

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

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: Unknown

\*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 16<sup>th</sup> 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)



**Rail Right-Of-Way, Adjacent to 1517 McCormack Street (001-0141-002)**  
Contributing;



**Structure, 440 N. 16<sup>th</sup> Street (001-0141-013) Contributing;**

*NOTE: Structure is located on parcel 001-0141-013 but the address on the consultant report incorrectly shows 430 instead of 440 North 16<sup>th</sup> Street.*

State of California — The Resources Agency		Primary # _____
DEPARTMENT OF PARKS AND RECREATION		HRI # _____
<b>PRIMARY RECORD</b>		
Other Listings _____		Trinomial _____
		NRHP Status Code _____
Review Code _____	Reviewer _____	Date _____

Page 1 of 1 Resource Name or #: 430 N. 16<sup>th</sup> Street

P1. Other Identifier:

\*P2. Location: \*a. County: Sacramento

b. Address: 430 N. 16<sup>th</sup> 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. 16<sup>th</sup> 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 flanked 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 16<sup>th</sup> 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.

**Structure, 410 N. 16<sup>th</sup> Street (001-0141-016) Contributing;**

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
<b>PRIMARY RECORD</b>		HRI # _____
Other Listings _____		Trinomial _____
Review Code _____		NRHP Status Code _____
Reviewer _____	Date _____	

Page 1 of 1 Resource Name or #: 410 North 16<sup>th</sup> Street

P1. Other Identifier:

\*P2. Location: \*a. County: Sacramento

b. Address: 410 North 16<sup>th</sup> 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 16<sup>th</sup> 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.

**Structure, 400 N. 16<sup>th</sup> Street (001-0141-017) Contributing**



State of California — The Resources Agency		Primary # _____
DEPARTMENT OF PARKS AND RECREATION		HRI # _____
<b>PRIMARY RECORD</b>		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 16<sup>th</sup> 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 Cavanaugh 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)

\*These items consist of required information.

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

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. Original Use: 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.

**Structure, 1448-1503 McCormack Avenue (001-0141-021 and 001-0141-022)  
Contributing**

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	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 16<sup>th</sup> 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 DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HR# _____ Trinomial _____
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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.

Structure, 470 N. 16<sup>th</sup> Street (001-0141-024) Contributing

State of California — The Resources Agency		Primary # _____
DEPARTMENT OF PARKS AND RECREATION		HRI # _____
<b>PRIMARY RECORD</b>		Trinomial _____
Other Listings _____		NRHP Status Code <u>5</u>
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 the 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.

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

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_

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 Switchboard 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 arches. 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 16<sup>th</sup> 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)

Structure, 1517 McCormack Avenue (001-0141-025) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
<b>PRIMARY RECORD</b>		HRI # _____
Other Listings _____		Trinomial _____
		NRHP Status Code _____
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 16<sup>th</sup> 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.

**Rail Right-Of-Way, Adjacent to 1401 North C Street (001-0142-002) Contributing**



Structure, 318 N. 16<sup>th</sup> Street (001-0142-013) Contributing

State of California — The Resources Agency		Primary # _____
DEPARTMENT OF PARKS AND RECREATION		HRI # _____
PRIMARY RECORD		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 features of the simple Moderne -influenced building. The building is a contributor to the North 16<sup>th</sup> 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

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

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.

Structure, 1527 N. C Street (001-0142-014) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
<b>PRIMARY RECORD</b>		HRI # _____
Other Listings _____		Trinomial _____
Review Code _____		NRHP Status 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)

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

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 16<sup>th</sup> 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.

**Structure, 1401-1451 N. C Street (001-0142-018) Contributing**



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____ HRI # _____
<b>PRIMARY RECORD</b>		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 38<sup>th</sup> 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 <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # _____ HRI# _____
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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 16<sup>th</sup> 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.)



\*These items consist of required information.

Structure, 1501 N. C Street (001-0142-019) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
<b>PRIMARY RECORD</b>		HRI # _____
Other Listings _____		Trinomial _____
Review Code _____		NRHP Status 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)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # _____ HRI# _____
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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 16<sup>th</sup> 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.

Structure, 1515 N. C Street (001-0142-020) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	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 16<sup>th</sup> 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)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # _____ HRI# _____
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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 16<sup>th</sup> 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.

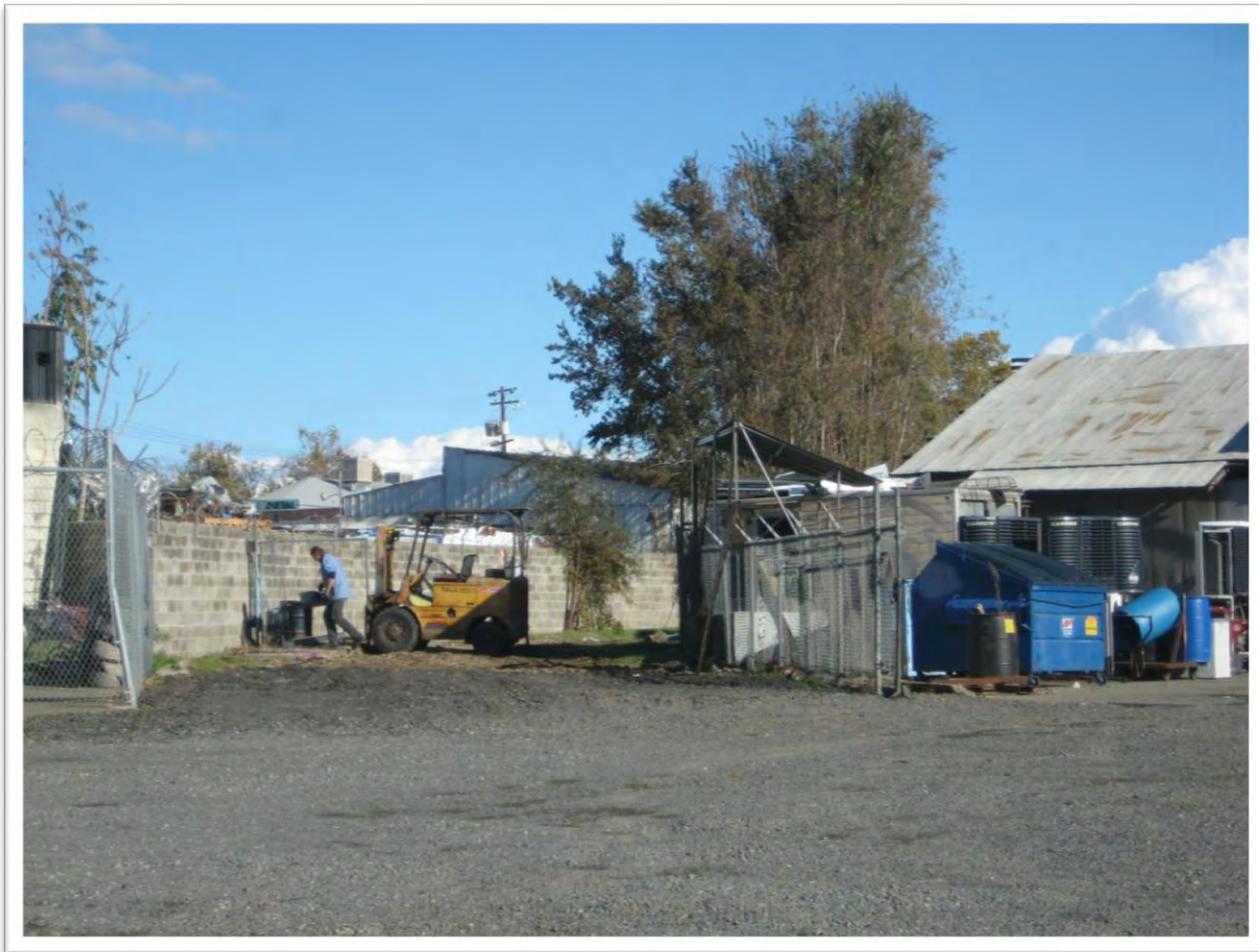
\*Date of Evaluation: February 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)



**Rail Right-Of-Way, Adjacent to 200 N. 15<sup>th</sup> Street (001-0151-001) Contributing**  
**Rail Right-Of-Way, Adjacent to 200 N. 15<sup>th</sup> Street (001-0151-002) Contributing**



Structure, 200 North 16<sup>th</sup> Street (001-0151-005) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
<b>PRIMARY RECORD</b>		HRI # _____
Other Listings _____		Trinomial _____
Review Code _____		NRHP Status Code _____
Reviewer _____	Date _____	

Page 1 of 2 Resource Name or #: 200 N. 16<sup>th</sup> Street

P1. Other Identifier: Sacramento Produce Terminal

\*P2. Location: \*a. County: Sacramento

b. Address: 200 N. 16<sup>th</sup> 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. 16<sup>th</sup> 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)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # _____ HRI# _____
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Page 1 of 2 \*NRHP Status Code 5D1

\*Resource Address: 200 N. 16<sup>th</sup> 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 16<sup>th</sup> 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.

**Structure, 1610-1616 N. C Street (001-0152-004 and 001-0152-005 and 001-0152-006) Contributing**

State of California — The Resources Agency		Primary # _____
DEPARTMENT OF PARKS AND RECREATION		HRI # _____
<b>PRIMARY RECORD</b>		
Other Listings _____		Trinomial _____
		NRHP Status Code <u>5</u>
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 Sacramento 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 industrial 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. 16<sup>th</sup> 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# _____
<b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	

Page 2 of 2 \*NRHP Status Code 5D1

\*Resource Address: 1610-1620 North C Street

B1. Historic Name: L.R. Murphy Scale Co./Top Hat 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: Unknown

\*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 heavy-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 16<sup>th</sup> 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)

Structure, 1615 Thornton Avenue (001-0152-017) Contributing

State of California — The Resources Agency		Primary # _____
DEPARTMENT OF PARKS AND RECREATION		HRI # _____
PRIMARY RECORD		Trinomial _____
Other Listings _____		NRHP Status Code _____
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 associated with the Ward Seed Co. on North 16<sup>th</sup> 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. 16<sup>th</sup> 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.

Structure, 221 N. 16<sup>th</sup> Street (001-0152-018) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____ HRI # _____
<b>PRIMARY RECORD</b>		Trinomial _____ NRHP Status Code _____
Other Listings _____	Review Code _____	Reviewer _____ Date _____

Page 1 of 1 Resource Name or #: 221 N. 16<sup>th</sup> Street  
 P1. Other Identifier: Wood Brothers Carpet  
 \*P2. Location: \*a. County: Sacramento City: Sacramento Zip: 95814  
 b. Address: 221 N. 16<sup>th</sup> Street \*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. 16<sup>th</sup> 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)

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

Page 1 of 1

\*NRHP Status Code

\*Resource Address: 221 N. 16<sup>th</sup> 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 20<sup>th</sup> 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. 16<sup>th</sup> 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 16<sup>th</sup> 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)



Structure, 235 N. 16<sup>th</sup> Street (001-0152-019) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
<b>PRIMARY RECORD</b>		HRI # _____
Other Listings _____		Trinomial _____
Review Code _____		NRHP Status Code _____
Reviewer _____	Date _____	

Page 1 of 1 Resource Name or #: 235 N. 16<sup>th</sup> Street  
**P1. Other Identifier:** Vacant commercial space  
**\*P2. Location:** \*a. County: Sacramento City: Sacramento Zip: 95814  
 b. Address: 235 N. 16<sup>th</sup> Street  
 \*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)

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

Page 1 of 1 \*NRHP Status Code 5D1

\*Resource Address: 235 N. 16<sup>th</sup> 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 16<sup>th</sup> 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)



Structure, 211-217 N. 16<sup>th</sup> Street (001-0153-001) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____ HRI # _____
<b>PRIMARY RECORD</b>		Trinomial _____ NRHP Status Code _____
Other Listings _____		
Review Code _____	Reviewer _____	Date _____

Page 1 of 1 Resource Name or #: 211 N. 16<sup>th</sup> Street  
 P1. Other Identifier: 211 N. 16<sup>th</sup> Street  
 \*P2. Location: \*a. County: Sacramento City: Sacramento Zip: 95814  
 b. Address: 211 N. 16<sup>th</sup> Street \*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)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # _____ HRI# _____
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Page 1 of 1 \*NRHP Status Code 5D1

\*Resource Address: 211 N. 16<sup>th</sup> 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 16<sup>th</sup> 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.

Structure, 131 N. 16<sup>th</sup> Street (002-0053-004)



Structure, 131 N. 16<sup>th</sup> Street (002-0053-004) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____		Review Code _____ Reviewer _____ Date _____

Page 1 of 1 \*Resource Name or #: 131 N. 16<sup>th</sup> 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 <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # _____ HRI# _____
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Page 1 of 1

\*NRHP Status Code 5D1

\*Resource Address: 131 N. 16<sup>th</sup> 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 16<sup>th</sup> 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.)



Structure, 83 N. 17<sup>th</sup> Street (002-0054-001) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____ HRI # _____
<b>PRIMARY RECORD</b>		Trinomial _____ NRHP Status Code <u>5</u>
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.

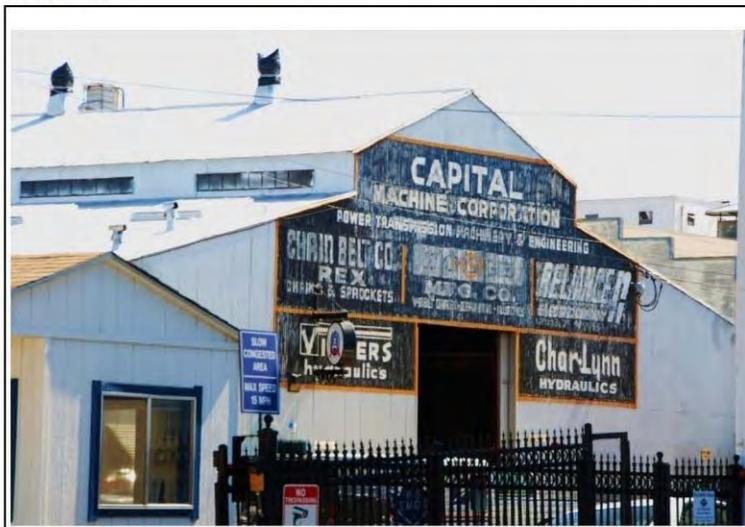
The western elevation contains a large central truck opening, and two smaller openings; a standard door and small metal sash window with a corrugated metal awning. Signs have been painted on this facade announcing the name of the business and some of its functions with brand names for those functions.

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)

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

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:**

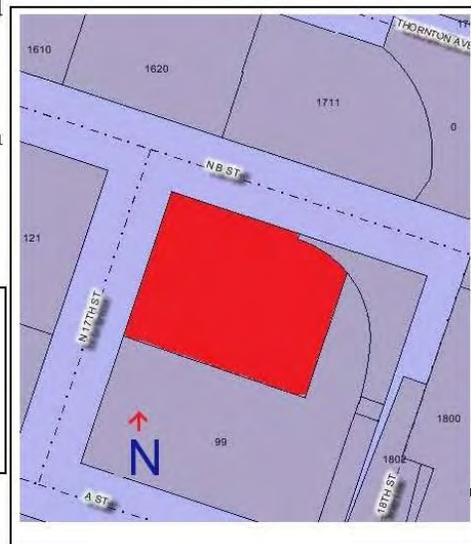
Sacramento City Directories, Assessor’s Records, Sanborn Insurance Maps

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

**\*Date of Evaluation:** March 2009

(This space reserved for official comments.)

DPR 523B-Test (8/94)



Structure, 1601 N. A Street (002-0055-002) Contributing

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		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

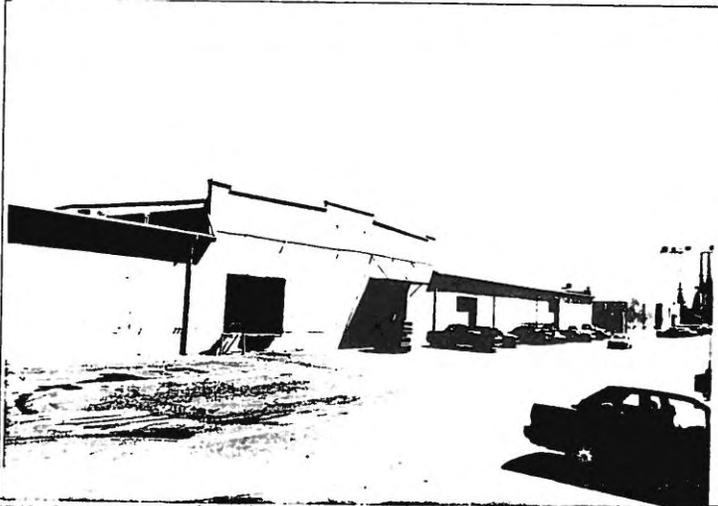
\*P3a. Description:

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

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # _____ HRI# _____
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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 16<sup>th</sup> Street Preservation Area.

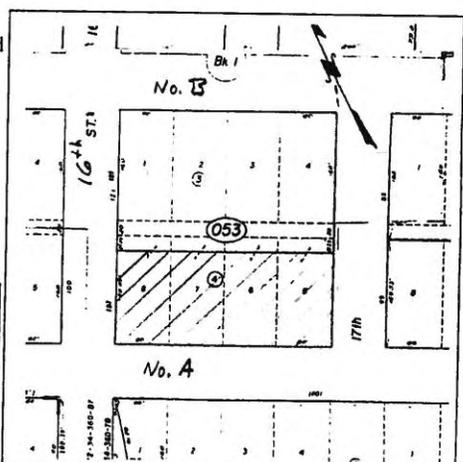
B11. Additional Resource Attributes: \_\_\_\_\_

\*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.

**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 16<sup>th</sup> Street Historic District with its' associated Contributing Resources.

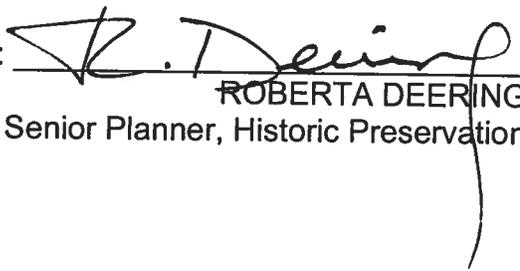
Note, after discussion at the November 03, 2010, Preservation Commission meeting, the Preservation Director would support not recommending the Quonset Huts as Landmarks to the City Council.

### **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 16<sup>th</sup> 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.
- F.** Recommend affirmatively to the City Council that Pipe Works Complex (116 North 16<sup>th</sup> Street), Sacramento River Water Treatment Plant (101 Bercut) and related Water Intake Structure (Sacramento River west of the Plant), PG&E Power Station B (400 Jibboom Street), Acme Cabinet/Loaves & Fishes Building (311 North 12<sup>th</sup> Street), Firehouse #14 (1341 North C Street), Dos Rios School/Smythe Academy (700 Dos Rios Road), Sacramento Theatrical Lighting Building (950 Richards Boulevard), Volker Flooring/Admail West (521 North 10<sup>th</sup> Street), Zellerbach Paper Co./UHaul Building (1100 Richards Boulevard), Quonset Huts (1400 Richards Boulevard), and the Jibboom Street Bridge (Discovery Park over American River) 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 16<sup>th</sup> 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

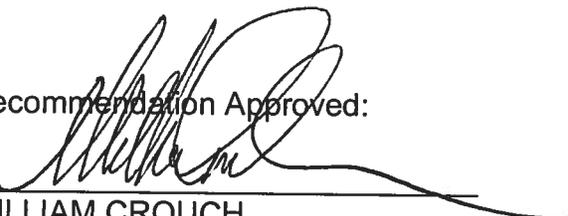
Recommendation Approved:  
  
WILLIAM CROUCH  
Preservation Director, Urban Design Manager

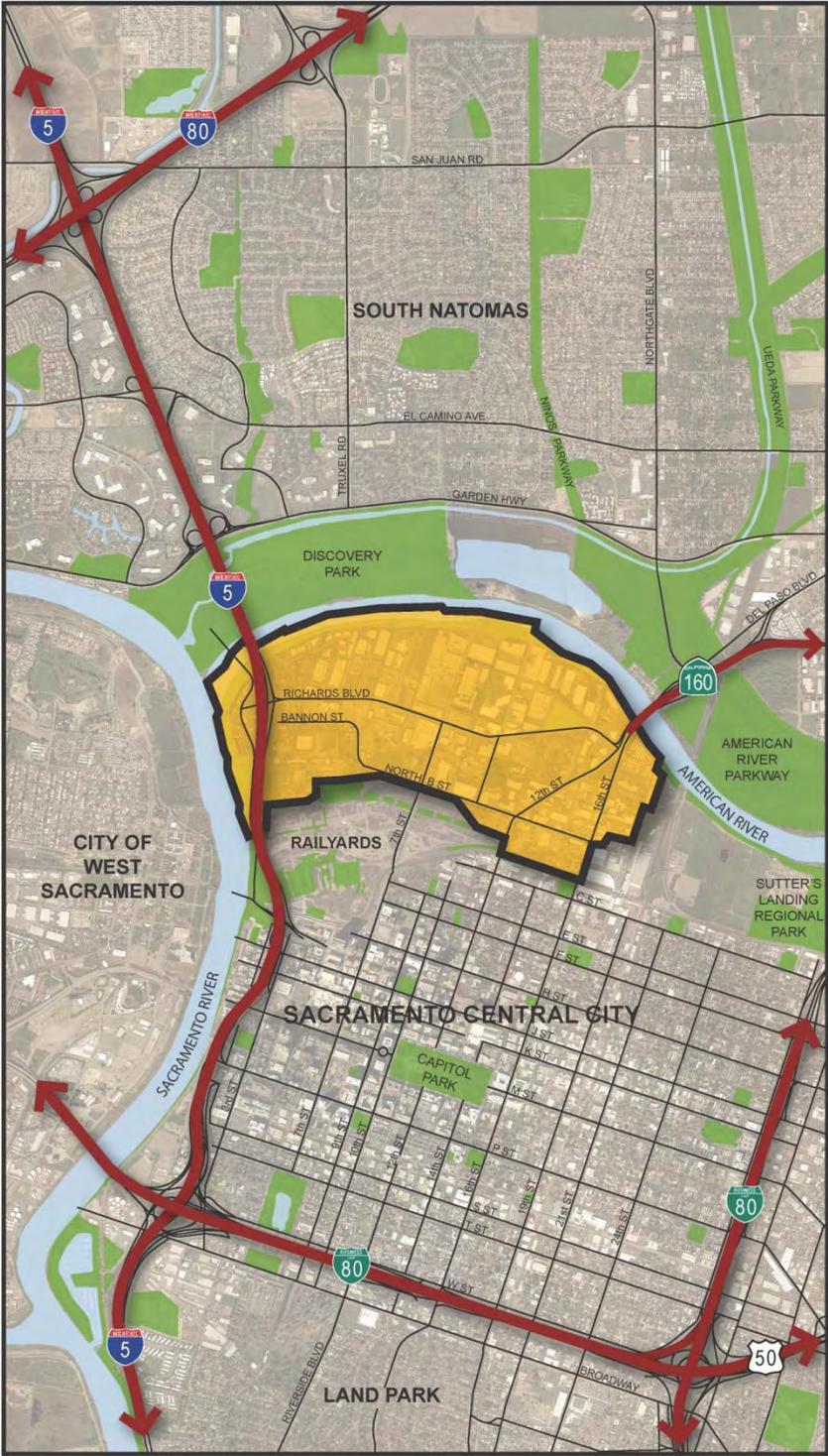
Table of Contents:

Attachments

1	Vicinity Map	Pg 114
2	Property Owner Information	Pg 115
3	2009 Historic Survey Historic Overview/Context	Pg 118
4	PG & E Survey Form	Pg 141
5	Email from Steve Ruland	Pg 187
6	Letter from Applicant at 1400 Richards Boulevard	Pg 188
7	Draft EIR	Pg 189
8	Draft Ordinance	Pg 191

[Return to Table of Contents](#)

Attachment 1: Vicinity Map



CITY CONTEXT DIAGRAM

## Attachment 2: Property Owner Information per Tax Assessor Records

**Pipeworks Complex, 116 North 16<sup>th</sup> Street** (002-0051-002);

Touchtone Climbing, Inc., 800 Potter Street, Berkeley, CA 94710

**Sacramento River Water Treatment Plant, 101 Bercut Drive** (001-0210-038);

City of Sacramento, 915 I Street, 5<sup>th</sup> Floor, Sacramento, CA 95811

**PG&E Power Station B, 400 Jibboom Street** (001-0190-004);

City of Sacramento, 915 I Street, 5<sup>th</sup> Floor, Sacramento, CA 95811

**Acme Cabinet/Loaves & Fishes Building, 311 North 12<sup>th</sup> Street** (001-0130-022);

Loaves and Fishes, PO Box 2161, Sacramento, CA 95812

**Firehouse #14, 1341 North C Street** (001-0130-007);

City of Sacramento, 915 I Street, 5<sup>th</sup> Floor, Sacramento, CA 95811

**Dos Rios School/Smythe Academy, 700 Dos Rios Road** (001-0082-001);

North Sacramento School District, 5735 47<sup>th</sup> Avenue, 802A, Sacramento, CA 95824

**Sacramento Theatrical Lighting Building, 950 Richards Boulevard** (001-0031-008);

Sacramento Theatrical Lighting, 950 Richards Boulevard, Sacramento, CA 95811

**Volker Flooring/Admail Building, 521 North 10<sup>th</sup> Street** (001-0081-006);

Ronald and Elizabeth Ziegler, PO Box 348, Los Alamos, CA 93440

**Zellerbach Paper/UHaul Building, 1100 Richards Boulevard** (001-0090-005);

Park Villa Clovis Limited Partnership, 745 Vin Hill Way, Martinez, CA 94553

**Quonset Huts, 1400 Richards Boulevard** (001-0101-005);

Morr Family Revocable Trust, 1608 7<sup>th</sup> Avenue, Sacramento, CA 95818

**Jibboom Street Bridge** (Discovery Park over American River no APN);

City of Sacramento, 915 I Street, 5<sup>th</sup> Floor, Sacramento, CA 95811

**500 N. 16<sup>th</sup> Street** (001-0103-009);

Capital Sheet Metal, 500 N. 16<sup>th</sup> 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. 16<sup>th</sup> Street** (001-0141-013);

William and Janet Doering Family Trust, PO Box 1382, Elverta, CA 95626

**430 North 16<sup>th</sup> Street** (001-0141-014);

William and Janet Doering Family Trust, PO Box 1382, Elverta, CA 95626

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

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

**400 N. 16<sup>th</sup> Street** (001-0141-017);  
Bartley Cavanaugh Test Trust, 1533 40<sup>th</sup> 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. 16<sup>th</sup> 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. 16<sup>th</sup> Street** (001-0142-010 and 001-0142-011 and 001-0142-012);  
Chan Associates, PO Box 308, Sacramento, CA 95812

**318 N. 16<sup>th</sup> 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 38<sup>th</sup> 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. 15<sup>th</sup> Street** (001-0151-001);  
Robyn Slakey, PO Box 308, Sacramento, CA 95812

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

**200 North 16<sup>th</sup> 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 16<sup>th</sup> Street, Sacramento, CA 95811

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

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

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

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

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

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

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

**83 N. 17<sup>th</sup> 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

[Return to Table of Contents](#)

Attachment 3 - 2009 Historic Survey Historical Overview/Context

**RIVER DISTRICT**

**ARCHITECTURAL AND HISTORICAL PROPERTY SURVEY**  
**UPDATE**

Prepared for the  
**City of Sacramento**

by

**Historic Environment Consultants**  
**5420 Home Court**  
**Carmichael, California**

**July 2009**

**TABLE OF CONTENTS**

**Introduction .....3**

**Criteria .....3**

**Summary .....5**

**Historic Overview .....6**

**Current Status of River District.....13**

**Findings and Conclusions .....16**

**Methodology .....19**

**Bibliography .....20**

**Appendix A:**

**Map; North 16th Street Historic District**

**Inventory Forms**

## INTRODUCTION

Historic and architectural Surveys have been formerly conducted within the Richards Boulevard Area, now identified as the River District, for the purpose of identifying significant cultural resources. The current Survey is an update of the Survey conducted in January 1999, as well as earlier surveys within the area. The Survey has identified and evaluated significant residential and non-residential individual properties, and a historic district, within the study area, constructed before 1959 (fifty years ago).

Resources within the area have been reviewed, researched, and evaluated according to various attributes including type of structure, use, construction type, condition, style, contribution to the area, and potential eligibility for listing in the National Register of Historic Places. The Survey process included extensive historic research regarding the study area to gain an understanding of its past, its present evolution, and a development of context for the evaluation of its resources. References included original government documents and archives, personal and public histories, periodicals and publications, private documents and collections, and oral histories. This information will guide the City planning process and help determine preservation and development opportunities within the area.

The Survey utilized the given boundaries as delineated in the Boundary Map (Exhibit A), as well as eligibility criteria for listing of properties in the Sacramento Register of Historic & Cultural Resources and the California Register of Historic Resources. The survey boundaries are slightly different from the area surveyed in 1999, and exclude Blue Diamond Growers properties.

This report is an update of the earlier report noting pertinent changes and including additional information. Resources that have achieved importance during the last fifty years, but not previously noted due to lack of age, are now included.

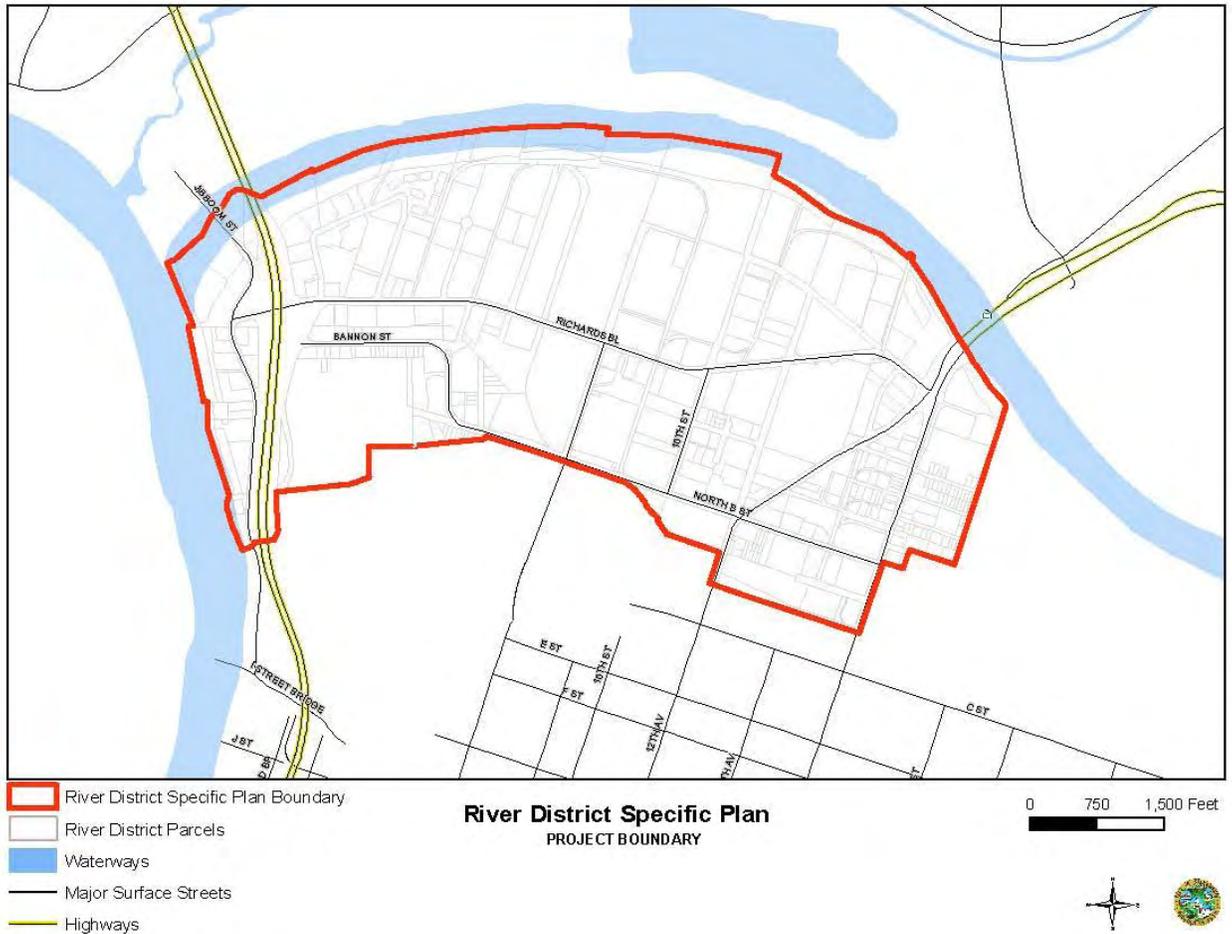
## CRITERIA FOR EVALUATION

Evaluation criteria utilized in this Survey are those adopted by the City of Sacramento. Evaluation criteria are based primarily upon associations of a property with persons or events possessing a degree of local historic or cultural importance, or upon architectural values and/or noteworthy construction techniques, and utilize the Sacramento Register of Historic & Cultural Resources criteria, described as follows:

The resource must meet one or more of the following:

- i.. it is associated with events that have made a significant contribution the broad patterns of the history of the city, the region, the state or the nation;
- ii. it is associated with the lives of persons significant in the city's past;

- iii. it embodies the distinctive characteristics of a type, period, or method of construction;
  - iv. it represents the work of an important creative individual or master;
  - v. it possesses high artistic values; or
  - vi. it has yielded, or may be likely to yield, information important in prehistory or history of the city, the region, the state or the nation
- and has integrity of location, design, setting, materials, workmanship and association, and has significant historic or architectural worth.



## SUMMARY

The Richards Boulevard Project Area/River District roughly encompasses land along the northern edge of the Old City grid and the American River, bounded on the east by the Blue Diamond Company properties and on the west by the Sacramento River. This area is part of the American River Basin drainage system and has experienced several events over time that have shaped its current uses and conditions. Nestled in a curve of the American River, it has long been subject to floods and marshland conditions. Its location, adjacent to one of the West's largest former industrial sites, has also limited its development for other than primarily industrial uses. The structures found in the Area largely reflect that heritage and include an attractive grouping of brick buildings used for industrial and warehouse functions as well as some modest residential buildings.

Also located in the District are a significant water filtration plant, and an important former power generation and distribution facility. In contrast, the District additionally contains small neighborhoods of residential buildings. Though rather modest in size and design, the Dreher-Basler neighborhood represents a small residential island amid the busy thoroughfares, warehouses, industrial and light manufacturing structures, truck and distribution companies, and transient population.

The social history of the District includes, as well, its attraction to transients, the homeless, and seasonal agricultural workers that dates at least back to the Great Depression, and the creation of Hoovervilles and hobo jungles in the area and along the American River. This activity has been widespread throughout the area for a number of years, and appears to have affected land use and development patterns of this area to some extent, as well as that of the Gardenland area to the north across the American River. This tradition continues to the present, with some support agencies now located in the area to assist these groups of people.

Hoovervilles, such as the one at right, sprang up in the River District during the Depression.



One potential historic district, one utility complex and one commercial building appear to meet criteria for listing in the National Register of Historic Places: the industrial area along North 16th Street, with its collection of attractive utilitarian and brick buildings, the Sacramento City

Water Treatment Plant complex, and the Sacramento Pipe Works. The former P.G. and E. Power Plant designed by Willis Polk also appears to meet National Register of Historic Places eligibility criteria. Some additional structures also within the Project Area appear to meet criteria for listing in the California Register of Historical Resources and the Sacramento Register of Historic & Cultural Resources. The area surveyed is approximately 1320 acres in size.

An overview synopsis of the area's evolution is included in order to provide a context for this update report. The Richards Boulevard area, now known as the 'River District,' has a long history associated with the evolution of Sacramento and the surrounding region. Located directly north of the central city district of Sacramento, it has reflected city development in a variety of ways. Several factors have contributed to the type, extent, and character of growth that has occurred within the project area since the founding of the city.

## OVERVIEW

The area known as the River District area lies directly north and adjacent to the downtown business district of the City of Sacramento. The area is separated from the urban center of Sacramento by the Southern Pacific Railroad yards (sold to Union Pacific and now owned by Thomas Enterprises and the City of Sacramento,) currently referred to as the Sacramento Railyards, and railroad levee on the south. Interstate Freeway 5 intersects the western border of the area near the Sacramento River. The American River forms the northern boundary, and the Blue Diamond Growers property serves as a boundary on the east of the designated area. Three bridges access the area: the I Street Bridge, the Jibboom Street Bridge and the American River Bridge.

The District is situated just south of the Natomas District in the American Basin with its rich alluvial agricultural lands. This Basin extends from the confluence of the Sacramento and American Rivers to six miles beyond the junction of the Sacramento and Feather Rivers. In the era prior to historic settlement, area inhabitants included the Nisenan Native Americans who spoke a language related to that of the southern Maidu tribes in California.

The area is part of the large American River Basin natural drainage system, and subject to flooding. The proximity of the area to the American River and its confluence with the Sacramento River has exacerbated existing drainage and flooding situations over time. The construction of river levees and the reclamation of nearby lands in the 20<sup>th</sup> century have largely alleviated flooding and swampy conditions.

The River District area did not fully develop as a prime site for commercial or residential development, primarily as a result of its flooding potential, poor drainage, and inadequate access to the central portion of the city. Its physical isolation from the central city due to the location of the Southern Pacific Railyards between the area and the city probably accounted for its late annexation to the city and its resulting limited development potential. The presence of the railyards themselves with their industrial activities also dictated aspects of its development. Additionally, two busy highways traversed the area. Consequently, the land uses in the area developed as primarily industrial, distribution, warehousing and transportation uses. These ranged widely from small manufacturing activities to a major cannery, large trucking companies, a substantial amount of oil

and petroleum product storage, food product manufacturing and major produce distribution. Prior to this, much of the area was officially designated as swamp land by the Federal government.

The first European settlement in the Sacramento area was Sutter's Fort, established near the banks of the American River in 1839 by John Sutter, a Swiss immigrant. With the subsequent discovery of gold near Sutter's sawmill in Coloma in 1848, the area became flooded with gold seekers and settlers, and the survey, designation, and settlement of lands in this region began. Sutterville was the first town, laid out by Sutter in the late 1840s. However, Sacramento City grew and prospered at a site more northerly, at the conjunction of the Sacramento and American Rivers, and bypassed the Sutterville site which was soon abandoned as a separate settlement.

The original geographical configuration of the American River in this area was somewhat different than today. The American River originally emptied into the Sacramento River through Sutter Slough, near the present location of the Southern Pacific Railroad Sacramento Depot, now named the Sacramento Valley Station. In 1868, another new channel for the river was created by deepening the slough north of the original location, creating a new river channel north of it, and blocking the original channel.

When the river was relocated farther to the north, a flood plain area between it and the city was created. Some years later, the Southern Pacific Railroad proposed widening and strengthening the levee north of the city, if the city would allow the storage of extra cars on the levee. The city agreed and the levee was strengthened substantially. However, the Southern Pacific Railyards and the railroad levee have constituted a visual and physical barrier between the City and this area since their construction in the nineteenth century. In the 1860s, the area abandoned by the river provided much infill for the raising of the downtown streets. By 1905, the former river channel had been reclaimed. This area constitutes most of the western portion of the present River District area.

This "reclaimed" area was not only continually subject to floods, it also was a natural drainage area. The land north of the river was particularly prone to swampland. Lying within the American River Basin, the swamp and overflow area remained essentially unusable until reclaimed by Natomas Consolidated of California, successor to Natomas Water and Mining Company. In 1900, reclamation of the area began on a large scale. In 1911, Reclamation District 1000 was organized, and the reclamation work the Natomas enterprises proposed to then undertake was the largest private enterprise of its kind in the United States up to that time (Castenada, Docken, Pitti, Ide, 1984). The project is significant in the technological history of the state, and transformed the area on the north side of the American River, north of the River District into rich and viable ranch and settlement land.

The construction of the new levee system of the lower tract, District #1000, north of and across the river from the River District, began in 1912. The levees, cross canal, drainage and irrigation canals, and ditches were completed between 1914 and 1915. Work continued twenty four hours a day, with teams of men living on site in camps or on sledges that could be towed alongside the work. The drainage system consisted of 125 miles of ditches and canals and two large pumping plants (Miller, 1985). By 1918, the land was available for sale to farmers, and the principal



In 1868, another new channel for the river was created by deepening the slough north of the original location, creating a new river channel north of it, and blocking the original channel. When the river was relocated farther to the north, a flood plain area between it and the city was created. On some maps it is labeled 'Boston.'

settlement and agricultural production of the area began. The settlement and growth of this area just to the north, was to have direct effects upon the development and growth of the River District area.

The River District in 1921, during initial construction of the Water Filtration Plant, was mostly vacant grazing land.



Another key element governing the extent and kind of growth the area was to experience were the bridges providing access to and through the area. The earliest bridges in the area appear to have been the Swift Bridge and Lisle's Bridge. Swift Bridge was constructed during the 1850s at the mouth of the American River. This bridge washed away in 1861. Rebuilt soon after, it washed away once more in 1862. The crossing of the American River at 16th Street was the site of Lisle's Bridge, an early and important link connecting Sacramento to the gold mines.

The current bridge over the American River, constructed in 1915, crosses the river at 16th Street at approximately the same location. Before 1915, the Sacramento 16<sup>th</sup> Street Bridge carried most of the traffic entering the city from the north. In 1915, the original five-span Sixteenth Street Bridge over the American River was constructed for the Lincoln Highway. It was widened in 1935 and extended in 1941. A parallel structure was added in 1958.

The Lincoln Highway, first mapped in 1913, was the first coast to coast road in America. It began at Times Square in New York and ended at the Pacific Ocean in Lincoln Park in San Francisco. It was initially planned to encourage attendance at the 1915 Panama Pacific Exposition in California and as a memorial to President Lincoln. The successful publicity of the Highway project fueled a great surge of highway improvement in conjunction with the increased production of automobiles in the country. The routing of a portion of the Lincoln Highway through Sacramento along 16<sup>th</sup> Street encouraged auto and truck travel, both commercial and recreational.

The presence of the bridge and highway generated the establishment of several early auto camps in the area, perhaps helping to set the stage for the transient population that characterizes it still today. This route has become a modern highway, carrying traffic both through and to the area. Other modern bridges serving the Richards Boulevard general area include the I Street Bridge (not included in this Survey), and the Jibboom Street Bridge, built in 1931.

The lower value of the land due to drainage issues made it an early focus for a variety of industrial uses. In the early 1920s, the City constructed a large new filtration plant on the west side

of the area, near the Pacific, Gas & Electric Company's new 1912 substation on Jibboom Street designed by Willis Polk, that converted steam to electricity. Since both facilities depended upon a substantial amount of available water in order to function, they were both located near the Sacramento River. A major trucking firm located along North 16th Street, and a large produce distribution center was established in 1926. Others saw a potential for modest housing subdivisions in the area and began a small development east of North 16th Street. Later, a major cannery and canning manufacturer settled in the area. Auto camps sprang up along North 12th and North 16th Streets to service travelers to Sacramento from the north and east. Light manufacturing establishments, a number of oil, gas and petroleum distribution centers, food production factories and warehouses were also important long term tenants of the area. Transients and seasonal agricultural workers also found inexpensive "lodging" sites in this area - sometimes renting very small plots of land from a common landlord upon which they were left to create whatever dwelling they could manage. Some areas remained vacant and undeveloped.

There were some 'pioneers' that played a large part in the settlement of this area. One of them was William H. Basler, for whom a street east of North 16th Street was named. By 1913, Basler, a fuel supplier, owned most of the land between North 12th and North 16th Streets above North B Street. Basler had a wood yard and sold coal in the area. Martin Basler, a relative and engineer specializing in levee design and building, also lived in the area. He built and lived in a house close to the American River to demonstrate his faith in the levee's strength. Martin also had two quonset huts erected on Vine Street (later Richards Blvd.) about three years after World War II.

In 1921, William Dreher purchased a 25 acre ranch along 16th Street in this area and began to develop the land from pasture. In time he established a dairy in the area with throughbred Holstein cows. He built up a good trade and sold young stock to clients as far away as the Hawaiian Islands. His head bull was the half brother of the State Fair champion in 1922. Soon afterward, Dreher began to subdivide his ranch and lay out town lots and factory sites. He was one of the first in the area to lay out streets. He improved the land with curbs, gutters, and sold the lots to homemakers. He also had a service and oil station at 16th Street at the junction of Marysville Road and the American River crossing. Later ventures included the subdivision and sale of summer lots and resort sites at Lake Tahoe. A street in this area bears his name.

The Bercut-Richards Cannery represents a major effort by Tom Richards Sr. to develop an industrial park along Richards Boulevard. He succeeded in efforts to make the Cannery active and viable, and helped to establish a Continental Can Company plant across the street from the cannery to assist its production. The Cannery was a major economic force in the Sacramento region for many years, popularizing "Sacramento" brand tomato products in particular. This and the Calpak, later Del Monte Cannery nearby and Libby's, provided many jobs for unskilled immigrants from many countries, young people and students of lower economic levels. These became entry jobs for many whose children later became important

