(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 #:** 1501 N. C Street
P1. Other Identifier: n/a
***P2. Location: *a. County:** Sacramento
b. Address: 1501 N. C Street **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0142-019

***P3a. Description:**

The brick structure is two stories in height, with its tall arched façade parapet. A large metal roll-up door stands in the center of the building, flanked by a narrow and a side recessed bay on either side. The narrow bays contain a standard door each. The wide bays each contain two large industrial-sashed windows. A wide recessed horizontal brick panel separates the arched parapet from the ground floor. A concrete loading dock interrupted by steps extends across the front. A metal surfaced driveway stands in the east, connecting to 1515 N. C Street.

The building lies between other brick warehouse/distribution structures in this industrial area.

***P3b. Resource Attributes:** HP8
***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
1926
***P7. Owner and Address:**
Steven T./Karen S. Sager 1991 Rev Trust Et al
24 Valleyview Ter.
Novato, CA 94949
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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** 5D1

***Resource Address:** 1501 N. C Street
B1. Historic Name: Triangle Produce
B2. Common Name: n/a
B3. Original Use: Produce Warehouse **B4. Present Use:** Vacant
***B5. Architectural Style:**
***B6. Construction History:**
The building was constructed in 1926.

***B7. Moved?** ■No □Yes □Unknown **Date:** **Original Location:**
***B8. Related Features:**
None
B9a. Architect: unknown **b. Builder:** unknown
***B10. Significance: Theme:** Brick Commercial Building **Area:** River District Special Planning Area
Period of Significance: 1926-1959 **Property Type:** Brick Commercial Building **Applicable Criteria:** n/a

The estimated construction date for this building is 1926. The above address, 1501 N. C Street was at one time 1433 Spear Avenue and 1501 Spear Avenue. As part of the a larger multi-purpose commercial warehouse, 1501 N. C Street was the original home of the Triangle Produce Company, a large produce storage and distribution center. In 1931, the Sixteenth Street Public Bean and Grain Cleaner occupied the 1510 space and continued to operate for eleven years. From 1942 to 1945, the space was used as a U.S. Government warehouse, most likely as a wartime storage facility.

After World War II, the space was occupied briefly by the American River Fire Department, a small fire district serving what was then the City's northernmost fringe. They were replaced in 1950 by Germain's incorporated, a plant see producer and distributor. Germain's was replaced in 1959 by the Ora Howard Company, a wholesale distributor of toys. In 1970, A-1 Distributors, a wholesale candy outlet occupied the space. They were replaced in 1974 by All-Temp Insulation Incorporated, an insulation supply company. Admail West, a direct mail processor, purchased and occupied the building in 1984.

The building is an element of the brick warehouse grouping that played an important role in the earlier development of this area and is a contributor to the North 16th Street Historic District.

B11. **Additional Resource Attributes:** None

***B12. References:**

Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

*Date of Evaluation: February 2009

(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 #:** 1503 McCormack, 1448 McCormack
P1. Other Identifier: Tom's Refrigeration Service Inc./Dalton Motors
***P2. Location: *a. County:** Sacramento
b. Address: 1503 McCormack **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0141-022 and 021

***P3a. Description:** The property parcel contains 4 structures and a service yard: a small gabled brick building (on the east) which serves as the office with a centered entry door and two large horizontal metal sash casement windows evenly space on either side of the main entry. The roof is red tile and the gable ends are horizontal wood planking. A window which is the same as those on the façade is in the center of the brick wall on each gable end. This building and a gabled, corrugated metal shed at the rear were part of a Hancock Oil Facility in the 1952 Sanborn. All the oil storage tanks appear to have been removed.

The middle building on McCormack, is a gabled wood frame, corrugated metal-surfaced building. The roofing material is also corrugated metal. To the rear is a similar gabled extension, the same width as the frontage building, and is also of corrugated metal. This building and the next one to the west appear to be service or storage buildings for the refrigeration company. They were part of an vehicle storage and detailing facility for Dalton Motors in the 1952 Sanborn.

A gabled building is on the west with a brick southern façade next to Ahern. It has a former truck door in the east end of the façade that has been boarded over allowing only room for an entry door for foot traffic. This opening is flanked on the east by metal sash casement window with three lights over three. Two similar casement windows are in the west end of the façade. The west wall, which is angled to allow for the railroad right-of-way (which curves around from the corner of Ahern and McCormack to the rear of the property), was sheathed in metal in the 1952 Sanborn and is now concrete block. Broken bricks on the southwest corner may indicate that the original wall was also a curved brick wall such as those on 1401 N. C Street and the Produce Terminal.

This complex contributes to the North 16th Street Historic 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 Northwest
***P6. Date Constructed/Age and Source:** ■Historic ☐Prehistoric ☐Both
1946
***P7. Owner and Address:**
Jim Sinetos Living Trust
1503 McCormack
Sacramento, CA 95811
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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	Primary #_____
DEPARTMENT OF PARKS AND RECREATION	HRI#_____
CONTINUATION SHEET	Trinomial_____

Page of Resource Name or #: 1503-1448 McCormack
Recorded by: Paula Boghosian

West end of 1448-1503 McCormack complex. In the 1952 Sanborn this portion of the complex was an auto storage and detailing area for Dalton Motors. View to the east.

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_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 **of** 1 **Resource Name or #:** 1515 N. C Street
P1. Other Identifier: Triangle Produce Company
***P2. Location: *a. County**: Sacramento
b. Address: 1515 N. C Street **City**: Sacramento **Zip**: 95814
***c. USGS 7.5' Quad** Sacramento West **Date**: 1992
***e. Other Locational Data: APN#**: 001-0142-020

***P3a. Description:**
The facade of the two-story brick warehouse structure is divided into thirds by four projecting corbelled pilasters extending the full heights of the building. The sides of the centered entry are curved and it is flanked by paired windows in the bays on either side. Brick planters flank the entry.

Alterations have been made to the entry and planters, and large, dominating, window and entry awnings have been added to the façade.

This building is superficially connected on the west to 1501 N. C Street, by means of a metal canopied alley between buildings, and on the east to 1527 N. C Street, but appears to be of difference construction and design.

The building contributes to the character of the North 16th Street Historic District in terms of material, scale and image.

***P3b. Resource Attributes:** HP 8
***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
1929
***P7. Owner and Address:**
Garduno, Linda C/Michael B.
1515 N. C Street
Sacramento, CA 95814
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
February 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Blvd. Area Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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 5D1

***Resource Address:** 1515 N. C Street
B1. Historic Name: Triangle Produce Company
B2. **Common Name:** n/a
B3. Original Use: Produce warehouse/office **B4. Present Use:** Commercial Office
***B5. Architectural Style:**
***B6. Construction History:** Front entry modified in recent years. Built in 1929.

***B7. Moved?** ■No □Yes □Unknown **Date:** **Original Location:**
***B8. Related Features:**
None

B9a. Architect: unknown **b. Builder:** unknown
***B10. Significance: Theme:** Brick Commercial Building **Area:** River District Special Planning Area
Period of Significance: 1929-1959 **Property Type:** Brick Commercial Building **Applicable Criteria:** n/a

The building may have originally been part of the Triangle Produce Company, established during the 1920s. Earlier tenants in the building would have been associated with the Triangle Produce Company or the Sixteenth Street Bean and Grain Cleaner, the warehouse group's earlier tenants. This property, at 1515 N. C Street, did not have a separate directory listing until 1968. The Japan Food Corporation, an import/export company, is the only subsequent tenant listing for this address after that time.

Admail West, the current occupants of the building, note that alterations were made to the entrance of the building involving planters, brickwork, and a recessed entry. The window sash and panes may have been replaced by a similar but more contemporary version.

The structure is part of the brick warehouse grouping that characterizes this area and its earlier activity as a warehousing center. Its design is utilitarian and contains minor classical touches in the pilaster and corbelled capital features of the façade. Although the building's image is somewhat modified by the current addition of boldly shaped and colored awnings, it is an important element of this North C Street grouping and a contributing structure of the North 16th Street Historic District.

B11. Additional Resource Attributes: None

***B12. References:**

Sacramento City Directories 1926-1982
Sanborn Fire Insurance Maps 1915, 1952
Sacramento County Assessor Parcel Viewer

B13. Remarks:

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

***Date of Evaluation:** February 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)

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 #:** 1517 McCormack
P1. Other Identifier: Power Brake Sales
***P2. Location: *a. County:** Sacramento
b. Address: 1517 McCormack **City:** Sacramento **Zip:** 95814
***c. USGS 7.5' Quad** Sacramento West **Date:** 1992
***e. Other Locational Data: APN#:** 001-0141-025
***P3a. Description:**

The one story frame structure is surfaced with brick. The base of the façade is concrete. The structure is a simple utilitarian warehouse building with a gabled façade parapet, which obscures the truss roof. A pattern of brick resembling a dentil or corbel design trims the gabled cornice of the parapet. Two large truck doors have been installed in the eastern side of the building, and a standard door and window penetrate the western segment. The buildings stands between another brick warehouse structure to the east and a concrete warehouse on the west.

The truck doors are not original in their present configuration and the standard door and upper façade may also have been modified.

The building is a contributor to the North 16th Street Historic District.

***P3b. Resource Attributes:** HP8
***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
1935
***P7. Owner and Address:**

Sacramento, CA
***P8. Recorded by:**
Paula Boghosian, Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608
***P9. Date Recorded:**
April 2009
***P10. Survey Type:**
Intensive
P11. Report Citation*:
Richards Boulevard Area, Architectural and Historical Property Survey, Historic Environment Consultants, January 1999.

***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.

Attachment 8: Email from Property Owner within proposed Historic District

Evan Compton

From: Steve Ruland [steve@rulands.com]
Sent: Monday, October 11, 2010 9:26 AM
To: Evan Compton
Cc: redbull@rulands.com
Subject: public Hearing project M10-012

Evan Compton
Associate planner,
Community Development Department
City of Sacramento

Sir, I wish to challenge the proposal of Nominating of multiple properties as Landmarks within the River District and nomination of multiple properties as contributing and Non-Contributing Resources as part of the "North 16 th street Historic District. To be added to the Sacramento Register of Historic & Cultural Recourses.

I have attended your previous meetings and I am not convinced this is the way to go. I feel that this action will be detrimental to the values and the future developing of my properties which include 211, 215 217 north 16th Street and the 5 properties at 16 and North C st, 1610 North C st. I do not consider any of my properties as historically noteworthy.

I have done business in this location over 20 years and we do not need additional restrictions on our freedom to do business in this area of Sacramento.

I also would like to point out that I have withdrawn my support of the Rivers District and do not consider my properties as part of or under the spire of influence of the Rivers District.

Please pass a copy of this response to the Preservation Director.

Thank You,

Steve Ruland

1

Attachment 9: Letter from Property Owners at 1400 Richards Boulevard

1608 - 7th Avenue
Sacramento, CA 95818
October 20, 2010

Received
10-20-10
@ Preservation Director Hearing

City of Sacramento
Community Development Department
300 Richards Boulevard
Sacramento, CA 95811-0218

ATTN: Roberta Deering, LEED AP
Senior Planner for Historic Preservation

RE: River District Landmarks and North 16th Street
Historic District Nomination of
1400 Richards Boulevard, APN# 001-0101-005

As the owners of the 1400 Richards Boulevard warehouses, we received notice of the Public Hearing held Wednesday, October 13, 2010. At the hearing we were surprised that our metal warehouses were being nominated for Historical Status. As I mentioned during the hearing, we object to this designation for the following reasons:

1. The metal quonset building was erected in 1946 at the end of WWII as a temporary structure, because no conventional building materials were available. Because it is resting on a concrete slab there is no foundation to support additional weight of any alterations.

2. In 1946 the surrounding area was mostly vacant or agricultural in use. Because the City of Sacramento has regraded, widened, and raised the street level, the site is now below street grade resulting in drainage problems and flooding of the warehouse during rainy seasons.

3. Because the building was manufactured for the war effort, replacement of the metal panels and fibreglass skylights is not possible. Current available products have a different profile and are not strong enough to sustain high winds frequently experienced in winter storms. The metal material suffers from rust and metal fatigue, and the corrugated fibreglass panels in the skylights have badly deteriorated. Recent replacement of one skylight due to wind damage has not been satisfactory. It continues to leak from wind damage suffered last winter.

4. The interior configuration with metal support posts 20' apart does not meet today's requirements for most commercial tennants, resulting in higher than normal tennant turnover and below normal rents.

5. We feel the improvements lack any historical or architectural value and now appear misplaced in their current location.

6. As streets are realigned as planned in the proposed grid, this site will be very visable to traffic approaching from across the new American River Bridge. It should be an attractive improvement to reflect the River District's image. As the River District develops into a residential/ business district, it is our hope that these outdated, inefficient structures be replaced with an efficient improvement appropriate to the changed, improved character of the neighborhood.

We hope that you will consider these items of physical, functional, and economic obsolescence and remove 1400 Richards Boulevard from your suggested nomination of properties for historic status. We look forward to working with the City of Sacramento as the River District continues to be developed.

Sincerely,

Augustus B Morr
Mary-Alice Morr

Augustus B. Morr, Trustee
Mary-Alice Morr, Trustee
Morr Family Revocable Trust

Attachment 10

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATION OF ELEVEN INDIVIDUAL PROPERTIES IN THE RIVER DISTRICT AS LANDMARKS AND NOMINATION OF THE NORTH 16TH STREET HISTORIC DISTRICT AND ITS' CONTRIBUTING RESOURCES, FOR LISTING IN THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES (M10-012)

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

SECTION 1

The Sacramento Register of Historic and Cultural Resources is amended by adding the properties located at 116 North 16th Street, 101 Bercut Drive and related structure in the Sacramento River, 400 Jibboom Street, 311 North 12th Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, 1400 Richards Boulevard, and the Jibboom Street Bridge, at Discovery Park, as Landmarks. The Sacramento Register of Historic and Cultural Resources is also amended by adding the North 16th Street Historic District and its' Contributing Resources.

The Preservation Director made the preliminary determination that the properties are eligible under the following Criterion:

116 North 16th Street (Pipe Works)
iii – embodies the distinctive characteristics of a type, period or method of construction.

Bridge Located in Discovery Park (Jibboom Street Bridge)
i – associated with events that have made a significant contribution to the broad patterns of the history of the city

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

101 Bercut and associated structure in the Sacramento River (Water Treatment Plant)
i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

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

iv – represents the work of an important creative individual or master

400 Jibboom Street (PG&E Sacramento River Power Station "B")

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

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

iv – represents the work of an important creative individual or master

311 N. 12th Street (Acme Cabinet)
iii – embodies the distinctive characteristics of a type, period or method of construction

1341 N. C Street (Fire Station #14)
iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

700 Dos Rios Road (Dos Rios School / Smythe Academy)
iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

950 Richards Boulevard (Sacramento Theatrical Lighting)
i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

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

iv – represents the work of an important creative individual or master

521 N. 10th Street (Volker Flooring)
iii – embodies the distinctive characteristics of a type, period or method of construction

1100 Richards Boulevard (Zellerbach Paper Company / UHaul)
i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

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

1400 Richards Boulevard (Quonset Huts)
iii – embodies the distinctive characteristics of a type, period or method of construction

North 16th Street Historic District
Geographically-definable area possessing significant concentration or continuity of buildings unified by past events/functions and aesthetically by physical development; associated with significant period important in the history of the city.

SECTION 2

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.

116 North 16th Street (Pipe Works)
Period of significance: 1923-1948

Contributing features include but are not limited to: Original 1923 structure with symmetrical arrangement of exterior elements and forms; tall, arched glazed openings on east/primary façade; projecting central monitor roof; multi-paned metal sash windows with larger central arched opening incorporating double doored entry; north and south-facing elevations are divided into bays with large rectangular banks of multi-paned metal sash windows; interiors with large/tall open spaces supported by timber supports/trusses; brick exterior material; flat roof with parapet; 4 mature Italian cypress along North 16th Street.

Bridge Located in Discovery Park (Jibboom Street Bridge)
Period of significance: 1931-1950

Contributing features include but are not limited to: Combined cantilever and swing bridge with two traffic lanes and three spans; center pier swing bridge; steel construction on concrete piers with main span of 341 feet and two secondary Parker truss spans of 139 feet each; metal railing design; metal color; curved, arched concrete railings at each end, with dedication plaque at south end entry onto bridge.

101 Bercut (Water Treatment Plant)
Period of significance: 1921-1948

Contributing features include but are not limited to, and noting a new recommendation from the Preservation Director to herein add the Coagulant Building to the contributing features, which Staff had mistakenly omitted in their recommendations to the Preservation Director: Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including:1) the Pumping Station, its' form, materials, classical revival elements, quoined corners and centered entry with encircling frieze with incised inscription; tall rectangular multi-paned metal sash windows; 2) the Head Building (Administration Building) 2-story, octagonal, cream-colored concrete and stucco structure with clay-tiled conical roof and cupola, exterior circular drum between walls and roof's inscribed names of well-known scientists and inventors and two inscriptions; 3) the Concrete Filter Building attached to Head House on the east, long 1-1/2 story, multi-windowed flat-roofed structure partly below grade; and 4) the Coagulant Building, plaster sided rectangular building with encircling frieze with incised inscription, and classical revival elements, . Also included is the associated Water Intake Structure in Sacramento River to west of Plant, on an axis with the Pump Station, Head House, and Filter Building, with cream colored exterior, oval shaped base supporting encircling projecting deck and oval upper structures, curved form and covered with partially conical clay tile roof, flanking entry "gates" to suspension

bridge walkway from tower to shore with “gates” at each end for cable supports, cream plaster with river-height indicator, multi-paned windows and mooring rings.

400 Jibboom Street (PG&E Sacramento River Power Station “B”)
Period of Significance:
1912 – 1948

Contributing features include but are not limited to: Classical Revival/Beaux Arts exterior design elements with L-shaped reinforced concrete with steel frame massing, multi-paned window openings, parapets, roof monitors; 4 missing tall metal stacks above north/south section of building; massive classical door at primary/western façade with arched frame surmounted with ornate cartouche, north and south facades contain tall blind arches, encircling roof parapet contains shallow pediment form above each arch element; setting facing the Sacramento River relatively open, was to have been generally park-like; interiors of two large sections of the building generally open, missing machinery and metal catwalks in east/west oriented section of building.

311 N. 12th Street (Acme Cabinet)
Period of Significance:
1922-1959

Contributing features include but are not limited to: 1-1/2 story wood frame structure with gable roof and metal clad “false” front sheathed in textured metal to appear as rusticated stone, with stepped parapet. Primary façade with four windows and central door is angled from rest of building to parallel N. 12th Street’s alignment; multi-paned industrial sash windows.

1341 N. C Street (Fire Station #14)
Period of Significance:
1948-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features include but are not limited to: Painted brick exterior, 2 story in simplified Moderne style with shallow horizontal projecting bands of brick wrapping around the building at the cornice and above and below second floor windows and around truck doors and above first floor windows; two large truck doors on primary/south façade; flat roof behind parapet

700 Dos Rios Road (Dos Rios School / Smythe Academy)
Period of Significance:
1951-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features include but are not limited to:1-story, strong horizontal oriented form, Moderne style and decorative elements with enlarged round corner entry and curving stairway, ornamental details and side classroom wings extending at roughly 90 degree angle; horizontal bands of windows and window banks, multi-paned metal sash windows, scalloped trim beneath shallow projecting eave; interior reflects curving entry elements and open “streamline” forms; setting of building, set back with lawn from the street and large sycamore street trees.

950 Richards Boulevard (Sacramento Theatrical Lighting)
Period of Significance:
1951-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features include but are not limited to: Mid-Century Modern style, especially in facades, and forms/entry features in primary entry/offices section of structure relative to massing arrangements, window and door arrangements/design/materials, combination of exterior facades in concrete plaster and brick materials with colors emphasizing vertical and horizontal openings. Three large arched roof truss sections behind office section with expansive open interior warehouse area supported by intricate wood truss systems.

521 N. 10th Street (Volker Flooring)
Period of Significance:
1949-1959

Contributing features include but are not limited to: 1 story reinforced concrete with painted cement plaster walls and shallow hip roof; L-shaped building with prominent angled corner entry, recessed and framed by scored and rounded supports and two vertically fluted panels topped with rectangular deco-styled panels; west elevation with large multi-paned industrial sash windows; south elevation smaller multi-paned horizontal windows at upper portion of walls past one larger multi-paned opening flanking the corner entry.

1100 Richards Boulevard (Zellerbach Paper Company / UHaul)
Period of Significance:
1949

Contributing features include but are not limited to:1-1/2 story building covering 160,000 square feet or reinforced concrete and steel surfaced with cement plaster; north façade/office entry section shorter 1-story with glassed entry with three columns, pylon of horizontal field stone; north east corner façade contains continuous band of windows wrapping corner beneath shallow metal canopy with “streamlined” fascia and glass block; western end façade has paired windows at same height; major element is warehouse area with roof containing eight long parallel banks of monitors facing north. Rear elevation façade surfaced with corrugated metal sheathing.

1400 Richards Boulevard (Quonset Huts)
Period of Significance:
1946-1948

Contributing features include but are not limited to: Sections of three quonset hut metal structures combined to make one larger structure. Barrel shaped roof/wall structure with flat-ended facades at north and south ends; corrugated metal on semi-circular steel support frames; central section has large metal truck door and smaller rectangular multi-paned window openings on the flat portion of the façade.

North 16th Street Historic District

Period of Significance: 1921-1959

Character-defining features include but are not limited to: Various sized 1 to 2-1/2 story (with high floor to ceiling dimensions) structures, from large footprint warehouse/distribution/manufacturing structures to smaller accessory structures and commercial structures; primarily industrial type with large truck bays and several with concrete loading docks and truck ramps which are primarily located along the east/west streets in the district; also commercial type structures with showroom windows, generally along N. 16th St.; most structures built to property lines and oriented to transportation alignments, whether streets or rail lines, for car, truck and rail related operations, with some exterior walls curving along the rail spur alignments; most east/west streets and rail spur alignments are not developed with standard curbs/gutters/sidewalks/planter strips/street trees since were given over to support the uses' transport/loading/unloading functions; many structures exhibit brick exteriors with various types of brickwork and decorative cornices, parapets, blind arches, etc., and while most unpainted, some are painted brick. Buildings with parapets surrounding flat/bowed roofs exhibit various parapet shapes, including stepped, arched and other. Other exterior materials include corrugated metal, reinforced concrete, concrete block, plaster, and wood siding, and several exhibit corrugated metal and Spanish tile roofs. Many with industrial metal sash windows. Interiors of many are large open areas; wood timber truss or metal support structures.

SECTION 3

Pursuant to Sacramento City Code Sections 17.134.170 and 17.134.180 and based on the duly noticed hearing conducted by the Preservation Commission and City Council, the staff reports and nomination materials attached thereto, and the testimony presented at the hearing on the nomination, the City Council makes the following findings in support of its action to designate the properties located at 116 North 16th Street, 101 Bercut Drive, 400 Jibboom Street, 311 North 12th Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, 1400 Richards Boulevard, the Jibboom Street Bridge, and the North 16th Street Historic District and its' Contributing Resources and to place them in the Sacramento Register:

The properties meet 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 located at **116 North 16th Street** (002-0051-002) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction."

B. The nominated resource located at **101 Bercut Drive** (001-0210-038) and associated structure in the Sacramento River west of the plant, meets Criterion i. "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii – "Embodies the distinctive characteristics of a type, period or method of

construction," and iv – "Represents the work of an important creative individual or master."

C. The nominated resource at 400 Jibboom Street (001-0190-004) meets Criterion i – "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."

D. The nominated resource at 311 North 12th Street (001-0130-022) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction."

E. The nominated resource at 1341 North C Street (001-0130-007) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."

F. The nominated resource at 700 Dos Rios (001-0082-001) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."

G. The nominated resource at 950 Richards Boulevard (001-0031-008) meets Criterion i – "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii – "Embodies the distinctive characteristics of a type, period or method of construction," and iv – "Represents the work of an important creative individual or master."

H. The nominated resource at 521 North 10th Street (001-0081-006) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction."

I. The nominated resource at 1100 Richards Boulevard (001-0090-005) meets Criterion i – "Associated with events that have made a significant contribution to the broad patterns of the history of the city and region," and iii – "Embodies the distinctive characteristics of a type, period or method of construction."

J. The nominated resource at 1400 Richards Boulevard (001-0101-005) meets Criterion iii – "Embodies the distinctive characteristics of a type, period or method of construction."

K. The nominated resource at the Jibboom Street Bridge (no APN) meets Criterion i – "Associated with events that have made a significant contribution to the broad patterns of the history of the city," and iii – "Embodies the distinctive characteristics of a type, period or method of construction."

L. The nominated resource for the North 16th Historic District generally includes properties east of Ahern Street, south of Richards Boulevard, north of C Street, and to the west of 18th Street, Sacramento, CA. Addresses and APNs include 500 N. 16th Street (001-0103-009) Contributing; Adjacent to 1517 McCormack Street (001-0141-002) Contributing; 440 N. 16th Street (001-0141-013) Contributing; 430 North 16th Street (001-0141-014) Noncontributing; 420 North 16th Street (001-0141-015) Noncontributing; 410 N. 16th Street (001-0141-016) Contributing; 400 N. 16th Street (001-0141-017) Contributing; 1448-1503 McCormack Avenue (001-0141-021 and 001-0141-022) Contributing; 470 N. 16th Street (001-0141-024) Contributing; 1517 McCormack Avenue (001-0141-025) Contributing; Adjacent to 1401 North C Street (001-0142-002) Contributing; 324 N. 16th Street (001-0142-010 and 001-0142-011 and 001-0142-012) Noncontributing; 318 N. 16th Street (001-0142-013) Contributing; 1527 N. C Street (001-0142-014) Contributing; 1401-1451 N. C Street (001-0142-018) Contributing; 1501 N. C Street (001-0142-019) Contributing; 1515 N. C Street (001-0142-020) Contributing; Adjacent to 200 N. 15th Street (001-0151-001) Contributing; Adjacent to 200 N. 15th Street (001-0151-002) Contributing; 200 North 16th Street (001-0151-005) Contributing; 1610-1616 N. C Street (001-0152-004 and 001-0152-005 and 001-0152-006) Contributing; 1615 Thorton Avenue (001-0152-017) Contributing; 221 N. 16th Street (001-0152-018) Contributing; 235 N. 16th Street (001-0152-019) Contributing; 211-217 N. 16th Street (001-0153-001) Contributing; 116 N. 16th Street (002-0051-002) Contributing; 121 N. 16th Street (002-0053-003) Noncontributing; 131 N. 16th Street (002-0053-004) Contributing; 83 N. 17th Street (002-0054-001) Contributing; 1601 N. A Street (002-0055-002) Contributing; Adjacent to 1601 A Street (002-0055-001 and 002-0055-005 and 002-0055-006 and 002-0055-007 and 002-0055-008 and 002-0055-009 and 002-0055-010 and 002-0055-011) Noncontributing. The property is eligible under the following Criterion: Geographically-definable area possessing significant concentration or continuity of buildings unified by past events/functions and aesthetically by physical development; associated with significant period important in the history of the city.

M. In addition, the nominated resources have integrity of location, design, setting, materials, workmanship and association; and

N. The nominated resources have important historic or architectural worth, and their designation as landmarks is reasonable, appropriate, and

necessary to protect, promote, and further the goals of this chapter, pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (b-c).

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

Adoption of these Landmarks promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmarks.

Adoption of these Landmarks is consistent with the City's Historic & Cultural Resources Element of the 2030 General Plan.

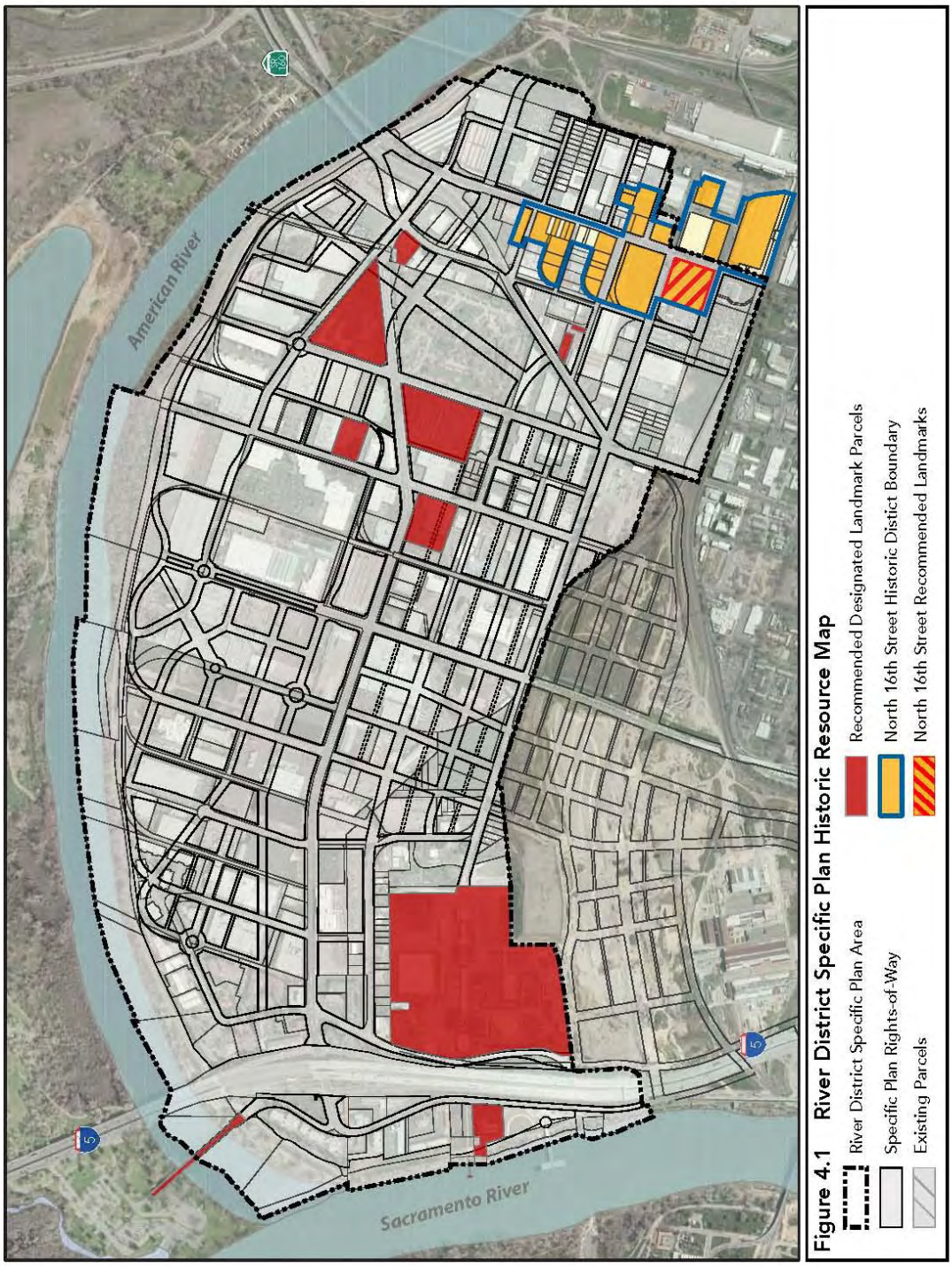
Adoption of these Landmarks will afford the properties the use of the California Historical Building Code and eligibility for any future preservation incentives that may be adopted for listed properties.

Adoption of these Landmarks helps to protect historic resources of the City of Sacramento.

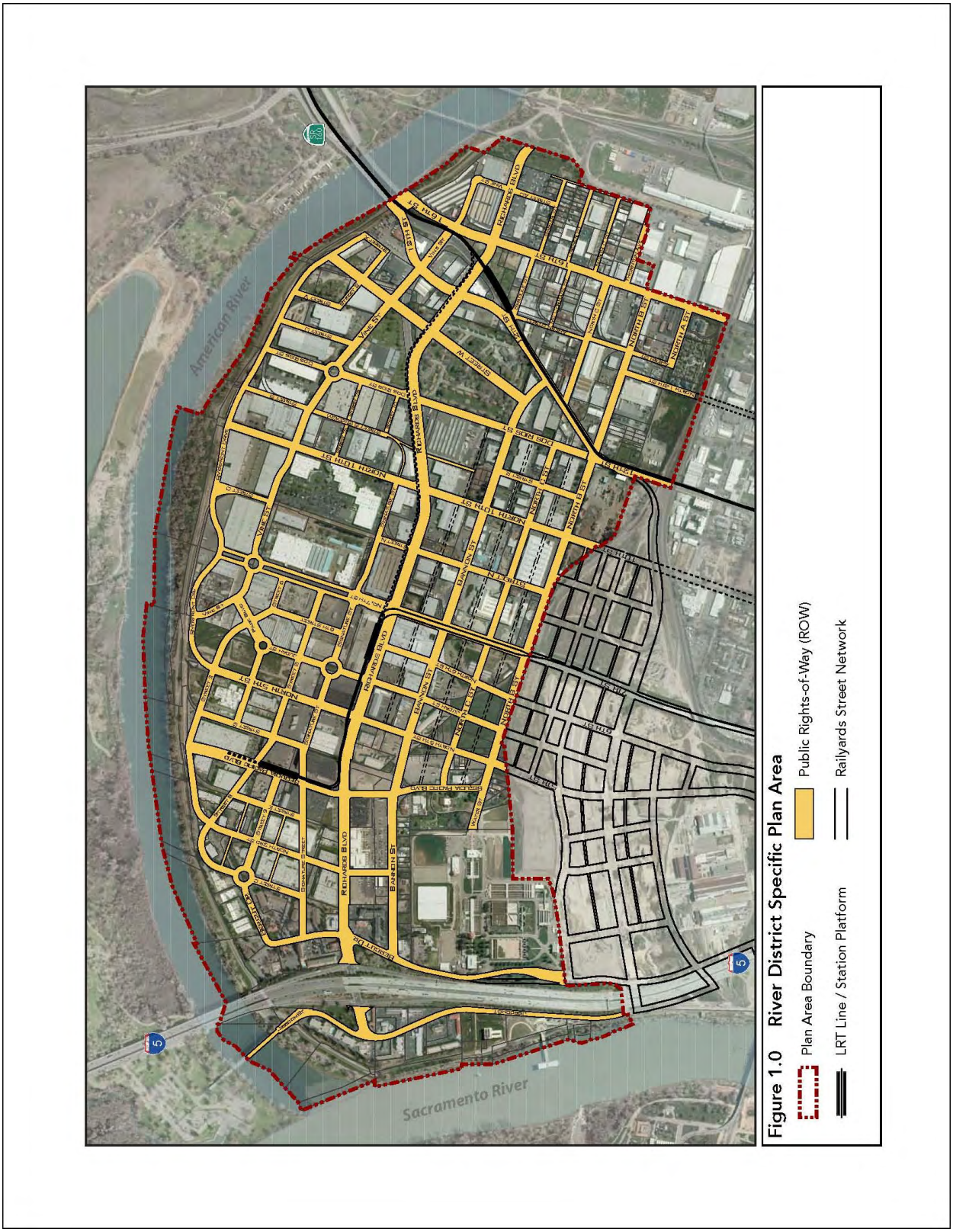
SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the properties located at 116 North 16th Street, 101 Bercut Drive and associated structure within the Sacramento River, 400 Jibboom Street, 311 North 12th Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, 1400 Richards Boulevard, and the Jibboom Street Bridge in Discovery Park as Landmarks, and add the North 16th Street Historic District and its' Contributing Resources, to the Sacramento Register of Historic and Cultural Resources.

Attachment 11: Historic Resource Map



Attachment 12: River District Specific Plan Area



Oral Report

For

City of Sacramento

Agenda Packet

For the Meeting of: November 3, 2010

Title: Presentation on Sacramento Heritage's Historic Properties Plaque Program

Receive and File- Special Presentation on the Historic Properties Plaque Program.

Contact Information: Karen Jacques, Chair, Preservation Commission

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AD-HOC POLICY COMMITTEE

October 14, 2010

SUMMARY

Following is a recap of the substance of the discussion at the Ad-Hoc Policy Committee meeting on October 14, 2010. In attendance were: Timothy Brandt (Chair, Emeritus,) Karen Jacques (Chair), Melissa Mourkas (Vice-Chair), and Roberta Deering (Senior Planner, Community Development Department.) The committee extends thanks to Tim for providing meeting space.

The ad-hoc committee identified six policy priorities and recommended the following actions to move them forward:

1. Form an ad-hoc committee to determine a strategy to move forward with and adopt the Preservation Projects Manual (also known as the Preservation Development Standards). This ad-hoc committee will include Tim Brandt as Commissioner lead and AIA liaison and other commissioners (possibly Melissa Mourkas) and members of the public TBD.

2. Form an ad-hoc committee to discuss what tools, penalties or ordinance changes are required to improve the Minimum Maintenance statute and enforcement. This ad-hoc committee will include Karen Jacques as Commissioner lead, other commissioners and members of the public TBD. Invite Max Fernandez, Director, Community Development Department, to participate.

3. Continue the Historic & Cultural Resources Survey Committee as a standing committee with a focus on preparing a plan to complete a city-wide survey in compliance with the General Plan provisions. This standing committee currently includes Andy Hope as Committee Chair and Commissioner lead, Karen Jacques, (commission), Gloria Scott and Janice Calpo (community members). It was discussed that the committee might benefit from additional commissioners or members of the public to assist in this task.

4. Form an ad-hoc committee to review Fred Turner's 2008 Disaster-Related Code Language letter and how the current city code responds to the needs of historic resources. It is recommenced that Fred Turner serve as ad-hoc committee Commissioner lead and that Jeffrey Heeren, Senior Deputy City Attorney, be invited to participate, as he is the City's FEMA lead.

5. Form an ad-hoc committee to discuss Public Outreach needs of the commission, including but not limited to: What forms of public involvement are appropriate, consider the use of a Facebook page to disseminate information, recruit volunteers for survey and research, workshops (“How to Nominate Your Building”, for Example), volunteer hours tied into Mayor's program, outreach to new owners of properties in historic districts. Recommend Joe Stinson as Commission lead (in response to his comments at 10-6-10 meeting), Melissa Mourkas as ad-hoc member and solicit input from members

of the community such as Kathleen Forrest or perhaps Jon Marshack, in consideration of his letter to the commission dated January 18, 2010.

6. Form an ad-hoc committee to study Green Building goals related to expanding the City's Deconstruction/Demolition Debris ordinance. Search for policy direction to encourage the salvage of building materials. Engage the solid waste division. It was recommended that Scott Blunk be the Commission lead **for** this committee and that former commissioner Bruce Booher may be a good community resource.

It should be noted that the goals of the ad-hoc committees are to research policy goals developed by the Commission and options for implementation and make recommendations to the commission. The ad-hoc committees would disband once the tasks are complete. The standing committees, on the other hand, are on-going committees with tasks or work plans that are continuous or that may take years to complete.

The committee also recommended that the Policy ad-hoc committee be re-considered as a Standing Committee, meeting upon occasion as policy goals are met or evolve. This standing committee would be comprised of the Chair, the Vice-Chair and the immediate past-Chair, with the Vice Chair reporting back to the commission.

Respectfully submitted by:
Melissa Mourkas, Vice Chair

Oral Report

For

City of Sacramento

Agenda Packet

For the Meeting of: November 3, 2010

Title: Report Back from Historic Resources Survey Committee
Recommendation: Receive and File

Contact Information: Andrew Hope, Preservation Commissioner

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Oral Report

For

City of Sacramento

Agenda Packet

For the Meeting of: November 3, 2010

Title: Presentation on the Sacramento Register of Historic & Cultural Resources

Recommendation: Receive and File

Contact Information: Roberta Deering, LEED AP, Senior Planner, 916-808-8259

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